



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: JUNE 9, 2014

ITEM NUMBER: PH-3

**SUBJECT:** PLANNING APPLICATION PA-14-15 AND TENTATIVE PARCEL MAP NO. 2014-125 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 270 PALMER STREET

**DATE:** MAY 28, 2014

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

**PRESENTATION BY:** ANTONIO GARDEA, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** ANTONIO GARDEA (714) 754-5692  
antonio.gardea@costamesaca.gov

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## **DESCRIPTION**

The proposed project is a request to construct two, two-story detached, residential dwelling units and a small lot subdivision to create two, fee-simple lots on a 7,688-square foot site at 270 Palmer Street. The project includes the following:

1. **Design Review PA-14-15** to construct two, two-story detached single-family residences.
2. **Tentative Parcel Map No. 2014-125** to subdivide a 7,688-square foot parcel into two fee-simple lots as part of a Small Lot Subdivision.

The proposed project complies with the Code-required residential development standards, the Residential Design Guidelines, and the recently adopted Small Subdivision Ordinance.

## **APPLICANT**

The applicant is Thomas St. Clair, authorized agent for the property owners, Clifford and Jean Tufty.

## **RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Find that the project is exempt from further CEQA review per Section 15303 - New Construction or Conversion of Small Structures and Section 15315 - Minor Land Divisions ; and
2. Approve the project by adoption of Planning Commission resolution, subject to conditions.

## PLANNING APPLICATION SUMMARY

Location: 270 Palmer Street  
 APN: 425-162-05

Application Number: PA-14-15, PM-2014-125

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

**SUBJECT PROPERTY:**

Zone: R2-MD  
 General Plan: MDR  
 Lot Dimensions: 55 FT x 140 FT  
 Lot Area: 7,688 square feet  
 Existing Development: One parcel with a single family dwelling

**SURROUNDING PROPERTY:**

North: R2-MD Multi-Family Residential  
 South: R2-MD Multi-Family Residential  
 East: R2-MD Multi-Family Residential  
 West: R2-MD Multi-Family Residential

### DEVELOPMENT STANDARD COMPARISON

| Development Standard                | Required/Allowed<br>R2-MD zone   | Proposed/Provided                   |
|-------------------------------------|--|-------------------------------------|
| Lot Area                            | 12,000 SF  | 7,688 SF                            |
| Open space                          | 30% minimum  | 2,825 SF - 39 %                     |
| Density:                            |  |                                     |
| Medium Density Residential Land Use | Max. 12 units per acre   | 11.3 units per acre                 |
| Zone – R2-MD                        | Max. 2 dwelling units<br>1 du/3,630 SF                                 | 2 dwelling units<br>1 du/3,844 SF   |
| Building Height                     | Two-stories / 27'-0"   | 2 stories / 26'-7"                  |
| Distance between main buildings     | No Minimum /SLO  | 20 ft.                              |
| Building Setbacks:                  |  |                                     |
| Front                               | 20 ft.   | 20 ft.                              |
| Side                                | 10 ft.   | 5 ft.                               |
| Rear                                | 5 ft.  | 15 ft <sup>1</sup>                  |
| % ratio of 2nd floor to 1st floor   | 100%   | 74%                                 |
| Driveway Length                     | 19 ft.   | 20 ft.                              |
| Parking                             | Two garage and<br>two open per unit                                    | Two garage and<br>two open per unit |
| Total                               | 8 spaces   | 8 spaces                            |
| Final Action                        | Planning Commission  |                                     |
| CEQA Review                         | Exempt, Class 3 for new construction or conversion of small structures |                                     |

<sup>1</sup> Rear setback is 5' from the 10' wide alley easement

## **BACKGROUND**

### ***Project Site/Environs***

The 7,688-square foot project site surrounded by residential uses. The project site is currently developed with a one-story, single-family residence. The property is zoned R2-MD with a maximum development potential of two units (12 dwelling units per acre).

The surrounding properties are developed with both single-family and multiple-family residences. The majority of the abutting properties to the west have an easement along the rear portion of the property which extends to the centerline of the alley. Some of these properties have both alley access to garages and a curb cut along Palmer Street to single-car garages. The abutting properties to the east have easements for access to the garages at the rear of the properties. The abutting properties at 266 & 274 Palmer Street are developed with a two-story, single-family residences. The properties to the north facing Knox Street are developed with two-story, multiple-family residences (duplexes).

## **ANALYSIS**

### ***Project Description***

The proposed project consists of two, detached single-family residences with attached two car garages. The proposed residences would be separated by 18 feet. The layout and design comply with the Small Lot Subdivision standards and the Residential Design Guidelines.

### ***Setbacks/Open Space***

The house facing Palmer Street is set back 20 feet from the front property line, and five feet from the side property lines on the first floor. The rear house is also set back five feet from the alley easement. The buildings are placed on the property with sufficient separation to provide private useable open space. A total of 39 percent of the lot area is provided as open space and landscaping..

Per the small lot subdivision development standards, the minimum setback from the interior side property lines is ten feet. However, the side yard setback may be reduced to a minimum of five feet depending on the setbacks of adjacent properties and if the building is designed with off-sets, a variety of roof slopes, and additional articulation. Both of the proposed residences have five foot side yard setbacks on the first floor but off-set second stories with a variety of roof materials, and articulated elevations. Specifically, portions of the second story of the front house are off set an average of seven feet from the east property line and an average of nine feet from the west property line. The second story of the rear house is set back an average of 15 feet, six inches from the east property line on the second story and ten feet from the west property line. The second floors are horizontally differentiated from the first floor by incorporating seam metal roofs on the elevations. Because of the site layout, articulation of the elevations, and positioning of the floor plans which takes into consideration the surrounding development, the reduced side yard setbacks are warranted.

## ***Parking***

Two covered and two open parking spaces are required for each unit. The house at the front of the lot has a two car garage with the driveway that accommodates two additional vehicles. The house at the rear of the lot has an off-set design with a two car garage at the west (left) side of the lot and two open parking spaces on the east (right) side of the lot. The garages include an area that can be used for storage of trash bins.

## ***Design Review PA-14-15***

The Residential Small Lot Subdivisions are required to be processed according to the Design Review procedures contained in Section 13-29. The project complies with the review criteria for the planning applications, the development standards for small lot subdivisions, the City's Residential Development Standards and Residential Design Guidelines.

## ***Residential Design Guidelines***

The design of the two-story homes complies with Guideline's criteria for building mass and form, second story side yard setback, elevation treatment, window placement and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and off-set elevations. The units have well-articulated façades with a variety of high-quality finishes. The architecture incorporates stone veneer, board and batten siding, shingle siding, smooth panel trim, and seam metal roofing that provide a visual transition from the first story to the second story. All four facades are equally treated with consistent finishes and materials.

The location of the units takes into consideration the way that the surrounding properties are developed. The primary windows on the second floor are oriented away from the adjacent neighbor's yard to the east and the windows of the two-story residence to the west. Because of the window placement and the second story setback from the property line, the project should not result in privacy impacts to the surrounding residences.

## ***General Plan Conformance***

The proposed development is a small lot subdivision development of two detached single family residences. 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.

## ***Tentative Parcel Map PM-13-114***

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the units to be sold separately on fee simple lots. The proposed property is physically suitable to accommodate the proposed small lot subdivision. A five-foot wide easement along the east property line will provide access to Palmer Street to the rear unit. Engineering staff has confirmed that there are no interferences with the City's or other utility

agencies' right-of-way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act.

### ***Expiration of Projects***

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months (June 2015). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

### **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures and Section 15315 (Class 15), Minor Land Divisions. In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The Class 15 exemption consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

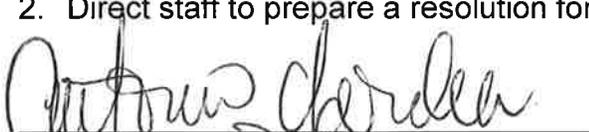
### **CONCLUSION**

Approval of the Design Review will allow development of a two units as a Small Lot Subdivision Development. The project 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. Continue the project to a later Planning Commission meeting to allow time for further analysis or project revisions.
2. Direct staff to prepare a resolution for denial of the project.

  
ANTONIO GARDEA  
Senior Planner

  
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
  5. Tentative Parcel Map 2014-125

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)

Tom St. Clair  
Rincon Real Estate Group  
1520 N. El Camino Real  
San Clemente, CA 92672

Clifford & Jean Tufty  
270 Palmer Street  
Costa Mesa, CA 92627

**RESOLUTION NO. PC-14-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-15 AND TENTATIVE PARCEL MAP 2014-125, LOCATED AT 270 PALMER STREET**

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

WHEREAS, an application was filed by Rod A. Jeheber, as the authorized agent on behalf of the property owner, Rincon Real Estate Group, requesting approval of the following:

- 1) **Design Review PA-14-15** to construct a two-unit, two-story detached single-family residential development; and
- 2) **Tentative Parcel Map No. 2014-125** to subdivide a 7,688-square foot parcel into two, fee simple residential lots.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2014 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the two-unit project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for Construction and Conversion of Small Structures and Section 15315 (Class 15), Minor Land Divisions.

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-14-15 and Tentative Parcel Map 2014-125.

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-14-15 and Tentative Parcel Map 2014-125 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 9<sup>th</sup> day of June, 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(g)(14) because:

**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 design of the two-story homes complies with Guideline's criteria for building mass and form, second story side yard setback, elevation treatment, window placement and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and off-set elevations. The units have well-articulated façades with a variety of high-quality finishes. The architecture incorporates stone veneer, board and batten siding, shingle siding, smooth panel trim, and seam metal roofing that provide a visual transition from the first story to the second story. All four facades are equally treated with consistent finishes and materials. The location of the units takes into consideration the building locations of surrounding properties. The primary windows on the second floor are oriented away from the adjacent neighbor's yard to the east and the windows of the two-story residence to the west. Because of the window placement and the second story setback from the property line, the project should not result in privacy impacts to the surrounding residences.

**Required Finding:** The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid flat two-story walls.

**Response:** The subject site is in a neighborhood with both single-story and two-story residences. The second story is smaller in footprint than the first story and the second is off set from the first floor on all four elevations for both houses. The smaller second floors and the seam metal roofs provide a vertical break between the floors. The changes in materials and finishes also visually differentiate the first and second floors. The second floors are visually less prominent than the first floors.

**Required Finding:** As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the

general plan and provides affordable housing to low or very-low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.

**Response:** The proposed project complies with the maximum density allowed of 12 dwelling units per acre per the General Plan Designation of Medium Density Residential. The project is not an affordable housing development and does not require long-term affordability covenants.

- B. 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 to improve the imbalance between renter- and owner-occupied housing in the City. The project design complies with the Small Lot Subdivision Standards and the Residential Design Guidelines.

**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 15303, Construction and Conversion of Small Structures and Section 15315, Minor Land Divisions. The project provides adequate open space, parking and setbacks from adjacent properties and complies with the maximum allowed density for the site.

**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 residences are east-west oriented with wide front facades. The private rear yard of the rear unit faces south to maximize passive heating from the sun exposure.

**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:** The proposed project does not interfere with the public right of way or the alley easement at the rear of the property.

**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.

- B. **Required Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for Construction and Conversion of Small Structures and Section 15315 (Class 15), Minor Land Divisions.

**Response:** In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The Class 15 exemption consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is consistent with the General Plan designation of Medium Density Residential and Zoning Code designation of R2-MD (Multiple-Family Residential - Medium Density) that allows up to 12 dwelling unit per acre. The site is 7,688 square feet in size which allows a maximum of two dwelling units. No variances are required for this two dwelling unit project, all public utilities and services are available, the property has not been subdivided, and the lot is generally flat in topography.

- C. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT "B"

### CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-14-15 shall coincide with the expiration of the approval of the Tentative Parcel Map 2014-125 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
  2. The conditions of approval for PA-14-15 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 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. 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 six-foot tall decorative masonry 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. 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.
  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 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. 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.
12. Provide proof of recordation of TPM 2014-125 prior to issuance of building permits.
13. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

14. The Final Tentative Map shall show a pedestrian easement in favor of Parcel 2 on the east side of Parcel 1 to allow pedestrian access to Parcel 2 from Palmer Street.
15. Applicant shall provide proof of establishment of a Homeowners Association or Maintenance Association prior to release of any utilities.
16. 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. The CC&Rs shall contain provisions related to use, preservation and maintenance of the pedestrian easement in perpetuity by the maintenance or homeowner's association.
17. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.
- Park. 18. The applicant shall protect the existing street tree in place in the Palmer Street right of way.
- Utilities 19. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Eng. 20. Comply with the requirements contained in the letter prepared by the City Engineer dated May 30, 2014 (to be provided under separate cover).

## CODE REQUIREMENTS (PA-14-15, TTM 2014-125)

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. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
  3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
  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. 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. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  10. 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.
  11. 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 inoperable 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. | <p>12. 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.</p> <p>13. Submit grading plans, an erosion control plan and a hydrology study.</p> <p>14. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.</p> <p>15. 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.</p> <p>16. 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</p> <p>17. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3.</p> |
| Fire  | <p>18. 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.</p>  |
| Parks | <p>19. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.</p>  |

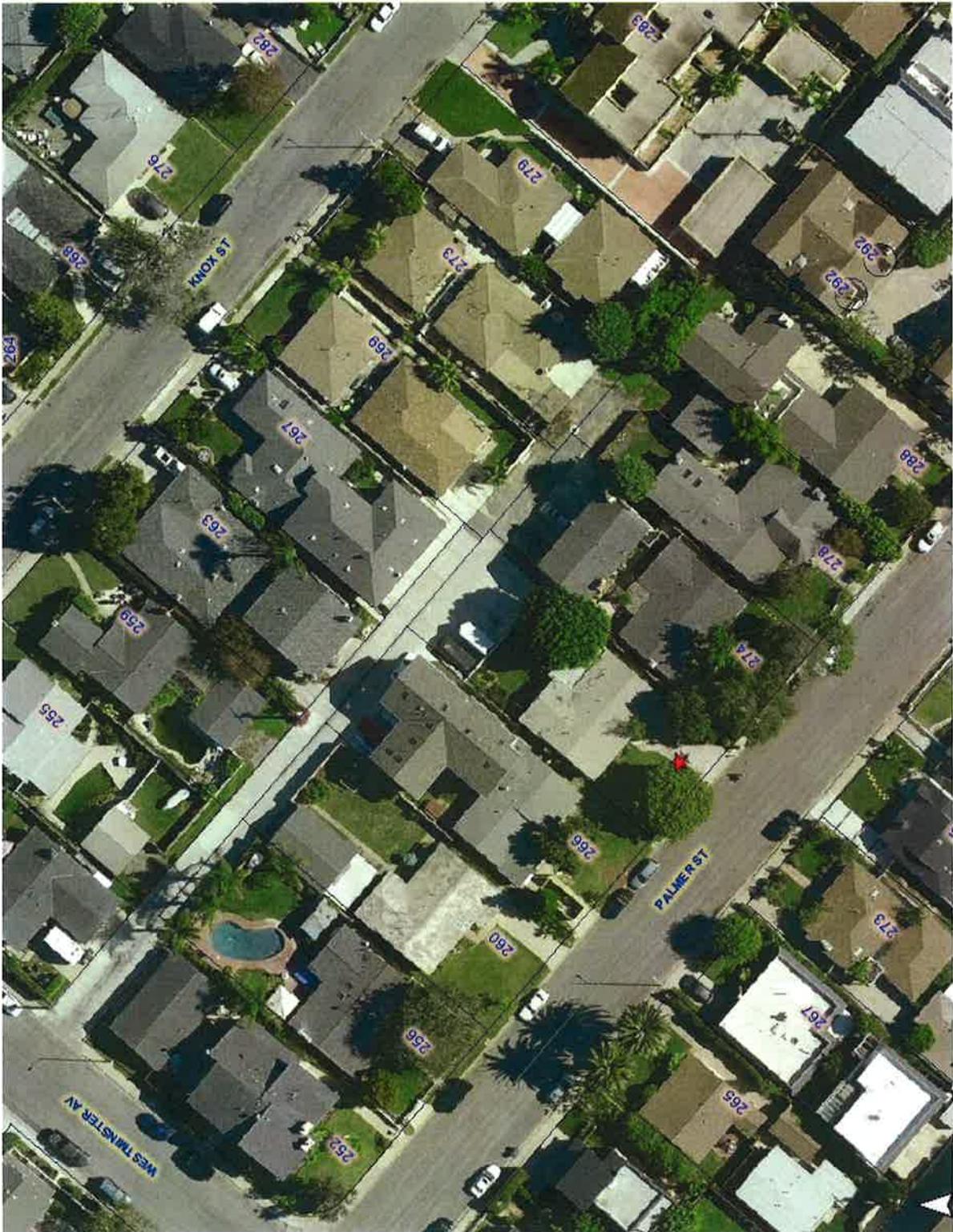
**SPECIAL DISTRICT REQUIREMENTS (PA-14-15, TTM 2014-125)**

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

- |       |   |
|-------|---|
| Sani. | <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> |
|-------|---|

- 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 is 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.
  - Water 10. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District

ATTACHMENT 2



ATTACHMENT 3



# ATTACHMENT 4

## Scope of Project

DEMO EXISTING HOME AND STRUCTURES ON PROPERTY. BUILD TWO NEW SINGLE FAMILY HOMES. CONSTRUCTION TO BE WOOD FRAMING OVER CONCRETE SLAB ON GRADE FOUNDATION. NEW ELECTRICAL, HVAC, & PLUMBING SYSTEMS.

FRONT HOME: 2 STORY  
2,391 SF  
4 BEDROOM / 3.5 BATH

REAR HOME: 2 STORY  
2,481 SF  
4 BEDROOM / 3.5 BATH

NEW LANDSCAPING AND HARDSCAPE.

## Sheet Index

**Architecture**

A0.0 PROJECT INFORMATION & PLOT PLAN  
A2.0 1ST & 2ND FLOOR PLAN (FRONT & REAR HOMES)  
A2.2 ROOF PLANS  
A3.0 EXTERIOR ELEVATIONS (FRONT HOME)  
A3.1 EXTERIOR ELEVATIONS (REAR HOME)  
1 OF 1 SURVEY OF EXISTING SITE



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## Area Calculations

**AREA BY FOOTPRINT**  
(ALL UNDER ROOF AREAS AT GROUND LEVEL)

FRONT HOME = 1,697 SF  
REAR HOME = 1,789 SF  
TOTAL FOOTPRINT = 3,486 SF

## GROSS LIVING SPACE

(ALL CONDITIONED AREAS + EXTERIOR WALLS)

**FRONT HOME**  
1ST FLOOR = 1,161 SF  
2ND FLOOR = 1,195 SF  
\*TOTAL LIVING SPACE = 2,356 SF  
GARAGE = 433 SF

**REAR HOME**  
1ST FLOOR = 1,291 SF  
2ND FLOOR = 1,317 SF  
\*TOTAL LIVING SPACE = 2,608 SF  
GARAGE = 433 SF

## OPEN SPACE REQUIREMENT

(PER COSTA MESA ZONING CODE)

LOT SIZE (EXCLUDING EASEMENT) = 7,154 SF  
REQUIRED OPEN SPACE = 7,154 X .30% = 2,146 SF  
BUILDING FOOTPRINT = 3,486 SF  
DRIVEWAY AREA = 863 SF  
ACTUAL OPEN SPACE = 7,154 - 3,486 - 863 = 2,805 SF (39.49%)

## Project Contacts

**Owner**  
RINCON DEVELOPMENT  
1520 N EL CAMINO REAL #5  
SAN CLEMENTE, CA 92672  
PH: 714-724-5647  
CONTACT: TOM ST CLAIR

**Municipalities**  
CITY OF COSTA MESA  
77 FAIR DRIVE  
COSTA MESA, CA 92626  
PH: 714-754-5273 (BUILDING)  
PH: 714-754-5245 (PLANNING)

**Architect**  
OLDHAM ARCHITECTS  
350 S BREA BLVD  
COSTA MESA, CA 92626  
PH: 714-482-8288  
CONTACT: RYAN OLDHAM

**Structural Engineer**  
INNOVATIVE STRUCTURAL ENGINEERS  
29370 TECHNOLOGY DRIVE #214  
MURRIETA, CA 92563  
PH: 951-600-0032 x204  
CONTACT: SHAWN LOHRROP

## Zoning & Code Information

PROPERTY ADDRESS: 270 PALMER STREET  
COSTA MESA, CA 92627

ASSESSOR'S PARCEL NO: 425-162-05

TRACT NO: UNKNOWN

ZONE: R2-MD

TOTAL SITE AREA: 7,705 SF (7,154 SF EXCLUDING 10' EASEMENT)

SETBACKS: FRONT YARD = 20'  
SIDE YARD = 5'  
REAR YARD = 5' (ABUTTING 20' WIDE ALLEY)

MAX HEIGHT: 27'

NO. OF STORIES: 2

MAX DENSITY: 1 UNIT PER 3,630 SF / 1 UNIT PER 3,000 SF

NO. OF UNITS: 2

OPEN SPACE REQUIREMENT: 40%

NO. OF PARKING STALLS REQ'D: 5

CONSTRUCTION TYPE: V-B (SPRINKLED)

FIRE SPRINKLERS: YES PER NFPA 13R

OCCUPANCY GROUP: R-3 (RESIDENCE)  
U (GARAGE)

APPLICABLE CODES:  
CITY OF COSTA MESA MUNICIPAL CODE  
2013 CALIFORNIA RESIDENTIAL BUILDING CODE (C.R.C.)  
2013 CALIFORNIA MECHANICAL CODE (C.M.C.)  
2013 CALIFORNIA ELECTRICAL CODE (C.E.C.)  
2013 CALIFORNIA PLUMBING CODE (C.P.C.)  
2013 CALIFORNIA FIRE CODE (C.F.C.)  
2010 CALIFORNIA GREEN BUILDING (C.G.B.C.)  
2010 CALIFORNIA ENERGY CODES

## Abbreviations and Symbol Legend

|                             |                           |                            |
|-----------------------------|---------------------------|----------------------------|
| AB ANCHOR BOLT              | FVY FREE VAY              | SM SIAHAR                  |
| AC ASPHALT CONCRETE         | GA GAUKE                  | SM SQUARE METER            |
| ACS ACOUSTICAL              | CAV CALVARTER             | SQ SQUARE                  |
| ACT ACCESSIBLE CEILING TILE | CBAD CBAD                 | SND SANDWICH PANEL DWP     |
| ADJ ADJUSTABLE              | CL CLAS                   | SPS STRUC. PLNG SHEETING   |
| ADA ADDITIONAL              | GLM GLUE LAMINATED MEMBER | SS STAINLESS STEEL         |
| ATF ABOVE FINISHED FLOOR    | GLB GLUE LAM BEAM         | STAG STAGGLED              |
| ACGR AGGREGATE              | GR GRUKE                  | STD STANDARD               |
| ALT ALTERNATE               | OPNS OPSM BOARD           | STL STEEL                  |
| ALUM ALUMINUM               | OPSM OPSM WALL BOARD      | STOR STORAGE               |
| ARCH ARCHITECTURAL          | OPSM OPSM SHEETING BOARD  | SUSP SUSPENDED             |
| ATF ABOVE FINISH FLOOR      | HB HOSE BIB               | STW STRUCTURAL             |
| ASPH ASPHALT                | HC HANDCAPPED             | T&B TOP AND BOTTOM         |
| BO BOARD                    | HWMD HARDWOOD             | T&C TOP AND GROOVE         |
| BTM BUTTRESS                | HCR HOLLOW CORE           | IB TONEL BAR               |
| BLOC BLOC                   | HWMD HARDWOOD             | TID TELECOM DSP DEVICE     |
| BLOC BLOC                   | HWMD HARDWOOD             | TRK TRUCK                  |
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| BTM BUTTRESS                | HWMD HARDWOOD             | TS2D TOILET TISSUE DISP    |
| BTM BUTTRESS                | HWMD HARDWOOD             | TYP TYPICAL                |
| BTM BUTTRESS                | HWMD HARDWOOD             | TEMP TEMPORARY             |
| BTM BUTTRESS                | HWMD HARDWOOD             | TRK TRUCK                  |
| BTM BUTTRESS                | HWMD HARDWOOD             | TS TUBE STEEL              |
| BTM BUTTRESS                | HWMD HARDWOOD             | TS2D TOILET SEAT COVER DSP |
| BTM BUTTRESS                | HWMD HARDWOOD             | TS2D TOILET TISSUE DISP    |
| BTM BUTTRESS                | HWMD HARDWOOD             | TYP TYPICAL                |
| BTM BUTTRESS                | HWMD HARDWOOD             | TEMP TEMPORARY             |





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Keynotes

Roof Plan Notes

Attic Venting Calcs

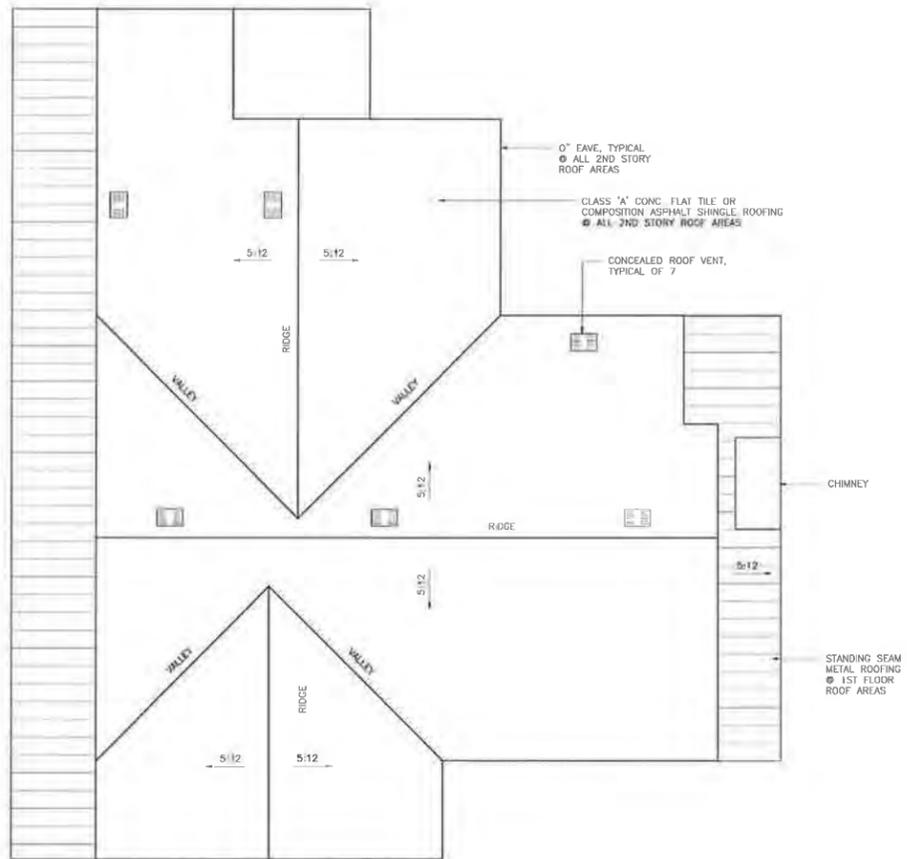
Two New Single Family Homes  
270 Palmer Street  
270 Palmer Street, Costa Mesa, California 92627

PROJECT No.: 1413  
DRAWN: mo  
CHECK: -  
DATE: May 16, 2014  
ISSUE: Design Review Submittal #2

- 04.18.14 Design Review Submittal
- 05.16.14 Design Review Submittal #2
- 
- 
- 
- 
- 
- 

A2.2

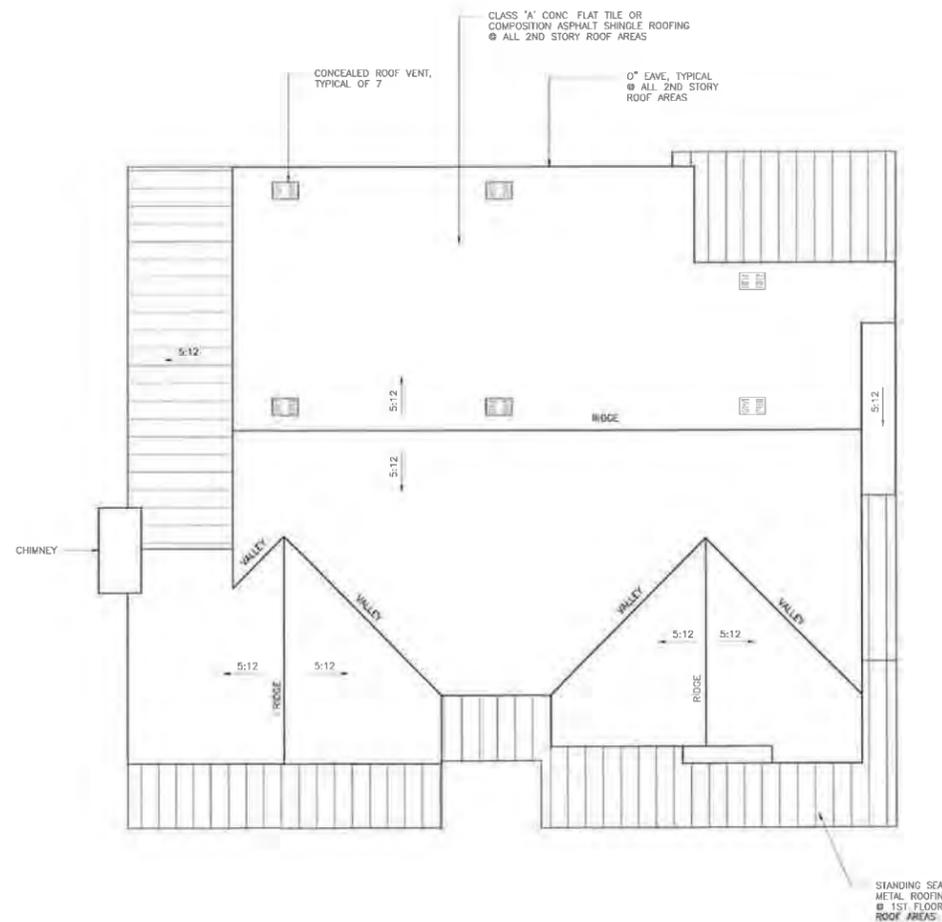
Roof Plans



Rear House Roof Plan

Scale: 1/4" = 1'-0"

2



Front House Roof Plan

Scale: 1/4" = 1'-0"

1

22



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Keynotes

Elevation Notes

Material Legend

SPECIFICATIONS FOR ALL EXTERIOR FINISH MATERIALS SHALL BE  
CONFIRMED AND COORDINATED WITH OWNER PRIOR TO PURCHASE.

- A** STONE VENEER  
MNF: TBD  
FINISH: TBD  
COLOR: TBD
- B** LEVEL EDGE SHINGLE SIDING  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- C** BOARD & BATTEN SIDING  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- D** SMOOTH PANEL TRIM BOARD  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- E** FLAT CONCRETE OR COMP. ASPHALT SHINGLE ROOFING  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- F** STANDING SEAM METAL ROOFING  
MNF: AEP SPAN  
STYLE: DESIGN SPAN HP 18"  
COLOR: TBD
- G** TYPICAL WINDOWS:  
MNF: TBD  
STYLE: DUAL GLAZED ALUMINUM CLAD  
COLOR: TBD

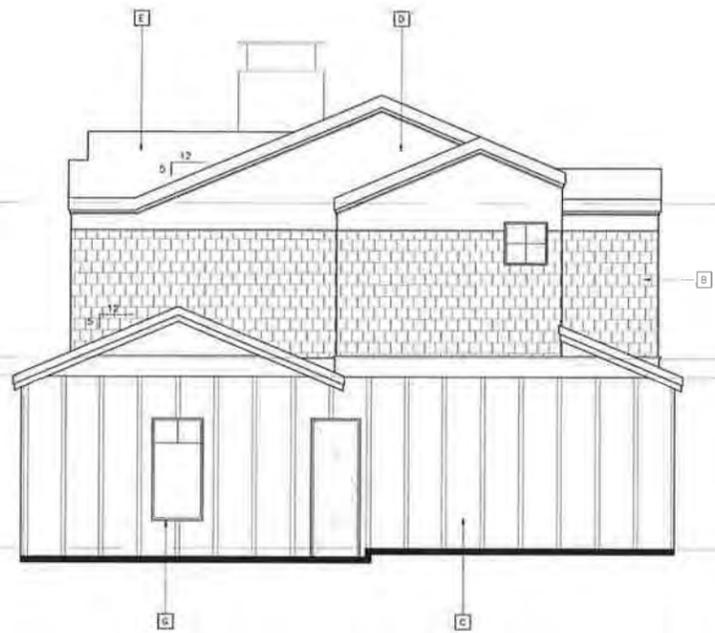
Two New Single Family Homes  
270 Palmer Street  
270 Palmer Street, Costa Mesa, California 92627

PROJECT No.: 1413  
DRAWN: rbo  
CHECK:  
DATE: May 16, 2014  
TITLE: Design Review Submittal #2

04.15.14 Design Review Submittal  
05.15.14 Design Review Submittal #2

A3.0

Exterior Elevations  
Front House

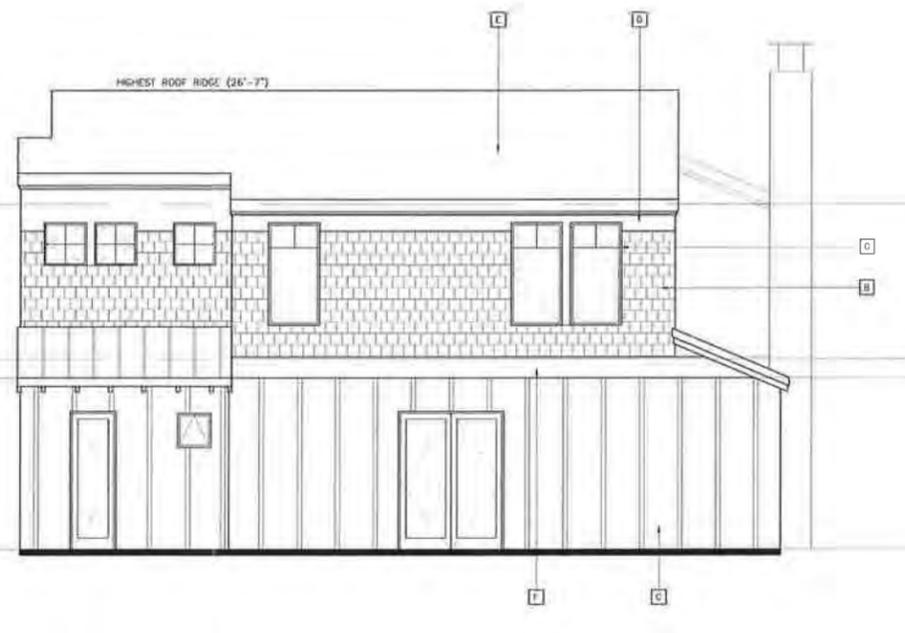


Right Side Elevation

Scale: 1/4" = 1'-0"

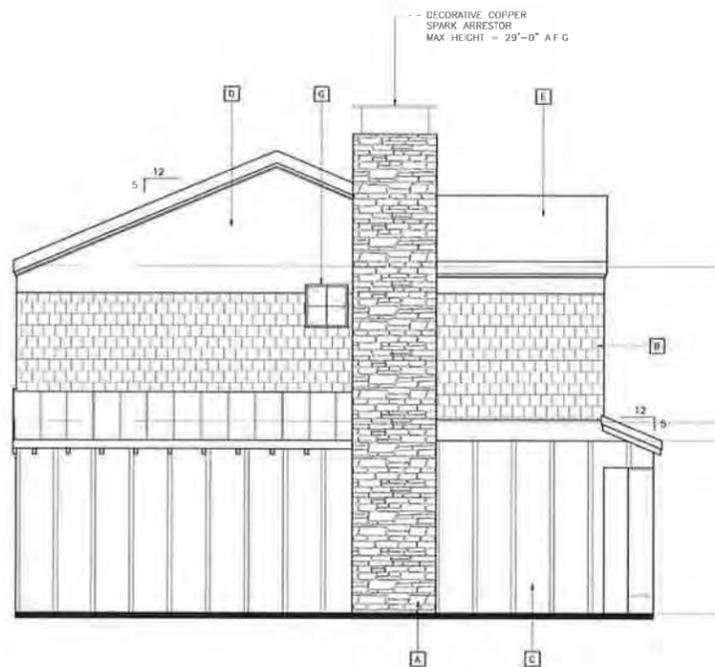
Rear Elevation

Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

2



Left Side Elevation

Scale: 1/4" = 1'-0"

Front Elevation

Scale: 1/4" = 1'-0"



Scale: 1/4" = 1'-0"

1



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expressed written consent of Ryan E. Oldham.

Keynotes

Elevation Notes

Material Legend

SPECIFICATIONS FOR ALL EXTERIOR FINISH MATERIALS SHALL BE  
CONFIRMED AND COORDINATED WITH OWNER PRIOR TO PURCHASE.

- A** STONE VENEER  
MNF: TBD  
FINISH: TBD  
COLOR: TBD
- B** LEVEL EDGE SHINGLE SIDING  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- C** BOARD & BATTEN SIDING  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- D** SMOOTH PANEL TRIM BOARD  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- E** FLAT CONCRETE OR COMP ASPHALT SHINGLE ROOFING  
MNF: TBD  
STYLE: TBD  
COLOR: TBD
- F** STANDING SEAM METAL ROOFING  
MNF: AEP SPAN  
STYLE: DESIGN SPAN HP 18"  
COLOR: TBD
- G** TYPICAL WINDOWS:  
MNF: TBD  
STYLE: DUAL GLAZED ALUMINUM CLAD  
COLOR: TBD

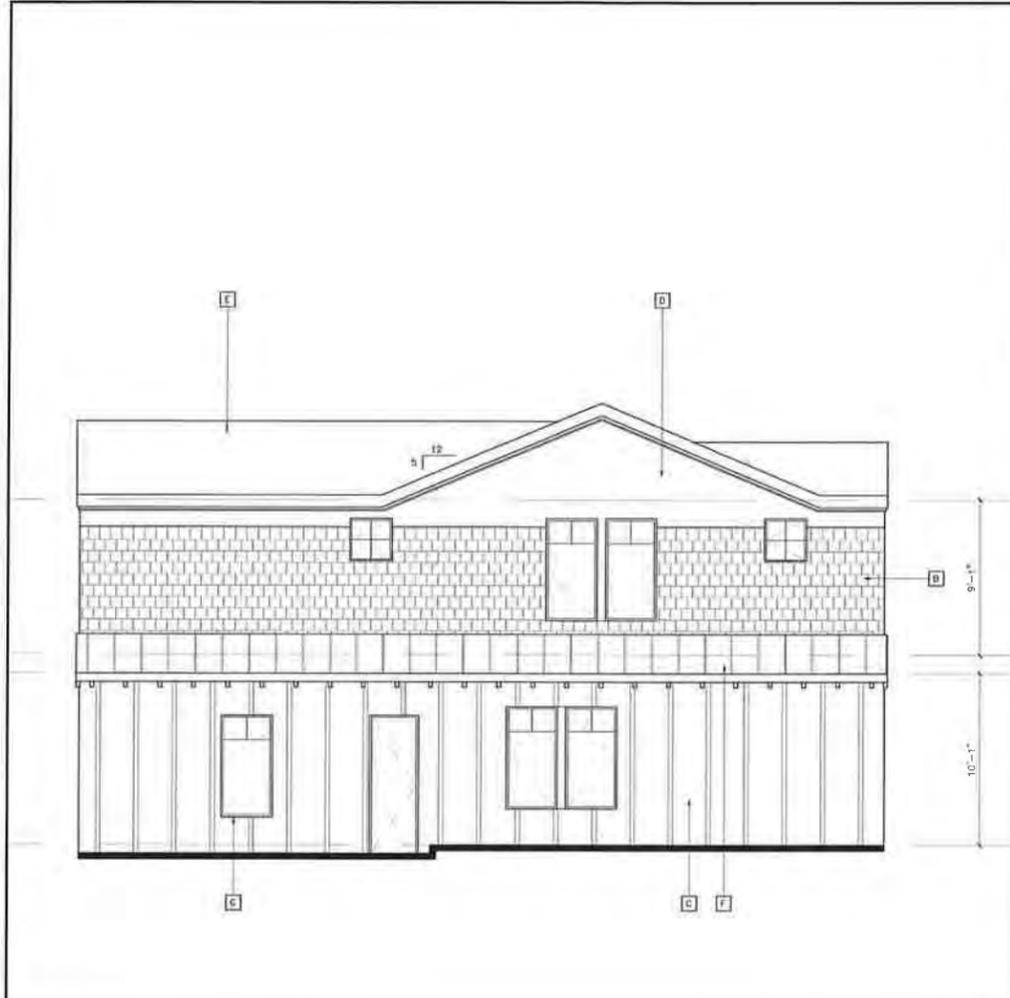
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DRAWN: rbo  
CHECK:  
DATE: May 18, 2014  
ISSUE: Design Review Submittal #2

- 04.18.14 Design Review Submittal
- 05.18.14 Design Review Submittal #2

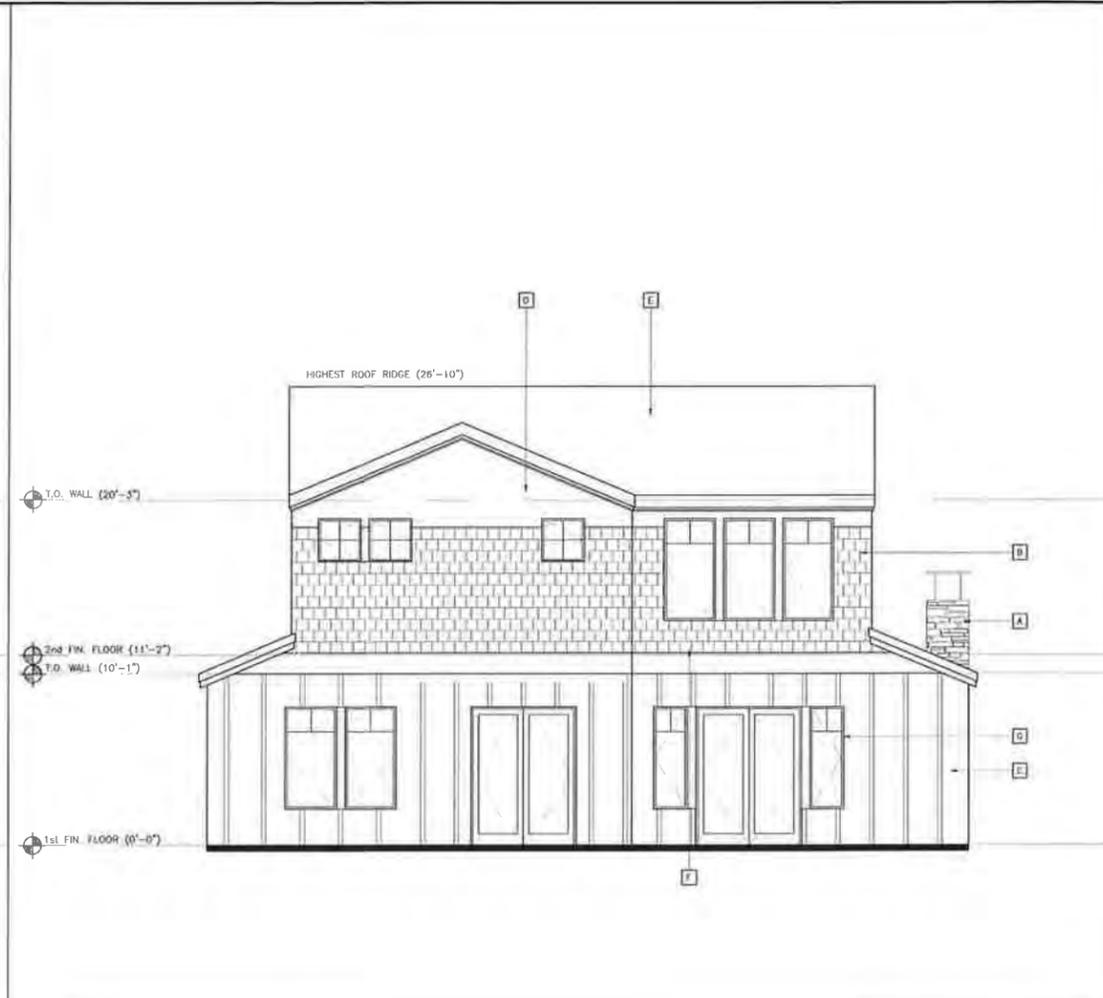
Two New Single Family Homes  
270 Palmer Street  
270 Palmer Street, Costa Mesa, California 92627

A3.1

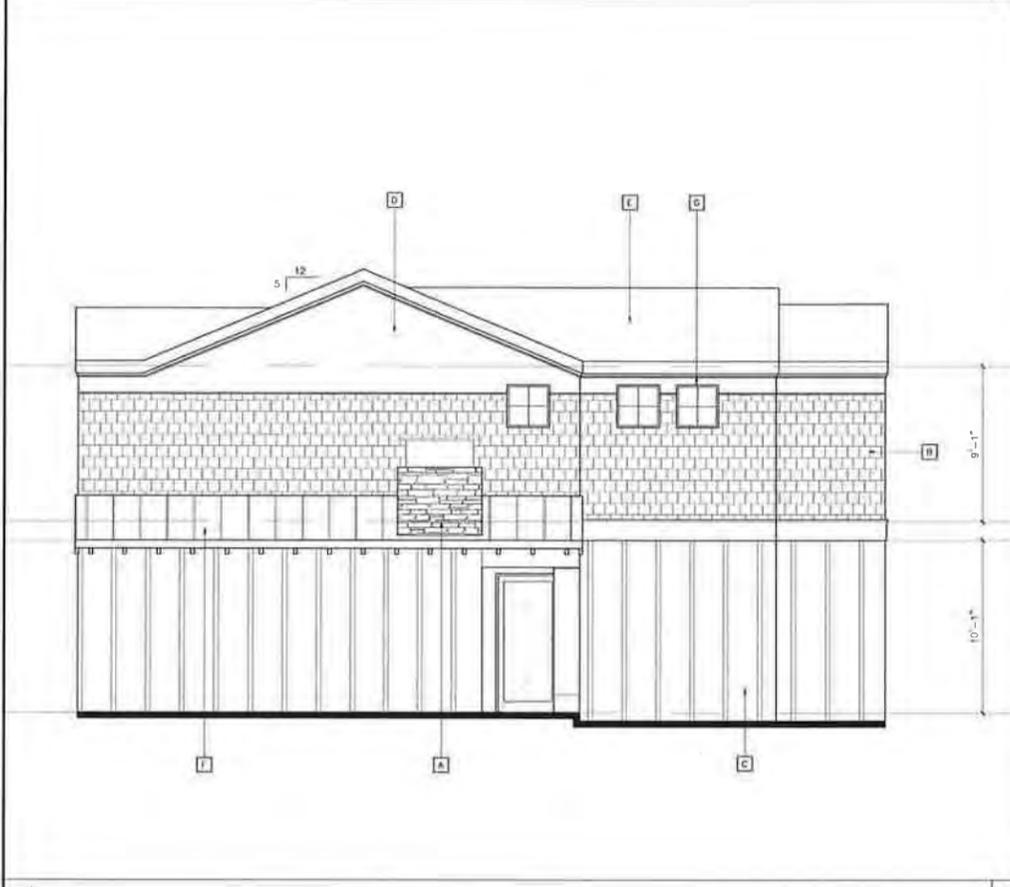
Exterior Elevations  
Rear House



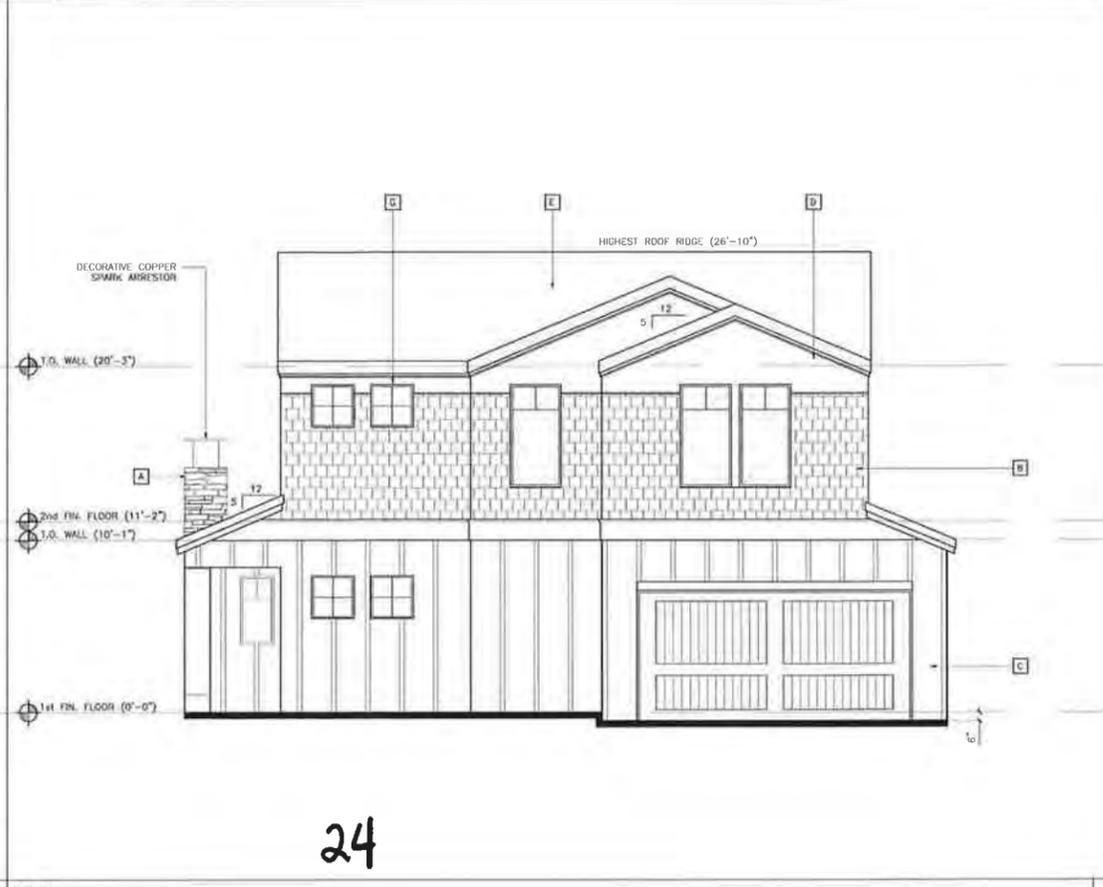
Right Side Elevation Scale: 1/4" = 1'-0"



Rear yard Elevation Scale: 1/4" = 1'-0"



Left Side Elevation Scale: 1/4" = 1'-0"

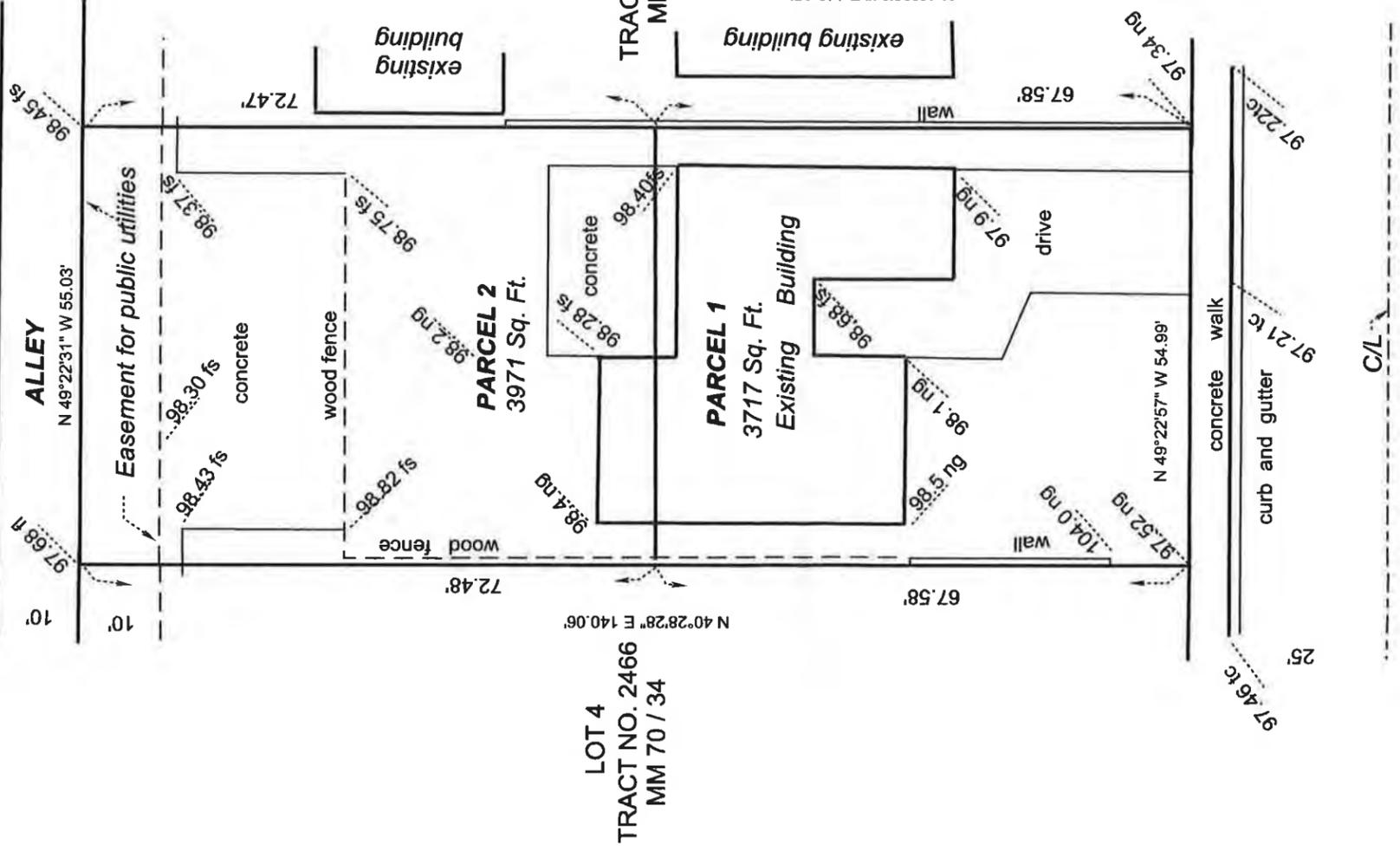


Alley Front Elevation Scale: 1/4" = 1'-0"

24

**TENTATIVE PARCEL MAP NO. 2014-125**  
**CITY OF COSTA MESA**  
**APRIL 21, 2014**  
**2 PARCELS**  
**0.177 ACRES**

LOT 5  
 TRACT NO. 2991  
 MM 87 / 36



**LEGAL DESCRIPTION**

Lot 5, Tract No. 2466  
 MM 70 / 34

**OWNER AND SUBDIVIDER**  
 Rincon Real Estate Group, Inc.  
 1520 North El Camino Real  
 San Clemente CA 92672

Contact Thomas St Clair  
 714 724 5647

**PREPARED BY**

Stiles Surveying  
 2209 Carrie Avenue  
 Orange CA 92867  
 Leonard C. Stiles, PLS 5023  
 714 538 4276

**EXISTING ZONE**

R2-MP



# **PLANNING COMMISSION**

## **SUPPLEMENTAL MEMO**

MEETING DATE: June 9, 2014

ITEM NUMBER

PH-3

**SUBJECT: PLANNING APPLICATION PA-14-15 AND TENTATIVE PARCEL MAP NO. 2014-125 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 270 PALMER STREET**

**DATE: JUNE 9, 2014**

**FROM: ANTONIO GARDEA, SENIOR PLANNER**

17

**FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692  
antonio.gardea@costamesaca.gov**

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Attached please find the revised (redlined) list of conditions of approval and code requirements (Exhibit B) for the two-unit project at 270 Palmer Street. The list of conditions includes the Engineering Division's requirement for a three-foot sidewalk easement and a five foot reciprocal access easement. The sidewalk easement will require setting the garage back far enough to accommodate two vehicles on the driveway without impeding access on the sidewalk. The access easement does not affect the site plan. The revised exhibit also includes the list of standard code requirements for the parcel map submittal.

The code requirements also includes additional information from the Building and Safety Division pertaining to submittal of precise grading plans.

Attachment: Revised Exhibit B

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

## EXHIBIT "B"

### CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-14-15 shall coincide with the expiration of the approval of the Tentative Parcel Map 2014-125 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
  2. The conditions of approval for PA-14-15 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 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. 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 six-foot tall decorative masonry 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. 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.
  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 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. 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
12. Provide proof of recordation of TPM 2014-125 prior to issuance of building permits.
13. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
14. The Final Tentative Map shall show a pedestrian easement in favor of Parcel 2 on the east side of Parcel 1 to allow pedestrian access to Parcel 2 from Palmer Street.
15. Applicant shall provide proof of establishment of a Homeowners Association or Maintenance Association prior to release of any utilities.
16. 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. The CC&Rs shall contain provisions related to use, preservation and maintenance of the pedestrian easement in perpetuity by the maintenance or homeowner's association.

17. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.
- Park. 18. The applicant shall protect the existing street tree in place in the Palmer Street right of way.
- Utilities 19. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Eng. 20. Dedicate a 3-foot sidewalk easement to the City of Costa Mesa behind the right-of-way line on Palmer Street. Comply with the requirements contained in the letter prepared by the City Engineer dated May 30, 2014 (to be provided under separate cover).
- Trans. 21. A five-foot wide reciprocal access easement along the east property line for egress and ingress shall be shown on the Final Map.

## **CODE REQUIREMENTS (PA-14-15, TTM 2014-125)**

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. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
  3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
  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. 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. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  10. 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.
  11. 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 inoperable 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. 12. 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.
13. 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:  
1- 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).  
2- 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.  
3- 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.
14. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
15. 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. 2013 California Building Code CRC 403.1.7.3
16. 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
17. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3
- Fire 18. 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 19. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
- Eng. 20. 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 13-231 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.

21. A Construction Access Permit and deposit of \$580 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.
22. 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.
23. 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.
24. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
25. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
26. Submit subdivision application and comply with conditions of approval and code requirements
27. Applicant is informed Palmer Street is under a "NO OPEN CUT" moratorium. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.
28. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
29. Submit updated Title Report of subject property.
30. The Parcel Map shall be developed in full compliance of CMMC Sec. 13-208 through 13-261 inclusive.
31. Release and relinquish all vehicular and pedestrian access rights to Palmer Street to the City of Costa Mesa except at approved locations.
32. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
33. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
34. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.

35. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.

**SPECIAL DISTRICT REQUIREMENTS (PA-14-15, TTM 2014-125)**

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

- |        |   |
|--------|---|
| Sani.  | <ol style="list-style-type: none"><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>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.</li><li>6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.</li></ol> |
| AQMD   | <ol style="list-style-type: none"><li>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.</li></ol>  |
| School | <ol style="list-style-type: none"><li>8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.</li></ol>   |
| State  | <ol style="list-style-type: none"><li>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.</li></ol>  |
| Water  | <ol style="list-style-type: none"><li>10. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.</li></ol>  |

PH-3

## Michael & Mette Segerblom

266 Palmer Street Costa Mesa, CA 92627

Ph. 714-878-1520 Fax 949-467-9060

[mhsego@gmail.com](mailto:mhsego@gmail.com)

Monday, June 09, 2014

To: Costa Mesa Planning Commission

Re: Planning Application PA-14-15 & Tentative Parcel Map No. 2014-125 – Item PH-3  
Planner - Antonio Gardea, Senior Planner

Following are some comments and concerns regarding this application for the property at 270 Palmer Street which is adjacent to the property that we own and live in (266 Palmer Street).

1. Front Setbacks – It is noted that the general setback on virtually all of Palmer Street is near 35 feet from the sidewalk. Although the proposed 20 foot setback is compliant with the local requirements having the 2<sup>nd</sup> story near this setback (nearly 15 feet closer to the street) than virtually all of the adjacent properties is of concern (particularly to the next door neighbors – us). If the 2<sup>nd</sup> story could be setback something more than the additional 2 feet some inches (as proposed) it would substantially help the “massing feel” for the entire block and shadowing to the adjacent patio. Possibly cantilevering the 2<sup>nd</sup> story some over the backyard could help.
2. Windows on the rear house on the North/West Side (facing 266 Palmer) appear to be looking into the windows of our home. Although the staff report indicates that this issue has been addressed the plans appear to show the large bedroom windows (Bedroom 2 of Rear Home) opposite of our upstairs bedroom hallway windows. Our permit from 2006/07 did not even allow us to have regular windows (only high windows) at the back of our house where the property across the street was 30+ feet away. We appreciate that the front house has been designed without view windows on the North/West Side (facing 266 Palmer).
3. Condition 18 says that “the applicant shall protect the existing street tree in place in the Palmer Street right of way”. This tree will not allow the sidewalk to be properly installed a condition we assume will be in the Engineering Letter (not provided) mentioned in Condition 20. Also this tree is on the City of Costa Mesa Nuisance Tree list (root damage, damaging tree droppings on parked cars, etc.) and should be removed and a new tree place in the front yard.

Our busy working schedule has not allowed detailed response to this application in a very short time but these are our major concerns.

Sincerely,

Michael H. Segerblom for Michael, Mette and Milber owners of 266 Palmer Street