



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: MARCH 10, 2013

ITEM NUMBER: PH-1

**SUBJECT:** PLANNING APPLICATION PA-13-34 AND TENTATIVE TRACT MAP NO. 17663 FOR A 6-UNIT RESIDENTIAL DEVELOPMENT AT 2183, 2187, AND 2191 MINER STREET

**DATE:** MARCH 4, 2014

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** CHELSEA CRAGER, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT:** CHELSEA CRAGER (714) 754-5609  
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## **DESCRIPTION**

The proposed project is a request to construct a 6-unit two-story detached, residential development on a 0.5-acre site at 2183, 2187, and 2191 Miner Street north of Victoria Street (APNs: 42220219, 42220220, and 42220221). The project includes the following:

1. ***Design Review PA-13-34*** to construct a 6-unit, two-story detached Residential Common Interest Development, including the following:
  - a. Variance from common lot requirement;
  - b. Administrative Adjustment to reduce the rear yard setback (20 foot required, 12 foot proposed);
  - c. Administrative Adjustment to reduce the front yard setback (20 foot required, 13 foot proposed);
  - d. Administrative Adjustment to reduce the distance between the buildings (10 foot required, 8 foot proposed);
  - e. Minor Modification to reduce required front yard landscape setback (10 foot required, 9 foot proposed).
2. ***Tentative Tract Map No. 17663*** to subdivide a 0.5-acre parcel into 6 residential lots as part of a Residential Common Interest Development. The minimum lot size is 3,280 square feet and the average lot size is 3,732 square feet.

## **APPLICANT**

The applicant is Ray Dorame, authorized agent for the property owners Miner Partners, LLC.

## **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Approve the project by adoption of Planning Commission resolution, subject to conditions.

## PLANNING APPLICATION SUMMARY

Location: 2183, 2187, and 2191 Miner St.      Application Number: PA-13-34, TT-17663  
 APN: 42220219, 42220220, and  
 42220221

Request: Design Review of a six unit residential development and a subdivision map.

### SUBJECT PROPERTY:

Zone: R2-MD  
 General Plan: MDR  
 Lot Dimensions: 160FT x 140 FT  
 Lot Area: 0.5-acres  
 Existing Development: Three parcels with 2 single family dwellings

### SURROUNDING PROPERTY:

North: Multi-Family Residential  
 South: Multi-Family Residential  
 East: Multi-Family Residential  
 West: Multi-Family Residential

### DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-MD zone	Proposed/Provided
Lot Area	12,000 SF	0.5-acre – 22,400 SF
Maximum Site Coverage	60% - 13,440 SF	56% - 12,505 SF
Open space	40% minimum	9,895 SF – 44%
Density:		
Medium Density Residential Land Use	Max. 12 units per acre	12 units per acre
Zone – R2-MD	Max. 6 dwelling units 1 du/3,630 SF	6 dwelling units 1 du/3,732 SF
Min. Lot Size for Ind. Dwelling Unit Lot	3,000 SF 3,500 SF average	3,280 SF 3,732 SF average
Building Height	Two-stories / 27 ft.	2 stories / 26 ft. 10 in.
Distance between main buildings	10 ft.	<b>8 ft.</b> <sup>1</sup>
Building Setbacks:		
Front	20 ft.	<b>13 ft.</b> <sup>2</sup>
Side	5 ft.	5 ft. (north) 5 ft. (south)
Rear (for two story units)	20 ft.	<b>12 ft.</b> <sup>3</sup>
Rear (second floor)	n/a	n/a
% ratio of 2nd floor to 1st floor	n/a	n/a
Common Lot	Required	<b>Not provided</b> <sup>4</sup>
Driveway Length	19 ft.	19 ft.
Front yard landscape setback	10 ft.	<b>9 ft.</b> <sup>5</sup>
Parking	Two garage and two open per unit 12 garages and 12 open	Two garage and two open per unit 12 garages and 12 open
Total	24 spaces	24 spaces

<sup>1</sup> Requires Administrative Adjustment from distance between buildings

<sup>2</sup> Requires Administrative Adjustment from front yard setback

<sup>3</sup> Requires Administrative Adjustment from rear setback

<sup>4</sup> Requires Variance from common lot requirement

<sup>5</sup> Requires Minor Modification from front yard landscape setback

Final Action	Planning Commission
CEQA Review	Exempt, Class 32, Infill Development Projects

## **BACKGROUND**

The 0.5-acre project site abuts residential uses to the north, south, and west. The project site consists of three parcels with two existing vacant and deteriorated residential structures. The property is zoned R2-MD with a maximum development potential of 6 units (12 dwelling units per acre).

### **Adjoining Properties**

#### *North – 2195 Miner Street*

This property to the north of the proposed site is a two-story structure with four units, zoned R2-MD. This property is developed at a density of 16 units per acre.

#### *South – 2179 Miner Street*

This property to the south of the proposed site is a one-story single family dwelling, zoned R2-MD.

#### *East – 2184 and 2192 Miner Street*

2184 Miner Street is zoned R2-MD, with a two-story 4-unit residential common interest development. This property is developed at a density of 13 units per acre. Also east of the subject property is 2192 Miner Street, zoned R2-MD with a single story, two-unit development. This property is developed at a density of 12 units per acre.

#### *West – 2182 and 2188 Maple Street*

2182 Maple Street, one of the properties to the west of the subject property, is a two-story 5-unit common interest development, zoned R2-MD. 2188 Maple Street, also zoned R2-MD, is a two-story 10-unit residential project. These properties are developed at densities of 17 units per acre and 19 units per acre.

## **ANALYSIS**

### **Proposed Project**

The proposed project includes six two-story detached units on separate lots. The development includes three housing units on each side of the private drive at a density of 12 dwelling units per acre.

#### *Development Review*

Each of the six housing units feature the same floor plan, featuring an attached 2-car garage, three bedrooms, and 2.5 bathrooms. Individual driveways are 16 feet wide and 19 feet long with two landscaped strips, providing open parking for two cars per unit. Each unit will have a private rear yard area as well as a private fenced front yard area to satisfy private open space requirements. Each unit will have a trellis over the walkway leading to the front door, and lots 3 and 6 will face these trellises toward Miner Street. This orientation on the front two units enhances view from the street. The front two units will also feature a 6 foot decorative privacy wall separating the private rear yards from the landscaped setback.

Each home will have storage space for individual trash cans in the private fenced back yards with gate access to the common drive aisle. The common drive aisle has been designed with two notches to accommodate the trash carts for the weekly trash collection. These common trash cart areas have been positioned on the right side of the driveway and will prevent further cluttering of Miner Street with additional trash carts.

### *Tract Map*

The tentative tract map includes subdividing the existing parcels into 6 individual lots with an easement for the common drive. The lot size varies from a minimum of 3,280 square feet, to a maximum of 3,999 square feet, with an average lot size of 3,732 square feet. There is no proposed common lot.

### **Variance from Common Lot Requirement**

A Residential Common Interest Development requires a common lot. The Zoning Code states that the common lot "...shall be used for common driveways, parking areas, and at least 10 feet of street setback landscaped areas." The proposed tract map does not include a common lot, instead proposing common access through an easement. A variance from the requirement for a common lot is being requested for this project. This request is regularly considered by the City as the development community strives to privatize the project open space. If approved, this development would still require a Homeowners Association and would be required to submit CC&Rs for review and approval by staff to ensure that maintenance requirements are addressed.

### **Administrative Adjustment**

#### *Front Yard Setback*

The applicant is requesting an administrative adjustment from the required front yard setback (13 feet proposed, 20 feet required). This includes side yards that are separated from the street by privacy walls, setback 9 feet from the property line. The privacy walls are required to be finished with a design and finish that will match the residential development. This reduced front yard setback allows for greater private open space on the individual lots and a greater building separation, allowing adequate access to rear yards.

#### *Rear Yard Setback*

The applicant is requesting an administrative adjustment from the required rear yard setback (12-foot proposed, 20 feet required). The rear property line is abutting multi-family residential uses at 2182 and 2188 Maple Street. Privacy impacts to these two properties will be minimal because the proposed project will be abutting a parking area at 2188 Maple and an extensive rear setback at 2182 Maple.

#### *Distance between Buildings*

Common interest developments are required to maintain a minimum 10 foot separation between structures. The project requires an administrative adjustment from the distance between buildings (8 feet proposed, 10 feet required). This configuration is adequate to allow pedestrian access between the front and rear yards. The proposed units are only

two story in height, therefore the 8 foot separation will provide adequate light and air circulation through the project.

### **Minor Modification From Front Yard Landscape Setback**

The City's Walls, Fences, and Landscaping Standards require a minimum 10-foot landscape setback area for walls and fences over 3 feet high. The proposed site plan includes a 9-foot landscape setback from the front property line to the proposed 6-foot high block wall. This allows for more private open space in the side yards of the homes on lots 1 and 6. Visibility for circulation on Miner Street will be unaffected.

### **Trash Receptacle Area**

The proposed project includes two trash storage areas along the right side of the common driveway. These storage areas are for individual trash carts only, and not for shared trash dumpsters. This will allow trash to be collected on a weekly basis without cluttering the public street with additional trash cans. The common driveway is 25 feet wide, and will require the trash collection truck to back out of the driveway after collection.

### **Open Space**

Code requires 40% of the total lot area of a Residential Common Interest Development to be open space. This requirement is met (44% provided) in the proposed project. Code also requires that individual dwelling unit have a minimum open space area of 400 square feet with no dimension less than 15 feet. Lots 3 and 4 meet this requirement because of the size of their rear yards. The rear yards of the other four lots fall just slightly short at 360 square feet. However, the project has been designed with semi-private front yards, delineated by a picket fence, that range in size from 220 square feet to 606 square feet. Including the private front yard area, all six lots are well above the minimum open space requirement.

### **Subdivision**

The proposed subdivision includes six numbered lots and an easement that includes the main drive. The lot sizes range from 3,280 square feet to 3,999 square feet with an average lot size of 3,732 square feet.

### **GENERAL PLAN CONFORMANCE**

Subject to conditions, the design and density of the proposed project are in conformance with the 2000 General Plan. The proposed development is comprised of six single-family residences on individual lots at a density of 12 dwelling units per acre, consistent with the General Plan Medium Density Residential designation.

The specific General Plan objectives with which the proposed project complies are as follows:

- *Land Use Objective LU-1A.4:* Strongly encourage the development of low-density residential uses and own-occupied housing where feasible to improve the balance

between rental and ownership housing opportunities.

- *Land Use Objective LU-2A.7:* Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common interest developments.
- *Land Use Objective LU-2A.8:* Encourage increased private market investment in declining or deteriorating neighborhoods.

Subject to compliance with conditions of approval, the design of the proposed structures would meet the intent of the City's Residential Development Standards and Design Guidelines. The proposed structures include elevations with stepping forms both horizontally and vertically to provide architectural transition to second stories. The elevations include articulations, projections, and varied building materials. Additionally, small gates into the semi-private front yards and trellises over the walkways enhance the cottage themed neighborhood character. The two front units will have trellises facing Miner Street to enhance connection to the street.

### **JUSTIFICATIONS FOR APPROVAL**

Staff recommends approval of the project for the following reasons:

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 under identical zoning classifications.
2. 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.
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.
  - The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The proposed development is a common interest development of six detached single family homes, at 12 dwelling units per acre. The project is consistent with the General Plan because at 12 dwelling units per acre, the density is consistent with its Medium Density Residential land use designation. Also, the project promotes homeownership opportunities (Land Use Objective LU-1A.4), and encourages increased private market investment in declining or deteriorating neighborhoods (Land Use Objective LU-2A.8). The project complies with the Development Standards of the R2-MD zone, subject to the requested variances and setback adjustments.
  - Variance from common lot requirement will not allow a use, density, or intensity which is not in accordance with the General Plan designation for the property. The

project design meets the intent of a Residential Common Interest Development in that a Homeowner's Association will be formed to implement CC&Rs to ensure that access and maintenance of the common areas are provided. Creating a common parcel on the front portion of the site will result in substandard parcels that do not meet the minimum lot size requirement of 3,000 square feet. However, the project density (12 dwelling units/acre) is consistent with the General Plan Medium Density Residential designation, and the two-story project meets all the open space and parking requirements of the code. Similar variances have been approved during the past year for properties located at 2525 Santa Ana Avenue, 1596 Santa Ana Avenue, 135 and 141 Monte Vista Avenue, and 2157 Tustin Avenue.

- The Administrative Adjustment for the reduced front setback and Minor Modification for the reduced landscape setback do not constitute the granting of special privilege inconsistent with other properties in the vicinity. Code requires a landscaped setback (9 feet proposed, 10 feet required) for fences and walls over 3 feet in height. Further, the Code requires a front building setback (13 feet proposed, 20 feet required). The Minor Street frontage has been designed to integrate the building placement, architecture, privacy fencing, landscaping, signage, and lower courtyard entry fencing into a coordinated design thyme, intended to establish a sense of arrival for the project. The low privacy (picket) fences with gated Arbors create a connection to the street and carry the cottage architecture all the way out to the public realm. Materials have been selected to reinforce the design thyme and provide a consistent pallet that sets the tone for the project along the perimeter street frontage. The proposed setbacks are adequate to ensure an aesthetically pleasing front setback area that will be an asset to the community and does not constitute the granting of special privileges inconsistent with other properties in the vicinity.
- The Administrative Adjustment from the required building separation (8 feet proposed, 10 feet required) will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The General Plan allows up to 12 dwelling units per acre, which is being proposed for this project. Therefore the project density is in conformance with the General Plan. Further, the proposed setback provides adequate access, light, and air. The setback provides 4 feet of space between building and property line, ensuring adequate access to the front and rear yards.
- The reduced rear yard setback does not allow for an increased density of the project. The rear setback along the west side of the property is intended to allow for greater building separation within the project, and does not result in a project with a greater density than is allowed by the General Plan.
- Building designs meet Residential Design Guidelines. The overall architectural design promotes excellence and compatibility with the surrounding neighborhood. The two-story structures are cottage style homes with varied roof forms and building materials.
- The proposed Tentative Tract Map is consistent with subdivision requirements. The proposed property is physically suitable to accommodate the proposed small lot subdivision. Engineering staff has confirmed that there are no interferences with

the City's or other utility agencies' right-of-way areas and/or easements within the tract.

- The individual open space requirement is met by qualifying the front yards as open space. To comply with the 400 square foot requirement for individual lot open space, the semi-private (fenced) front yards of each unit will be considered part of the total open space.

### **PROPOSED SMALL LOT ORDINANCE CONSISTENCY**

Planning Commission recommended approval of a small lot ordinance to City Council that would change requirements for small lot subdivisions such as this project. The ordinance proposes changing building separation requirements, rear setback requirements, and removes the common lot requirement. Although not current approved, under that proposed ordinance, only an administrative adjustment to reduce the required front yard setback and a minor modification to reduce the required front landscape setback would be required for this project.

### **ENVIRONMENTAL DETERMINATION**

If the project is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15332, for In-fill Development Projects.

### **CONCLUSION**

Approval of the Design Review will allow development of a six unit Residential Common Interest Development. The project satisfies the required findings for the requested variances and deviations and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code.

### **ALTERNATIVES**

The Planning Commission has the following alternatives:

1. Approve the project by adoption of the attached resolution approving Design Review PA-13-34 and Tentative Tract Map No. 17663 to allow development of a six unit residential common interest development with variances and deviations from the code, as noted in the staff report, subject to conditions of approval.
2. Continue the project to a later Planning Commission meeting to allow time for further analysis or project revisions.
3. Direct staff to prepare a resolution for denial of the project.

  
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CHELSEA CRAGER  
Assistant Planner

  
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JERRY GUARRACINO  
Interim Assistant Director of Development  
Services

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
  2. Vicinity Map
  3. General Plan and Zoning Map
  4. Project Plans/Elevations/Landscape Plan
  5. Artist's Simulations
  6. Tentative Tract Map 17663

Distribution:

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

Ray Dorame  
20201 Southwest Birch Street  
Newport Beach, CA 92660

## RESOLUTION NO. PC-14-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PLANNING  
APPLICATION PA-13-34 AND TENTATIVE TRACT MAP  
17663 LOCATED AT 2183, 2187, AND 2191 MINER STREET**

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

WHEREAS, an application was filed by Ray Dorame, as the authorized agent on behalf of the property owner, Miner Street Partners, LLC, requesting approval of the following:

1) ***Design Review PA-13-34*** to construct a 6-unit, two-story detached single-family residential development, including the following:

- a. Variance from common lot requirement;
- b. Administrative Adjustment to reduce the front setback requirement for main buildings (20 foot required, 13 foot proposed);
- c. Administrative Adjustment to reduce the rear second floor setback (20 foot required, 12 foot proposed);
- d. Administrative Adjustment to reduce the distance between the buildings (10 foot required, 8 foot proposed);
- e. Minor Modification to reduce the landscape setback requirement (10 foot required, 9 foot proposed).

2) ***Tentative Parcel Map No. 17663*** to subdivide a 0.5-acre parcel into 6 residential lots as part of a residential common interest development. The minimum lot size is 3,280 square feet and the average lot size is 3,732 square feet.

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 10, 2014 with all persons having the opportunity to speak for and against the proposal;

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-13-34 and Tentative Tract Map 17663.

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-13-34 and Tentative Tract Map 17663 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 10<sup>th</sup> day of March, 2014.**

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Jim Fitzpatrick, Chair  
Chair, Costa Mesa Planning Commission



## EXHIBIT "A"

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:

**Required Finding:** The proposed use is compatible and harmonious with uses on surrounding properties.

**Response:** The surrounding neighborhood of the subject property is one in transition. The proposed project will bring ownership opportunities to the neighborhood and the detached units will be compatible and harmonious with the surrounding properties.

**Required Finding:** 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.

**Response:** The shared alley will provide adequate backup space for the garages located on each lot. There are clear walkways for pedestrian circulation, and landscaping will not impede visibility on Miner Street.

**Required Finding:** The project, as conditioned, is consistent with the General Plan.

**Response:** The proposed project will provide ownership opportunities, consistent with General Plan Objective LU-1A.4. The project proposes a density of 12 units per acre, consistent with the General Plan designation of Medium Density Residential.

**Required Finding:** The planning application is for a project-specific case and does not establish a precedent for future development.

**Response:** Approval will apply to this project-specific site. Conditions have been included that are specific to the proposed project site.

- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

**Required Finding:** 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.

**Response:** The elevations for the proposed project show varied roof forms and building materials. The proposed site and landscape plan include sufficient landscaping and open space for each individual lot. The mass and scale of the proposed project is comparable to existing developments in the vicinity.

**Required Finding:** The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

**Response:** While the neighborhood is predominantly one-story, the proposed project includes elevations that provide roof plane breaks and shutters that create relief from two-story walls.

**Required Finding:** 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.

**Response:** The proposed project provides ownership opportunities for a neighborhood in transition. The project exhibits site planning excellence in the preservation of open space and the view of the project from the street. The project exhibits design excellence in the integration of two-story buildings to be compatible with a predominantly one-story neighborhood.

- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(1) because:

**Required Finding:** 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.

**Response:** The proposed project is located on a site that, if Zoning Code were strictly applied, would not meet minimum lot size requirements for the six individual lots. As this is an infill project the development lot width and depth is predetermined and some flexibility in the application of the development standards is desirable to achieve the goals and objectives for the General Plan, to encourage development of for sale housing and investment in deteriorating neighbors.

**Required Finding:** 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.

**Response:** The proposed project does not exceed density limitations for the R2-MD zone, and complies with the Zoning Code with the variances and deviations as discussed in this report. Therefore, no special privileges are being granted.

**Required Finding:** 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.

**Response:** The proposed project has a density of 12 units per acre, which is the maximum density allowed under the 2000 General Plan for Medium Density Residential. The proposed project also complies with the zoning code maximum density of 1 unit per 3,630 square feet.

- D. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

**Required Finding:** The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

**Response:** The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates ownership opportunities.

**Required Finding:** The proposed use of the subdivision is compatible with the General Plan.

**Response:** The proposed project has a density of 12 units per acre, consistent with the General Plan designation of Medium Density Residential.

**Required Finding:** The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

**Response:** The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15332, for In-fill Development Projects.

**Required Finding:** 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 State Government Code Section 66473.1.

**Response:** The proposed project is east-west oriented, providing south-facing gables that would allow for the future installation of solar panels.

**Required Finding:** 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.

**Response:** As conditioned, the proposed project does not interfere with the public right of way. Four trees will be required to be planted in the Miner Street right of way.

**Required Finding:** 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).

**Response:** The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

- E. The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-fill Development Projects.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-13-34 shall coincide with the expiration of the approval of the Tentative Tract Map 17663 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-13-34 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.
  5. 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.
  6. 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 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.
  7. 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.
  8. 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.
9. 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.
  10. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. 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.
  11. The homeowners shall be restricted from converting landscape strips in the driveway areas to hardscaping. This condition shall be included in the CC&Rs.
  12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  13. 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 from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
  14. Provide proof of recordation of TTM 17663 and CC&Rs prior to issuance of building permits.
  15. Applicant shall provide proof of establishment of a Homeowners Association prior to release of any utilities. If the proposed Small Lot Ordinance under consideration by the City Council is passed and provides alternatives to Homeowners Associations, for projects of this type and size, the applicant may choose to establish one of these alternatives.
  16. 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.
  17. 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.
  18. 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.

19. The applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
20. Walkways on the front two units shall feature a trellis to create a sense of access from Miner Street.
- Park. 21. Plant 4-24" box Pyrus Aristocrat trees along the Miner Street right of way.
- Trans. 22. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$1,775. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
- Utilities 23. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

## CODE REQUIREMENTS (PA-13-34, TTM 17663)

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. All on-site utility services shall be installed underground.
  4. 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.
  5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
  6. 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.
  7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  8. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
  9. 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.
  10. 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.
  11. Proof of recordation of the final tract map shall be submitted prior to issuance of building permits.
  12. The CC&Rs shall include a provision as to use and maintenance of the shared driveway.

13. Prior to issuance of building permits, the applicant 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.
  - A. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations.
  - B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas (if applicable). These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.
  - C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common drive aisle and open space areas in perpetuity by the homeowner's association.
  - D. The CC&Rs shall contain restrictions requiring residents to park vehicles in garage spaces provide for each unit, be that a one of two car garage. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.
  - E. 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.
14. All on-site utility services shall be installed underground.
15. 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.
16. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.
- Bldg. 17. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 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.

18. Submit grading plans, an erosion control plan and a hydrology study.
19. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
20. 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.
21. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3
22. 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. 23. 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.
24. 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.
25. 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.
26. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
27. Prior to recordation of the 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.
28. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Procession Code.
29. The elevations shown on all plans shall be on Orange County benchmark datum.
30. 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.
31. Prior to occupancy of 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.
32. Vehicular and pedestrian access rights to Miner Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

33. 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. This study is to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
34. 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.
35. Fulfill City of Costa Mesa's Drainage Ordinance No. 06-19 requirements prior to approval of plans.
36. 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.
37. Dedicate easements as needed for public utilities.
38. 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. 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.
39. A Construction Access Permit and deposit of \$1,230 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.
40. 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.
41. 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.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
42. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
43. 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 trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.

44. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct a P.C.C. driveway approach 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 is required for all new driveway approaches.
45. 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.
46. Dedicate a 5 foot street and highway easement to the City of Costa Mesa to its ultimate width per City of Costa Mesa's Master Plan of Highways.
- Fire 47. 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 48. Street trees in the front setback shall meet with the approval of the parks and parkways division.
49. Applicant is advised that removal of existing trees within the public right-of-way shall not be permitted without approval from the Parks and Recreation Commission, and compliance with any applicable requirements or conditions as determined by the Parks and Recreation Commission. If any existing trees within the public right-of-way are proposed to be removed, approval by the Parks and Recreation Commission shall be required prior to the issuance of any permits.
50. Park fees for the proposed development shall be remitted prior to approval of the final map.

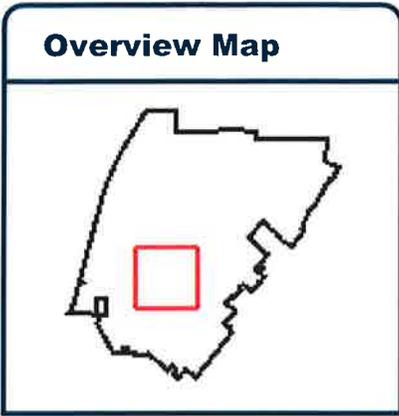
**SPECIAL DISTRICT REQUIREMENTS (PA-13-34, TTM 17663)**

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

- Sani. 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

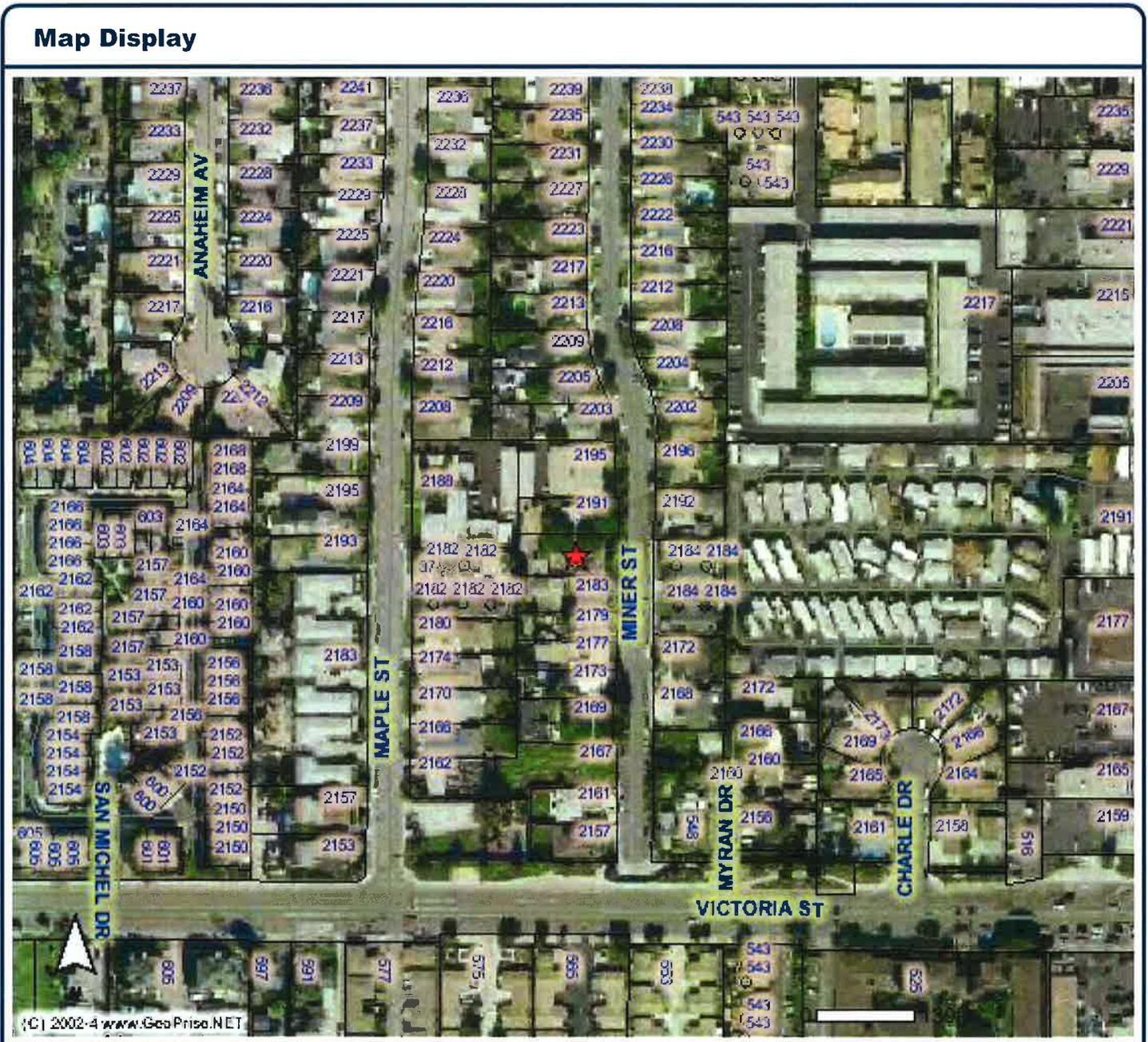
the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

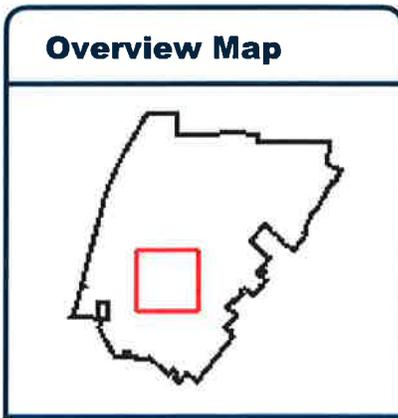
4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash 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 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 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 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.



### Legend

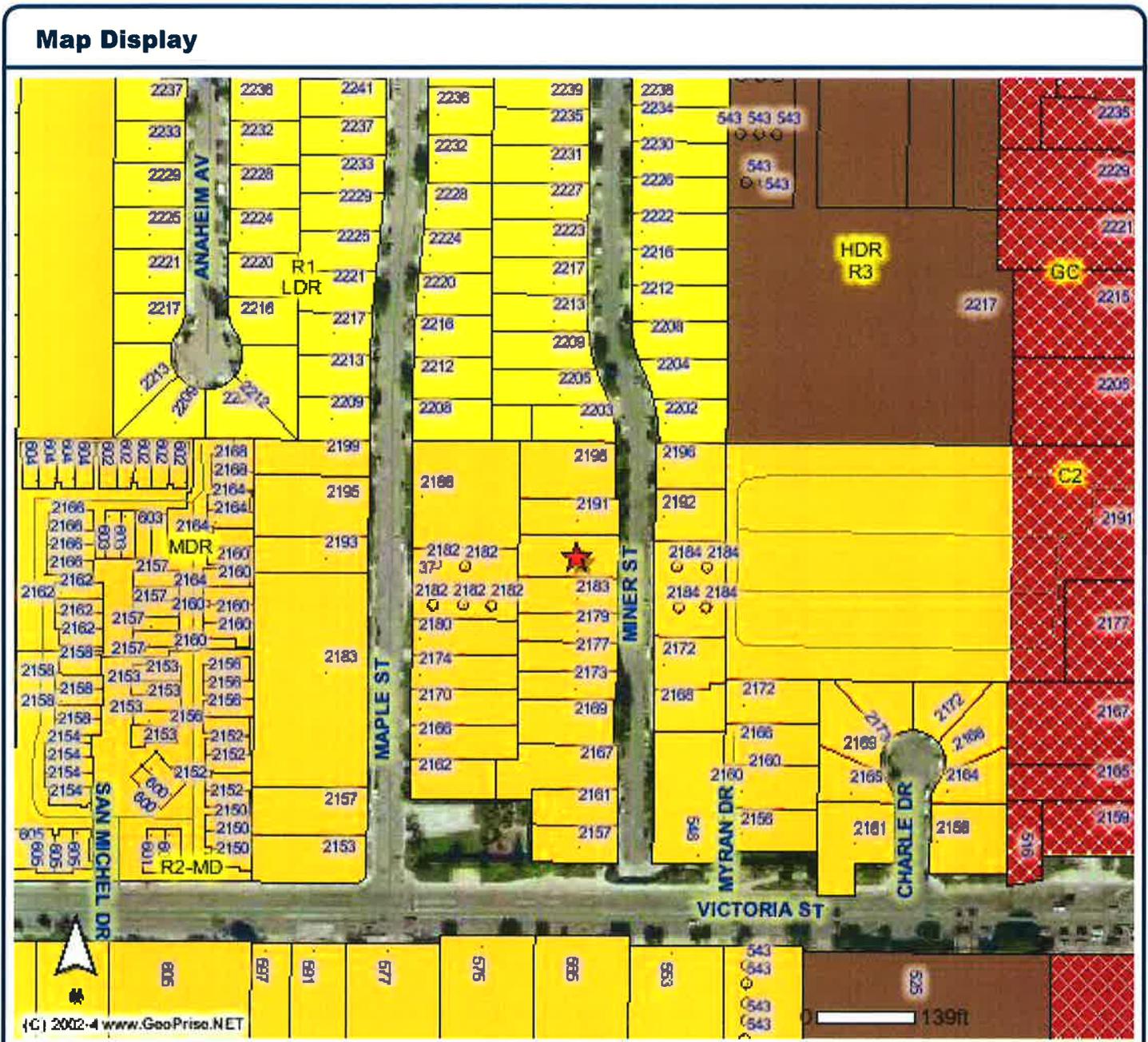
Address Small		Freeway		Freeway Major		Primary	
Address Points		Roads		Newport BLVD (cont)		SECONDARY	
		Collector (cont)				Hydrology	
						Channels	





### Legend

Address Small	Freeway	Collector	Freeway	Major	Newport BLVD	Primary (cont)	SECONDARY	Hydrology Channels	Street Names	Street Centerlines	Parcel Lines	City Boundary	Water Ways	Zoning (cont)
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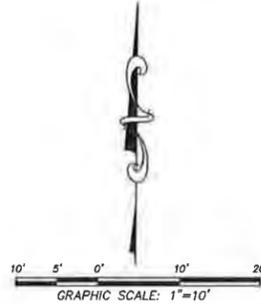


# SITE PLAN

FOR  
**2183, 2187 and 2191 MINER STREET**  
IN THE  
**CITY OF COSTA MESA, COUNTY OF ORANGE**

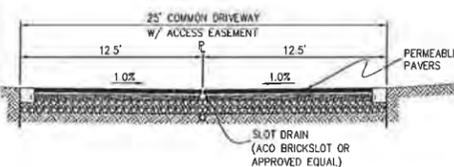


VICINITY MAP

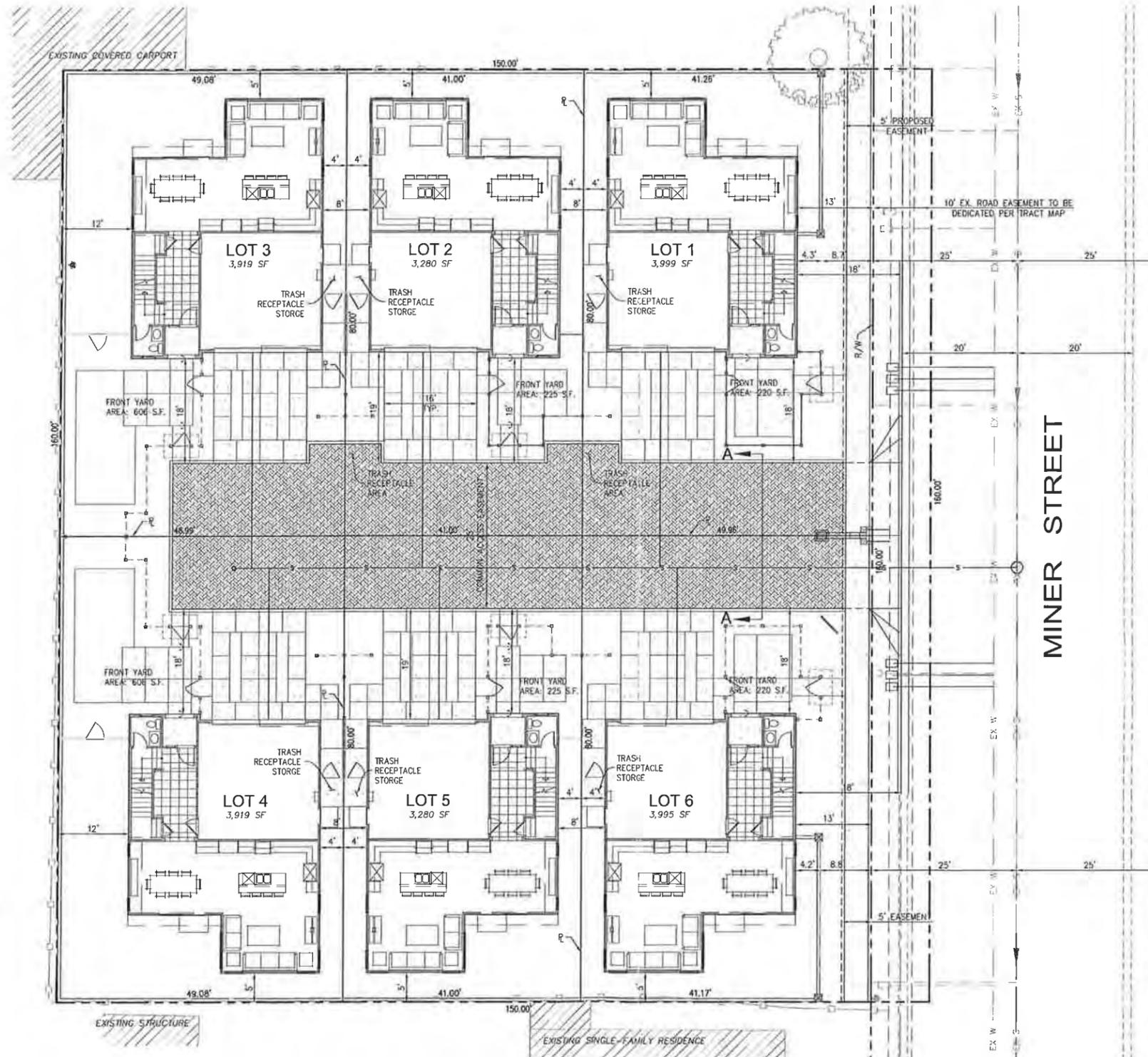


**LEGEND**

- CENTER LINE
- EXISTING BOUNDARY
- EXISTING R/W
- PROPOSED P/L
- PROPOSED SIDEWALK EASEMENT
- PROPOSED SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLES
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PERVIOUS PAVERS
- PROPOSED CONCRETE WALK
- PROPOSED 6"-HIGH BLOCK WALL
- PROPOSED VINYL FENCE
- PROPOSED LOW PICKET FENCE
- PROPOSED SLOT DRAIN



SECTION A-A  
COMMON DRIVEWAY (PRIVATE)  
N.T.S.



**PROJECT ADDRESS**

2183, 2187 & 2191 MINER STREET  
COSTA MESA, CA

**AREA**

NET AREA: 24,000 SF = 0.551 AC  
STREET DEDICATIONS: 1,600 SF = 0.037 AC  
GROSS AREA: 22,400 SF = 0.514 AC

**LOT COVERAGE**

LOTS 1-6  
STRUCTURES: 7,727 SQ FT 34.5%  
WALKS: 935 SQ FT 4.2%  
DRIVEWAYS: 1,776 SQ FT 7.9%  
ALLEY WAY: 3,002 SQ FT 13.4%  
OPEN SPACE: 8,960 SQ FT 40.0%  
TOTAL: 22,400 SQ FT 100%

**BUILDING SUMMARY**

BUILDING TYPE	SQUARE FOOTAGE	DESCRIPTION	# OF UNITS	PERCENTAGE
T	1,865 SF	3 BED, 2.5 BATH	6	100%
TOTAL			6 UNITS	100%

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6204R1 AND STATION GPS NO. 6196, BEING NORTH 00°22'17" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**BENCHMARK**

O.C.S. BENCHMARK CM-55-92  
(ORANGE COUNTY NAVD88 DATUM)  
2005 ELEVATION - 85.058 FEET NAVD88

**LEGAL DESCRIPTION**

APN: 422-202-19  
THE NORTH 50 FEET OF THE SOUTH 445 FEET OF THE WEST 150 FEET OF THE EAST 290 FEET OF LOT 33 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 422-202-20  
THE NORTH 60 FEET OF THE SOUTH 505 FEET OF THE WEST 150 FEET OF THE EAST 290 FEET OF LOT 22 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 422-202-21  
THE NORTH 50 FEET OF THE SOUTH 555 FEET OF THE WEST 150 FEET OF THE EAST 290 FEET OF LOT 33 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE WEST 30 FEET OF THE EAST 140 FEET OF LOT 33 OF FAIRVIEW FARMS, AS SHOWN ON MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

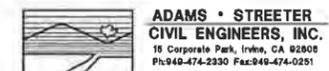
**ASSESSOR PARCEL NUMBER**

APN: 422-202-19  
422-202-20  
422-202-21

**OWNER/DEVELOPER**

**MINER PARTNERS, LLC**  
20201 SW BIRCH STREET, SUITE 100  
NEWPORT BEACH, CA 92660  
949.252.1122

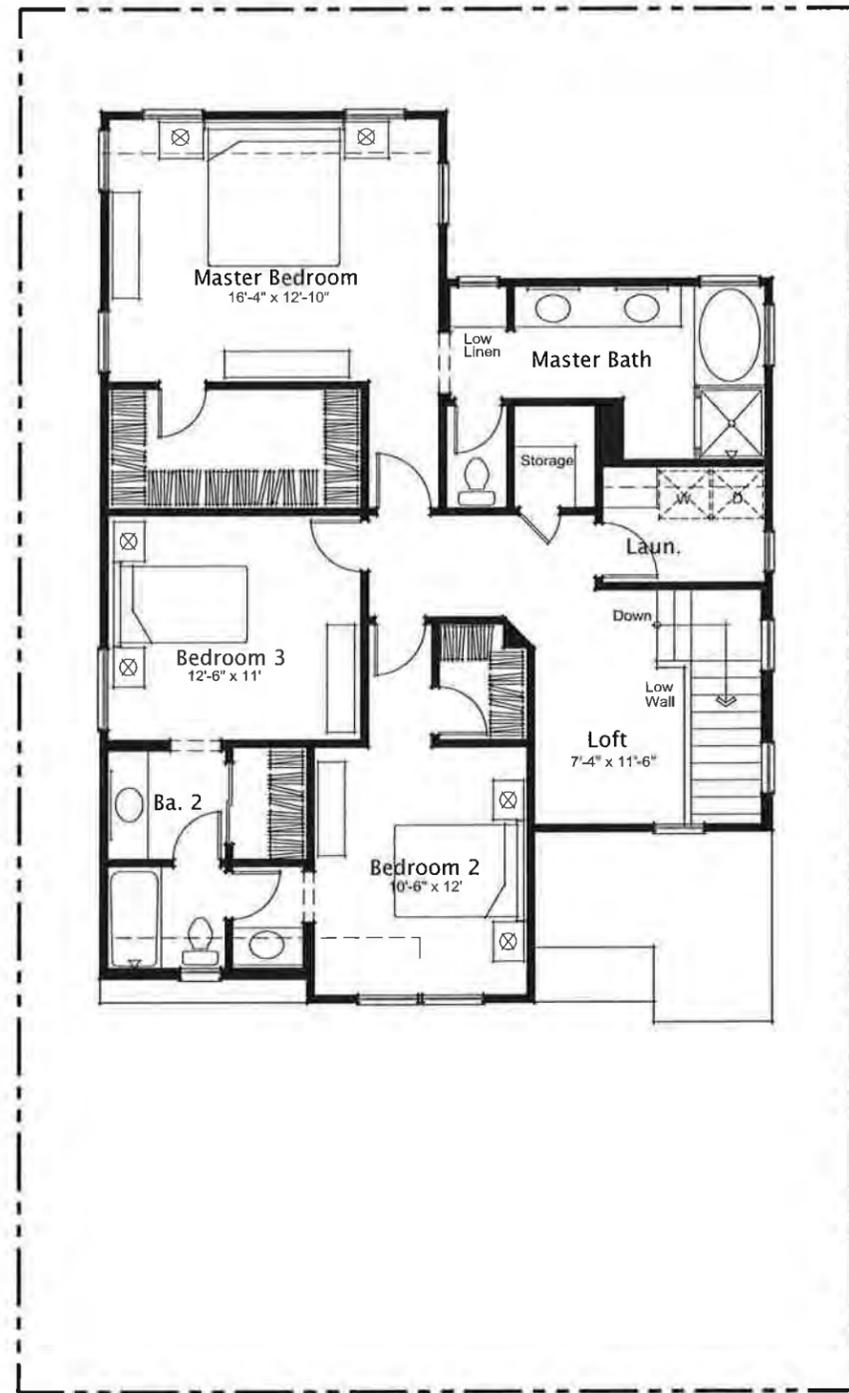
**ENGINEER**



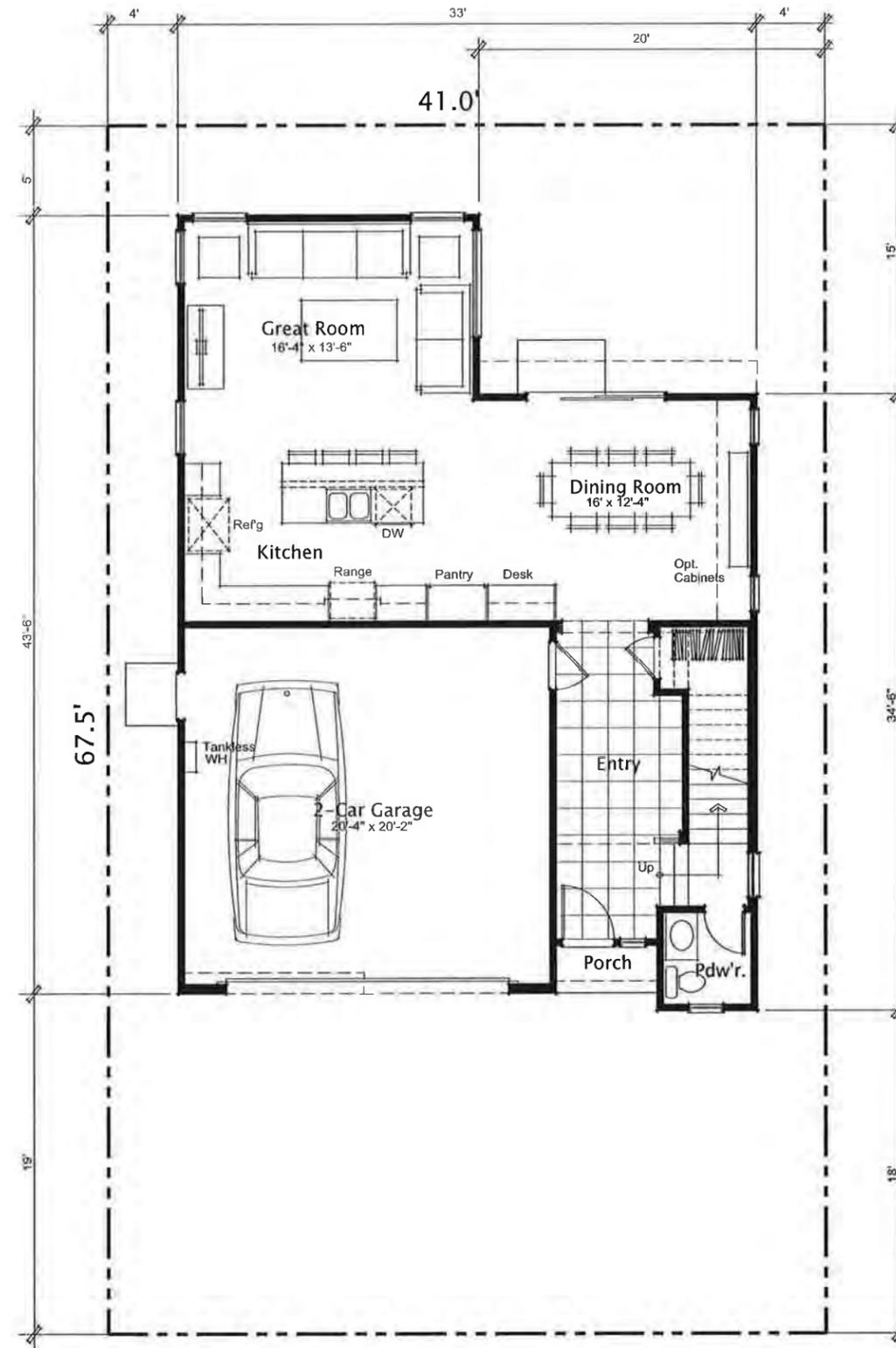
**ADAMS • STREETER**  
CIVIL ENGINEERS, INC.  
18 Corporate Park, Irvine, CA 92608  
Ph: 949-474-2330 Fax: 949-474-0251

**PLAN PREPARATION DATE**

NOVEMBER 18, 2013  
2ND SUBMITTAL: JANUARY 28, 2014

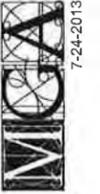


Second Floor Plan



First Floor Plan

Living Area:	
First Floor	834
Second Floor	1142
Total Living Area =	1976 sq. ft.
Garage	431

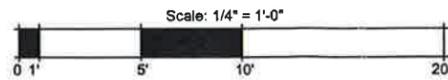


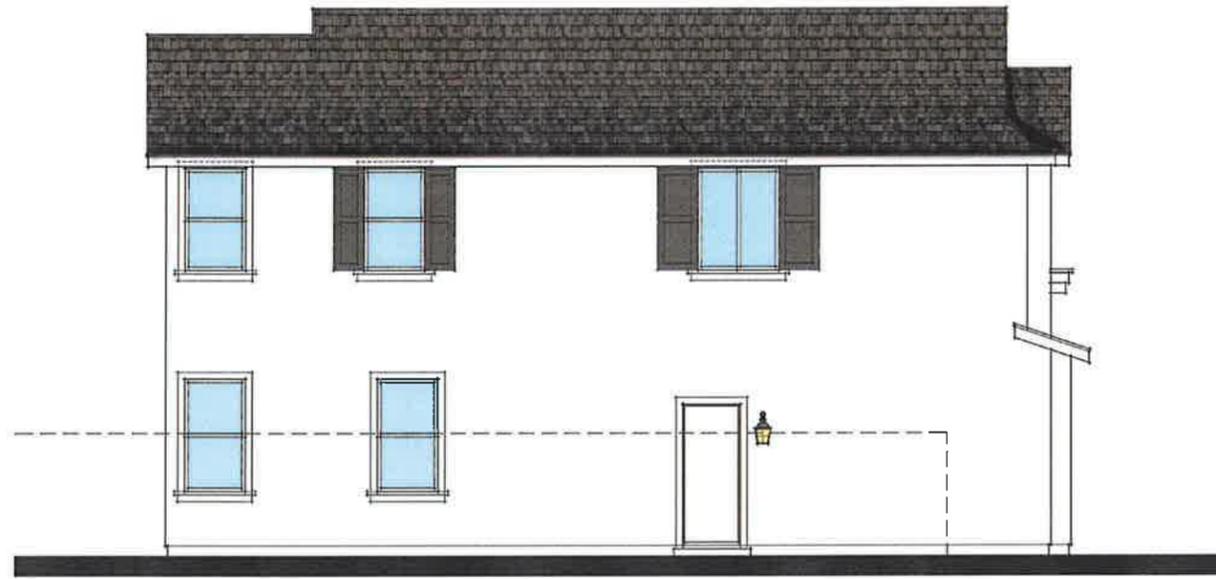


RIGHT ELEVATION 'A'



RIGHT ELEVATION 'B'

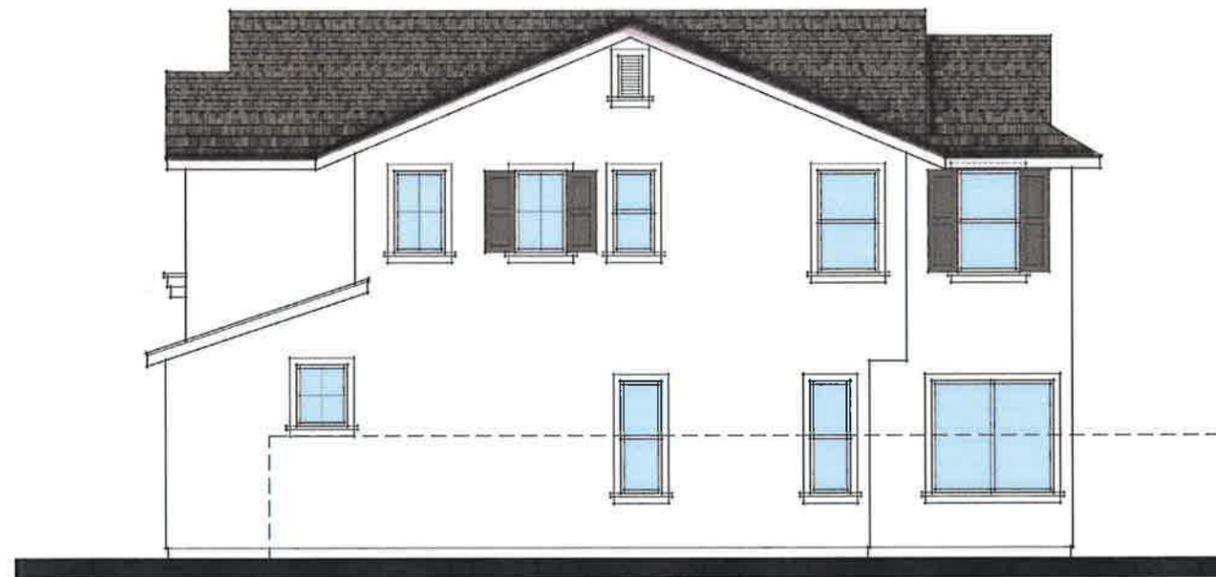




LEFT ELEVATION



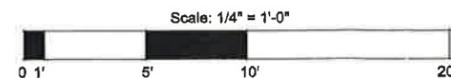
FRONT ELEVATION  
SCHEME 1



RIGHT ELEVATION



REAR ELEVATION

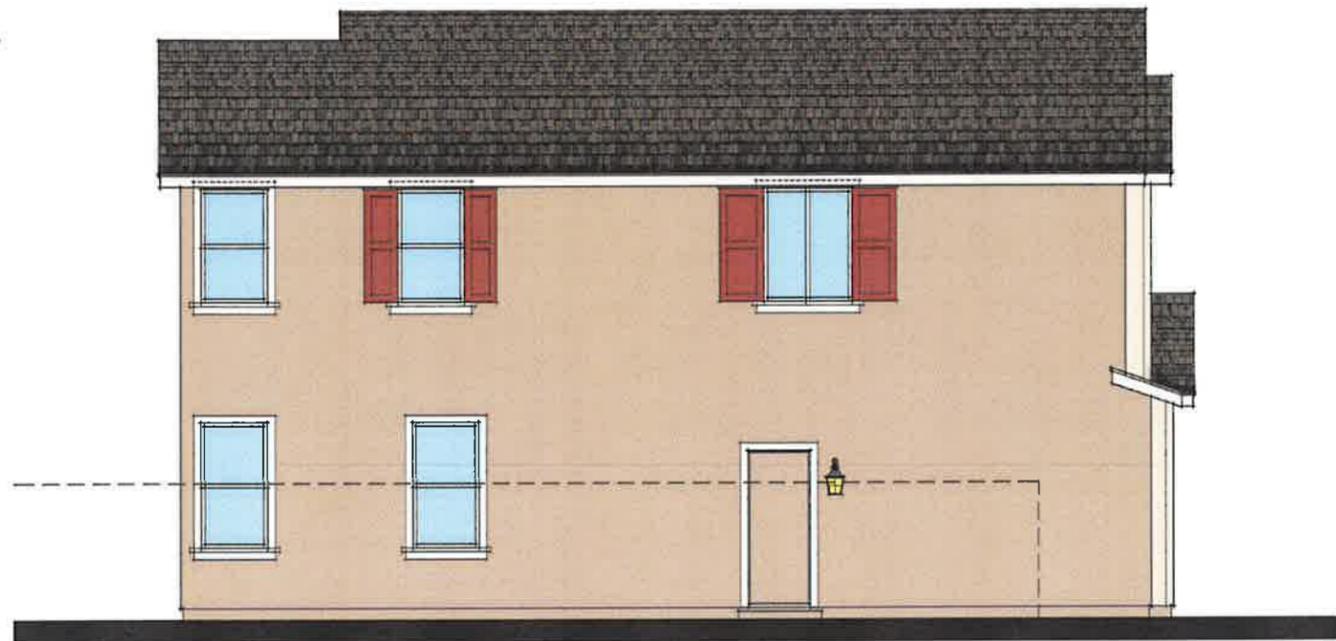


Mark Gross & Associates, Inc.  
8881 Research Drive, Irvine, California 92618  
(949) 387-3800 Fax (949) 387-7800  
Copyright © MARK GROSS & ASSOCIATES, INC. 7-24-2013

FARM HOUSE 'A'

MASTERCRAFT  
HOMES GROUP

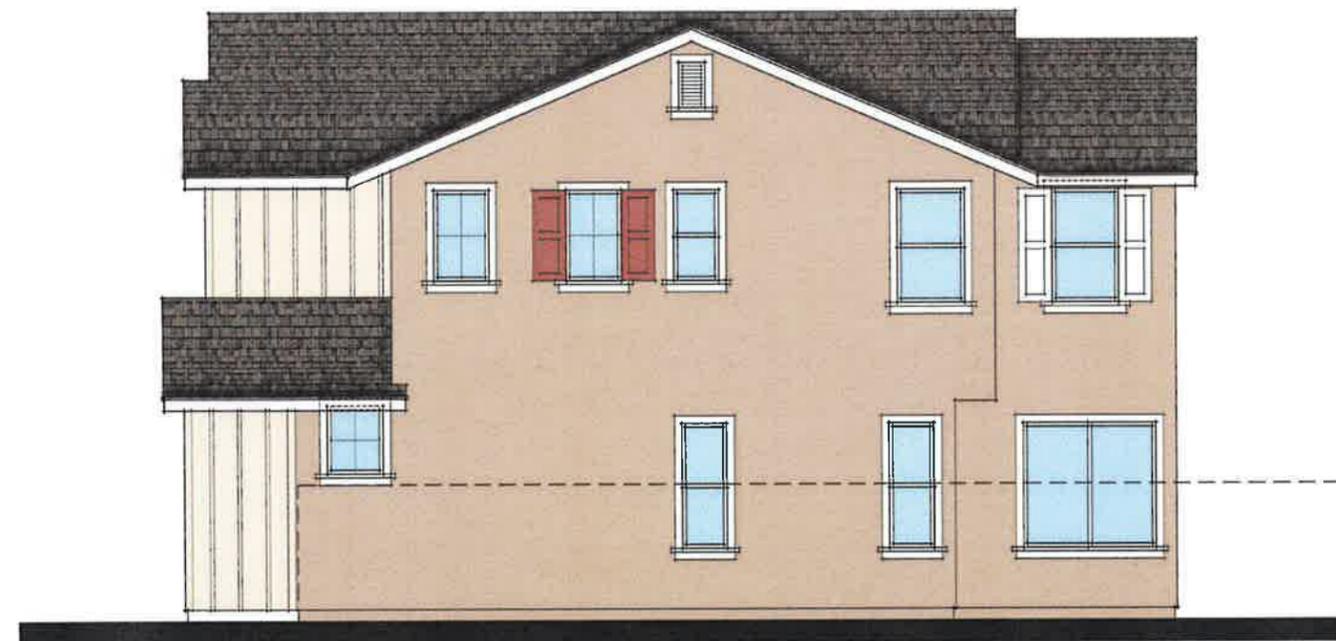
2183, 2187 & 2191 Miner St., Costa Mesa



LEFT ELEVATION



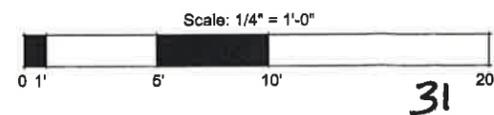
FRONT ELEVATION  
SCHEME 2

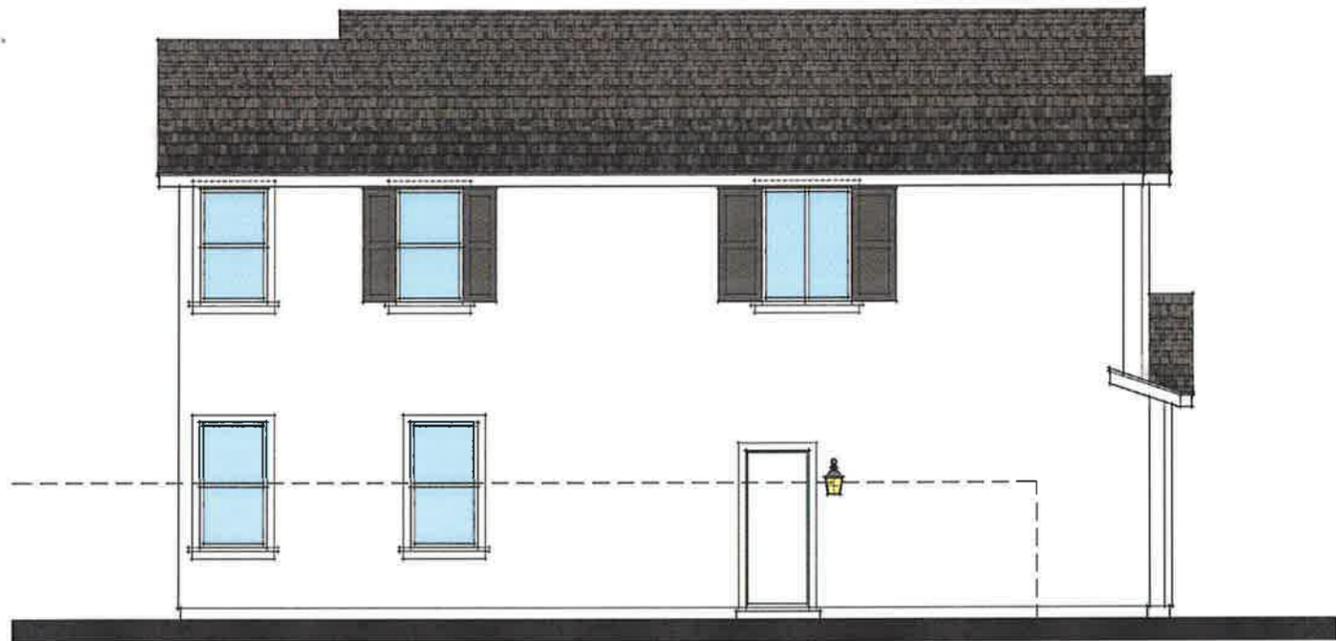


RIGHT ELEVATION



REAR ELEVATION

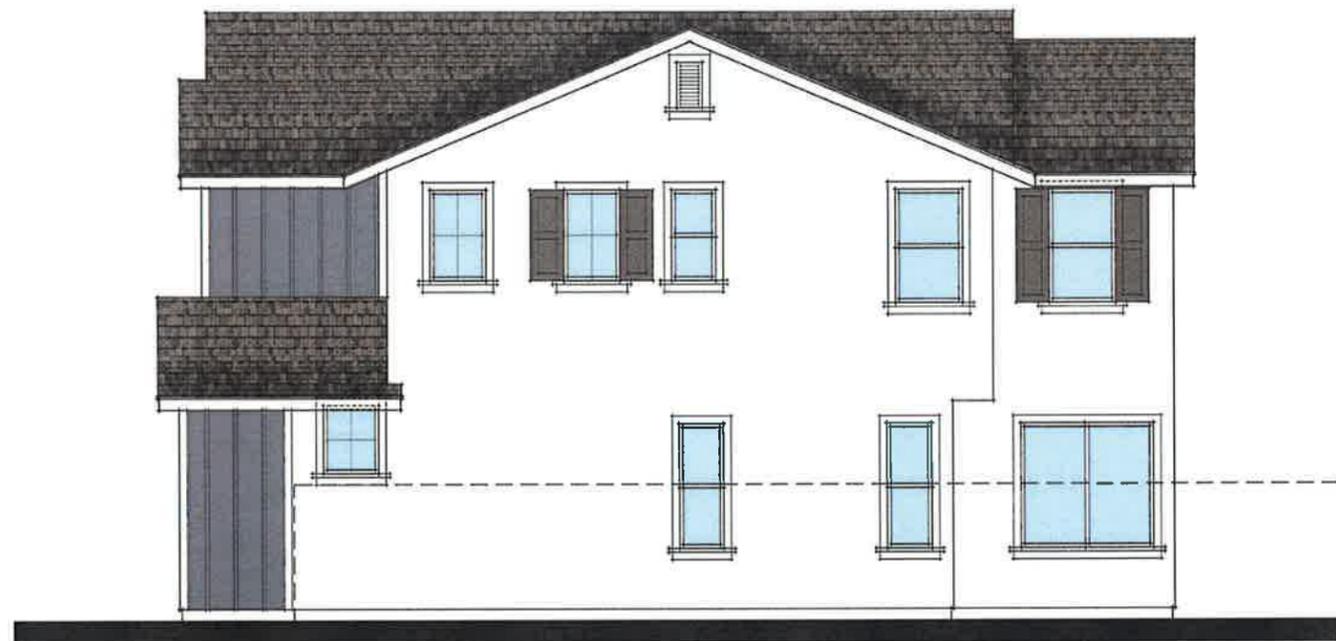




LEFT ELEVATION



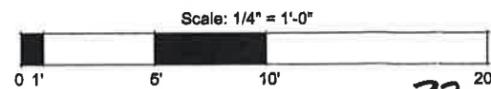
FRONT ELEVATION  
SCHEME 3



RIGHT ELEVATION



REAR ELEVATION



**PRELIMINARY  
LANDSCAPE PLAN**

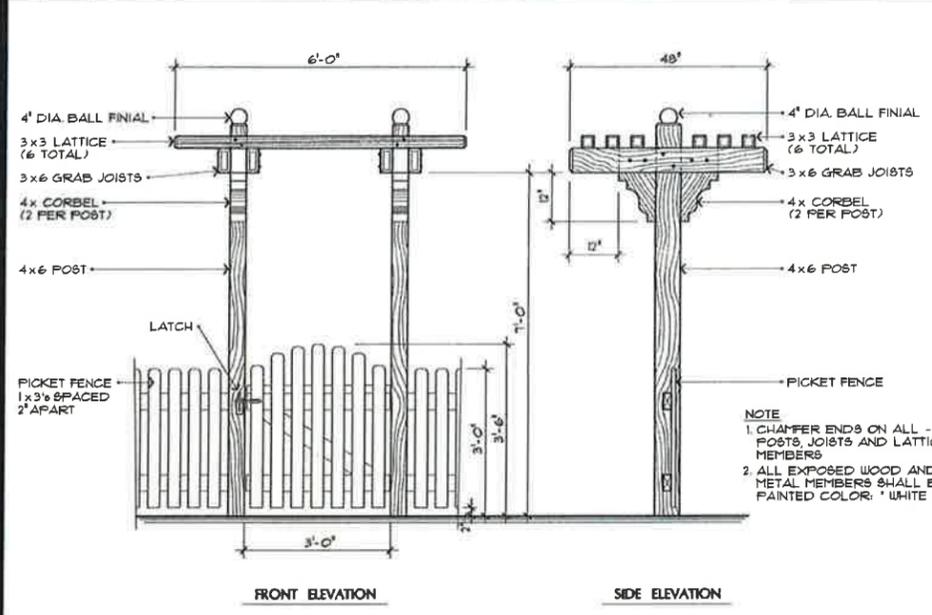
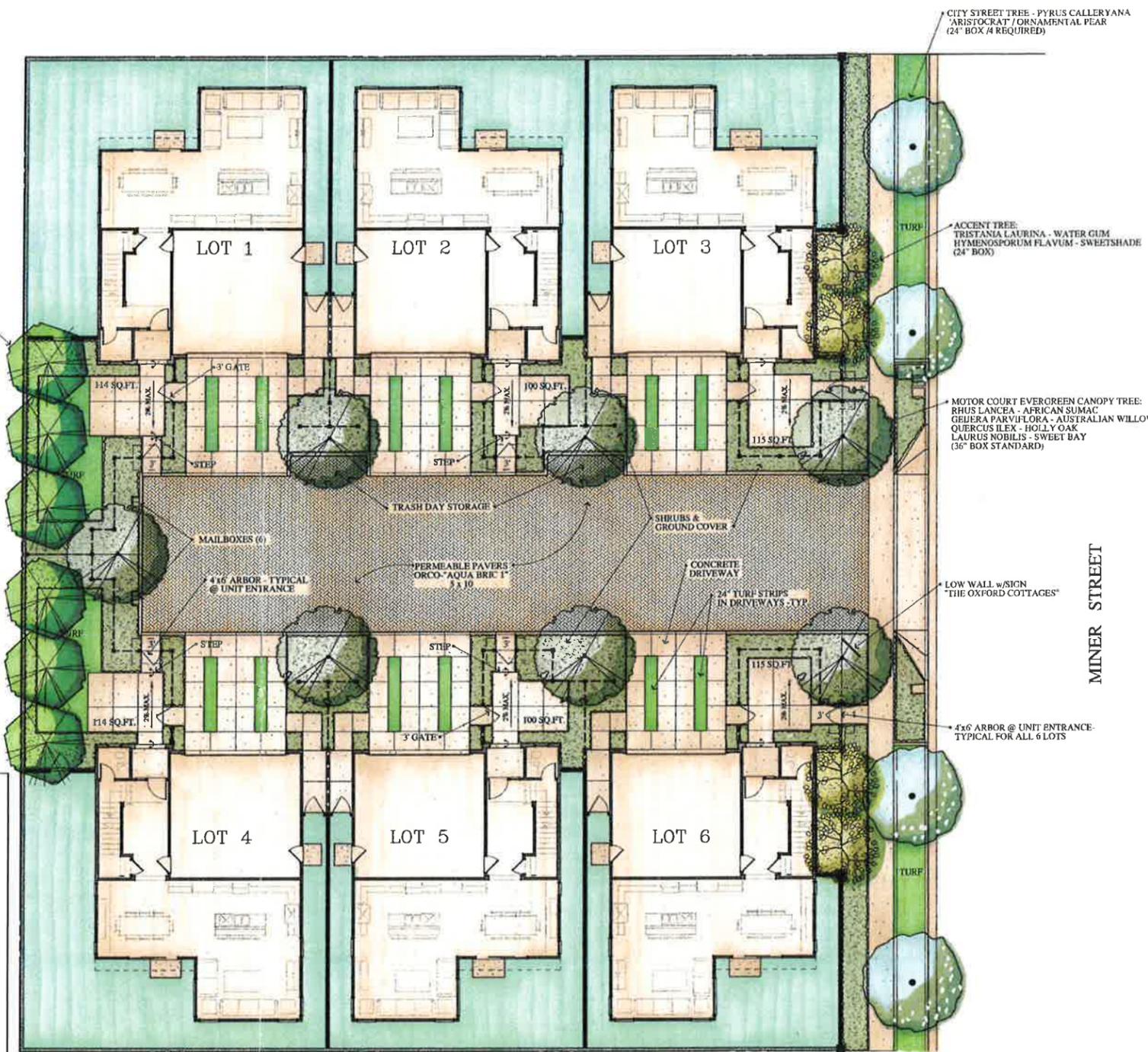
**THE OXFORD COTTAGES**  
2183, 2187, & 2191 MINER STREET COSTA MESA, CA  
MASTERCRAFT HOMES GROUP, LLC  
20201 SW BIRCH STREET, SUITE 100 NEWPORT BEACH, CA 92660 949-252-1122



**FRANK  
RADMACHER  
ASSOCIATES, INC.**  
Landscape Architects  
14841 York Street, Suite 204 • Irvine, CA 92718  
TEL: 949-252-1122 FAX: 949-252-1123  
WWW.FRANKRADMACHER.COM

NO.	REVISIONS	BY	DATE

SCALE: 1/8" = 1'-0"  
DATE: 1/22/2014  
JOB NO. 30412  
DRAWING STAFF  
CHECK: [Signature]  
SHEET  
**L-1**  
OF 1



**NOTE**  
1. CHAMFER ENDS ON ALL - POSTS, JOISTS AND LATTICE MEMBERS  
2. ALL EXPOSED WOOD AND METAL MEMBERS SHALL BE PAINTED COLOR: 'WHITE'

\\frank\3000\3042\_Miner Street (Oxford Cottages) - Mastercraft\1942\_Prelim Landscape Layout\_1/22/2014 8:44:23 AM\_125.v



34



35



oxford

36



37

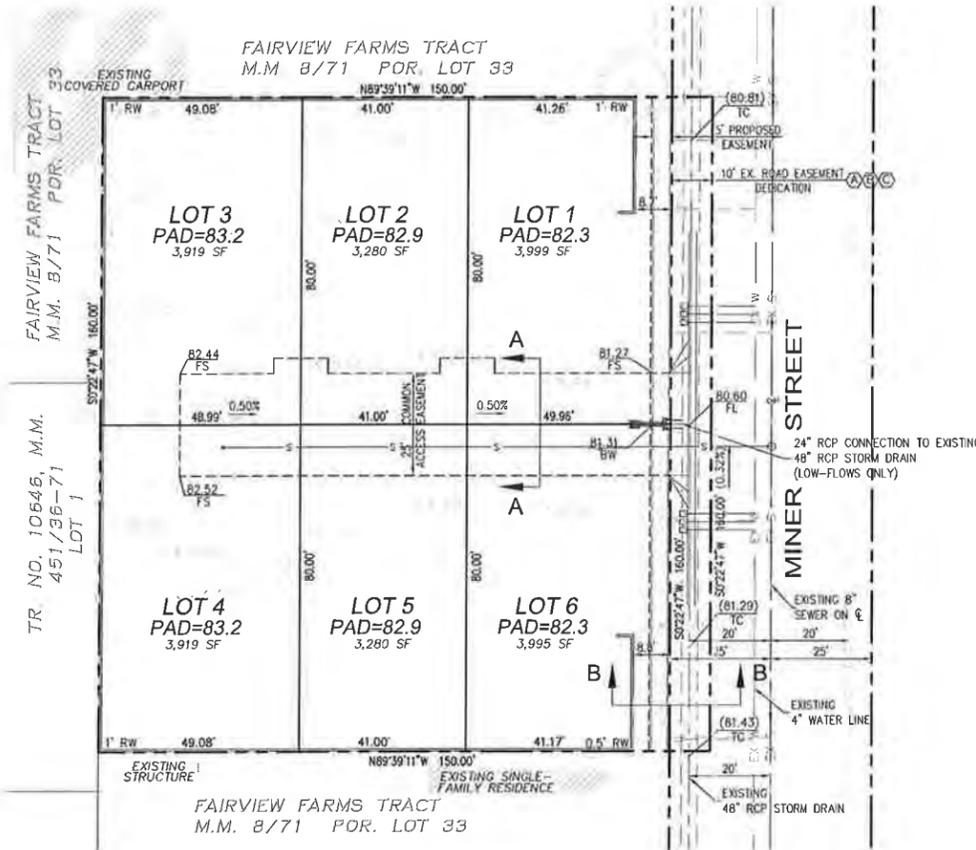
# TENTATIVE TRACT MAP 17663

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE  
STATE OF CALIFORNIA

EXISTING EASEMENTS	
PER TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY, ORDER NO. 00005210-K26, DATED JANUARY 24, 2013	
SYMBOL ON PLAN	DESCRIPTION
(A)	AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 19, 1957 IN BOOK 4141, PAGE 575 OF OFFICIAL RECORDS.
(B)	AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 19, 1957 IN BOOK 4142, PAGE 1 OF OFFICIAL RECORDS.
(C)	AN EASEMENT FOR STREET AND HIGHWAY PURPOSES IN FAVOR OF THE CITY OF COSTA MESA RECORDED DECEMBER 19, 1957 IN BOOK 4142, PAGE 9 OF OFFICIAL RECORDS.

**LEGEND**

- CENTER LINE
- EXISTING BOUNDARY
- EXISTING R/W
- PROPOSED P/L
- PROPOSED EASEMENT
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLES
- EXISTING WATER METER
- PROPOSED WATER METER
- EXISTING SEWER LATERAL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED RETAINING WALL



**LEGAL DESCRIPTION**

APN: 422-202-19  
THE NORTH 50 FEET OF THE SOUTH 445 FEET OF THE WEST 150 FEET OF THE EAST 290 FEET OF LOT 33 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 422-202-20  
THE NORTH 60 FEET OF THE SOUTH 505 FEET OF THE WEST 150 FEET OF THE EAST 290 FEET OF LOT 22 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 422-202-21  
THE NORTH 50 FEET OF THE SOUTH 555 FEET OF THE WEST 150 FEET OF THE EAST 290 FEET OF LOT 33 OF FAIRVIEW FARMS, AS SHOWN ON A MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER THE WEST 30 FEET OF THE EAST 140 FEET OF LOT 33 OF FAIRVIEW FARMS, AS SHOWN ON MAP RECORDED IN BOOK 8, PAGE 71 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**GENERAL NOTES**

- EXISTING ZONING: R2
- PROPOSED ZONING R2
- PROPOSED LAND USE: SMALL-LOT CONFIGURATION; SINGLE-FAMILY RESIDENCES
- SURROUNDING ADJACENT LAND USES:  
NORTH: RESIDENTIAL  
SOUTH: RESIDENTIAL  
WEST: RESIDENTIAL  
EAST: MINER STREET
- AREA IS NOT SUBJECT TO OVERFLOW OR FLOOD HAZARD; ZONE "X", FIRM MAP 06059C0268J, DECEMBER 3, 2009
- THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF COSTA MESA
- ALL EXISTING STRUCTURES ON SITE SHALL BE REMOVED

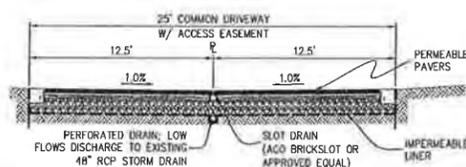
**SITE DATA SUMMARY**

NUMBER OF LOTS: 6 RESIDENTIAL NUMBERED LOTS  
GROSS ACREAGE: 0.514 AC  
DENSITY: 11.67 D.U./ACRE  
PARKING  
GARAGE: 2/UNIT = 12  
DRIVEWAY: 2/UNIT = 12  
TOTAL = 24

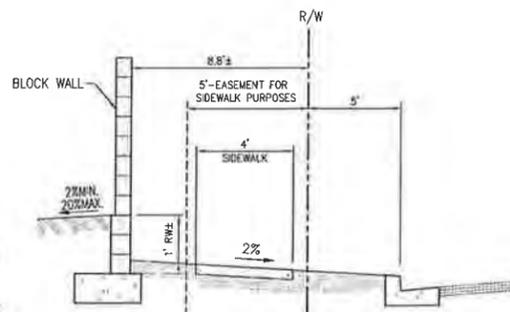
**LOT DATA**

LOT NO.	AREA (SF)	WIDTH	PURPOSE
1	3,999	49.96'	RESIDENTIAL
2	3,280	41.00'	RESIDENTIAL
3	3,919	48.99'	RESIDENTIAL
4	3,919	48.99'	RESIDENTIAL
5	3,280	41.00'	RESIDENTIAL
6	3,995	49.96'	RESIDENTIAL
SUB-TOTAL	22,392		
STREET DEDICATION	1,600		
TOTAL	23,992		

MINIMUM LOT AREA = 3,280 SF  
MAXIMUM LOT AREA = 3,999 SF  
AVERAGE LOT AREA = 3,732



**SECTION A-A**  
COMMON DRIVEWAY (PRIVATE)  
N.T.S.



**SECTION B-B**  
MINER STREET



**OWNER/SUBDIVIDER**

**MINER PARTNERS, LLC**  
20201 SW BIRCH STREET, SUITE 100  
NEWPORT BEACH, CA 92660  
CONTACT: RAY DORAME, VP OF OPERATIONS  
PHONE: 949.252.1122

**PLANS PREPARED BY:**

**ADAMS • STREETER CIVIL ENGINEERS, INC.**  
15 Corporate Park, Irvine, CA 92608  
Ph: 949-474-2330 Fax: 949-474-0251

**PROJECT ADDRESS**

2183, 2187 & 2191 MINER STREET  
COSTA MESA, CA

**AREA**

NET AREA: 0.551 AC  
STREET DEDICATIONS: 0.037 AC  
GROSS AREA: 0.514 AC

**BASIS OF BEARINGS**

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6204R1 AND STATION GPS NO. 6196, BEING NORTH 00°22'17" EAST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

**BENCHMARK**

O.C.S. BENCHMARK CM-55-92  
(ORANGE COUNTY NAVD88 DATUM)  
2005 ELEVATION - 85.058 FEET NAVD88

**ASSESSOR PARCEL NUMBER**

APN: 422-202-19  
422-202-20  
422-202-21

**REVISIONS:**

REVISION	DESCRIPTION	DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:

*N. Streeter*  
NICHOLAS A. STREETER  
RCE 70862 EXP. 06/30/15

**PLAN PREPARATION DATE**  
FEBRUARY 4, 2014 J.N. 13-1947

**CITY OF COSTA MESA** SHEET  
**TENTATIVE TRACT** 1  
**MAP NO. 17663** OF  
1