



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 11, 2014

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-14-07 AND TENTATIVE PARCEL MAP NO. 14-115 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 1944 CHURCH STREET

DATE: AUGUST 1, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: CHELSEA CRAGER, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: CHELSEA CRAGER (714) 754-5609
chelsea.crager@costamesaca.gov

DESCRIPTION

The proposed project is a request to construct two, two-story detached, residential dwelling units as part of a small lot subdivision to create two, fee-simple lots on a 10,975-square foot site at 1944 Church Street. The project includes the following:

1. **Design Review PA-14-07** to construct two, two-story detached single family residences.
2. **Tentative Parcel Map No. 14-115** to subdivide a 10,975-square foot parcel into two fee-simple lots consistent with the requirements of the Small Lot Subdivision Ordinance.

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 Don McDougall, authorized agent for the property owner, SCEL Properties, LLC.

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: 1944 Church Street
 APN: 426-263-09

Application Number: PA-14-07, PM-14-115

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

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR
 Lot Dimensions: 80 FT x 137 FT
 Lot Area: 10,975 square feet
 Existing Development: One parcel with a single family residence

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 R2-MD zone	Proposed/Provided
Lot Area	N/A (Per SLO)	10,975 SF
Open space	3,293 SF - 30% minimum	6,746 SF - 61%
Density:		
Medium Density Residential Land Use	Max. 12 units per acre	8 units per acre
Zone – R2-MD	Max. 3 dwelling units 1 du/3,630 SF	2 dwelling units 1 du/5,488 SF
Building Height	Two-stories / 27 ft.	2 stories /maximum 27 ft.
Distance between main buildings	No Minimum /SLO	20 ft.
Building Setbacks:		
Front (Church Avenue)	20 ft.	20 ft.
Side (Walnut Street)	10 ft.	13 ft.
Side	10 ft.	10 ft.
Rear	10 ft.	10 ft.
% ratio of 2nd floor to 1st floor (Unit 1)	100%	71%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	61%
Driveway Length	19 ft.	26 ft.
Parking	Two garage and two open per unit	Two garage and 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 and Class 15 for minor land divisions	

BACKGROUND

Project Site/Environs

The 10,975 square foot project site is located at the southeast corner of Church and Walnut Street. The project site is currently developed with a single-story residence. The property is zoned R2-MD with a maximum development potential of three units (12 dwelling units per acre).

The property to the east of the subject property (1947 Fullerton Avenue), at the corner of Walnut Street and Fullerton Avenue, is developed with two-story multiple family residence and the property to the south (1938 Church Street) is developed with a single-story residence. The property at 1938 Church Street has a large rear yard with a swimming pool located toward the north side property line. The property at 1947 Fullerton Avenue is developed with three units; one single story house and a two story unit adjacent to the subject property. A church is located across Walnut Street to the north and a learning center is located across Church Street to the west. An auto repair use (C&W Paint and Body) is located at the opposite corner to the subject property at 1955 Church Street.

ANALYSIS

Project Description

The proposed project consists of two detached single family residences with attached two-car garages. The property would be divided in half and the proposed residences would be separated by 20 feet. The site is laid out with a 2,614 square foot house facing Church Street and a 1,643 square foot house facing Walnut Street. The project layout, floor plans and elevations as conditioned, comply with the small lot subdivision standards and the Residential Design Guidelines. The residences are two stories in height and are setback a minimum of 20 feet from both streets. A total of 61 percent of the lot area is provided as open space and landscaping. Private yards are provided along the interior side and rear yard setback areas. The attached two-car garages are set back 26 feet from the property line (23 feet from the sidewalk easement) to provide two parking spaces on each driveway. Trash bins can be stored in the yard areas adjacent to the garages.

Design Review PA-14-07

The project complies with the review criteria and development standards of the Small Llot Subdivisions Ordinance, and the Residential Design Guidelines. The location of the units takes into consideration the surrounding properties and orients the windows and living areas away from the yards of adjacent neighbors, specifically the back yard of the property at 1938 Church Street. The buildings are placed on the property with sufficient setbacks to provide private useable open space. The unit facing Walnut Street is oriented to maximize the southern exposure. The façades of the units have stone veneer bases, front porches, window shutters, divided light windows, and gabled roofs. The project density complies with the General Plan designation of Medium Density Residential.

Tentative Parcel Map PM-14-115

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the formation of two fee simple lots. The proposed property is 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. An easement for sidewalk purposes is included in the conditions of approval. The map is consistent with City codes and the State Subdivision Map Act.

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 eight dwelling units per acre, the density is below the 12 dwelling units per acre allowed in the Medium Density Residential land use designation. The project complies with Land Use Objective LU-1A.4 in that it promotes homeownership opportunities. The project complies with the Development Standards of the R2-MD zone.

Residential Design Guidelines

The design of the proposed residences meet the intent of the City's Residential Development Standards and Design Guidelines. The proposed residences include elevations with varied roof forms and a horizontal band to provide articulation along the sides and rear of the homes. Both homes incorporate stone veneer bases, stucco siding and enhanced windows to provide visual interest. Because of the window placement and setbacks from the south and east property lines, the project should not result in privacy impacts to the surrounding residences. The design of the two-story homes complies with the building mass and form, side and rear yard setback, elevation treatment and window placement guidelines.

Because of the high visibility of the proposed residences from Church Street and Walnut Street, staff recommends a condition of approval to include further elevation treatments on the second stories of both homes.

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. The planning application and map would expire in 24 months (August 2016). 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.

CONCLUSION

Approval of the Design Review and Tentative Parcel Map will allow development of a two-unit small lot subdivision. 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 and provide a basis for making findings for denial.



 CHELSEA CRAGER
 Assistant Planner



 JERRY GUARRACINO
 Interim Assistant Director of Development Services

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Vicinity Map
 3. Zoning Map
 4. Project Plans/Elevations
 5. Tentative Parcel Map 2014-115

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)

Don McDougall
 RSI Development
 620 Newport Center Drive, 12th Floor
 Newport Beach, CA 92660

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-07 AND TENTATIVE PARCEL MAP 14-115, LOCATED AT 1944 CHURCH STREET

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

WHEREAS, an application was filed by Don McDougall, as the authorized agent on behalf of the property owner, SCEL Properties, LLC, requesting approval of the following:

- 1) ***Design Review PA-14-07*** to construct a two-unit, two-story detached single-family residential development; and

- 2) ***Tentative Parcel Map No. 14-115*** to subdivide a 10,975-square foot parcel into two, fee-simple residential lots.

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 11, 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), 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-14-07 and Tentative Parcel Map 14-115.

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-14-07 and Tentative Parcel Map 14-115 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 11th day of August, 2014.

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 the building mass and form, side and rear yard setbacks, elevation treatment, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and modulated vertical and horizontal planes. The buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the rear yards of the abutting homes and places the buildings away from the neighboring property to the south. Only one second story window in the stairway area faces the neighboring two-story home to the east. The construction of a decorative six-foot tall decorative block wall around the perimeter will improve the aesthetics of the site and the abutting properties. The exterior elevations of the proposed homes incorporate stone veneer bases, stucco siding and enhanced windows to provide visual interest.

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 than the first story with the attached garage providing an offset along the right side elevation of the homes. The second floor of the unit facing Church Street is set back 20 feet from the front property line and 13 feet from the street side property line along Walnut Street. The distance from the south side property line to the single story attached garage is ten feet and 30 feet from the second story portion of the house.

The house facing Walnut Street also has an attached single-story garage which is set back 26 feet from the Walnut Street property line. The two story

portion of the house is set back ten feet from the east side property line. The abutting two-story home at 1947 Walnut Street is setback an equivalent distance from the property line, approximately ten feet. The decorative band around the center of the elevations provide a vertical break between the first and second story. The second floors of both units 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 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. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

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 site plan places the yard areas along the south side property line in an east-west orientation to ensure natural and passive heating from the sun exposure. Retention of the existing trees will provide passive cooling opportunities.

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. An easement for sidewalk purposes is required to ensure the public access in front of the subject site.

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.

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

Response: In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The project proposes to construct two residential units and therefore qualifies for a 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 units per acre. The size is 10,975 square feet in size which allows a maximum of three 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 within the previous two years, and the lot is generally flat in topography.

- D. 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-14-07 shall coincide with the expiration of the approval of the Tentative Parcel Map 14-115 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-14-07 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. Final building elevations shall include wrap around siding on the second stories of all elevations.
12. A minimum 20 foot by 20 foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
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 TPM 14-115 prior to issuance of building permits.
15. 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.

- Utilities 16. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

CODE REQUIREMENTS (PA-14-07, TPTM 14-115)

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 Year's 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. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. 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.
10. 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.
11. 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.
 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.
 14. Submit precise grading plans, an erosion control plan and a hydrology study. A precise grading and a hydrology report 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.
 15. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
 16. 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 two percent (2%).
 17. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3
 18. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).
 19. 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.
- Fire

- Trans. 20. Construct residential driveway approach at locations specified on submitted site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
21. Close unused drive approaches with full height curb and gutter per City Standards.

SPECIAL DISTRICT REQUIREMENTS (PA-14-07, TPM 14-115)

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 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



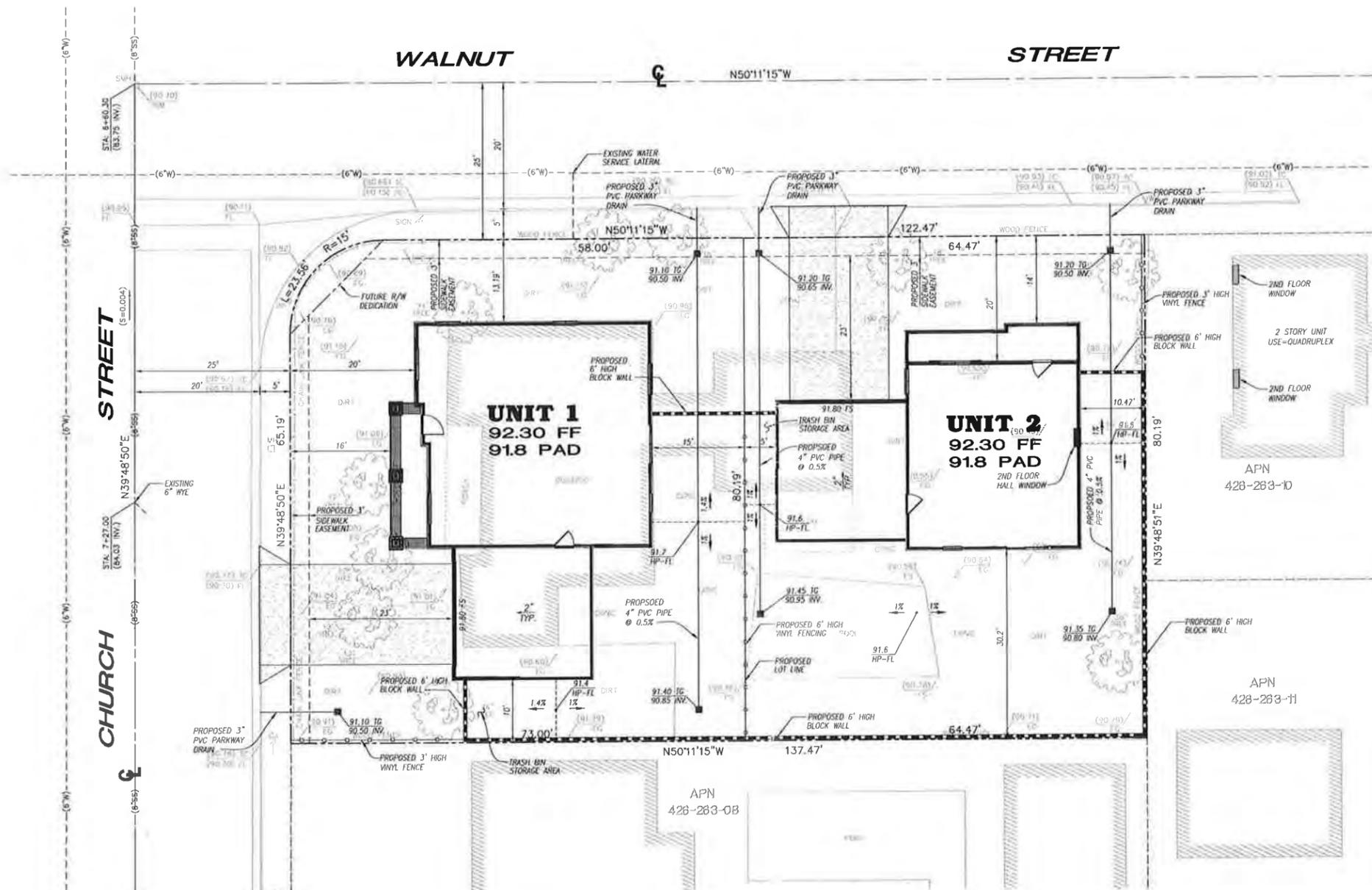


SITE PLAN

1944 CHURCH STREET
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)



LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-4492262, DATED SEPTEMBER 11, 2013.
LOT 12 AND THE NORTHEASTERLY 25 FEET OF LOT 14 OF TRACT NO. 1086, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

OWNER:

SCEL PROPERTIES LLC
620 NEWPORT CENTER DR., 12TH FLOOR
NEWPORT BEACH, CA 92660

GENERAL NOTES:

- EXISTING LAND USE: RESIDENTIAL
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ADJACENT LAND USES: RESIDENTIAL

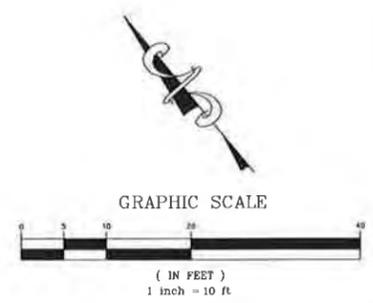
DEVELOPMENT STANDARDS:

DESCRIPTION	PROVIDED UNIT 1	PROVIDED UNIT 2
BUILDING SETBACKS:		
FRONT	20.0'	20.0'
SIDE	10.0'	5.0'
REAR	15.0'	30.2'
PARKING SPACES:	2 GARAGE	2 GARAGE

AREA SUMMARY:

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
GROSS PARCEL AREA	10,975 SF	0.252 AC	
NET PARCEL AREA	10,911 SF	0.250 AC	100%
OPEN SPACE AREA	6,682 SF	0.153 AC	61.3%
UNIT 1			
BUILDING AREA	1,933 SF	0.044 AC	17.7%
DRIVEWAY	416 SF	0.010 AC	3.8%
UNIT 2			
BUILDING AREA	1,464 SF	0.034 AC	13.4%
DRIVEWAY	416 SF	0.010 AC	3.8%

- LEGEND**
- BW BACK OF WALK
 - CLF CHAIN LINK FENCE
 - CO CLEAN OUT
 - CONC CONCRETE
 - EG EXISTING GRADE
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GA GUY ANCHOR
 - HP HIGH POINT
 - INV INVERT ELEVATION
 - MB MAIL BOX
 - NG NATIVE GROUND
 - PKL PARKING LOT LIGHT
 - PP POWER POLE
 - SCO SEWER CLEANOUT
 - SD STORM DRAIN
 - SL STREET LIGHT
 - TC TOP OF CURB
 - TC TOP OF GRATE
 - TW TOP OF WALL
 - WM WATER METER



NOTE:
ALL WORK TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY REQUIRES AN ENCROACHMENT PERMIT FROM CITY OF COSTA MESA PUBLIC WORKS DEPARTMENT

INFRASTRUCTURE NOTE:

LOCATION AND SIZE OF INFRASTRUCTURE SHOWN HEREON ARE BASED ON AVAILABLE RECORDS MUST BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.



LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS

1820 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 857-7700 (714) 857-7707 FAX

CITY OF COSTA MESA
SITE PLAN
1944 CHURCH STREET
APN: 426-263-09

BENCH MARK: 1E-112-91
3 3/4" ALUMINUM DISK SET IN THE N.W. CORNER OF A 4'X22' CONCRETE CATCH BASIN LOCATED IN S.E. CORNER OF THE INT OF NEWPORT BLVD AND E 20TH ST., 72 FT. S.E. OF THE C/L OF E 20TH ST & ALONG THE E SIDE OF NORTHBOND NEWPORT BLVD.
ELEVATION = 88 505 NAVD 88 2005

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF WALNUT STREET BEING NORTH 50°11'15" WEST AS SHOWN ON TRACT MAP NO. 1086 FILED IN BOOK 33, PAGE 25 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

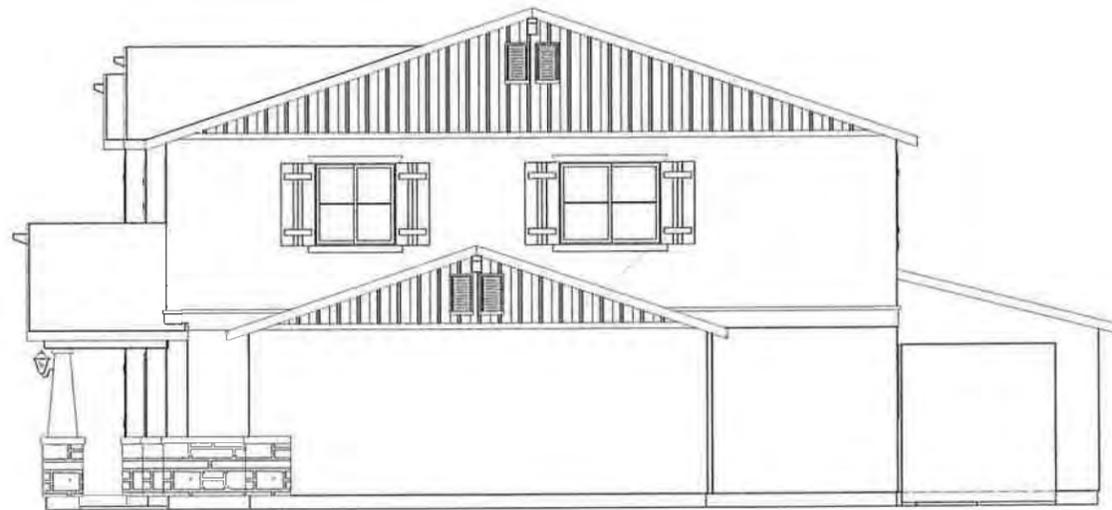
REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
RSI DEVELOPMENT
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660
(949) 720-1116

PLANS PREPARED UNDER SUPERVISION OF:
HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/16

DESIGNED BY:	APPROVED:
DATE:	
DRAWN BY: SZ	
DATE: 03-07-14	
LATEST CHANGES BY: SZ	
DATE: 06-18-14	
PLOTTED BY: SZ	
DATE: 06-18-14	

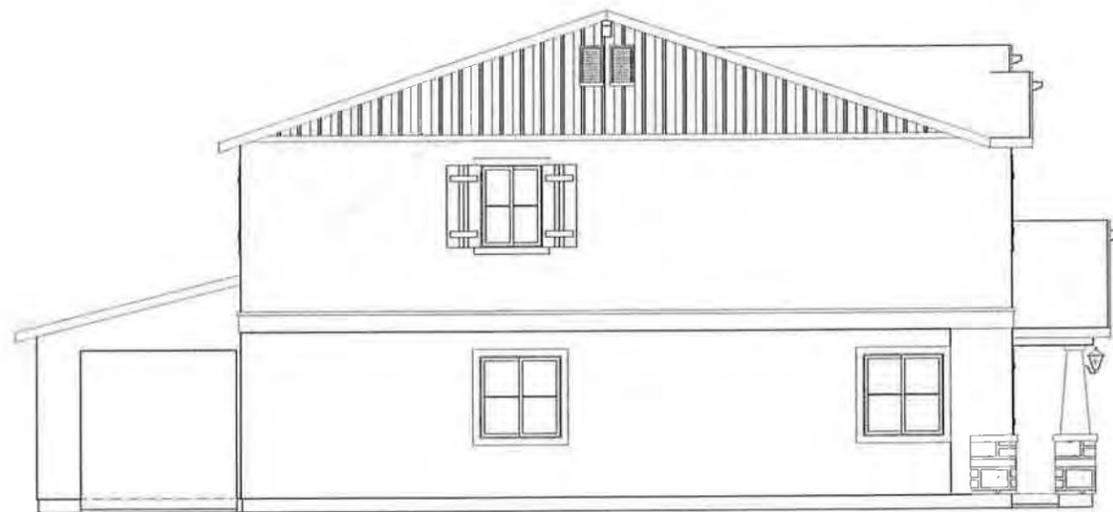
SHEET
1 of 1
JOB NO. 538



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

2 car attached right

R.S.I. Development

Job #: 07057

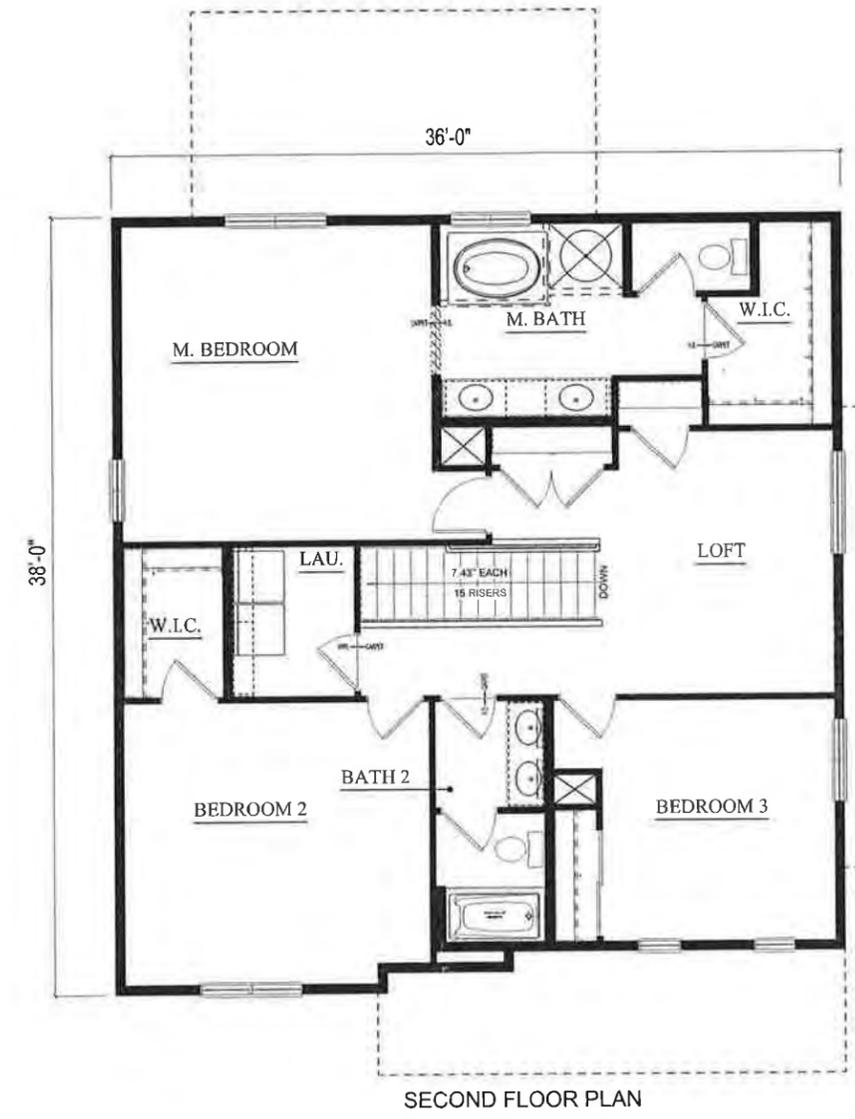
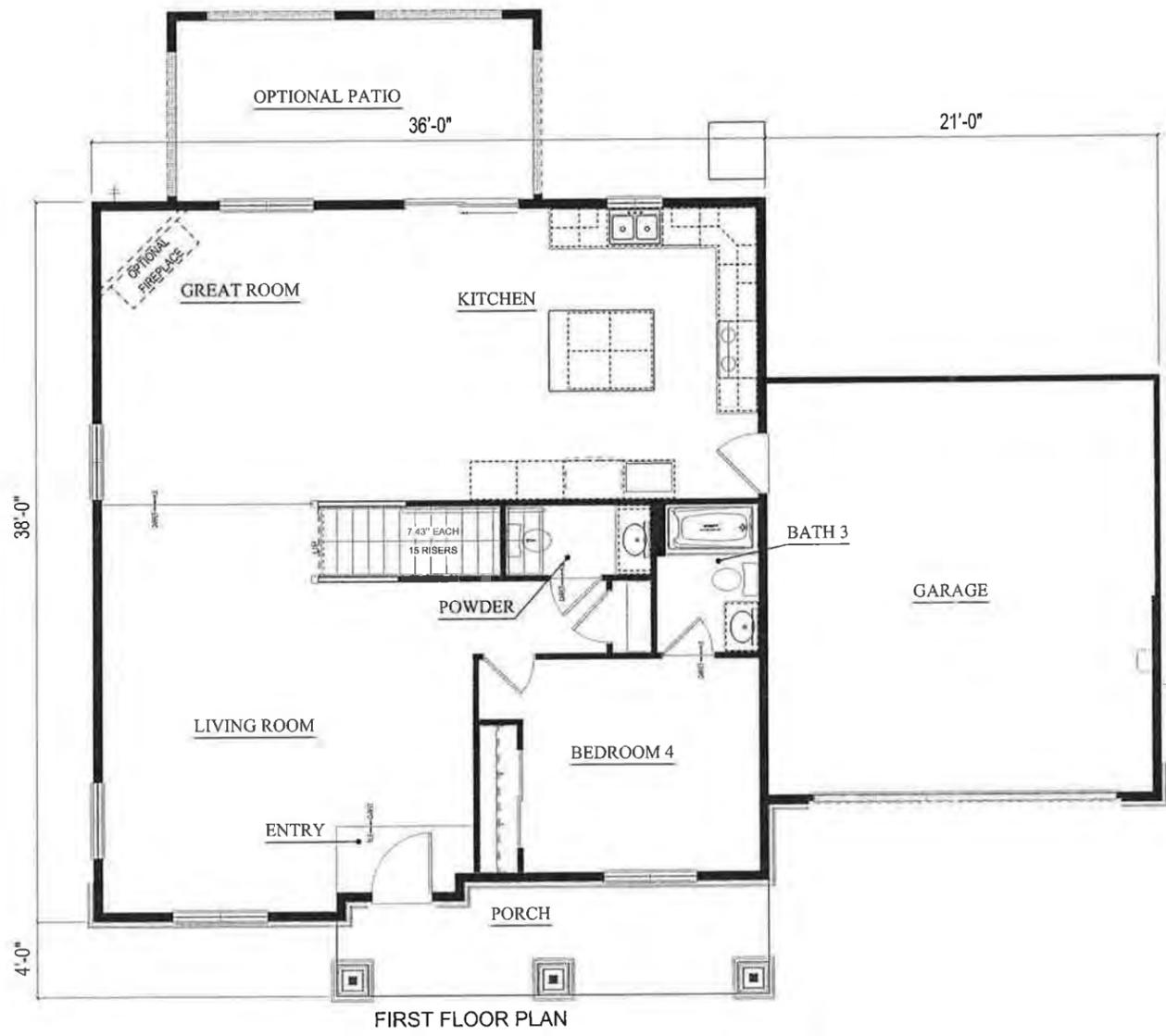
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20

PLAN-2614

Luxury - 4/12 - 2 Car Attached - Craftsman Half Stone - Right

BUILDING AREA (SQF)	
1ST FLOOR	1328.95
2ND FLOOR	1284.61
TOTAL LIVING AREA	2613.56
GARAGE	472.50
TOTAL AREA	3086.06



21

PLAN-2614

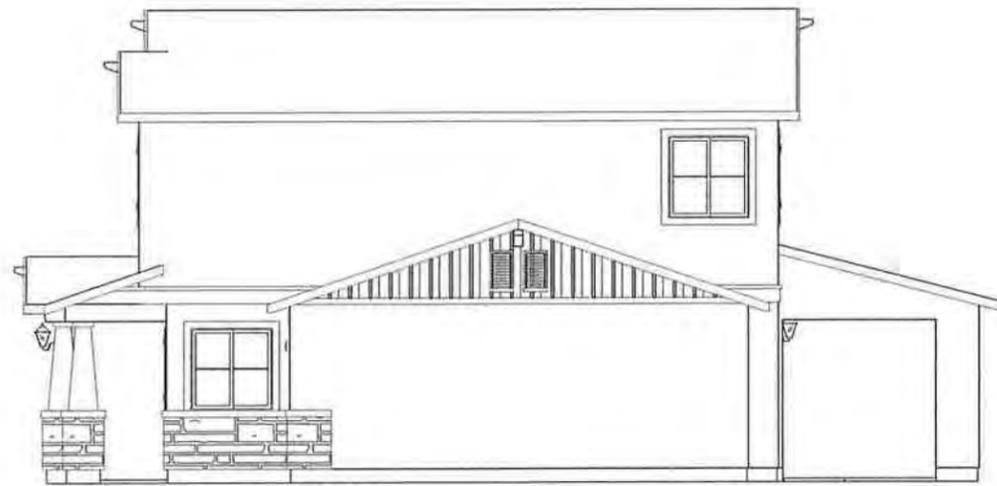
Luxury - 4/12 - 2 Car Attached - Craftsman Half Stone - Right

R.S.I. Development

Job #: 07057

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

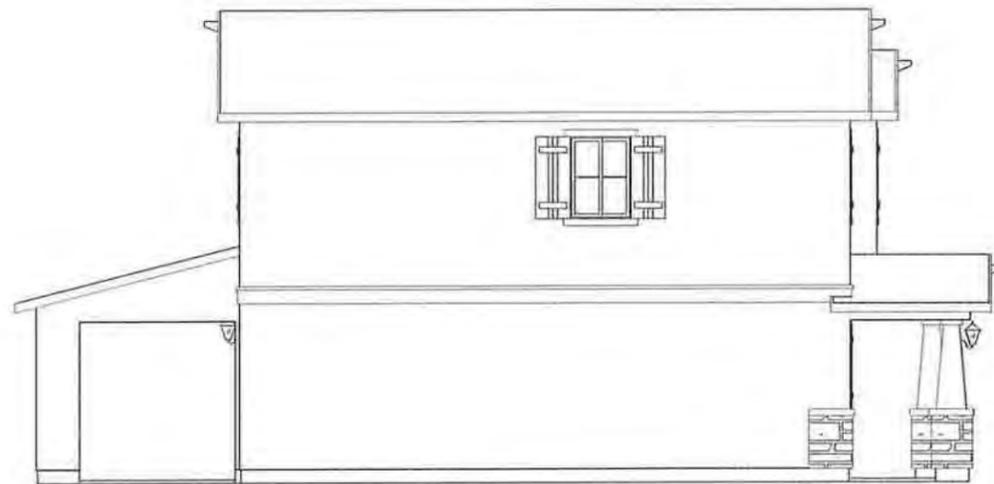
BUILDING AREA (SQF)	
1ST FLOOR	1328.95
2ND FLOOR	1284.61
TOTAL LIVING AREA	2613.56
GARAGE	472.50
TOTAL AREA	3086.06



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

22

PLAN-1643

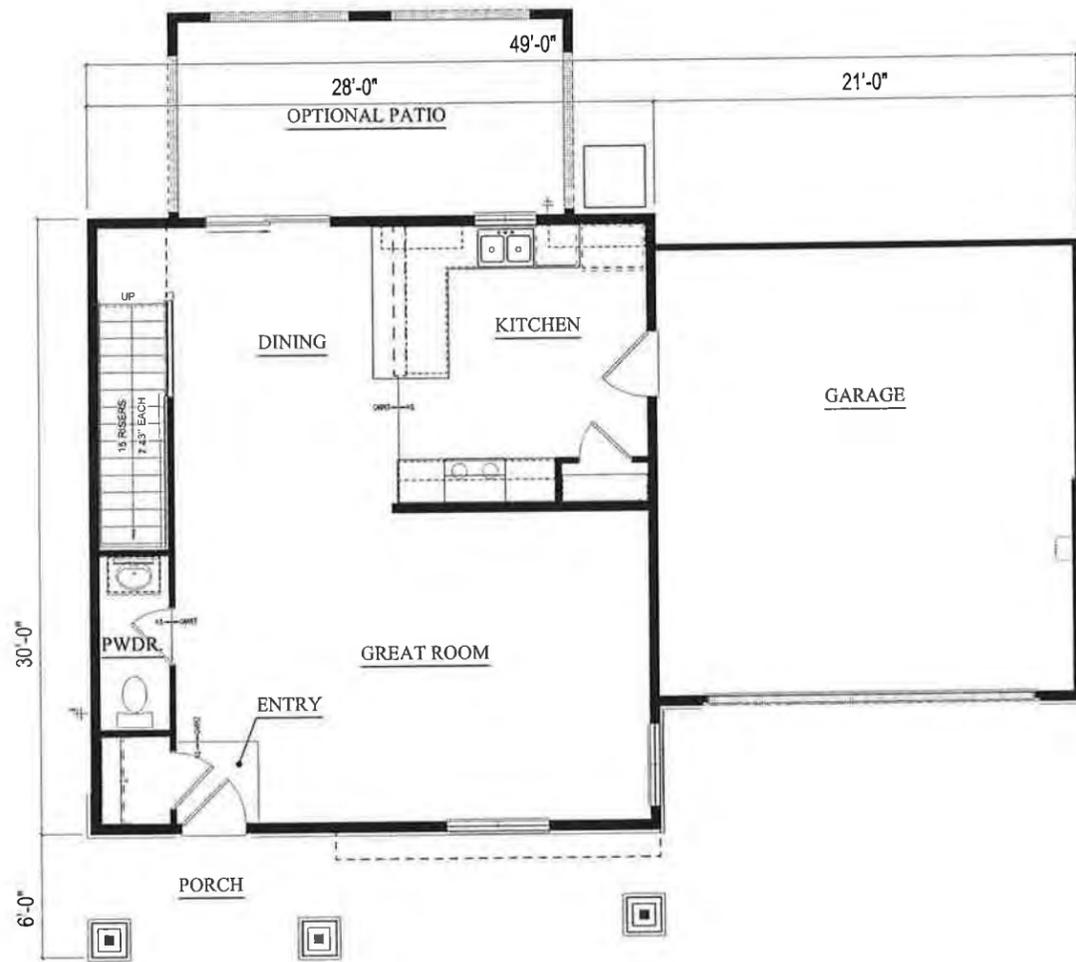
Luxury - 4/12 - 2 Car Attached - Craftsman Half Stone - Right

R.S.I. Development

Job #: 07057

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

BUILDING AREA (SQF)	
1ST FLOOR	840.00
2ND FLOOR	802.79
TOTAL LIVING AREA	1642.79
GARAGE	472.59
TOTAL AREA	2115.39



FIRST FLOOR PLAN



SECOND FLOOR PLAN

23

PLAN-1643

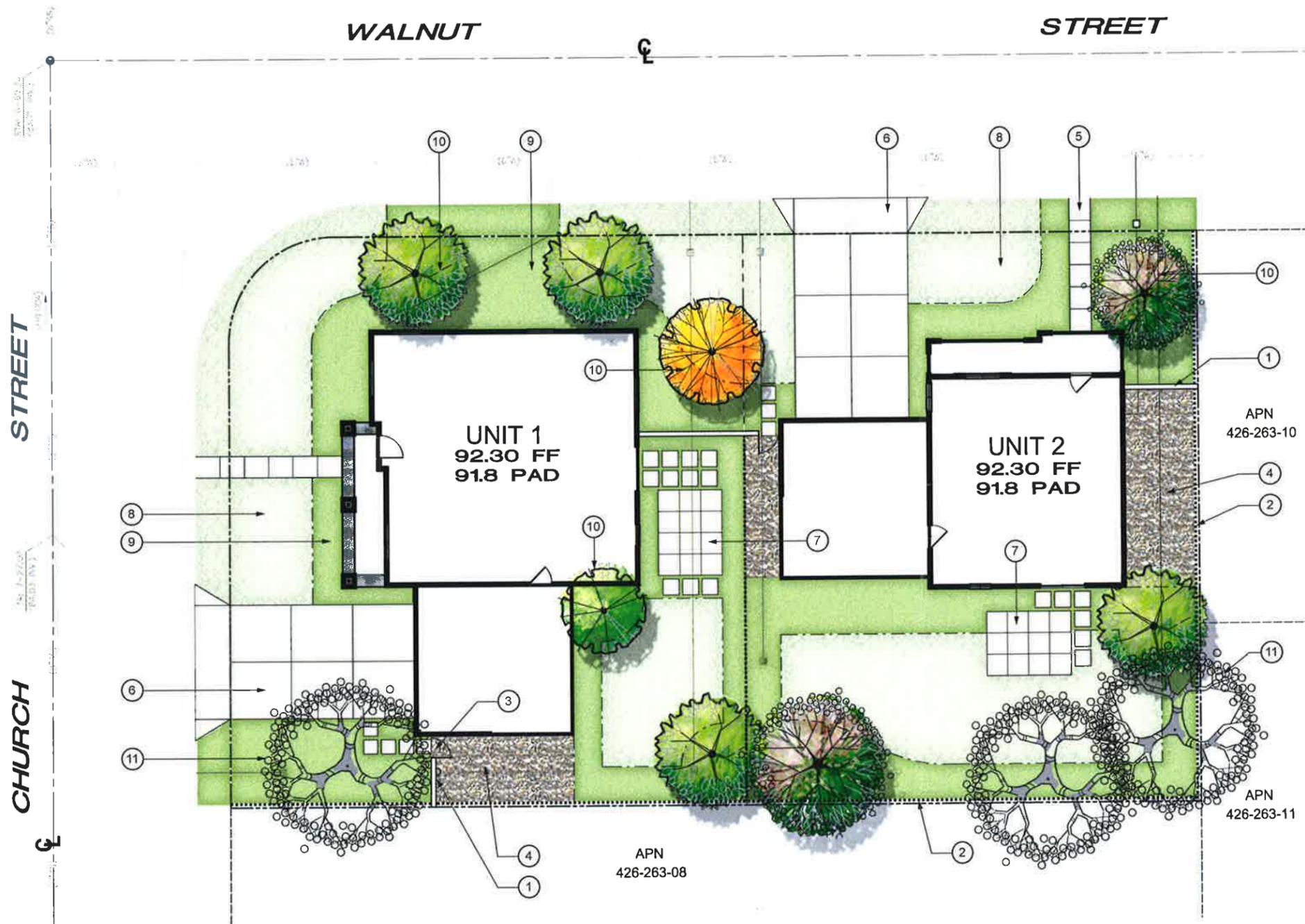
Luxury - 4/12 - 2 Car Attached - Craftsman Half Stone - Right

R.S.I. Development

Job #: 07057

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

BUILDING AREA (SQF)	
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TOTAL LIVING AREA	1642.79
GARAGE	472.59
TOTAL AREA	2115.39



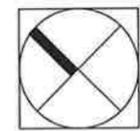
PLANT LIST

TREES	COMMON NAME
CITRUS X SINENSIS 'VALENCIA'	SWEET ORANGE TO REMAIN
EXISTING TREE	TO REMAIN
LAGERSTROEMIA INDICA 'LAVENDER'	GRAPE MYRTLE MULTI-TRUNK
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK
X CHITALPA TASHKENTENSIS	CHITALPA
SHRUBS	COMMON NAME
DIETES BICOLOR	FORTNIGHT LILY
DIETES IRIDIODES 'WHITE TIGER'	VARIEGATED TIGER LILY
LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET
PODOCARPUS MACROPHYLLUS	YEW PINE
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT' TM	BRIGHT 'N TIGHT CAROLINA LAUREL
RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN
ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE
WESTRINGIA FRUTICOSA	COAST ROSEMARY
SHRUB AREAS	COMMON NAME
DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
GROUND COVERS	COMMON NAME
FESTUCA OVINA GLAUCA	BLUE SHEEP FESCUE
PEA GRAVEL 1/2" IN SIZE	2" DEEP
TURF SOD	DROUGHT TOLERANT FESCUE BLEND

LEGEND

- ① 6' HIGH MASONRY BLOCK WALL
- ② VINYL WOOD FENCE / EXISTING FENCE
- ③ VINYL WOOD GATE
- ④ GRAVEL / MULCH SIDEYARD
- ⑤ 3' CONCRETE SIDEWALK
- ⑥ CONCRETE DRIVEWAY
- ⑦ CONCRETE PATIO
- ⑧ TURF AREA
- ⑨ SHRUB AREA
- ⑩ PROPOSED TREE
- ⑪ EXISTING TREE TO REMAIN

Illustrative Landscape Plan
Church Street - Costa Mesa, Ca.
 RSI - CO.



Scale: 1/8"=1'-0"









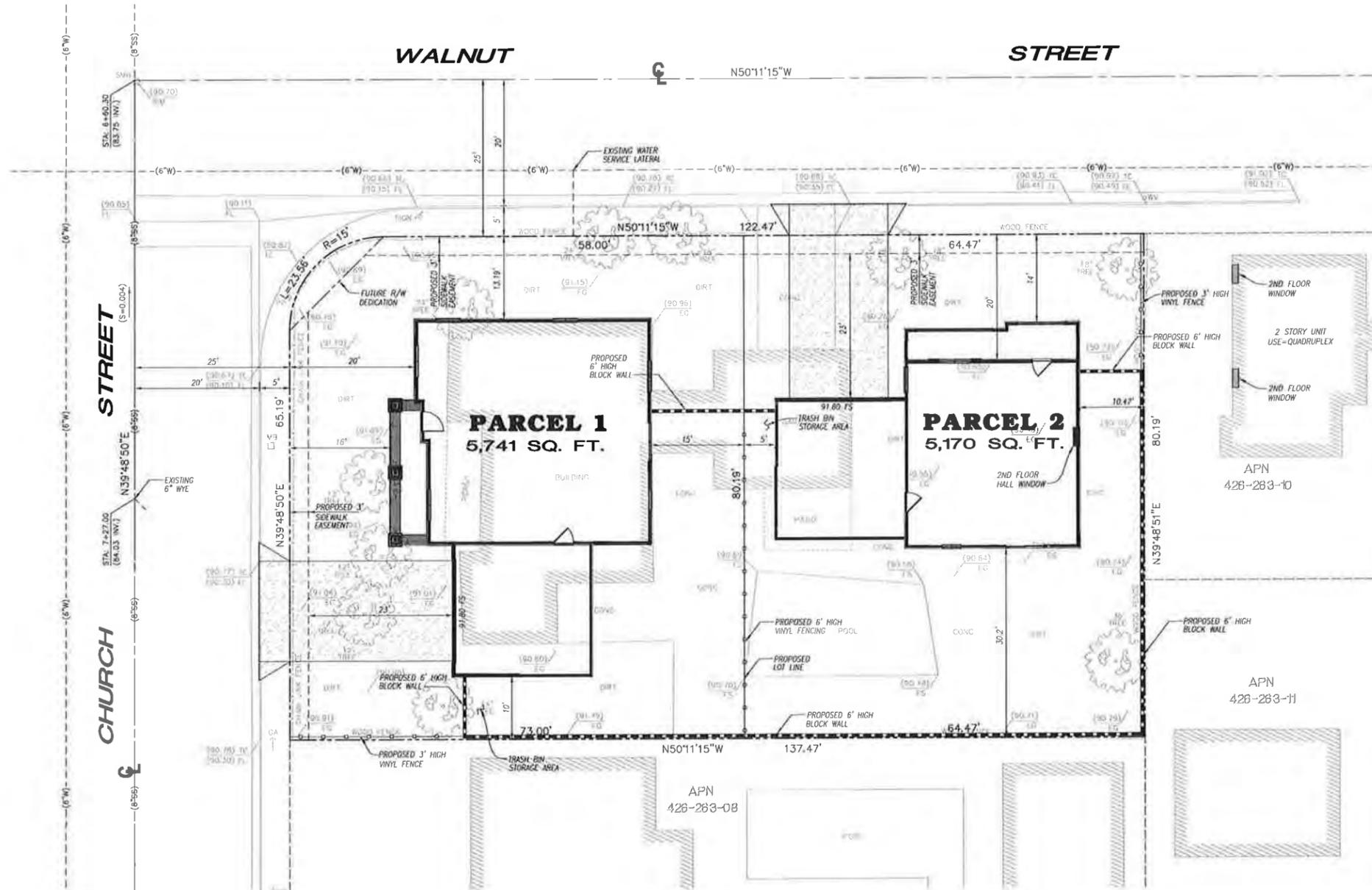






TENTATIVE PARCEL MAP NO. 2014-115

1944 CHURCH STREET
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-4492262, DATED SEPTEMBER 11, 2013
LOT 12 AND THE NORTHEASTERLY 25 FEET OF LOT 14 OF TRACT NO. 1086, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 35, PAGE 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

ASSESSOR'S PARCEL NUMBER:

APN: 426-263-09

SITE ADDRESS:

1944 CHURCH STREET
COSTA MESA, CA 92627

OWNER AND SUBDIVIDER:

SCEL PROPERTIES, LLC
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660
(949) 720-1118

AREA SUMMARY:

EXISTING PARCEL: 10,975 S.F. (0.252 ACRES)
PROPOSED PARCEL: 10,911 S.F. (0.250 ACRES)
* FOLLOWING R/W DEDICATION

PROPOSED PARCELS:

PARCEL 1: 5,741 S.F.
PARCEL 2: 5,170 S.F.

PURPOSE:

TO DEMOLISH EXISTING BUILDING AND CONSTRUCT 2 NEW SINGLE FAMILY RESIDENCES.

EXISTING LAND USE:

RESIDENTIAL

PROPOSED LAND USE:

RESIDENTIAL

EASEMENTS:

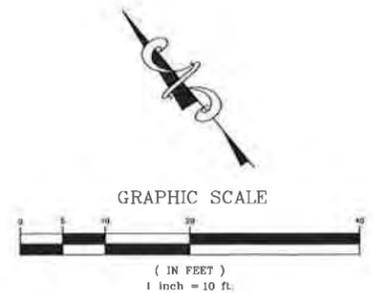
NO EASEMENT ON PROPERTY, VERIFY WITH TITLE REPORT

WATERCOURSES:

THERE ARE NO WATERCOURSE CROSSING THE SITE OR ADJOINING PROPERTIES LAND IS NOT SUBJECT TO OVERFLOW.

- LEGEND**
- BW BACK OF WALK
 - CLF CHAIN LINK FENCE
 - CO CLEAN OUT
 - CONC CONCRETE
 - EG EXISTING GRADE
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GA GUY ANCHOR
 - HP HIGH POINT
 - INV INVERT ELEVATION
 - MB MAIL BOX
 - NG NATIVE GROUND
 - PKL PARKING LOT LIGHT
 - PP POWER POLE
 - SCO SEWER CLEANOUT
 - SD STORM DRAIN
 - SL STREET LIGHT
 - TC TOP OF CURB
 - TG TOP OF GRATE
 - TW TOP OF WALL
 - WM WATER METER

- LEGEND**
- PROPOSED HARDSCAPE/DRIVE APPROACH
 - PROPOSED 6' HIGH VINYL FENCE
 - PROPOSED 6' HIGH BLOCK WALL



REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
RSI DEVELOPMENT
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660
(949) 720-1118



LDC CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS

1620 BROOKHOLLOW DRIVE, SUITE 93
SANTA ANA, CALIFORNIA, 92708
(714) 657-7700 (714) 657-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:
HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/16

CITY OF COSTA MESA
TENTATIVE PARCEL MAP NO. 2014-115
1944 CHURCH STREET
APN: 426-263-09

DESIGNED BY:	APPROVED:
DATE:	
DRAWN BY: SZ	
DATE: 03-07-14	
LATEST CHANGES BY: SZ	
DATE: 06-05-14	
PLOTTED BY: SZ	
DATE: 06-05-14	

SHEET
1 OF 1
JOB NO. 638

BENCH MARK: 1E-112-91
3 3/4" ALUMINUM DISK SET IN THE N.W. CORNER OF A 4'X22' CONCRETE CATCH BASIN LOCATED IN S.E. CORNER OF THE INT OF NEWPORT BLVD AND E 20TH ST, 72 FT. S.E. OF THE C/L OF E 20TH ST & ALONG THE E SIDE OF NORTHBOUND NEWPORT BLVD.
ELEVATION = 88.505 NAVD 88 2005

BASIS OF BEARINGS
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PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: AUGUST 11, 2014

ITEM NUMBER PH-1

SUBJECT: DESIGN REVIEW PA-14-07 AND TENTATIVE PARCEL MAP NO. 14-115 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 1944 CHURCH STREET

DATE: AUGUST 11, 2014

FROM: CHELSEA CRAGER, ASSISTANT PLANNER

FOR FURTHER INFORMATION CONTACT: CHELSEA CRAGER (714) 754-5609
chelsea.crager@costamesaca.gov

The purpose of this memo is to remove a planning condition of approval and provide additional engineering conditions of approval and code requirements to the original staff report.

Recommended Condition of Approval Number 11

The staff report contains a condition of approval that reads: "Final building elevations shall include wrap around siding on the second stories of all elevations." This condition was included because of the high visibility of the development from the corner of Church Street and Walnut Street. The applicant has since provided revised renderings which show additional elevation treatments on the second story side and rear elevations of the home visible from Church Street and extending the stone veneire all along the side elevation.

Attached are the revised renderings, which show the development from Church Street, Walnut Street, and the corner of Church Street and Walnut Street. The revised elevation address Staff's desires for upgraded secondary-elevations; therefore, staff recommends removal of condition of approval number 11.

Engineering Conditions of Approval Numbers 17-20 and Code Requirements Numbers 22-29

The original staff report did not contain code requirements or conditions of approval from the City of Costa Mesa Engineering Division. The recommended conditions of approval and code requirements are attached.

- Distribution:**
- Director of Economic & Development/Deputy CEO
 - Assistant Development Services Director
 - Senior Deputy City Attorney
 - Public Services Director
 - City Engineer
 - Transportation Services Manager
 - Fire Protection Analyst

Staff (6)
File (2)

Attachments: Revised Renderings
Revised Conditions of Approval and Code Requirements



2





4

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-14-07 shall coincide with the expiration of the approval of the Tentative Parcel Map 14-115 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-14-07 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. A minimum 20 foot by 20 foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
12. 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.
13. Provide proof of recordation of TPM 14-115 prior to issuance of building permits.
14. 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.
- Utilities 15. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Eng. 16. Construct residential sidewalk per City of Costa Mesa standards.
17. Any trees within the public right-of-way that would require removal must obtain approval from the Parks and Recreation Commission.
18. Dedicate a 3-foot public sidewalk easement behind existing right of way line on Church Street and Walnut Street.
19. Dedicate a diagonal corner cut-off and construct case "A" wheelchair ramp per CCM Std Dwg No 416 at the corner of Church Street and Walnut Street.

CODE REQUIREMENTS (PA-14-07, TPTM 14-115)

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 Year's 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. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. 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.

10. 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.
11. 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.
- 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.
14. Submit precise grading plans, an erosion control plan and a hydrology study. A precise grading and a hydrology report 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.
15. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
16. 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 two percent (2%).
17. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3
18. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).

- Fire 19. 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.
- Trans. 20. Construct residential driveway approach at locations specified on submitted site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
21. Close unused drive approaches with full height curb and gutter per City Standards.
- Eng. 22. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 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.
23. 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.
24. 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.
25. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
26. 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 new driveway approaches.
27. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
28. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.

29. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
- a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - b) Location of BMPs shall not be within the public right-of-way.

SPECIAL DISTRICT REQUIREMENTS (PA-14-07, TPM 14-115)

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 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