



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: DECEMBER 9, 2013

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-13-30/ TENTATIVE TRACT MAP 17649 FOR AN 11-UNIT DETACHED COMMON INTEREST DEVELOPMENT

DATE: NOVEMBER 22, 2013

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
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DESCRIPTION

The proposed project involves a request to construct an 11-unit detached common interest development on a 0.8-acre site located at 687 Victoria Street (county assessor parcel numbers 422-211-04 and 422-211-05). The project includes the following:

- **Design Review PA-13-30** to construct an 11-unit, two-story detached common interest development. The application includes the following requested deviations from Code requirements, or Residential Design Guidelines:
 1. Variance from open space requirement (40 percent required, 34 percent proposed);
 2. Variance from common lot requirement (no common lot proposed);
 3. Variance from minimum lot size and average lot size requirement (3,000 SF required, 2,645 SF proposed);
 4. Administrative Adjustment to reduce the second floor rear yard setback (20 feet required, 12 feet proposed);
 5. Administrative Adjustment to reduce distance between buildings (10 feet required, 7 feet proposed);
 6. Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended, 110 percent proposed); and,
 7. Deviation from Residential Design Guidelines requested for Average side yard setback for second floor (10 feet required, 8 feet proposed).
- **Tentative Tract Map No. 17649** for residential subdivision of the parcel with eleven fee simple lots.

APPLICANT

The applicant is BJ Delzer of Melia Homes authorized agent for CM VictoriaM 2012, LLC.

RECOMMENDATION

Recommend that the Planning Commission approve by adoption of Planning Commission resolution.

PLANNING APPLICATION SUMMARY

Location: 687 Victoria Street Application Number: PA-13-30, TTM 17649
 Request: 11-unit detached residential development and a subdivision map.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR
 Lot 120' x 290'
 Dimensions:
 Lot Area: 34,856 sq. ft. – 0.80acre
 Existing Development: A 12 –unit apartment complex

SURROUNDING PROPERTY:

North: Victoria Street and multiple family residential
 South: Multiple family residential and a church parking lot
 East: Multiple family residential
 West: Multiple family residential

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-MD zone	Proposed/Provided
Lot Area		34,856 sq. ft.
Maximum Site Coverage	60% including driveways	65.5 %
Open space	40% minimum	34.5% ¹
Density:		
Zone – R2-MD	Max. 9 dwelling units 1 du/3,630 sq. ft.	11 dwelling units 1 du/3,169 sq. ft. ²
General Plan	12 dwelling units/acre	14 dwelling units/acre ³
Building Height	Two stories - 27 feet	Two stories – 25'1" feet
Distance between main buildings	10 ft.	7 ft. ⁴
Building Setbacks:		
Front (Victoria Street)	20 ft.	20.5 ft.
Side (interior)	5 ft. (1 st floor) 10 ft. (2 nd floor)	8 ft. both 1 st and 2 nd floor ⁵
Rear yard	20 ft. (2 nd floor) 10 ft. (1 st floor)	12.46' (2 nd floor)
% ratio of 1 st floor to 2 nd floor	80%	110% ⁶
Front Landscape Setback	10 ft.	10.52 ft.
Garage Dimension	20' x 20'	20' x 20'
Parking	Two car garage per unit Two open parking per unit	Two car garage per unit Two open parking per unit
Total	44 spaces	44 spaces
Deviations:		
1 – A variance is requested from compliance with open space requirements – see staff report		
2 – The proposed density is consistent with the General Plan – see staff report.		
3 – The proposed density is consistent with the General Plan – see staff report.		
4 – An administrative adjustment is requested to reduce the distance between buildings from 10 feet to 7 feet.		
5 – A deviation is requested to reduce the average side yard setback from 10 feet to 8 feet.		
6 – The first and second floors are stacked and a deviation is requested from residential design guidelines.		
Final Action	Planning Commission	
CEQA Review	Exempt	

BACKGROUND

Project Location

The proposed project is located on the south side of Victoria Street east of Pomona Avenue (Attachment 3). The site is 34,856 square feet (0.8-acre) in area, zoned R2-MD (Multiple Family Residential), and designated as Medium Density Residential. There are currently three two-story structures containing 12 apartment units; eight garage spaces, three carports on site with tandem parking spaces and six open parking spaces. The property is bounded by medium density residential zones on three sides and Victoria Street to the north. The church property located north of the site (654 Hamilton Street) was recently acquired and the buildings were demolished by RSI Development.

ANALYSIS

Project Description

The applicant is proposing eleven detached units as a common interest development. The detached units are designed in four and three unit clusters located around a common motor court to allow back up from garage and parking areas. Each unit includes a private rear open space area and is provided with a two-car garage and two open parking spaces. The homes are similar in footprint. The first floors are identical and the second floors are slightly larger with two different bedroom options. To provide a variety to the interior street scene, three different elevation designs are proposed (Spanish Colonial, Monterey Heritage, Beach Bungalow). The following plans are proposed:

Plan 1 – 1,631 square feet in area with three bedrooms and a loft

Plan 2 – 1,818 square feet in area with four bedrooms

Density

The project site is zoned R-2MD (12 du/acre), which allows a maximum of 9 units on the 0.8-acre site. The General Plan Land Use Element notes that the maximum density of 12 dwelling units per acre standard was exceeded by approximately 53 percent of the existing Medium-Density development when the General Plan was adopted in 2002. Based on the General Plan medium density standards, the existing non-conforming units that are voluntarily destroyed may be rebuild to the same density, subject to other standards of the zoning code plus a 25 percent density incentive bonus or the existing number of units, whichever is less. In this case, the applicant chose to develop the site with one unit fewer than allowed under the general plan; twelve units could be allowed on this site.

Variances

Common Lot

A small lot subdivision in R2-MD zoning is permitted by approval of a Residential Common Interest Development (RCID). The City's Zoning Code requires a common lot for RCIDs. A common parcel is defined as "an area containing at least 10 feet of street setback landscape areas." With the revised tract map a common lot is not proposed. The intent of the common lot was for common ownership and formation of a homeowners association

that would own and maintain the common areas. The site configuration provides for common use and access through an easement and a maintenance association is required for maintenance of the common areas.

The applicant is dividing the site into 11 lots, each containing a residential unit and a portion of the common drive. This configuration is intended to subdivide the property as a fee simple development (each lot containing the structure and the land) instead of a condominium development where the common lot is jointly owned by all property owners. A reciprocal access and utility easement is proposed for the common drive.

The Planning Commission has previously approved five projects with a variance from the common lot requirement, subject to forming a maintenance association and the same CC&Rs provisions for maintenance purposes as a homeowners association.

Open Space

The proposed site design has a shortfall of approximately five percent with respect to minimum open space requirements. At forty percent open space, a minimum of 13,942 square feet of private and common open space is required; 12,033 square feet is proposed. The proposed development is designed as a traditional subdivision with private back yards. Each unit has an average of 350 square feet of private open space at the rear. The remainder of the open space is provided in front street setback, side yards and as a common open space area at the rear. Staff believes that given the number of allowed units and the detached building design, the site plan has provided the maximum practical open space for the development.

Minimum Lot Size/ Average Lot Size

The proposed subdivision includes 11 numbered lots for individual units; each lot includes a portion of the common drive and open space. Six of the 11 lots are 2,645 square feet and smaller than minimum lot size requirement. For the same reason, the average lot size is also smaller than the code requirement (3,500 SF required, 3,169 SF proposed). Even though, the application includes a few variances, the site design meets the maximum density requirements per General Plan. The site layout provides for a private yard for each of the units at the rear, and a common landscape area at the terminus of the street for a desirable focal point from the entrance. The homes are designed with adequate common and private open space and provide sufficient setback from the neighboring residential communities and the public right-of-way.

Administrative Adjustments

Second floor rear yard setback

The side design includes two side facing homes at the rear of the site. Code requires a minimum 10-foot setback for the first floor and 20-foot for the second floor. The first and second floor setback for the units is the same (12.46' proposed setback); therefore, the second floor is not in compliance with the development standards. Each unit is approximately 38 feet in length, which results in 63% of that frontage to be closer than 20 feet from the rear setback. The setback area will be landscaped and includes the private open space for each of the units and a common open space area proposed as a passive park. This area is currently abutting the parking lot of a multiple family property (2120

Pomona Avenue) and the open space of a church site that was recently demolished (654 Hamilton Avenue). The property at 654 Hamilton Avenue is planned for residential development; however, future development plans have not been submitted. Given that the side elevations includes two small bedroom windows and one bathroom window and no balconies are proposed, the privacy impact to any future development on the adjacent site will be insignificant.

Distance between Buildings

Common interest developments are required to maintain a minimum 10 feet separation between structures. In this design, this distance is reduced to 7 feet to meet the front setback requirement and an adequate setback from the rear property line. Although this dimension is narrower than the requirement, it provides for an adequate side yard to store trash carts and provide an access to the common drive from the rear yard.

Parking

Each unit is provided with a standard size two car garage (20' x 20') and two open parking spaces in front of the garage. No additional open parking is provided; however, the applicant is providing a turnaround area for trash trucks and emergency vehicles. The site is less than 300 feet in length and on-site fire truck access is not required.

Justifications for Approval

Code Section 13-29(g)(1) requires any of the following findings for variances and administrative adjustments:

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Despite the requests for deviation from Code requirements, staff believes that the purpose and intent of the Zoning Code is satisfied. Staff recommends approval of the requested entitlements for the following reasons:

- *The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity.* Because the property is located in a Medium Density Residential land use and promotes home ownership opportunities, staff believes that the strict application of development standards deprives the property of privileges enjoyed by others in the same General Plan designation and zoning district. The proposed development is a common interest residential development, which is consistent with the uses allowed in the R2-MD zone. Even though, the current zoning is R2-MD with a maximum density of 12 units per acre (9 units total), per General Plan policy the property owner could rebuild the same number of units. For better site planning, and to provide on-site turnaround space, only 11 units are proposed.

- Variance from open space requirements will reduce the overall open space area by 1,900 square feet for the entire site (approx. 5%). The requested deviation from open space requirements is considered a minimal deviation that is offset by enhanced landscaping and private open space areas. The proposed development is designed as a traditional subdivision with private back yards. Each unit has an average of 350 square feet of private rear yard. The remainder of the open space is provided in side yards, front street setback, and in a common open space area at the rear of the site. The reduction in the open space is justified since the site design allows for adequate private and common open space and does not jeopardize the single family detached living style that is intended with the common interest development projects.
- Variances from the minimum lot size requirement (3,000 sf required, 2,645 sf proposed) and average lot size requirements (3,500 sf required, 3,169 sf proposed). The proposed development does not exceed the allowable General Plan density. Although the proposed minimum lot sizes are slightly smaller for six of the lots, there are five lots that exceed the minimum requirement. The deviation in the overall average lot size is also considered minimal. Staff believes that the scope and scale of the project is comparable to several similarly zoned projects in the neighborhood. Granting of this deviation will not affect the allowed number of units, and the development will be in compliance with the General Plan medium density requirements.
- The Administrative Adjustment for encroachment into second floor rear yard setback affects only two units and is mostly abutting an open space and a parking lot. The rear yard setback affects two units that are side facing a parking lot and an open space to the north. The proposed setback of 12.5-foot provides adequate space for landscape screening and the small side facing windows will not have a significant privacy impacts to any future residential development to the north.
- Reduced Distance Between buildings – The proposed reduction will not negatively impact the privacy of the new residents in that there are minimal windows in the side yards. The proposed floor plans provide for four-sided architecture with window and daylight opportunities on all sides. The proposed 7 feet distance between buildings is inevitable with the number of proposed structures on this site and the required front and rear setbacks. Common interest developments are required to maintain a minimum 10 feet separation between structures. In this design, this distance is reduced to 7 feet. The reduced setbacks are justified with off-sets and adequate number of windows, where each room has alternatives for placement of clear glass windows. A condition is included that requires frosted glass be used when windows are directly facing one another.
- Apart from the requested deviations, project complies with Zoning Code and intent of Residential Design Guidelines. The overall architectural design promotes excellence and compatibility. The two-story structures are cottage style homes with contemporary accents and finishes. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design and roof elements diminishes the boxy design appearance from all four sides. As conditioned, no modifications can be made to the exterior elevations without approval from Planning.

- Adequate On-site Parking is provided. Each unit is provided with a standard size two garage spaces and two open parking spaces. The proposed site plan provides a 23-foot wide common drive and the driveways in front of the garages. To allow for adequate on-site circulation, the applicant is proposing a turn around space toward the rear of the site.
- The proposed Tentative Tract Map is consistent with subdivision requirements. The proposed property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

Tentative Tract Map

If approved for the proposed deviations, the property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff have confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

GENERAL PLAN CONFORMITY

The proposed project is consistent with General Plan Land Use Objective LU-1E.1 that notes building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, and LU-1A.4 that strongly encourages development of owner-occupied housing to improve the balance between rental and ownership housing opportunities.

The proposed residential development will not exceed the trip budget. The proposal will be in accordance with the General Plan policy that will allow a density of 12 du/acre, which is within Medium Density Residential Land Use designation.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-fill Development projects. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

LEGAL REVIEW

The City Attorney's office has approved the attached resolutions as to form.

ALTERNATIVES

The Planning Commission may take the following actions:

- Approve the project by adopting resolution approving Master Plan PA-13-30 allowing development of an 11-unit common interest development with requested deviations subject to conditions.

- Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposal meets the overall objectives of the General Plan by promoting ownership units. Approval of the proposed residential project will allow development of a quality project and consistent with the majority of zoning code standards that will be a benefit to the community. This location provides housing opportunities to a variety of households in close proximity to commercial, transit and transportation corridors.


MINOO ASHABI, AIA
Principal Planner


GARY ARMSTRONG, AICP
Economic & Development Services Director /
Deputy CEO

Attachments:

1. Planning Commission Resolution
2. Vicinity Map
3. Zoning Map
4. Submitted Letter
5. Submitted Plans

cc:

- Director of Economic & Development / Deputy CEO
- Sr. Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

BJ Delzer
Melia Homes
8951 Research Drive, Suite 100
Irvine CA 92618

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-13-30, AND TENTATIVE TRACT MAP 17649 FOR DEVELOPMENT OF AN 11-UNIT COMMON INTEREST DEVELOPMENT LOCATED AT 687 VICTORIA STREET.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by BJ Delzer on behalf of CM VictoriaM 2012, LLC, owner of real property located at 687 Victoria Street, requesting approval of the following:

- 1) ***Design Review PA-13-30*** to construct an 11-unit, two-story detached common interest development. The application includes the following requested deviations from Code requirements, or Residential Design Guidelines:
 - Variance from open space requirement (40 percent required, 34 percent proposed);
 - Variance from common lot requirement (no common lot proposed);
 - Variance from minimum lot size and average lot size requirement (3,000 SF required, 2,645 SF proposed);
 - Administrative Adjustment to reduce the second floor rear yard setback (20 feet required, 12.5 feet proposed);
 - Administrative Adjustment to reduce distance between buildings (10 feet required, 7 feet proposed);
 - Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended, 110 percent proposed); and,
 - Deviation from Residential Design Guidelines requested for Average side yard setback for second floor (10 feet required, 8 feet proposed).

- 2) ***Tentative Tract Map No. 17649*** to subdivide a 0.8-acre parcel for a residential common interest development.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on December 9, 2013, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," the Planning Commission hereby **DENIES WITHOUT PREJUDICE** Planning Application PA-13-30 and Tentative Tract Map 17649.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 - 3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- C. The subdivision of the property for residential common interest development is not consistent with the City's General Plan and Zoning Code.
- D. The Costa Mesa Planning Commission has denied Planning Application PA-13-30 and Tentative Tract Map 17649. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

RESOLUTION NO. PC-13-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-13-30, AND TENTATIVE TRACT MAP 17649 FOR DEVELOPMENT OF AN 11-UNIT COMMON INTEREST DEVELOPMENT LOCATED AT 687 VICTORIA STREET.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by BJ Delzer on behalf of CM VictoriaM 2012, LLC, owner of real property located at 687 Victoria Street, requesting approval of the following:

- 2) ***Design Review PA-13-30*** to construct an 11-unit, two-story detached common interest development. The application includes the following requested deviations from Code requirements, or Residential Design Guidelines:
 - Variance from open space requirement (40 percent required, 34 percent proposed);
 - Variance from common lot requirement (no common lot proposed);
 - Variance from minimum lot size and average lot size requirement (3,000 SF required, 2,645 SF proposed);
 - Administrative Adjustment to reduce the second floor rear yard setback (20 feet required, 12 feet proposed);
 - Administrative Adjustment to reduce distance between buildings (10 feet required, 7 feet proposed);
 - Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended, 110 percent proposed); and,
 - Deviation from Residential Design Guidelines requested for Average side yard setback for second floor (10 feet required, 8 feet proposed).

- 2) ***Tentative Tract Map No. 17649*** to subdivide a 0.8-acre parcel for a residential common interest development.

WHEREAS, a duly noticed public hearing were held by the Planning Commission on December 9, 2013, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-13-30 and Tentative Tract Map 17649.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-13-30 and Tentative Tract Map 17649 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 9TH day of December, 2013.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The proposed use is compatible and harmonious with uses on surrounding properties.
 - Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - The project, as conditioned, is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:
- a. The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. The overall architectural design promotes excellence and compatibility. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design and roof elements diminishes the boxy design appearance from all four sides.
- b. The proposed project is a medium density development with adequate private and common open space. The proposed plans allow for adequate landscaping and separation between buildings.
- c. The proposed development plan and subdivision meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.
- C. Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Tract Map 17649 in terms of type, design and intensity of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan. The applicant has requested deviations from development standards and conditions of approval have been applied to the project to compensate for specified deviations.
- D. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(1) because:

a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.

b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.

c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Additional facts and findings are as follows:

- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. Because the property is located in a Medium Density Residential land use and promotes home ownership opportunities, staff believes that the strict application of development standards deprives the property of privileges enjoyed by others in the same General Plan designation and zoning district. The proposed development is a common interest residential development, which is consistent with the uses allowed in the R2-MD zone. Even though, the current zoning is R2-MD with a maximum density of 12 units per acre (9 units total), per General Plan policy the property owner could rebuild the same number of units. For better site planning, and to provide on-site turnaround space, only 11 units are proposed.
- Variance from open space requirements will reduce the overall open space area by 1,900 square feet for the entire site (approx. 5%). The requested deviation from open space requirements is considered a minimal deviation that is offset by enhanced landscaping and private open space areas. The proposed development is designed as a traditional subdivision with private back yards. Each unit has an average of 350 square feet of private rear yard. The remainder of the open space is provided in side yards, front street setback, and in a common open space area at the rear of the site. The reduction in the open space is justified since the site design allows for adequate private and common open space and does not jeopardize the single family detached living style that is intended with the common interest development projects.
- Variances from the minimum lot size requirement (3,000 sf required, 2,645 sf proposed) and average lot size requirements (3,500 sf required, 3,169 sf proposed). The proposed development does not exceed the allowable General Plan density. Although the proposed minimum lot sizes are slightly smaller for six of the lots, there are five lots that exceed the minimum requirement. The deviation in the overall average lot size is also considered minimal. Staff believes that the scope and scale of the project is comparable to several similarly zoned projects in the neighborhood. Granting of this

deviation will not affect the allowed number of units, and the development will be in compliance with the General Plan medium density requirements.

- The Administrative Adjustment for encroachment into second floor rear yard setback affects only two units and is mostly abutting an open space and a parking lot. The rear yard setback affects two units that are side facing a parking lot and an open space to the north. The proposed setback of 12.5-foot provides adequate space for landscape screening and the small side facing windows will not have a significant privacy impacts to any future residential development to the north.
- Reduced Distance Between buildings – The proposed reduction will not negatively impact the privacy of the new residents in that there are minimal windows in the side yards. The proposed floor plans provide for four-sided architecture with window and daylight opportunities on all sides. The proposed 7 feet distance between buildings is inevitable with the number of proposed structures on this site and the required front and rear setbacks. Common interest developments are required to maintain a minimum 10 feet separation between structures. In this design, this distance is reduced to 7 feet. The reduced setbacks are justified with off-sets and adequate number of windows, where each room has alternatives for placement of clear glass windows. A condition is included that requires frosted glass be used when windows are directly facing one another.
- Apart from the requested deviations, project complies with Zoning Code and intent of Residential Design Guidelines. The overall architectural design promotes excellence and compatibility. The two-story structures are cottage and Spanish style homes with contemporary accents and finishes. The proposed units are not within the limits of 80 percent second-floor to first-floor ratio recommended in the City's Residential Design Guidelines; however the staggered wall design and roof elements diminishes the boxy design appearance from all four sides. As conditioned, no modifications can be made to the exterior elevations without approval from Planning.
- Adequate On-site Parking is provided. Each unit is provided with a standard size two garage spaces and two open parking spaces. The proposed site plan provides a 23-foot wide common drive and the driveways in front of the garages. To allow for adequate on-site circulation, the applicant is proposing a turn around space toward the rear of the site.
- The proposed Tentative Tract Map is consistent with subdivision requirements. The proposed property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

E. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.

- F. The proposed use of the subdivision is for residential ownership purposes, which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- G. The subdivision of the property for residential ownership is consistent with the City's General Plan and Zoning Code.
- H. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for New Construction.
- K. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-13-30 shall coincide with the expiration of the approval of the Tentative Tract Map 17649 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial 2-year period.
 2. The conditions of approval for PA-13-30 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
 4. The private, interior fences or walls between the homes shall be a minimum of six feet in height. The privacy fencing along Victoria Street shall be complementary to the home designs subject to review and approval of the Development Services Director.
 5. The landscape setback on Victoria Street shall be enhanced with a minimum of eight large trees (two 36-inch box size and six 24-inch box size) and extensive landscaping for an enhanced entrance to the project subject to review and approval by Planning Division.
 6. Prior to issuance of certificate of occupancy, the applicant shall construct a minimum 6-foot tall decorative block wall around the perimeter of the project site, unless otherwise approved by the Developer Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
 7. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents and also businesses during construction.

The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is

determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.

9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
11. To avoid an alley-like appearance, the private street shall be finished with concrete and decorative accents (pavers, stamped concrete, etc.) with no center swale. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
12. Two (2) sets of detailed landscape and irrigation plans, consistent with the preliminary plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
15. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
16. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
17. Provide proof of recordation of TTM 17649 and CC&Rs prior to issuance of building permits.

18. Applicant shall provide proof of establishment of a maintenance association prior to release of any utilities.
19. Prior to the issuance of building permits, the applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department.
20. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
21. Prior to issuance of building permits, the developer shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office. The CC&Rs shall contain provisions that effectively implement the following requirements: (1) require that the maintenance association effectively manage parking. If onsite parking is not appropriately managed by the maintenance association, the Development Services Director shall require implementation of corrective measure(s) to address onsite parking problems in the future; (2) require that the association contract with a towing service to enforce the parking regulations; (3) Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
22. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
23. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
24. The project entrance is not designed for vehicular gates. A buyer notification shall be provided to future buyers that the community will not be able to accommodate gates without physical changes to the proposed ingress and egress configuration.
- Bldg. 25. Submit grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met:
 - An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
26. Submit a soils report for the projects, Recommendation of the Soils Report shall be printed on the architectural and grading plans.

27. On graded sites the top of exterior foundation wall shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. Refer to 2010 California Residential Code R403.1.7.3
28. Lots shall be graded to drain surface water away from foundation walls. The grade shall be a minimum of 6 inches within the first 10 feet. Refer to California Residential Code Sec. R 401.3.
29. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CRC 403.1.7.3.
30. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3.
31. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft setback area from the property line. They may project a maximum of 12 inches beyond the 3 ft setback. CRC Tables R302.1(1) and R302.1(2).
- Eng. 32. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.
33. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the Cit of Costa Mesa.
34. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
35. Haul routes must be approved by the City of Costa Mesa, Transportation & Engineering Division.
36. Submit subdivision application and comply with conditions of approval and code requirements.
37. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
38. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa, they shall be maintained by the owner of the property.
39. The applicant shall comply with all of the engineering conditions for Tract Map 17649 as set forth in the City Engineer's letter dated November 22, 2013 attached hereto.
- Fire 40. Dwellings will require the installation of a residential fire sprinkler system.
41. Provide smoke detectors.
- Utilities 42. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

CODE REQUIREMENTS (PA-13-30, TTM 17649)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 3. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
 4. All on-site utility services shall be installed underground.
 5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
 10. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 11. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 12. Proof of recordation of the final tract map shall be submitted prior to issuance of building permits.

13. The CC&Rs shall include a provision as to use and maintenance of all guest parking spaces, driveways and common open space.
14. CC&Rs and articles of incorporation and bylaws for the maintenance association shall be reviewed and approved by both the Planning Division prior to recordation. CC&Rs shall include provisions as required in Costa Mesa Municipal Code section 13-41, as well as applicable conditions of approval and code requirements. A copy of the recorded CC&Rs shall be submitted to the Planning Division prior to the release of utilities for the units.
15. All on-site utility services shall be installed underground.
16. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
- Bldg. 17. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
18. Comply with the requirements of the 2010 California Building Code, 2010 California Residential code, 2010 California Electrical code, 2010 California Mechanical code, 2010 California Plumbing code, 2010 California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted, California Building code, California Residential code, California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
19. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
20. Submit a grading plan and hydrology report.
21. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
22. Submit an erosion controls plan with the grading submittal.
- Fire 23. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

- Parks
24. Street trees in the front and side setback shall meet with the approval of the parks and parkways division.
 25. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the City for the loss of trees from the public right-of-way. Conditions of the Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months, therefore, the applicant/developer is advised to identify all tree affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
 26. Park fees for the proposed development shall be remitted prior to approval of the final map.

SPECIAL DISTRICT REQUIREMENTS (PA-13-30, TTM 17649)

The requirements of the following special districts are hereby forwarded to the applicant:

- | | |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Sani | <ol style="list-style-type: none"> 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District. 2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307. 3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check. 4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released. 5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement. 6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | <ol style="list-style-type: none"> 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| School | <ol style="list-style-type: none"> 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits. |
| State | <ol style="list-style-type: none"> 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

November 22, 2013

Costa Mesa Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

SUBJECT: Tract No. 17649
LOCATION: 687 Victoria Street

Dear Commissioners:

Tentative Tract Map No. 17649 as furnished by the Planning Division for review by the Public Services Department consists of a subdivision to construct 11 two-story residential units. Tentative Tract Map No. 17649 meets with the approval of the Public Services Department, subject to the following conditions:

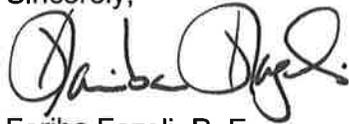
1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
6. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
7. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
8. The elevations shown on all plans shall be on Orange County benchmark datum.

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9. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
10. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.
11. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
12. Vehicular and pedestrian access rights to Victoria Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. Cross lot drainage shall not occur.
14. Ownership and maintenance of private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
15. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.
16. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
17. Dedicate easements as needed for public utilities.
18. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-29(2)(b) of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
19. A Construction Access Permit and deposit of \$1230 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
20. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

21. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.

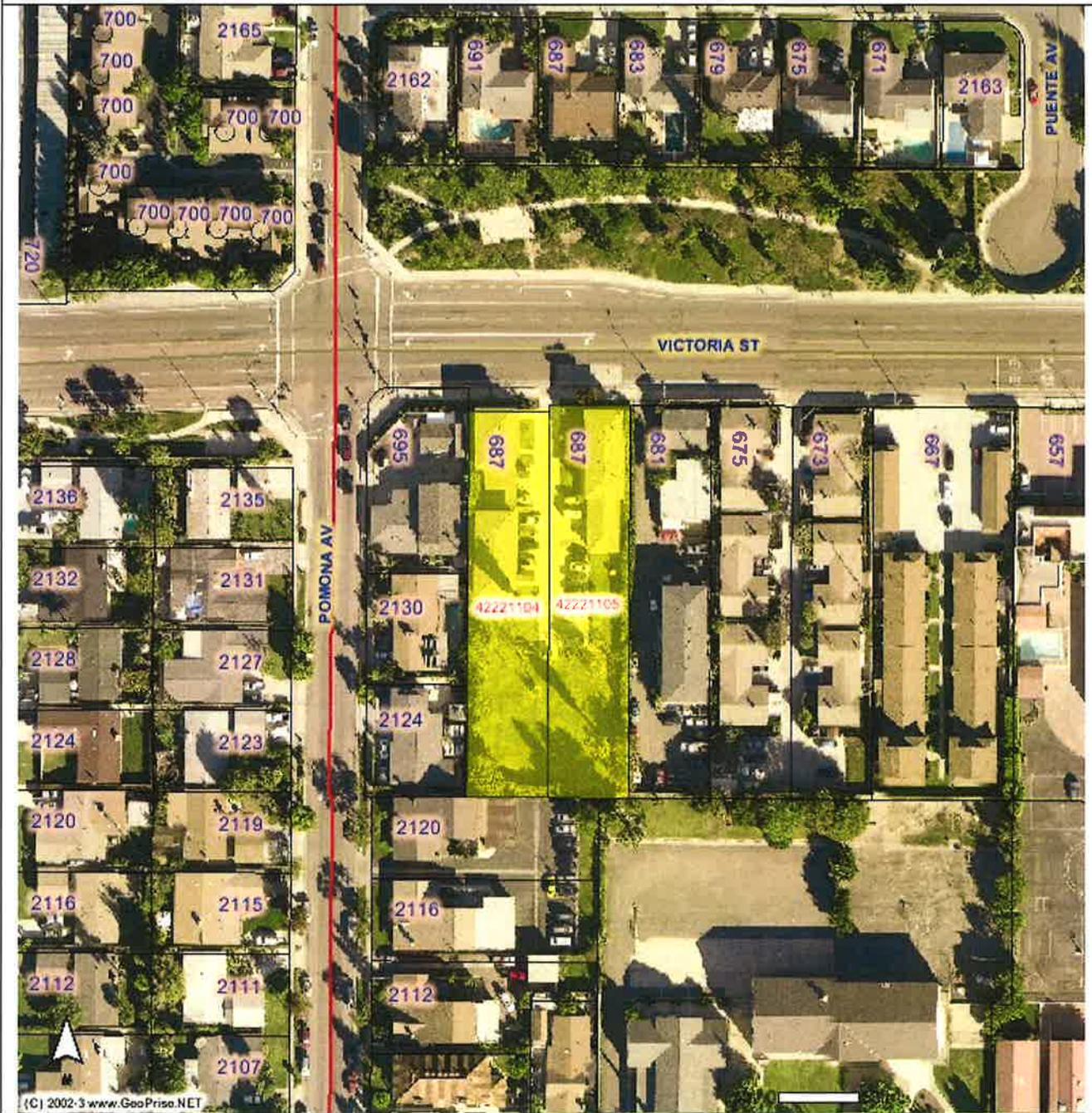
Sincerely,

A handwritten signature in black ink, appearing to read 'Fariba Fazeli', written in a cursive style.

Fariba Fazeli, P. E.
City Engineer

(Engr. 2013/Planning Commission Tract 17649)

City of Costa Mesa



(C) 2002-3 www.GeoPriso.NET



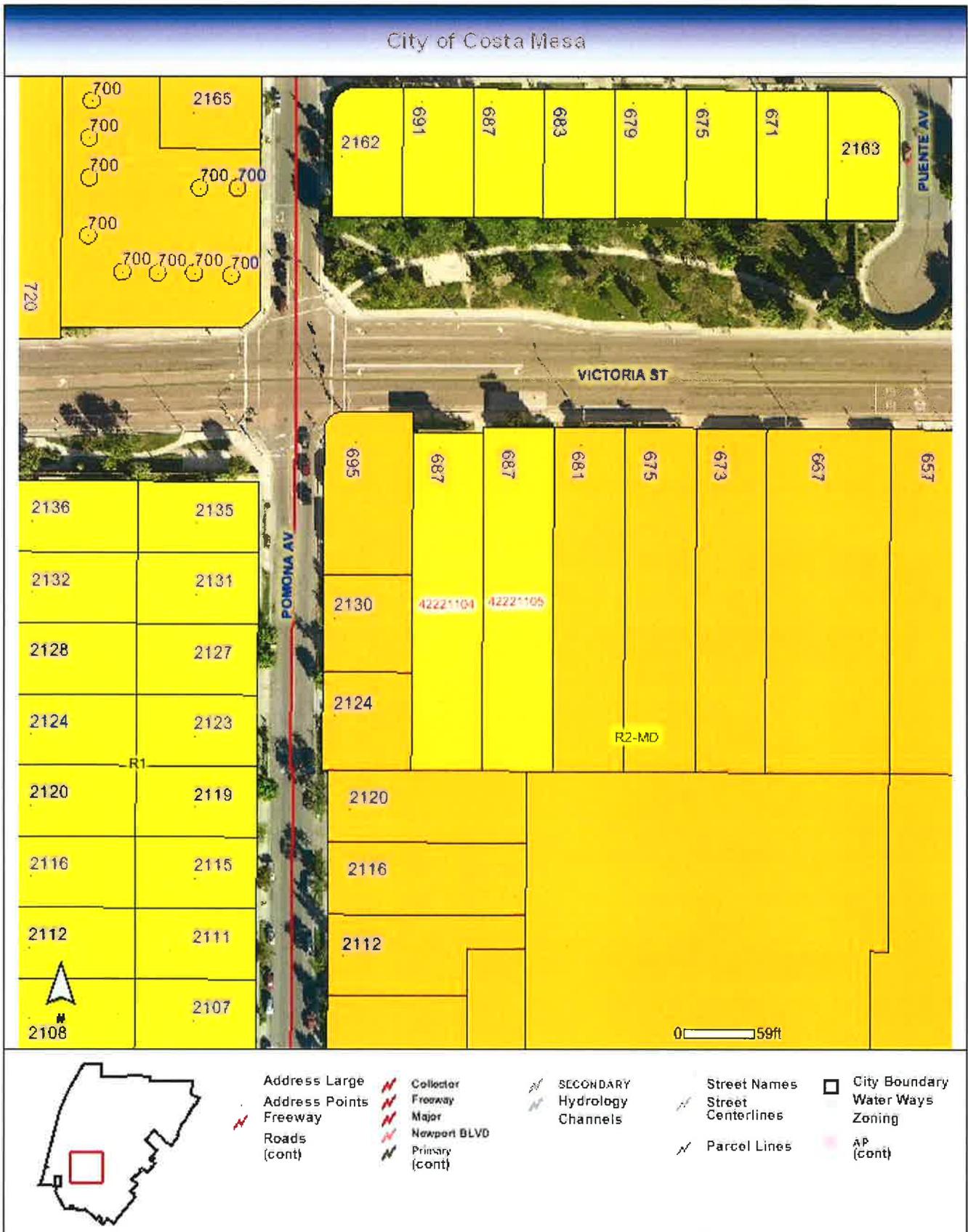
Address Large
Address Points

Freeway
Roads
(cont)

Collector
Freeway
(cont)

Major
Newport BLVD
(cont)

Primary
SECONDARY



29



8951 Research Drive, Suite 100
Irvine, CA 92618

949.759.4367 *main*
949.988.7179 *fax*

Transmittal

DATE: October 8, 2013
TO: Mino Ashabi, City of Costa Mesa - Principal Planner
FROM: Chad Brown, Melia Homes

RE: 687 Victoria – Design Review, TTM 17649, and VA for development of 11 detached SFD homes.

Ms. Ashabi:

Thank you for reviewing the application and project yesterday afternoon with me. We look forward to another successful project with Costa Mesa. Enclosed is the revised filing fee check in the amount of \$3,130.00, as you corrected for me yesterday.

Please email me the receipt and completed planning application form, as well as the assigned planner contact info. If you have any questions or need anything additional at this time, please do not hesitate to contact me or this office.

Thank you,

Chad Brown
Melia Homes
8951 Research Drive, Suite 100
Irvine CA 92618
Chad@melia-homes.com
p. 949.759.4367, Ext 264

687 Victoria St., Costa Mesa

PROJECT DESCRIPTION AND JUSTIFICATION

The proposed project is to demolish the existing 12 unit apartment complex on the site, located at 687 Victoria Ave (APN's 422-211-04 & 422-211-05) which is comprised of 3 two story buildings to redevelop the property with eleven (11) detached single family homes. The development is proposed to be processed under the Residential Common Interest Development section of the zoning code and consistent with the R2-MD zone, with the exception of proposing individual building sites for each of the units. The 11 homes are proposed to be a mix of two floor plans with three (3) separate elevation styles dispersed throughout the community consisting of a mix of Beach Bungalow, Monterey Heritage, and Spanish Heritage architectural styles. Elevations of the units are enhanced with wall offsets, significant vertical and horizontal articulation and a combination of hipped and gable ends at the rooflines. Roofs shall be tiled. The color scheme of each unit will be unique in order to provide for variation within the community.

The Plan 1 of the proposed units are 3 bedroom 2.5 baths and are approximately 1,631 square feet in size, and the Plan 2 is a 4 bedroom 2.5 baths and approximately 1,818 square feet. Each unit shall be upgraded with a tankless water heater and shall have an energy efficient heating system with built in air-conditioning and all construction compliance with current Energy Efficient requirements and appliances.

Unit vehicular access will be provided with a common driveway enhanced with decorative concrete design. Four parking spaces per unit will be provided with two in an attached garage and additional two parked in a full size driveway apron immediately in front of each garage. The four parking spaces provided meet the minimum per unit requirement. There is a vehicle turnaround provided for service vehicles so that each home will be able to have individual solid waste service.

The landscaping is to be designed to complement and enhance the architectural styles. Each dwelling will have a private yard space for each unit exceeding 400 SF, but in some instances for interior lots does not meet a minimum 15 foot dimension. A new slump stone wall around the perimeter will be constructed compliant with the Victoria Avenue design criteria. A ten feet wide landscape parkway along the frontage at Victoria Ave will be provided in compliance with the requirements, and *which does not exist currently*.

The project is located on a rectangular site that is 120 feet wide by 290 feet deep. The proposed density of the project is below the existing density of 12 dwelling units on the property. This property is currently considered an existing non-conforming residential site with higher density than permitted by the 1980 General Plan. According to City policy, 11 dwelling units may be permitted on the project site as redevelopment of existing non-conforming dwelling units. That is calculated by utilizing current R2-MD zone combined with the existing non-conforming unit density currently existing on the site and an incentive bonus.

The site calculations applicable to 687 Victoria St, Costa Mesa are as follows, based on the information available and furnished:

Existing Site Area: **34,825 SF (290.21' x 120')**

The 1990/2000 General Plan (Current) and R2-MD Zoning permits 1 unit per each 3,630 SF site area, or **9.59 units** for the total site area.

The formula calculates in this manner for re-development on non-conforming units:

- Original Units – 12 units
- 1980 General Plan Units – 11.6 units
- 1990/2000 General Plan Units – 9.59 units
- 25% incentive Bonus above 1990/2000 General Plan ($9.59 \times 0.25 = 2.39$ units)
bonus units are rounded down to 2 units
- 1990/2000 General Plan +25% Incentive Bonus = 11.59 units allowed
- Maximum Building Potential – is allowance of 11.5 calculated units, or 11 whole dwelling units

The property is unusually narrow in its configuration and which poses some unique constraints in meeting all of the necessary code requirements in order to provide superior for sale detached housing, nonetheless, with exception of a proposed administrative adjustment for a 2nd floor setback less than 20', which is abutting a parking areas of adjacent properties, the project complies with all required building setbacks from adjacent perimeter properties. The proposed second floor is 12 feet 11 inches from the rear property boundary and the admin adjustment may allow up to a minimum of 12 feet for the second floor setback.

In order that the project enjoy the same privileges of others in the same vicinity and zoning classification, it is necessary for the project to request the following variances and administrative adjustments to the zoning code:

Variance 1: Small Lot variance for elimination of a common lot requirement, and for smaller than required minimum lot size and average lot size for the proposed project. The elimination of a common lot and minimum lot size is requested to allow for detached housing that contains both private and common space and a maintenance association is formed in place of a homeowners association to relieve some of the costly burden placed on homeownership via HOA minimum accepted costs for smaller developments, while still requiring equal maintenance requirements through CC&Rs for common area maintenance responsibilities. This is to help young families enter homeownership at an affordable monthly requirement. This project basis is for site redevelopment to eliminate rental units to quality ownership housing for younger family housing. Replacing old with energy efficient housing and overall a reduction of density from 12 units on this property to the proposed 11 units.

Variance 2: A landscape parkway along a common driveway is required with a combined width of 10 feet with not less than 3 feet on one side. The proposed landscaping along the interior driveway varies with depths 10 feet as deep as 19 feet and to a minimum of 2 feet. In addition, at the

project entry, a wider than required landscape parkway is proposed that is 10' wide on both sides at entry for a distance of 20 feet into the project site before narrowing. Thru variation of landscape parkway areas along the drive aisle, the project meets the intent and we ask for that consideration in granting this variance.

Variance 3: Open space requirement is a minimum of 40%. 34.5% is provided, and can be partially justified by considering to include the decorative pavement sections in the drive aisle that provide hardscape variation throughout the main drive aisle in the proposed project that, if included, would increase the open space provided to above the 40% minimum. The enhanced paving is intended to provide interest and separation between motor court areas of the project and utilized much like landscaping for enhancement and should be considered to be in compliance with the intent of the requirement.

Administrative Adjustment 1: The rear yard setback requirement is 20 feet. 12 feet 5 inches is provided for the first and second floor of the two lots at the south end (rear) of the project. The first floor may be setback to 10 feet, and thru an admin adjustment the 2nd floor setback shall be no less than 12 feet. The proposed second floor is 12 feet 11 inches from the rear property boundary. This adjustment allows the project to provide homes sizes that the market for new family housing demands. With the superior architecture and landscaping provided, the site design and setbacks provided meet the intent of the code. It should also be pointed out that the rear property line abuts adjacent multi-family housing and parking lots.

Administrative Adjustment 2: The distance between buildings requirement is 10 feet. 7 feet is proposed for separation between all but for 2 units which are far greater. This adjustment allows for compliance with building code requirements in order to provide detached housing units for homeownership, while the architecture and the units are not compromised.

Deviation - Design Guideline – 2nd floor to first floor area ratio – please see architectural description below.

Deviation - From City Parking Design standards for minimum backup dimension of 25 feet to 23'. Project includes driveways widened to 18 feet with is consistent with City policy.

Variations 2 and 3 and Administrative Adjustment for minimum backup are requested due to the cumulative effects of designing a site plan that allows for adequate vehicular access and that meets the code's intent. We have worked diligently with staff to design the project with

superior architecture, driveway improvements and landscaping to provide for a superior end product and to meet the intent of the code and the City's architectural guidelines.

Architectural Description and Justification:

The primary architectural objective for this project was to design an efficient and very livable and market desired floor plan and site layout. An added challenge was to sensitively address Residential Design Guidelines assuring integrity of design and emphasizing the positive characteristics of successful neighborhoods on a site with limited width to meet important development standards for livability, such as necessary parking, public and private open space, and minimize homeowner association costs.

Building mass, form, orientation and site layout have been carefully studied with the goal of achieving a drive aisle that minimizes the sometimes negative aspects of vehicular access in high-density projects. The proposed layout incorporates three distinct motor courts (each flanked with private driveways) accented with feature landscape trees. The motor courts provide maximum open-to-sky exposure and greatly improve the overall neighborhood curb appeal by virtually eliminating the long-row effect often times seen in projects of this type. Enhanced drive aisle paving at the entry and exit points, further distinguishes and defines each of these motor court areas. And... as a focal point feature, a landscaped passive recreation area is located at the terminus of the drive aisle.

The resulting floor plan layout places primary living areas on the first floor... each with direct visual relationship to adjacent exterior spaces, and allowing for multiple exterior access points further enhancing livability. A 2-car garage is positioned towards the rear of the plan, providing direct access to the residence and allowing for a generously-sized driveway (18'-0" x 19'-10") to easily accommodate the off-street parking of 2 vehicles. All bedrooms are located on the second floor, and represented in either a 3-Bedroom or 4-Bedroom configuration.

In an effort to reflect the diverse architectural heritage of Costa Mesa, three complimentary residential styles have been selected... representing a rich and compatible palette of color and materials and resulting in aesthetically strong streetscapes. Specific styles represented include, Beach Bungalow, Monterey Heritage and Spanish Colonial. Special consideration has been given to provide creative and appropriate building articulation. Each of the plans and elevation styles incorporate multiple wall plane offsets (including building cantilevers), as well as a variety of roof forms, breaks, pitch directions and heights. Furthermore, elevation treatments such as style-specific roof tile, brick veneer wainscot, exposed rafter tails, shutters, potshelves, corbels, carriage lights and style-specific garage doors, help achieve a high level of architectural detailing. Although the proposed second-story to first-story area percentage does exceed 80%, we believe that the designs comply with the intent and goal of this particular design guideline by providing building forms and elevations with maximum articulation. And in regards to the second-story side setback requirements, whereas our proposed designs do not meet the average of 10 feet, we are proposing that the entire structure (first floor and second floor) be set back 8'-0" which is greater than the minimum required distance of 5'-0" and allows for a more usable exterior space to be utilized for

outdoor living functions at the ground level. Additionally, a second floor window projection (Bedroom 2) has been incorporated to provide additional wall and roof articulation at these locations. And...in the interest of privacy, all side elevation second floor windows shall be positioned such that they avoid direct alignment with windows of immediately-adjacent structures.

In the final analysis, a thoughtfully-conceived infill housing solution represented as a collection of homes with unique personality in keeping with family living... An artful blending of architectural character and program objectives that successfully appeals to the target market profile and reinforces the positive aspects and pride of community.

We look forward to working with you to improve this property and to provide market rate for sale detached single family housing on this site to replace the non-conforming apartment units. The proposed project is a vast improvement to the site and will improve the quality and expectations in the area that hopefully may provide an impetus for other property owners to consider. Melia Homes has a great working relationship and hope that our past Costa Mesa projects provide confidence in our ability to successfully implement this project once approved.

Respectfully submitted,

Chad Brown
Development Manager, Melia Homes



Google earth





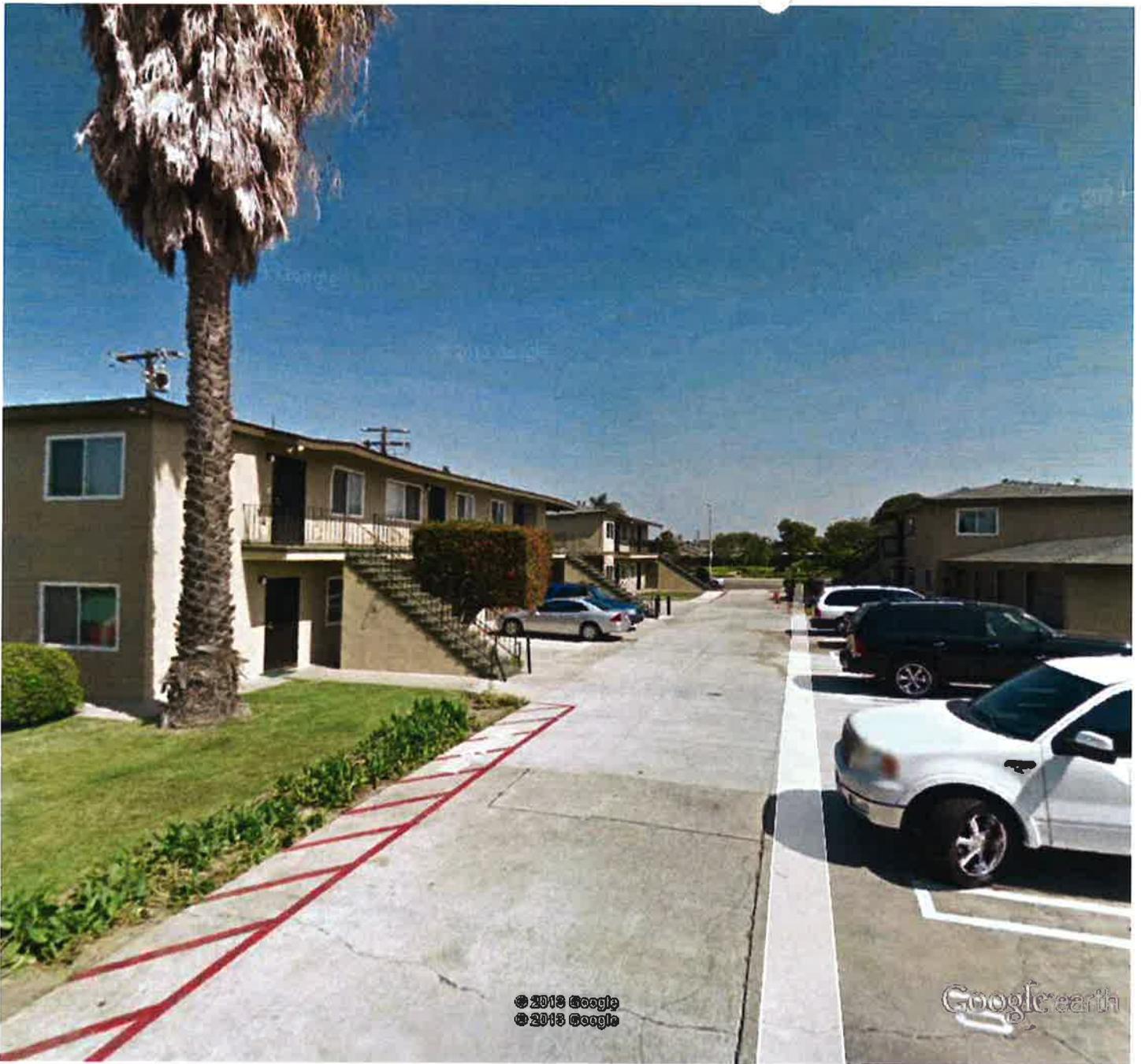
Google earth





Google earth



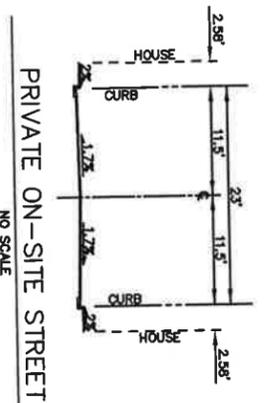
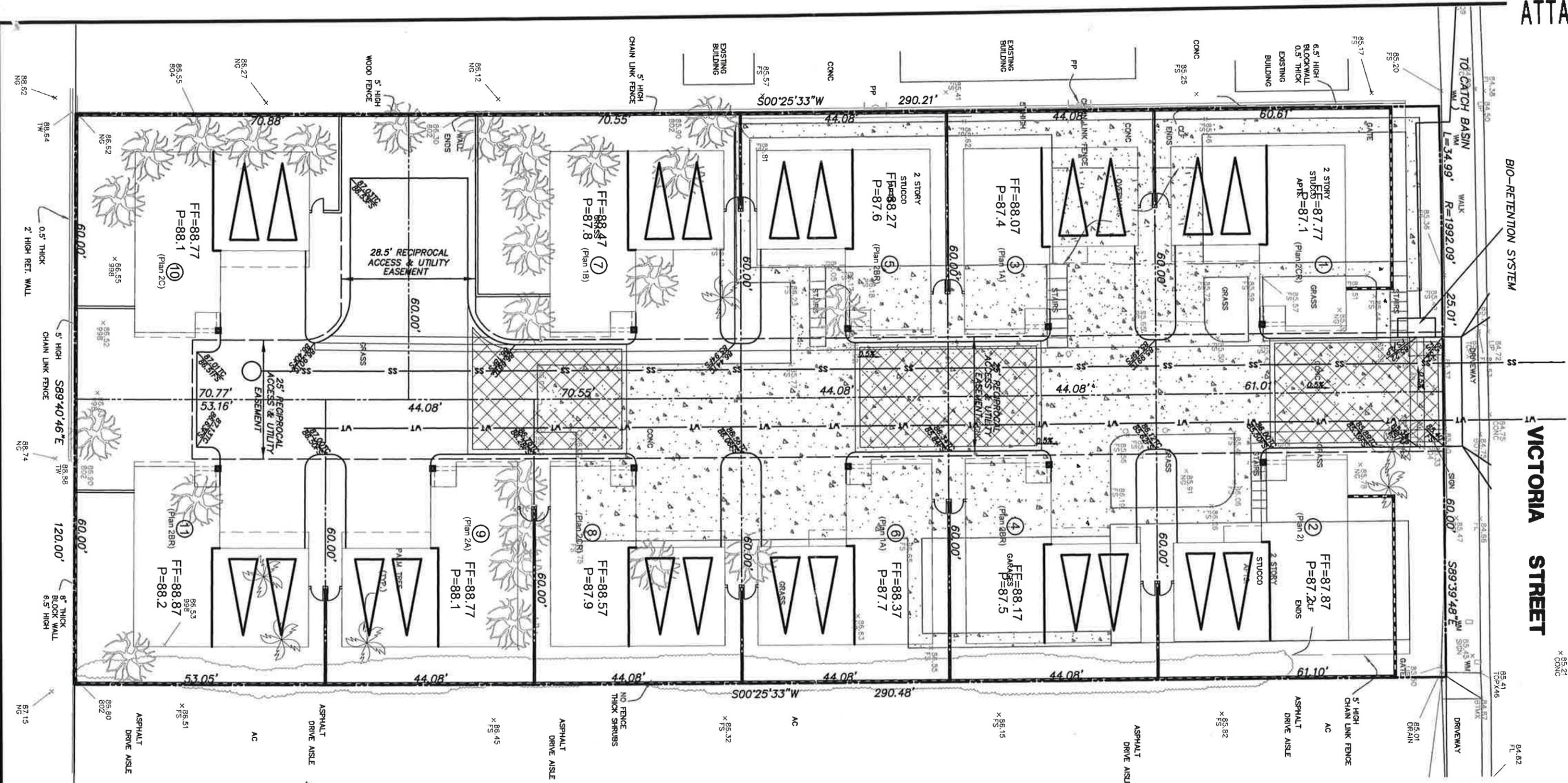


Google earth

feet
meters



PENITATIVE TRACT MAP NO. 17649



- ### LEGEND
- PROP. LOT LINE
 - BOUNDARY LINE
 - PROP. CURB
 - EX. CURB
 - PROPOSED SEWER
 - EXISTING SEWER
 - PROPOSED WATER
 - EXISTING WATER
 - ENHANCED PAVING
 - STREET LIGHT
 - FINE HORIZONTAL
- PROPOSED SCREENWALL ORCO BLOCK WALL - LA PAZ PER PROTO II SLUMPSTONE - BLAY ALONG VICTORIA CITY REQUIREMENTS - BLAY ALONG VICTORIA

GENERAL NOTES

- EXISTING LAND USE, RESIDENTIAL
- PROPOSED LAND USE, RESIDENTIAL
- EXISTING ZONING, R2-JD
- PROPOSED ZONING, R2-JD
- WATER SERVICE PROVIDED BY: MESA CONSOLIDATED WATER DISTRICT
- ELECTRIC SERVICE PROVIDED BY: SOUTHERN CALIFORNIA Edison
- SEWER SERVICE PROVIDED BY: COSTA MESA SANITARY DISTRICT
- NATURAL GAS SERVICE PROVIDED BY: THE GAS COMPANY
- THIS TRACT IS TO BE DEVELOPED BY ONE RESIDENTIAL UNIT CONSISTING OF RESIDENTIAL LOTS ON DIMENSIONS ARE APPROXIMATE
- LOT AND BOUNDARY DIMENSIONS ARE APPROXIMATE
- PROPOSED LOTS 1-11: SINGLE FAMILY RESIDENCES
- TRACT TO BE GRADED IN ONE PHASE
- ACCESS TO THE SITE IS FROM VICTORIA STREET
- FLOOD ZONE INFO: ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON PANEL 0009002004A EFFECTIVE 12/2/09

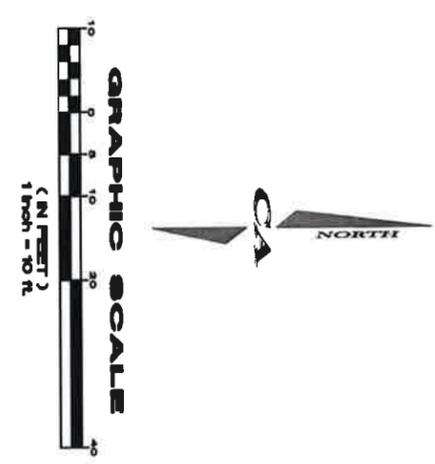
PROPERTY DESCRIPTION

THE NORTH BEING A SUBDIVISION OF A PORTION THE NORTH HALF OF LOT 38, TRACT NO. 9, AS PER MAP RECORDED IN BOOK 9, PAGE 9, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN # 422-214 8 5
ADDRESS: 697 Victoria Street, Costa Mesa, CA 92626

LOT SUMMARY

LOT	AREA	PERCENT
1	2833.5	2.4
2	2833.5	2.4
3	2833.5	2.4
4	2833.5	2.4
5	2833.5	2.4
6	2833.5	2.4
7	2833.5	2.4
8	2833.5	2.4
9	2833.5	2.4
10	2833.5	2.4
11	2833.5	2.4
TOTAL	31167.0	100.0



STATEMENT OF OWNERSHIP

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION AND THAT THE OWNERS OF RECORD HAVE KNOWLEDGE OF AND CONSENTS TO THE FILING OF THIS MAP.

FRED CORNWELL RCE 45591 DATE

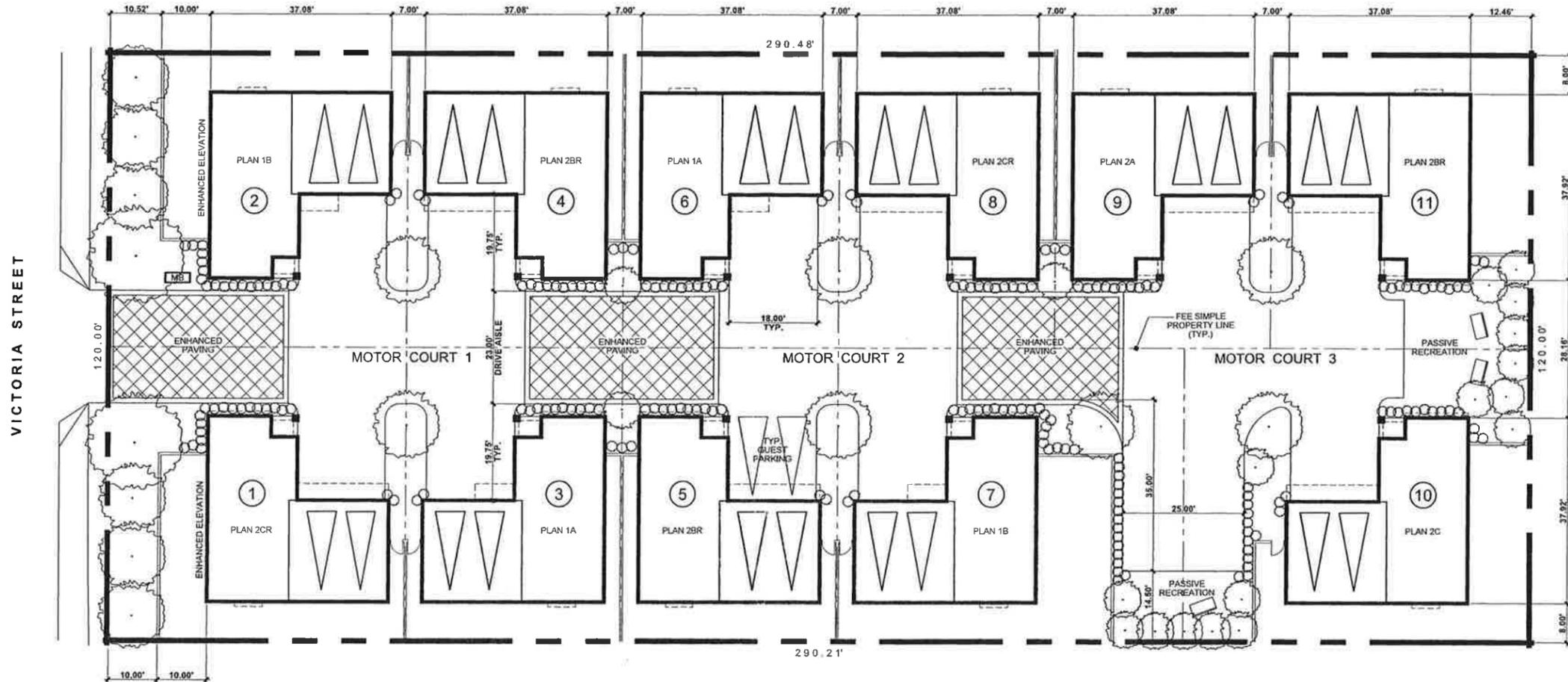


REVISIONS	BY	DATE

OWNER:
CM Victoria 2012, LLC
8001 INVERCITY DR, STE 100
IRVINE, CA 92618
CONTACT: MR. CHAD BROWN

PREPARED BY:
CA ENGINEERING, INC.
Planning - Engineering - Surveying
30021 BURNING OAK AVE, STE 122
IRVINE, CA 92618
949-724-9450 949-724-9444 FAX

JOB NO. 491-6
SHEET NO. 1
OCT 04 2013
OF 1 SHEETS



VICINITY MAP
NOT TO SCALE

PRODUCT INFORMATION:

PLAN 1 (3 BEDROOM; 2.5 BATH)
 FIRST FLOOR: 637 SQ. FT.
 SECOND FLOOR: 894 SQ. FT.
 TOTAL: 1,831 SQ. FT.

PLAN 2 (4 BEDROOM; 2.5 BATH)
 FIRST FLOOR: 637 SQ. FT.
 SECOND FLOOR: 1,181 SQ. FT.
 TOTAL: 1,818 SQ. FT.

ELEVATION CHARACTERS

- "A" BEACH BUNGALOW
- "B" MONTEREY HERITAGE
- "C" SPANISH COLONIAL

NOTE: MAXIMUM BUILDING HEIGHT TO BE 27'-0"

SITE INFORMATION:

SITE AREA
 34,856.18 SQ. FT.

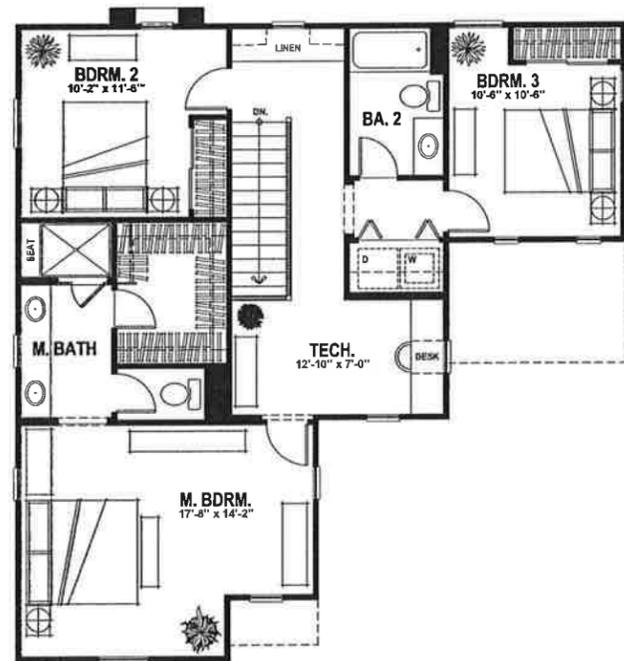
SITE DENSITY
 11 UNITS / .8 ACRES (34,856.18 SQ. FT.) = 13.75 DU / AC

DWELLING UNITS
 PLAN 1: 1,831 SQ. FT. 3-BEDROOM; 2.5 BATH (4 UNITS TOTAL)
 PLAN 2: 1,818 SQ. FT. 4-BEDROOM; 2.5 BATH (7 UNITS TOTAL)

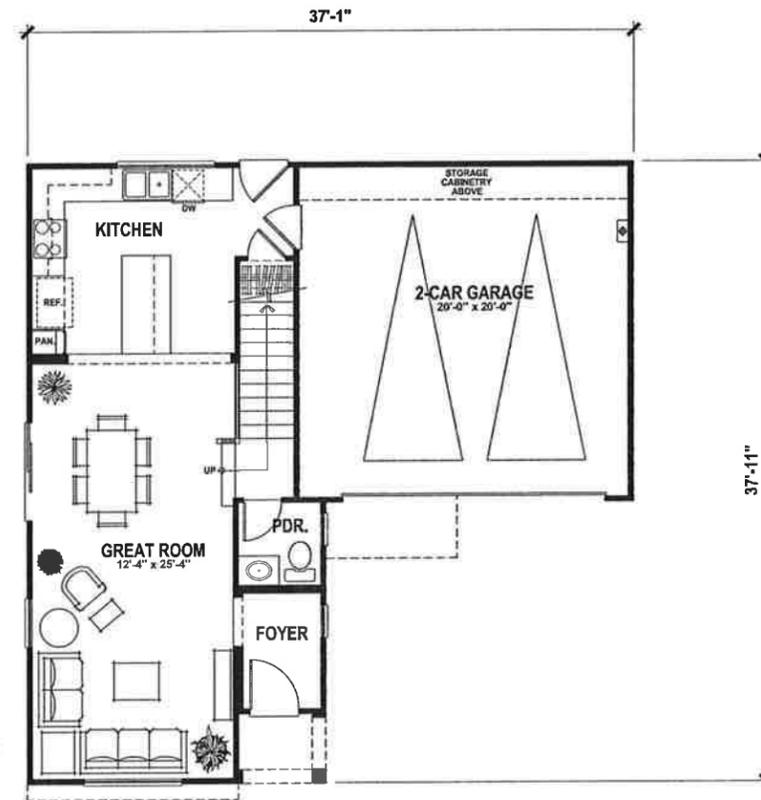
PARKING SPACES
 REQUIRED (COVERED): TWO (2) SPACES PER UNIT
 PROVIDED (COVERED): TWO (2) SPACES PER UNIT (2-CAR GARAGE)
 REQUIRED (OPEN): TWO (2) SPACES PER UNIT
 PROVIDED (OPEN): TWO (2) SPACES PER UNIT (18' X 18' DRIVEWAY)

LOT COVERAGE
 BUILDINGS (INCL. GARAGE):
 PLAN 1 1,083.5 SQ. FT. X 4 = 4,334 SQ. FT.
 PLAN 2 1,083.5 SQ. FT. X 7 = 7,584.5 SQ. FT.
 TOTAL BUILDING AREA: 11,918.5 SQ. FT. / 34,856.18 SQ. FT. = 34.2%
 OPEN SPACE (EXCLUDING BUILDINGS, DRIVEWAYS, OPEN PARKING): 12,032.29 SQ. FT. / 34,856.18 SQ. FT. = 34.5%
 HARDSCAPE (DRIVE AISLE, TURNAROUND, OPEN PARKING): 10,905.39 SQ. FT. / 34,856.18 SQ. FT. = 31.3%
 * IN THE EVENT THAT THE ENHANCED PAVING AREAS MAY BE CONSIDERED AS "OPEN SPACE", THE HARDSCAPE SHALL DECREASE TO 24.0% AND THE OPEN SPACE AREA SHALL INCREASE TO 41.8%



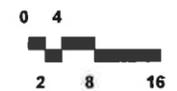


SECOND FLOOR
994 SQ. FT.



FIRST FLOOR
837 SQ. FT.

PLAN 1
3 BEDROOM - 2.5 BATH
1631 SQ. FT.



VICTORIA
MELIA HOMES

FLOOR PLANS - PLAN 1

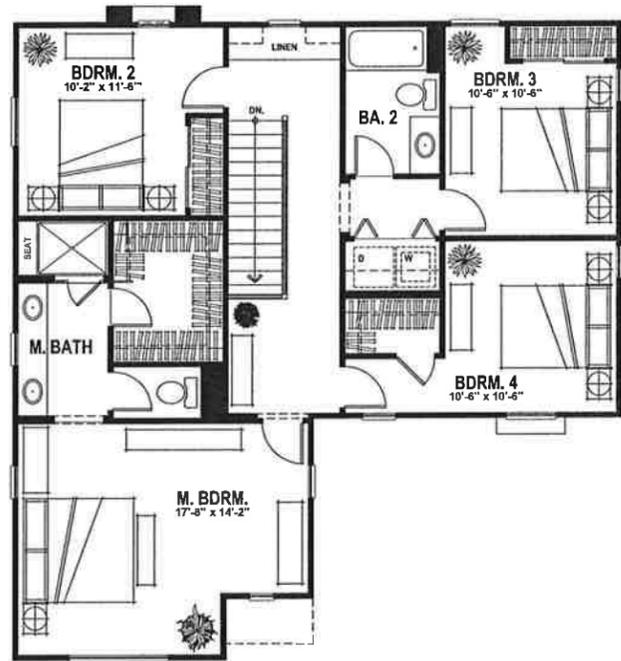
09.23.13

OWNER / APPLICANT:
CM VICTORIA M 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

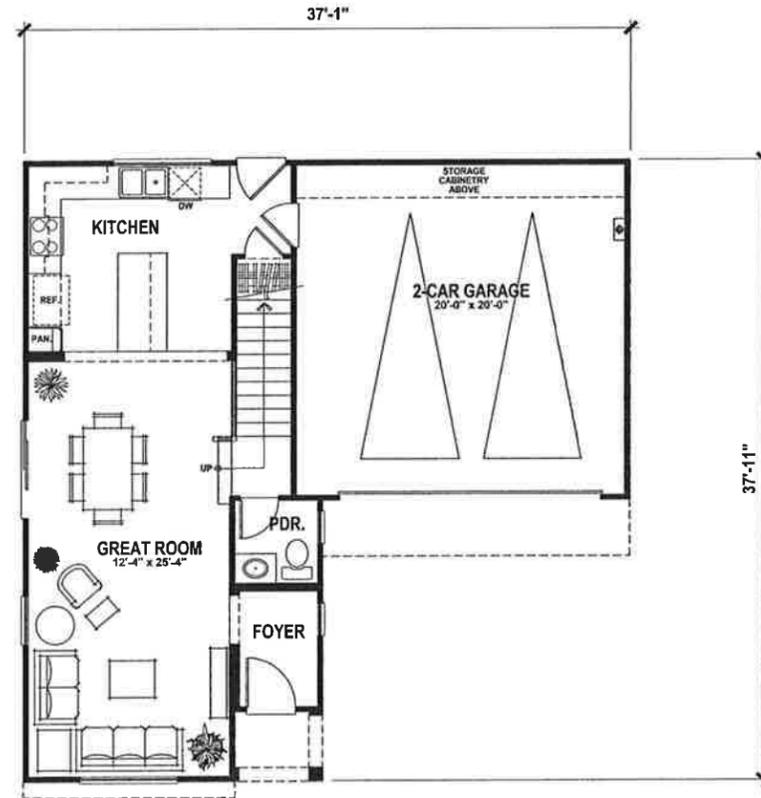
PROJECT ADDRESS:
867 VICTORIA STREET
COSTA MESA, CA 92627

42



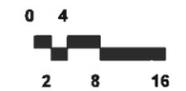


SECOND FLOOR
1181 SQ. FT.



FIRST FLOOR
837 SQ. FT.

PLAN 2
4 BEDROOM - 2.5 BATH
1818 SQ. FT.



VICTORIA
MELIA HOMES

FLOOR PLANS - PLAN 2

09.23.13

OWNER/APPLICANT:
CM VICTORIA M. 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

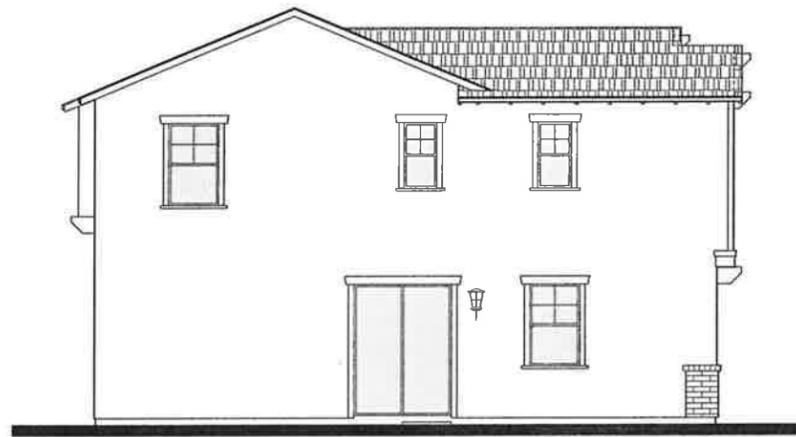
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COSTA MESA, CA 92627

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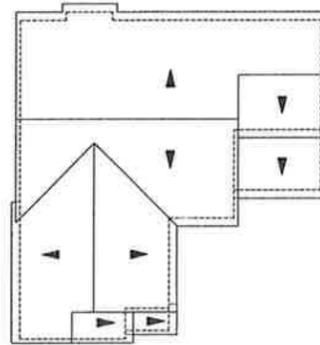




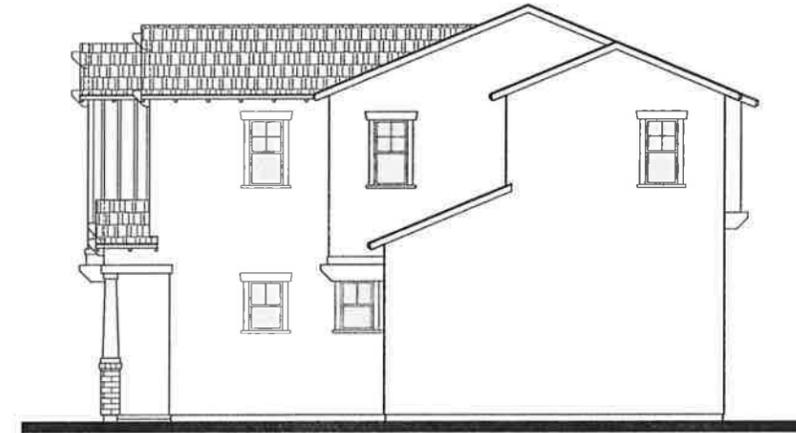
FRONT



LEFT



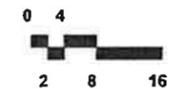
ROOF
1/8" = 1'-0"



RIGHT



REAR



VICTORIA
MELIA HOMES

ELEVATIONS - PLAN 1A "BEACH BUNGALOW"

09.23.13

OWNER / APPLICANT:
CM VICTORIA M 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

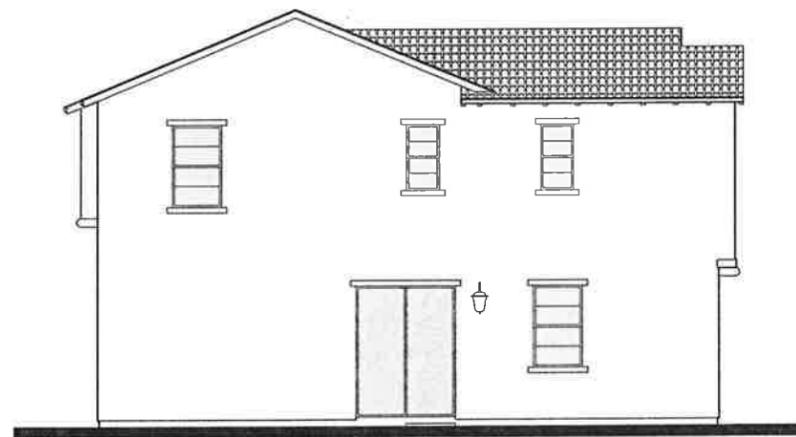
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687 VICTORIA STREET
COSTA MESA, CA 92627

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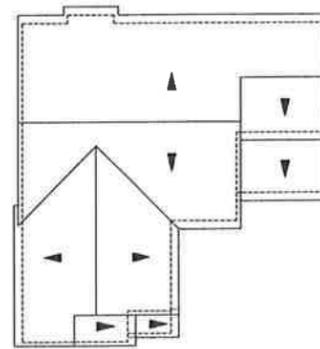




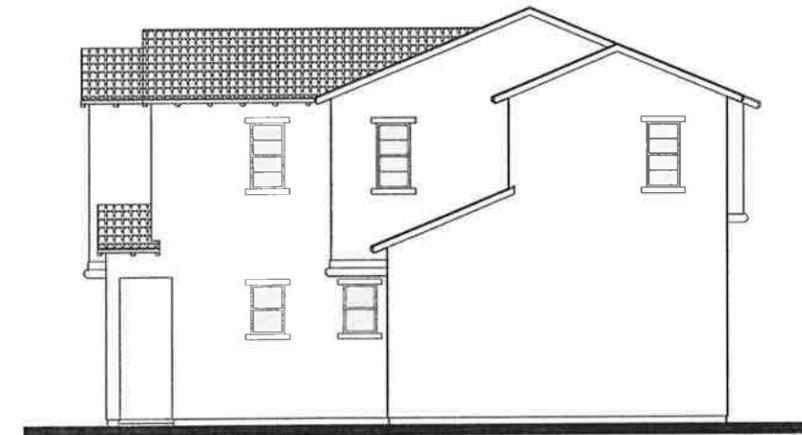
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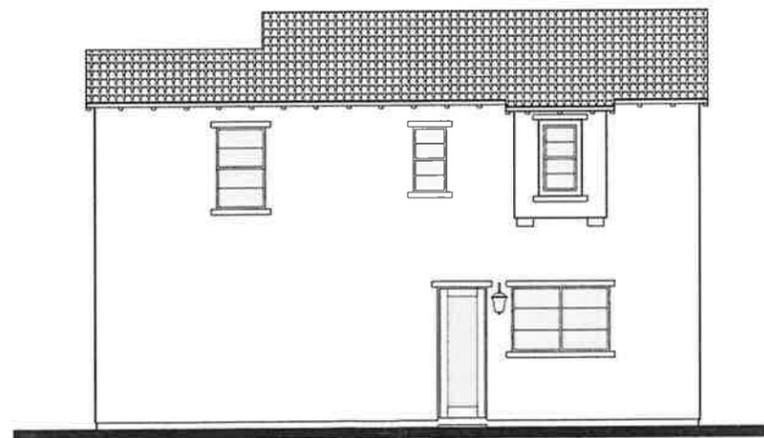
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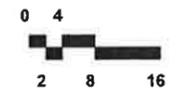
ROOF
1/8" = 1'-0"



RIGHT



REAR



VICTORIA
MELIA HOMES

ELEVATIONS - PLAN 1B "MONTEREY HERITAGE"

09.23.13

OWNER / APPLICANT:
CM VICTORIA M 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

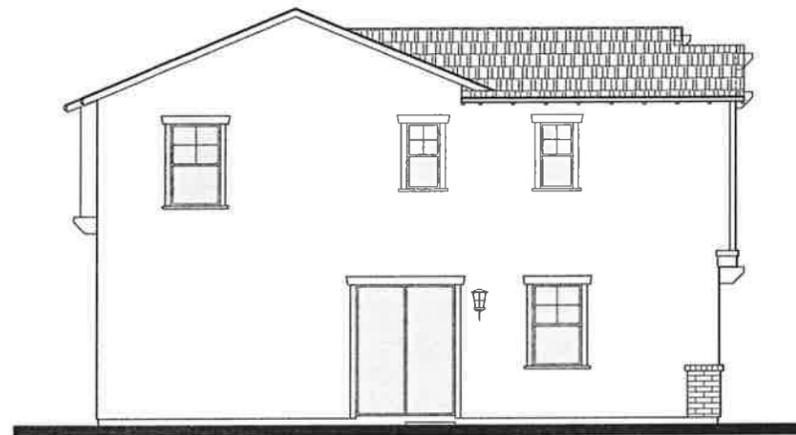
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887 VICTORIA STREET
COSTA MESA, CA 92627

45

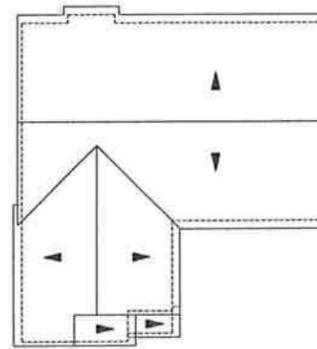




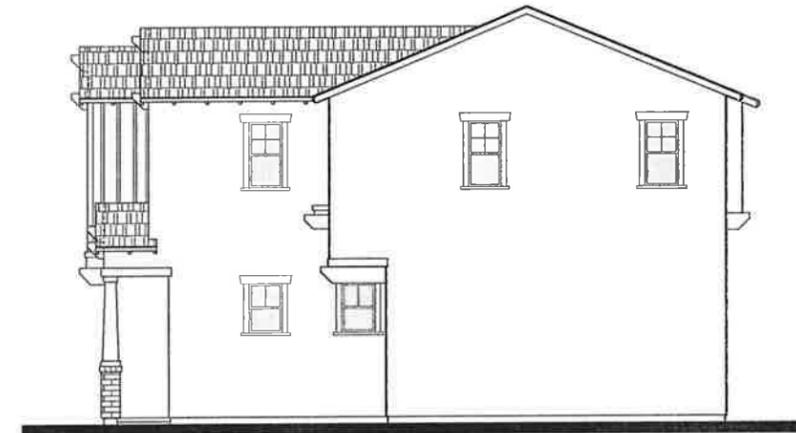
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LEFT



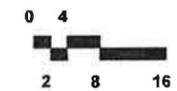
ROOF
1/8" = 1'-0"



RIGHT



REAR



VICTORIA
MELIA HOMES

ELEVATIONS - PLAN 2A "BEACH BUNGLOW"

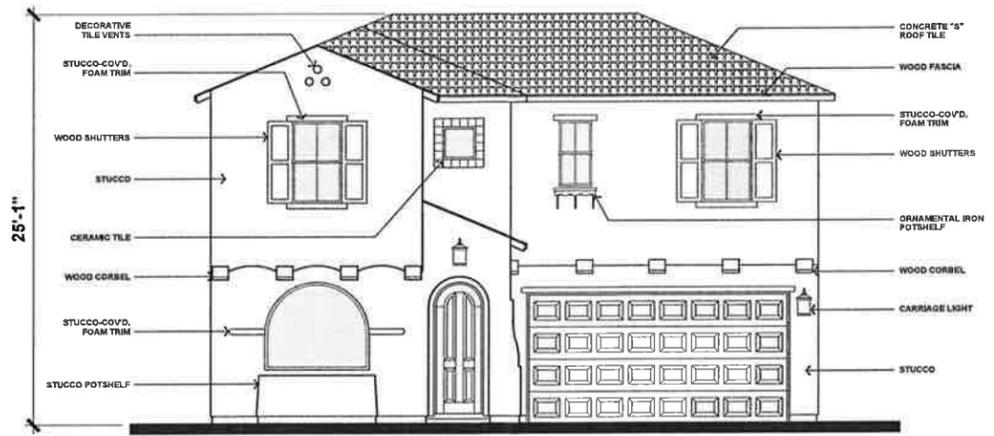
09.23.13

OWNER / APPLICANT:
CM VICTORIA M 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

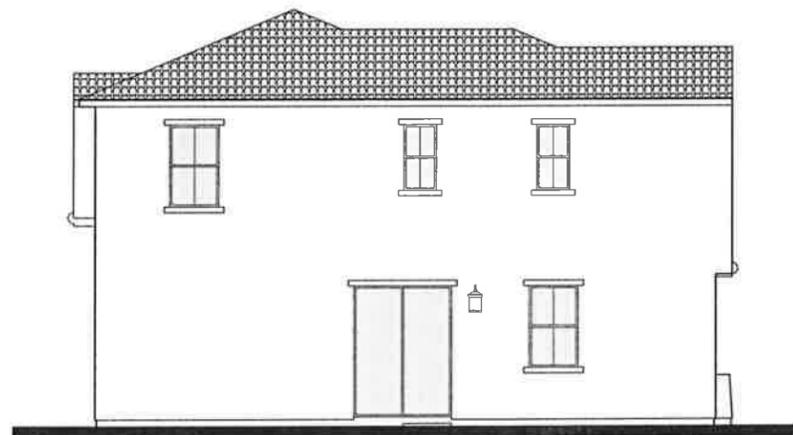
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COSTA MESA, CA 92627

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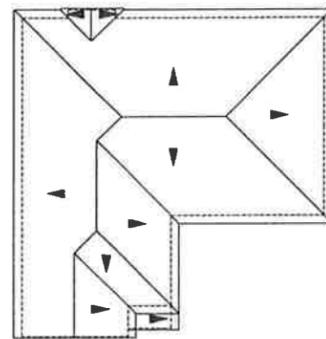




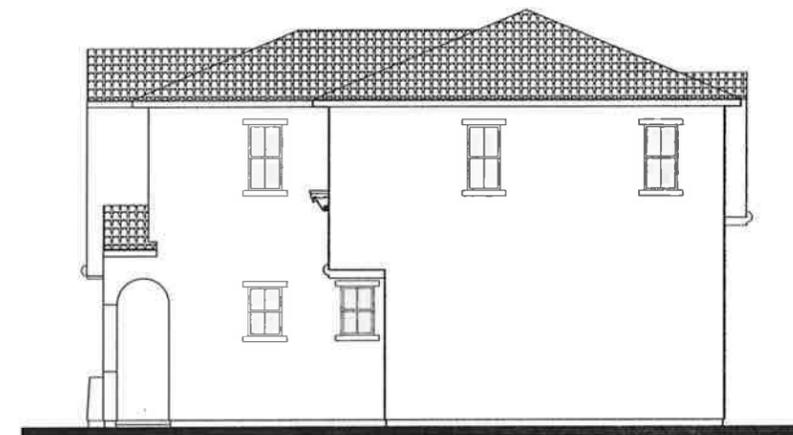
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LEFT



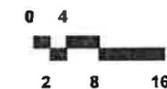
ROOF
1/8" = 1'-0"



RIGHT



REAR



VICTORIA
MELIA HOMES

ELEVATIONS - PLAN 2C "SPANISH COLONIAL"

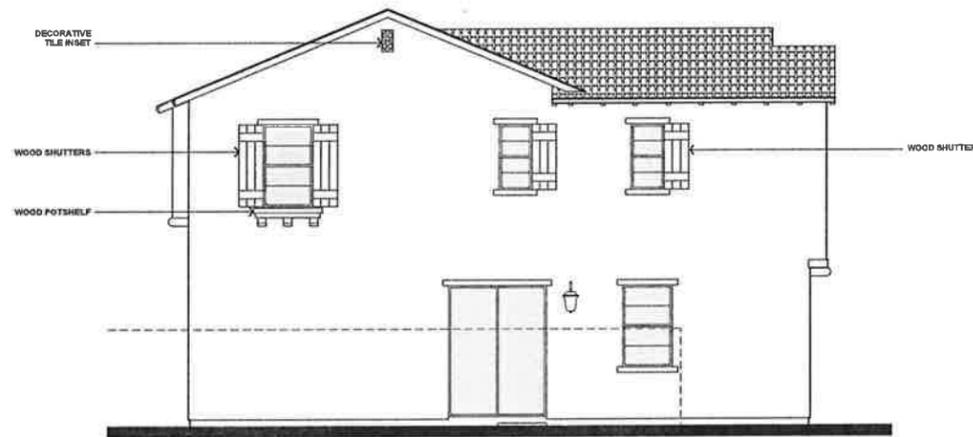
09.23.13

OWNER / APPLICANT:
CM VICTORIA M 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

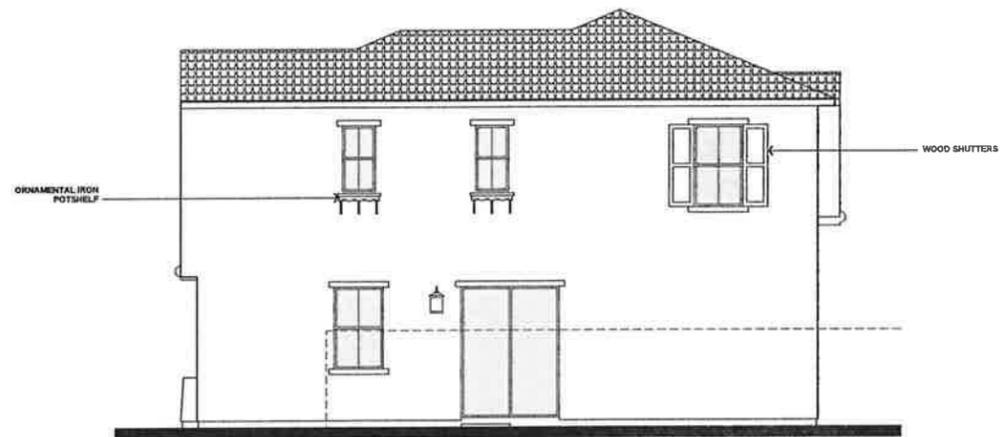
PROJECT ADDRESS:
687 VICTORIA STREET
COSTA MESA, CA 92627

48

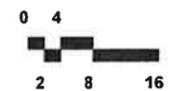




LOT 2 - PLAN 1B



LOT 1 - PLAN 2CR



VICTORIA
MELIA HOMES

ENHANCED ELEVATIONS (FACING VICTORIA STREET)

09.23.13

OWNER / APPLICANT:
CM VICTORIA II 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

PROJECT ADDRESS:
687 VICTORIA STREET
COSTA MESA, CA 92627





1B
MONTEREY HERITAGE



1A
BEACH BUNGALOW



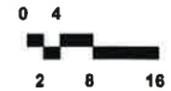
2C
SPANISH COLONIAL



2A
BEACH BUNGALOW



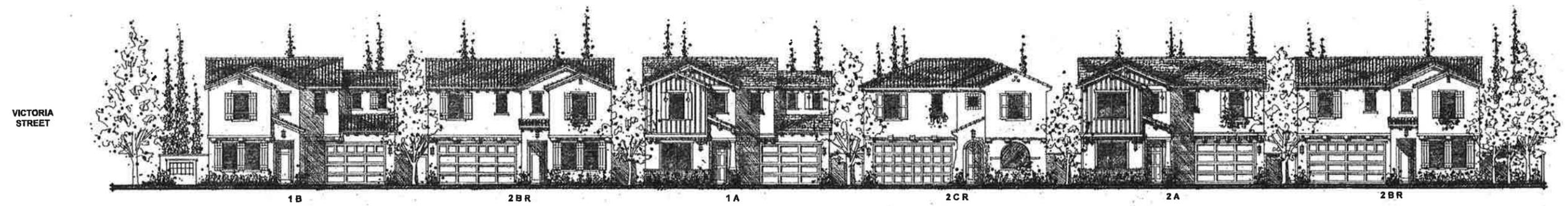
2BR
MONTEREY HERITAGE





VICTORIA STREET

EAST-FACING STREET SCENE



VICTORIA STREET

WEST-FACING STREET SCENE



52

VICTORIA
MELIA HOMES

SCHEMATIC STREET SCENES

11.05.13

OWNER / APPLICANT:
CM VICTORIA M 2012, LLC
8951 RESEARCH DRIVE, SUITE 100
IRVINE, CA 92618
PH: 949-759-4367
CONTACT: CHAD BROWN

PROJECT ADDRESS:
667 VICTORIA STREET
COSTA MESA, CA 92627



PLANT LEGEND

TREES

SIZE	BOTANICAL NAME	COMMON NAME	WULCOLS	COMMENTS
24" box	Arbutus 'Marina'	NCN	M	Standard
24" box	Cinnamomum camphora	Camphor Tree	M	Standard
24" box	Liriodendron tulipifera 'Fastigiata'	Columnar Tulip Tree	M	Standard
36" box	Magnolia grandiflora 'Samuel Soumei'	Southern Magnolia	M	Standard
TURF				
Sod	Marathon II	Hybrid Tall Fescue	H	

SHRUBS

SIZE	BOTANICAL NAME	COMMON NAME	WULCOLS	COMMENTS
1 gal	Agapanthus africanus 'Peter Pan'	Lily of the Nile	M	1'-6" O.C.
5 gal	Buxus japonica 'Green Beauty'	Japanese Boxwood	M	3'-0" O.C.
1 gal	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal Plum	M	3'-0" O.C.
5 gal	Carissa macrocarpa 'Boxwood Beauty'	Boxwood Beauty Natal Plum	M	3'-0" O.C.
1 gal	Eucalyptus japonicus 'Microphyllus'	Box-Leaf Eucalyptus	M	2'-0" O.C.
1 gal	Hemerocallis hybrid 'Stella de Oro'	Daylily	M	1'-6" O.C.
1 gal	Lantana montevidensis	Purple Lantana	L	2'-0" O.C.
1 gal	Levandula angustifolia 'Blue Cushion'	English Lavender	L	1'-6" O.C.
5 gal	Mahonia aquifolium 'Compacta'	Compact Mahonia	M	2'-0" O.C.
5 gal	Nandina domestica 'Gulf Stream'	Gulf Stream Heavenly Bamboo	L	2'-0" O.C.
5 gal	Photinia x fraseri 'Red Robin'	Photinia	M	3'-0" O.C.
5 gal	Pittosporum crassifolium 'Compactum'	Compact Karo	M	3'-0" O.C.
5 gal	Raphiolepis indica 'Ballerina'	Ballerina Indian Hawthorn	M	2'-0" O.C.
5 gal	Raphiolepis umbellata 'Gulf Green'	Gulf Green Yocco Hawthorn	M	3'-0" O.C.
5 gal	Rosa foetida 'Iceberg'	Iceberg Rose	M	3'-0" O.C.
2 gal	Rosa x 'Nostrum'	Pink Carpet Rose	M	3'-0" O.C.
1 gal	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	L	1'-6" O.C.

Victors - Irrigation Water Requirement Calculations

MAWA (Maximum Applied Water Allowance)

MAWA for Landscape Area	ET _o	ETAF	S	CS	CS _{min}	MAWA (Gal. per ft ²)
49.9 x 0.7 x 4,240 x 0.02 =	49.9	0.7	4,240	0.02		81,824
4,240						81,824

EAWU (Estimated Applied Water Use)	ET _o	KL	S	CS	CS _{min}	EAWU (Gal. per ft ²)
Cool Season Turf (Marathon II)	49.9	0.80	430	0.62	0.71	14,990
Medium Water Use Shrubs	49.9	0.50	3,370	0.62	0.71	73,423
Low Water Use Shrubs	49.9	0.30	0	0.62	0.71	0
Other (Paving or Mulch Only)	49.9	0.00	0	0.62	1.00	0
			4,240			88,413

Notes:
 * CIMIS (Station #75 Irvine)
 ET_o - Reference Evapotranspiration Rate in Inches per Year
 ETAF - Evapotranspiration Adjustment Factor
 LA - Landscape Area
 Conversion: to gallons per square foot
 KL - Landscape Coefficient (from WULCOLS)
 IE - Irrigation Efficiency

PLAN NOTES

- MASONRY PERIMETER WALLS (TYPICAL)
ORCO SLUMPED BLOCK - LA PAZ COLOR W/ 2" SLUMPED CAP
- VINYL FENCES (TYPICAL)
- GROUP MAIL BOX
- BENCH
- CONCRETE STEPPERS (TYP)
- ENHANCED PAVING - SCORED AND COLORED CONCRETE
- PERENNIAL GARDEN
- BIO-RETENTION SYSTEM (SEE ENGINEER'S PLAN)

Revisions: By:

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Sheet Name: **PRELIMINARY
 LANDSCAPE PLAN**

Date: 14 NOV., 2013
 Scale: AS SHOWN
 Drawn: RAB
 Approved: GB
 Job No.: BYE-2013.131.00
 Sheet: **01**
 Of 1 Sheets



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