PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 8, 2014 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-14-10 AND VESTING TENTATIVE TRACT MAP NO. 17771 FOR A 19-UNIT RESIDENTIAL DEVELOPMENT AT 789 AND 795 PAULARINO AVENUE**

DATE: **AUGUST 25, 2014**

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

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

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

The proposed project is a request to construct a 19-unit detached residential development on a 1.72-acre site located at 789 and 795 Paularino Avenue zoned R2-HD (Multiple Family) and the request includes the following:

1) Design Review to construct a 19-unit, two-story detached single-family residential development on a 1.72-acre vacant site; and,

2) Vesting Tentative Tract Map for the subdivision of the property as a condominium development in accordance common interest development subdivision standards.

APPLICANT

The applicant and agent of property owner is Shea Homes.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the project is exempt from further CEQA review per section 15332 – Infill Development; and
2. Adopt Planning Commission resolution approving the project, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 789 and 795 Paularino Avenue
APN 41812126 and 41812125

Application Number: PA-14-10, VTT-17771

Request: Design Review of a 19-unit residential common interest development.

SUBJECT PROPERTY:

Zone: R2-HD
General Plan: HDR
Lot Dimensions: 211' x 354'
Lot Area: 74,917 SF (1.72-acre)
Existing Development: Two vacant parcels previously developed with a residence and a nursery school

SURROUNDING PROPERTY:

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

DEVELOPMENT STANDARD COMPARISON

R2-MD	Required/Allowed	Proposed/Provided
Lot Area	12,000 SF	74,915 SF (1.72-acre)
Maximum Density:	24 units 14 units per acre	19 units 11 units per acre
Zoning – R2HD	Maximum 24 units One unit per 3,000 SF	19 units One unit per 3,942 SF
Lot Coverage	44,949 (60%)	SF (65%)
Open Space	29,966 SF (40%)	29,777 (39.8%)
Private Open Space	400 SF	400 SF to 845 SF
Minimum dimension	10 FT	11 FT
Height	Two Stories / 27 FT	27 FT
Building Setbacks:		
Front (Paularino Ave. and Randolph Street)	20 FT	23' 6" and 20 FT
Side (interior)	5 FT	10 FT
Rear (N/A)	N/A	N/A
Landscape Setback	5 FT	5 FT
Distance between Buildings	10 FT	11 FT
% of 2nd floor to 1st floor	100 %	100%
Parking	Three bedroom (Plan 1) – 4 spaces Two bedroom (Plan 2) – 3 spaces	38 garage spaces 33 open spaces
Total	71 spaces	71 spaces
Min. Driveway Width:	25 FT	24 FT
Final Action	Planning Commission	
CEQA Review	Exempt, Class 32, Infill Development Projects	

BACKGROUND

Project Site/Environs

The 1.72-acre (net area) project site consists of two vacant parcels previously developed with a residence and a small nursing school. The site was previously approved for development of 10 detached residential units in 2012 and the structures were demolished in October 10, 2012. The new application is a request for development of 19 detached units. The site is a rectangular-shaped parcel located at north side of Randolph Street, west of Bristol Street. The property is zoned R2-HD and in the High Density Residential (HDR) land use designation. The site abuts a 46 unit condominium development west of the project, developed at a density of 23 dwellings per acre and a condominium development to the east with 52 units at a density of 20 dwellings per acre.

ANALYSIS

Project Description

The applicant is proposing to construct a 19-unit residential development at 11 dwelling units per acre and subdivide the property in compliance with the residential common interest development for condominium purposes. The site is 1.72-acre and located within the R2-HD (Multiple family) zone. Within the R2-HD zone, the property has a maximum development potential of 24 units (14 dwelling units per acre).

Site Layout

The site is an interior parcel fronting both on Paularino Avenue and Randolph Street. Access to the site is provided from both streets. The initial design included three dead-end driveways that made the on-site circulation difficult and provided limited access for emergency vehicles. The site was revised to include an access from each abutting street providing full vehicular access to all the homes and emergency and trash pickup access to the entire site. The interior roadway is offset to discourage any potential cut through traffic from either street.

The units are designed in three rows with the interior row of homes having garage access from both drive aisles. This allows for two vehicles in what looks like typical "tandem garages" to actual have independent ingress and egress to the internal drive aisle. The site also contains public right-of-way along Paularino Avenue and Randolph Street; a portion of future right-of-way on Randolph Avenue is currently fenced off, which is proposed to be improved with the development of the site. The development proposes to dedicate a 25-foot wide strip that will allow a full two lane width (50 feet right-of-way) on Randolph Avenue and a meandering sidewalk connecting the existing sidewalk to the north and south of the site.

The site includes a common open space (2,680 square feet in area) in the form of a pocket park in the center with a small tot-lot and picnic table. Two parallel open parking spaces are also provided in close proximity to the park.

Parking / Access

A minimum of seventy one parking spaces are required at a rate of four spaces per unit for the proposed three and four bedroom units and three spaces for the two bedroom units. Each unit is provided with a two-car garage and the overall site provides 33 open parking spaces. Plan one includes a standard side by side two-car garage and the two car garage for the smaller units (Plan 2) are designed as tandem spaces with a garage door on either side that provide independent access to both spaces. The proposal includes 14 Plan one and 5 plan two units.

Setbacks

The proposed common interest development satisfies all required building setbacks on both frontages and the sides. The side setbacks are 10 feet, where only 5 feet is required. The landscape setback along Paularino Avenue is 5 feet and along Randolph Avenue is 14.5 feet; both provide adequate space for specimen trees and a substantial landscape buffer from the public rights-of-way.

Open Space

The common interest development requires a minimum of 40 percent open space. The project will provide the minimum square feet of required open space including a minimum of 400 square feet of open space for each unit. The private open spaces range in size from 845 to 400 square feet. The units are separated by 11 feet, this space allows for a parking space between units and a private side yard.

Floor Plans

Two different plans are proposed; Plans 1 includes 1,800 square feet and Plan 2 is slightly larger with 1,895 square feet of living space. The proposed two-story units meet the recommendations of the Residential Design Guidelines with respect to massing, articulation and second floor to first floor ratio (100% allowed, 100% proposed).

Elevations

Although the structures are similar in footprint and first and second floor ratio, the proposed elevations include a variety of materials, finishes and colors and articulation on four sides. The two-story structures are contemporary in design with flat concrete roof tiles, horizontal wood siding and stone veneer. Each plan is proposed with three color / material schemes with a variety of materials, and finishes to break up the elevations both horizontally and vertically.

Vesting Tentative Tract Map

The vesting tentative tract map proposed is for a condominium subdivision with four numbered lots to accommodate the units and eight lettered lots to accommodate the

landscaping and private streets. All common areas including the driveway and parking spaces will be commonly used and maintained by a homeowners association.

GENERAL PLAN CONFORMANCE

Subject to conditions, the design and density of the proposed project are in conformance with the General Plan. The proposed development is comprised of 19 detached condominium units at a density of 11 dwelling units per acre, consistent with the R2-HD zone.

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

- *Land Use Objective LU-1A.4*: Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.
- *Land Use Objective LU-2A.8:* Encourage increased private market investment in declining or deteriorating neighborhoods.

The project would replace a vacant parcel with detached ownership units that would enhance the appearance and value of the site and its surroundings. The project provides new housing opportunities at a level no greater than can be supported by the existing infrastructure. In addition, the proposal will provide on-site parking space that comply with current parking standards.

The design of the units meets the intent of the City's Residential Development Standards and Design Guidelines. Off-set forms provide a visual transition between the two levels and create both horizontal and vertical relief to the wall planes. The elevations include articulations, projections, and varied building materials.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15332 for In-fill Development Projects. The project is consistent with the General Plan designation and with all applicable General Plan policies as well as the zoning designation. The project is proposed at a density of 11 dwelling units per acre consistent with the high density requirements that allow up to 20 dwellings per acre. The site is surrounded by multiple-family residential uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

CONCLUSION

Approval of the project will allow development of a 19-unit detached condominium development. The project satisfies the required findings for the requested deviations and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Continue the project to allow time for further analysis or revisions to the proposed project.

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

MINOO ASHABI
Principal Planner

JERRY GUARRACINO
Interim Assistant Director of Development Services

Attachments:
1. Draft Planning Commission Resolution and Exhibits
2. Vicinity Map
3. Zoning Map
4. Project Plans/Elevations/Tentative Tract Map 17771

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

John Danvers
Shea Homes LP, Southern California Division
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-10 AND TENTATIVE TRACT MAP 17771 LOCATED AT 789 and 795 PAULARINO AVENUE

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

WHEREAS, an application was filed by Shea Homes LP as the authorized agent on behalf of the property owner, requesting approval of the following:

1) ***Planning Application PA-14-10*** – Design Review to construct a 19-unit two-story detached condominium development.

2) ***Tentative Parcel Map No. 17771*** to subdivide a 1.72-acre parcel for a 19-unit condominium subdivision in accordance with common interest development standards.

WHEREAS, a duly noticed public hearing held by the Planning Commission on September 8, 2014 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-fill Development;

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-14-10 and Tentative Tract Map 17771.

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-14-10 and Tentative Tract Map 17771 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this

resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 8th day of September, 2014.

_____
Jim Fitzpatrick, Chair
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 8, 2014 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

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

Required Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Response: The architectural design of the development meets the intent of the City's Residential Development Standards and Design Guidelines and promotes design excellence with consideration given to site planning and building orientation, overall open space, landscaping and architectural design. The project incorporates varied building materials on the building elevations which include a both horizontal and vertical modulation. Off-set forms provide horizontal and vertical relief to the wall planes. The elevations include articulations, projections, and varied building materials. Sufficient landscaping and open space is provided for each individual lot per the Zoning Code requirements.

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

Response: The proposed two-story structures are in keeping with the rest of the neighborhood which is developed with two-story and three-story buildings. The elevations of the proposed residences include a variety of materials to highlight the vertical offsets and horizontal floor to floor transitions.

Required Finding: The proposed development plan and subdivision meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Response: The proposed project provides ownership opportunities for detached units in place of a vacant in-fill parcel. The project exhibits site planning excellence by providing private open spaces for all units and adequate separation between the homes and the abutting structures.

B. The proposed tentative tract map 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 Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project provides sufficient easements as a condominium developments, and encourages increased private market investment in declining or deteriorating neighborhoods.

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

Response: The project density is 11 units per acre, which is lower than the allowable density standards and consistent with the Objectives of the General Plan and the site's Medium Density Residential land use designation that allows up to 14 units per acre.

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

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

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

Response: The proposed buildings include openings in an east-west direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The inclusion of a combination of medium and large size trees will also help provide shade to the residences.

Required Finding: The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.

Response: As conditioned, the proposed project does not interfere with the public right of way. The proposed dedications along Randolph Avenue will significantly improve the right-of-way for vehicular and pedestrian traffic.

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

The project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15332 for In-fill Development Projects. The project is consistent with the General Plan designation and with all applicable General Plan policies as well as the zoning designation. The project is proposed at a density of 11 dwelling units per acre consistent with the high density requirements. The site is surrounded by multiple-family residential uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

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-14-10 shall coincide with the expiration of the approval of the Tentative Tract Map 17771 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-14-10 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

3. The Tentative Tract Map shall be processed as a condominium map consistent with Section 13-41 of the Zoning Code.

4. A decorative six-foot high perimeter block wall shall be constructed around the perimeter of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development 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.

5. The interior fences or walls between the homes shall be a minimum of six feet in height.

6. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.

7. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.

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

9. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

10. 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.

11. The subject property's ultimate finished grade level may not be filled/raised in excess of 36 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.

12. 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.

13. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers.

14. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

    A. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations and shall contain restrictions prohibiting parking in the driveway and in front of garage doors.

    B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.

    C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice (described in Condition below) as an exhibit.

    D. The CC&Rs shall contain a notice that all open parking spaces shall be unassigned and available for visitors

E. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

15. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.
16. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map 17771.
17. 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.
18. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.
19. 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, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. 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. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
20. If any section, division, sentence, clause, phrase or portion of this resolution is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

Bldg. 21. The applicant shall submit a precise grading plans, an erosion control plan and a hydrology study.

22. The applicant shall submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. Soils report shall address how the new slop shall be maintained to avoid any future failure.

23. 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

    Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3.

24. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft (setback area from the property line. They may project a maximum of 12 inches beyond the 3 ft setback. CRC Tables R302.1(1) and R302.1(2).

25. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division and Public Services prior to issuance of building permits.

Trans. 26. Fulfill San Joaquin Hills Transportation Corridor Fee Ordinance requirement at the time of issuance of building permit by submitting the required fee to the Planning Division. At the current rate of $3,898 per dwelling unit for the proposed use. NOTE: This fee is subject to revision and possible increase effective July 1 of each year.

27. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at $12,684.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

28. Prior to issuance of Building Permits, dedicate all land 30 feet from the centerline of Randolph Avenue.

29. The site plan shall correctly identify public parkway width and street width from centerline to property line on Randolph Avenue and Paularino Avenue.

30. Construct all proposed driveway approaches to comply with city standards.

31. Close unused drive approaches, or portion of, with full height curb and gutter that comply with city standards.

Utilities

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

CODE REQUIREMENTS (PA-14-10, TTM 17771)

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. 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.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. 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.
5. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
6. All on-site utility services shall be installed underground.
7. 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.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Bldg.

9. 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. Areas of alteration and additions shall comply with 2013

California Green Building Standards Code section 5.303.2 and 5.303.2

10. The applicant shall 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 two feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).

    2- A fill less than one 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 three feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

Eng. 11. Comply with the requirements contained in the letter prepared by the City Engineer dated August 28, 2014 (Exhibit C).

Fire 12. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code. Fire staff shall examine the projected demands of the proposed Project and make recommendations to ensure that adequate personnel/resources will be available to meet projected demand. Recommendations of the study shall be implemented to the satisfaction of the Fire Department to ensure that emergency response impacts are minimized to below a level of significance.

13. The applicant shall submit plans for review and approval by the Mesa Water District.

SPECIAL DISTRICT REQUIREMENTS (PA-14-10, TTM 17771)

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.

EXHIBIT C

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

August 28, 2014

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

SUBJECT: Tract No. 17771
LOCATION: 789 and 795 Paularino Avenue

Dear Commissioners:

Tentative Tract Map No. 17771 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two lots into four numbered lots and eight lettered lots. Tentative Tract Map No. 17771 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

6. Vehicular and pedestrian access rights to Paularino Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. 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.

8. 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

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.costamesaca.gov

Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.

9. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and reconstruct the curb and gutter on Paularino Avenue along the entire frontage (minimum) to maintain a positive flow.

10. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and reconstruct the street pavement on Paularino Avenue from the edge of gutter to centerline of the street along the entire frontage.

11. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer, and fully improve Randolph Avenue to its ultimate width per City of Costa Mesa Standards.

12. Dedicate Randolph Avenue to the City of Costa Mesa for street & highway purposes per the Master Plan of Highways and a sidewalk easement on Randolph Avenue.

13. The Subdivider shall submit a cash deposit of $980 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

14. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

15. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

16. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

17. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

18. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

19. Dedicate easements as needed for public utilities.

20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

21. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

22. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

23. The elevations shown on all plans shall be on Orange County benchmark datum.

24. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

25. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

for

Fariba Fazeli, P. E.
Interim City Engineer

(Engr. 2014/Planning Commission Tract 17771)

City of Costa Mesa
TARA
SPIRIT
PLATTE DR
ROANOKE LN
YELLOWSTONE DR
TRINITY DR
W PAULARINO AV
JENNIFER LN
SCHENLEY BAY
KITTENDALE BAY
WINGATE BAY
LOYSBURG BAY
RANDOLPH AV
GRAYLING BAY
ELMIRA BAY
WESLEYAN BAY
CROYDEN BAY
JEFFREY DR
W BAKER ST
CENTURY PL
4181212S 4181212R
Address Small
Address Points
Freeway
Roads
Collector (cont)
Freeway
Major
Newport BLVD (cont)
Primary
SECONDARY
Hydrology Channels
Street Names
Street Centerlines

City of Costa Mesa
W PAULARINO AV
W BAKER ST
PLATTE DR
ROANOKE LN
YELLOWSTONE DR
TRINITY DR
TARA
SPIRIT
PDR-LD
R1
JENNIFER LN
SCHENLEY BAY
KITTENDALE BAY
WINGATE BAY
LOYSBURG BAY
RANDOLPH AV
R2-HD
R3
C1
GRAYLING BAY
ELMIRA BAY
WESLEYAN BAY
CROYDEN BAY
JEFFREY DR
I&R
CENTURY PL
C2
MG
Address Small
Address Points
Freeway
Roads
Collector
Freeway
Major
(cont)
Newport BLVD
Primary
SECONDARY
Hydrology Channels
Street Names
Street Centerlines
Parcel Lines
City Boundary
Water Ways
Zoning
(cont)

26

ILLUSTRATIVE STREET SCENE

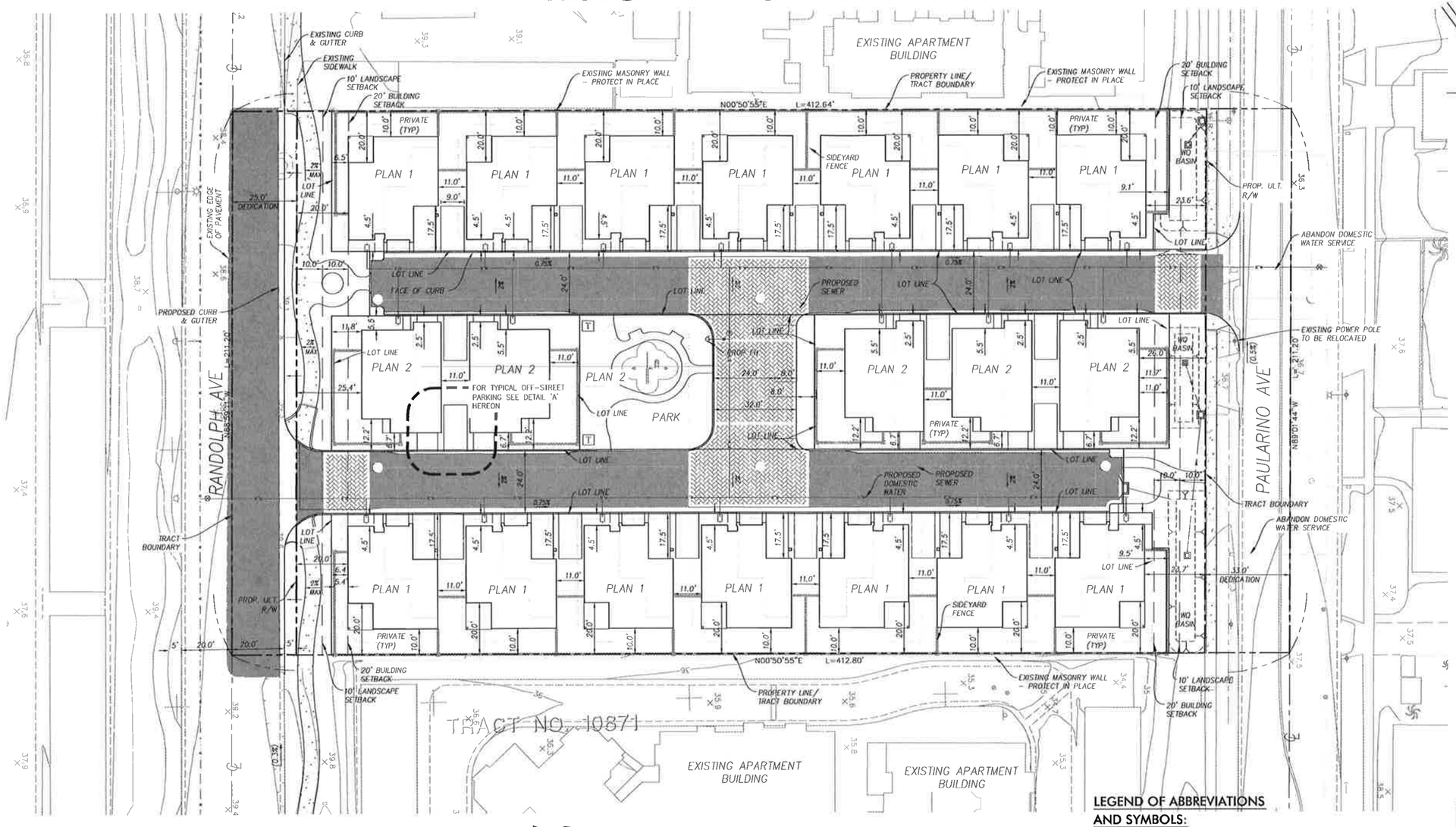
SheaHomes
Caring since 1881

SHEA PAULARINO
COSTA MESA, CALIFORNIA
PROJECT # 2013-0943

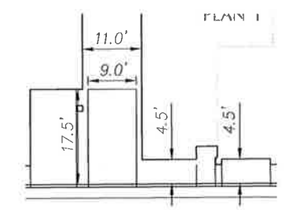
AUGUST 21, 2014

Architecture+Planning

MASTER SITE PLAN



VICINITY MAP
N.T.S.



16' 0' 8' 16' 32'
ARCHITECTURAL SCALE: 1" = 16'

PARKING SUMMARY:

REQUIRED PARKING
3 BEDROOM: 56 SPACES (4/UNIT)
[(14) PLAN 1]
2 BEDROOM: 15 SPACES (3/UNIT)
[(5) PLAN 2]
TOTAL REQUIRED: 71 SPACES

PROVIDED PARKING
GARAGE: 38 SPACES
OPEN: 33 SPACES
TOTAL PROVIDED: 71 SPACES

LEGEND OF ABBREVIATIONS AND SYMBOLS:

EX	EXISTING	
PROP	PROPOSED	
TYP	TYPICAL	
EG	EXISTING GRADE	
PAD	PAD ELEVATION	
DWY	DRIVEWAY	
℞	PROPERTY LINE	
℄	CENTER LINE	
PIP	PROTECT IN PLACE	
SF	SQUARE FEET	
AC	ACRE	
LL	LOT LINE	
PUE	PUBLIC UTILITY EASEMENT	
WQ	WATER QUALITY	

(X)	LOT #/LETTER
	R/W / LOT BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED BUILDING FOOTPRINT
	STREET CENTER LINE
	LOT LINE
	PROPOSED SIDEWALK
	ASPHALT PAVEMENT
	OFF STREET PARKING
	ENHANCED PAVING

TYPICAL OFF-STREET PARKING DETAIL 'A'

10' 0' 5' 10' 20'
SCALE: 1" = 10'

27

REVISIONS

VESTING TENTATIVE TRACT MAP 17771
789 795 PAULARINO
COSTA MESA, CALIFORNIA

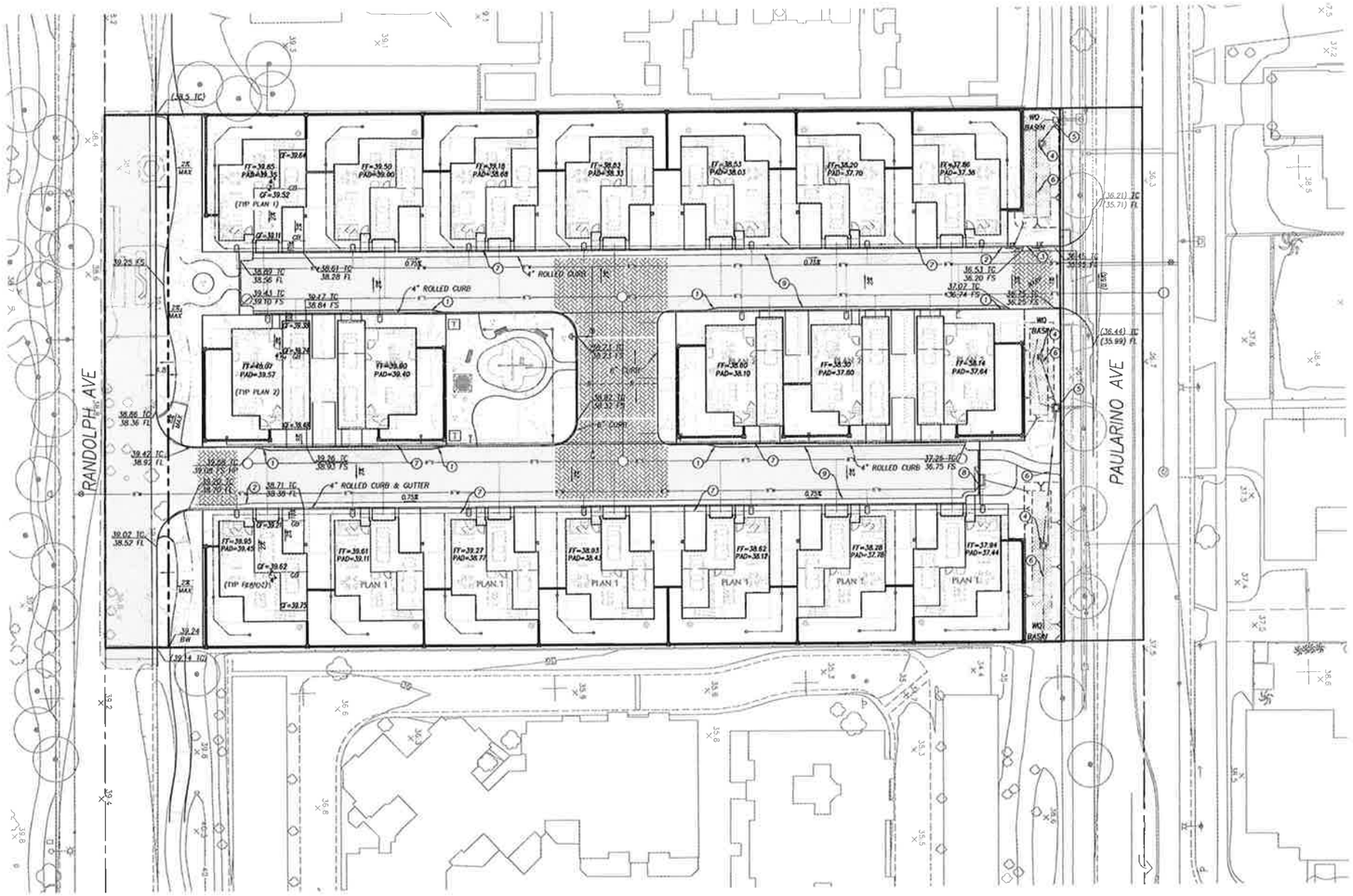
OWNER/SUBDIVIDER:
Shea Homes
SOUTHERN CALIFORNIA DIVISION
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92879
PH: (951) 738-6700 FAX: (951) 736-1756

ENGINEER:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE:	07/31/2014
SCALE:	AS SHOWN
SHEET #:	C.1 of C.4

P:\Projects\2451\31\Plans\Entitlements\Master Site Plan\2451-31TpC11a.dwg 07/31/2014 1:00 PM Plotted by: Daniel Jimenez

PRELIMINARY GRADING PLAN



VICINITY MAP
N.T.S.

INDEX:

- R/W / LOT BOUNDARY
- PROPOSED BUILDING FOOTPRINT
- FLOW LINE

EARTHWORK

CUT:	1,090	CY
FILL:	1,650	CY
NET:	560	CY (F)

CONSTRUCTION NOTES:

1. CONSTRUCT 4" ROLLED CURB TO 6" CURB ONLY TRANSITION
2. CONSTRUCT 4" ROLLED CURB & GUTTER TO 6" CURB & GUTTER TRANSITION
3. CONSTRUCT CURB OPENING/LOCAL DEPRESSION
4. CONSTRUCT GRATED INLET
5. CONSTRUCT JUNCTION STRUCTURE & CONNECT TO EXISTING STORM DRAIN
6. CONSTRUCT PVC AREA DRAIN
7. CONSTRUCT 6"-8" PVC PIPE AREA DRAIN COLLECTOR
8. CONSTRUCT CATCH BASIN
9. AC PAVING

20' 0' 10' 20' 40'
SCALE: 1" = 20'

REVISIONS

VESTING TENTATIVE TRACT MAP 17771
789 795 PAULARINO
COSTA MESA, CALIFORNIA

OWNER/SUBDIVIDER:
Shea Homes
SOUTHERN CALIFORNIA DIVISION
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92879
PH: (951) 739-9700 FAX: (951) 738-1758

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www.fuscoe.com

DATE:	07/31/2014
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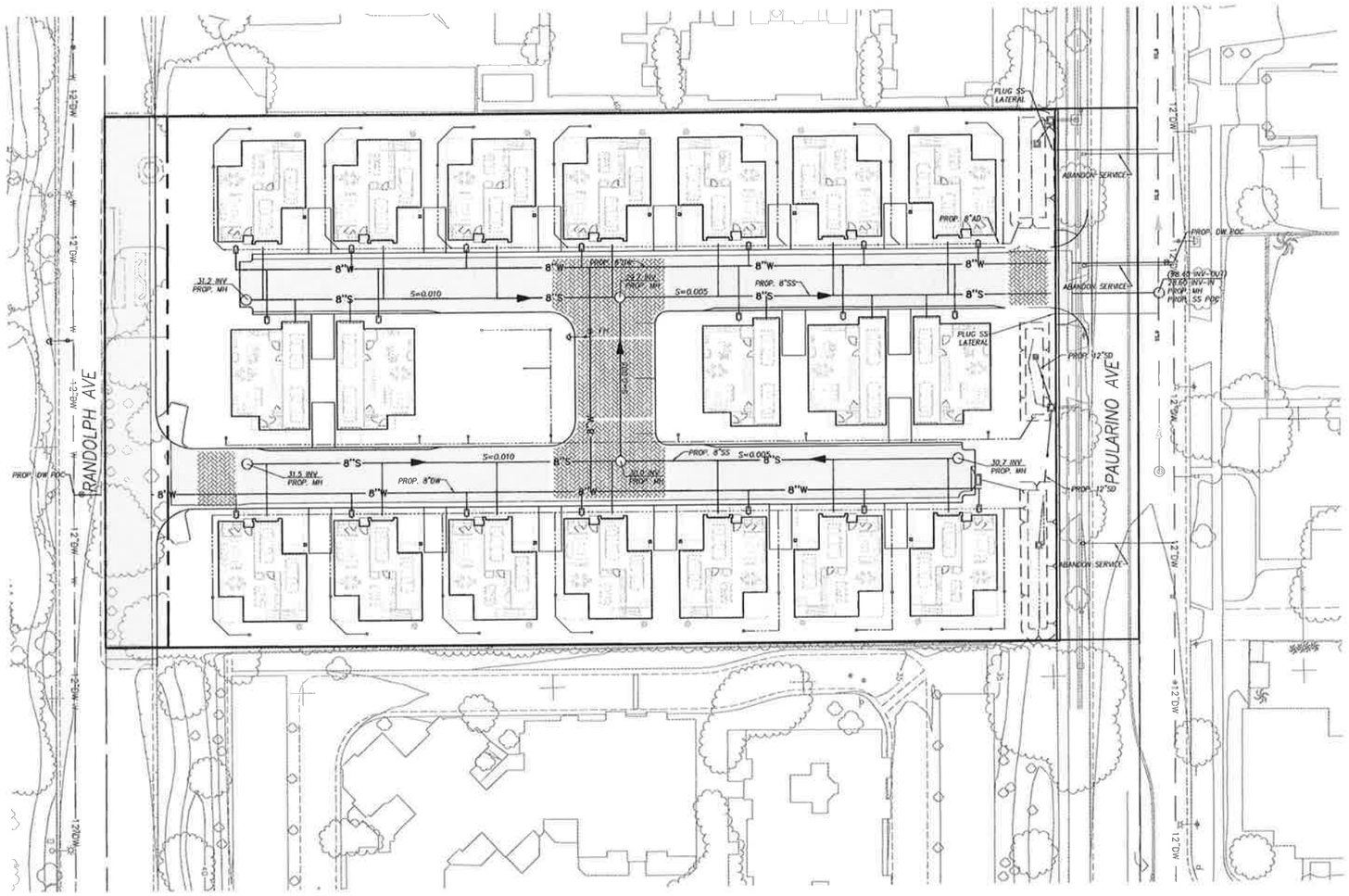
SHEET #:	C.2 of C.4

CONCEPTUAL UTILITY PLAN

VICINITY MAP
N.T.S.



LEGEND:

- R/W / LOT BOUNDARY
- SANITARY SEWER LINE/SEWER LATERAL
- SANITARY SEWER MANHOLE & CLEANOUT
- FIRE HYDRANT
- WATER METER
- DOMESTIC WATER LINE
- CATCH BASIN
- STORM DRAIN LINE
- JUNCTION STRUCTURE
- EXISTING STORM DRAIN LINE
- EXISTING DOMESTIC WATER LINE
- EXISTING SANITARY SEWER LINE

20' 0' 10' 20' 40'
SCALE: 1" = 20'

REVISIONS

VESTING TENTATIVE TRACT MAP 17771
789 795 PAULARINO
COSTA MESA, CALIFORNIA

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SOUTHERN CALIFORNIA DIVISION
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tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE:	07/31/2014
SCALE:	AS SHOWN
SHEET #:	C.3 of C.4

TRACT MAP NO. 17771
OPEN SPACE EXHIBIT

OPEN SPACE AREA LEGEND & CALCULATIONS:

OPEN SPACE – PRIVATE AREA: 12,985 SF

OPEN SPACE – COMMON AREA: 16,792 SF

OPEN SPACE – REAR DECK: 198 SF

OPEN SPACE – TOTAL AREA: 29,975 SF

SITE AREA: 74,917 SF

OPEN SPACE COVERAGE: 40%

20' 0' 10' 20' 40'

SCALE: 1" = 20'

30

REVISIONS	BENCH MARK
	ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NAVD88 DATUM AS DEFINED BY O.C.S. POINT CM-58-04, BEING A 3 ½" ALUMINUM BENCHMARK DISK STAMPED "CM-58-04" SET IN THE N'LY CORNER OF AN 8 FT BY 4 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE S-E PORTION OF THE INTERSECTION OF SANTA ANA AVE AND BRENTWOOD ST. 20 FT E'LY OF THE CENTERLINE OF SANTA ANA AVE AND 63 FT S'LY OF THE CENTERLINE OF BRENTWOOD ST. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION = 52.971 FEET (NAVD88)

VESTING TENTATIVE TRACT MAP 17771
789 795 PAULARINO
COSTA MESA, CALIFORNIA

OWNER/SUBDIVIDER:
Shea Homes
SOUTHERN CALIFORNIA DIVISION
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92879
PH: (951) 739-9700 FAX: (951) 738-1758

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16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE:	08/20/2014
SCALE:	AS SHOWN
SHEET #:	C4 of C4

MEANDERING SIDEWALK AT RANDOLPH AVE.

PLAY STRUCTURE IN POCKET PARK

BIOSWALE WITH COBBLE AND BOULDERS

INTERLOCKING PAVERS WITH CONCRETE BANDS AT ENTRY & INTERIOR

PAULARINO SITE - CONCEPTUAL LANDSCAPE PLAN

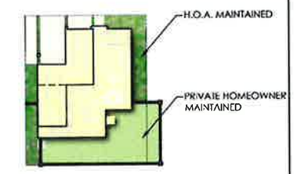
COSTA MESA, CALIFORNIA

SheaHomes.
Caring since 1881

CONSTRUCTION LEGEND:

1. STAMPED CONCRETE OR INTERLOCKING PAVERS SET IN 12" CONCRETE BAND
2. PROJECT MONUMENTATION WITH SIGNAGE
3. EXISTING SIDEWALK, PROTECT IN PLACE
4. EXISTING TURF IN PARKWAY, PROTECT IN PLACE
5. CATCH BASIN LOCATION
6. BIOSWALE WITH COBBLE/BOULDERS IN CHANNEL
7. MULCH PLAY SURFACE
8. PEDESTAL-TYPE BBQ (2 TOTAL)
9. PLAY STRUCTURE AGES 5-12 YEARS
10. DECORATIVE PICNIC TABLE WITH SHADE TOP
11. TRASH RECEPTACLE
12. DECORATIVE BENCH (3 TOTAL)
13. MEANDERING 6' WIDE CONCRETE SIDEWALK
14. 5-6" HIGH MASONRY WALL
15. 6' HIGH MASONRY PILASTER
16. 3'-8" HIGH MASONARY WALL
17. 4' HIGH MASONRY PILASTER
18. OFF-STREET PARKING SPACE (TYP.)
19. PET WASTE DISPENSER

MAINTENANCE RESPONSIBILITY:



PLANTING LEGEND:

EXISTING STREET TREES

	BOTANICAL NAME	COMMON NAME	QTY.
A	CUPANIOPSIS ANCARDIOIDES (TO REMAIN - PROTECT IN PLACE)	CARROT WOOD TREE	2
B	PYRUS CALLERYANA 'BRADFORD' (TO REMAIN - PROTECT IN PLACE)	BRADFORD PEAR TREE	3
C	FICUS MACROCARPA NITIDA (TO REMAIN - PROTECT IN PLACE)	INDIAN LAUREL TREE	3
D	FICUS RUBIGINOSA (TO REMAIN - PROTECT IN PLACE)	RUSTY LEAF FIG	9
E	PODOCARPUS GRACILOR (TO REMAIN - PROTECT IN PLACE)	FERN PINE	3
F	KOERELUTERIA BIPINNATA (TO REMAIN - PROTECT IN PLACE)	CHINESE FLAME TREE	7

PROPOSED TREES:

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
RANDOLPH AVE. STREET TREE			
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR TREE	36" BOX	6
SECONDARY STREET TREE			
PINUS CANARIENSIS	CANARY ISLAND PINE	36" BOX	6
CANOPY TREE			
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMER'	SOUTHERN MAGNOLIA	48" BOX	6
ACCENT TREE			
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	8
INTERIOR STREET TREE			
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	12
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	18
SHRUB HEDGE FOR SCREENING			
LIGUSTRUM JAP. 'TEXANUM'	JAPANESE PRIVET	15 GAL.	26

PROPOSED SHRUBS/GROUNDCOVER:

AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE
CEANOTHUS 'YANKEE POINT'	CEANOTHUS
COTONEATER SPP.	COTONEASTER
HEMEROCALLIS HYB.	YELLOW/ORANGE DAYLILLIES
JUNIPERUS CHINENSIS 'GOLD COAST	GOLD COAST JUNIPER
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA
MAHONIA AQUAFOLIUM	OREGON GRAPE
MYOPORUM PARVI. 'PROSTRATUM'	DWARF MYOPORUM
PELARGONUM PELTATUM 'MITSUI'	IVY GERANIUM
PHORMIUM TENAX 'DWARF RED'	DWARF RED NEW ZEALAND FLAX
PHOTINIA FRASERI	FRASER'S PHOTINIA
RHAPHIOLEPIS INDICA 'CLARA'	WHITE INDIA HAWTHORN
ROSMARINUS OFF. PROSTRATA'	PROSTRATE ROSEMARY
SALVIA LEUCANTHA	BLUE SALVIA
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELLS
STRELITZIA REGINAE	BIRD OF PARADISE

BIOSWALE PLANTING:

CAREX SPP.	SEDGE
JUNCUS SPP.	RUSH
LEYMUS TRICOIDES	CREEPING WILD RYE
MISCANTHUS 'YAKU JIMA'	DWARF MAIDEN GRASS
PANICUM VIRGATUM 'HAENSE HERMS'	RED SWITCH GRASS
PENNISETUM 'HANELM'	RED FOUNTAIN GRASS

TURF:

MARATHON III — DWARF FESCUE

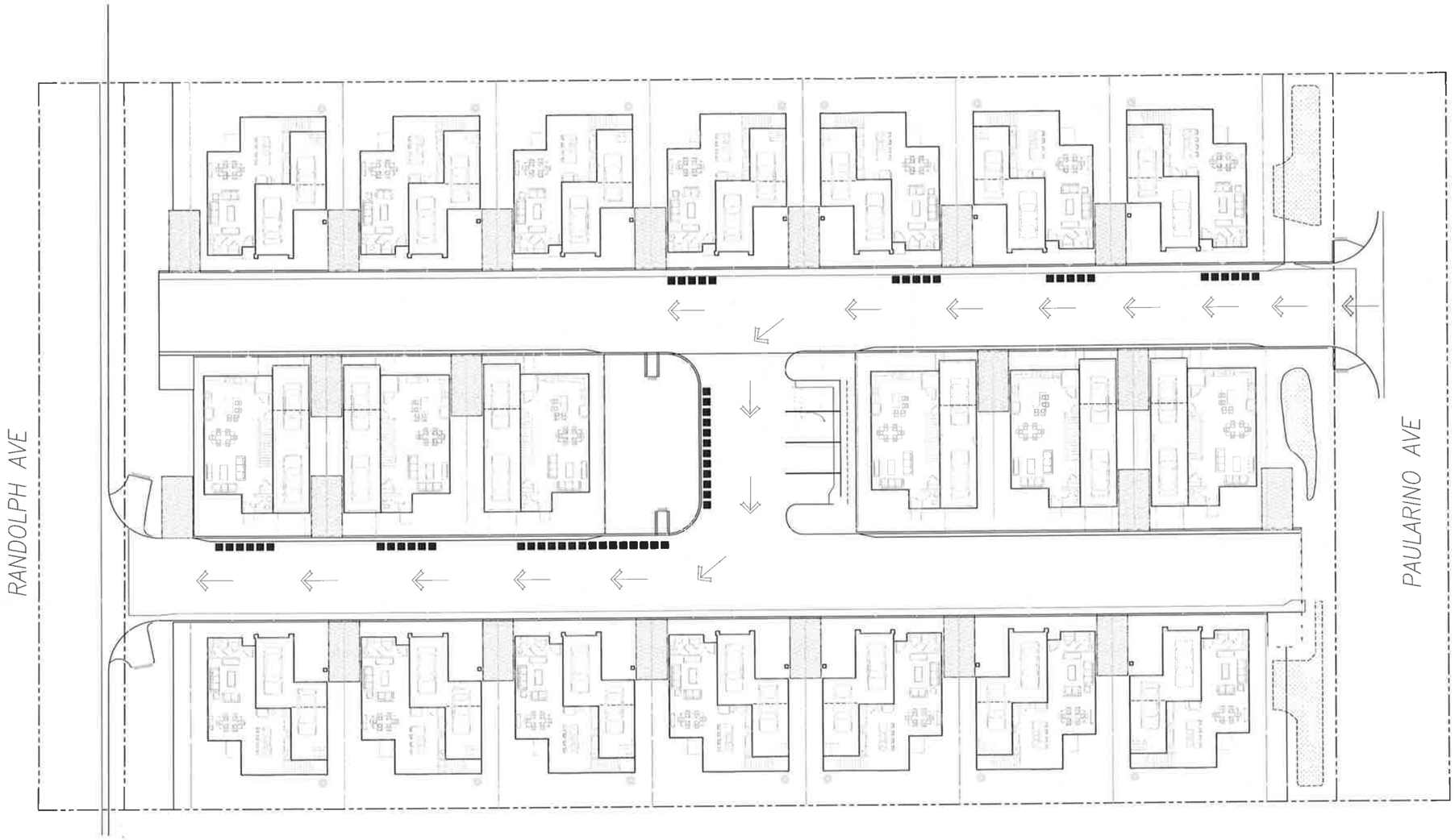
PRIVATE HOMEOWNER AREA:

TO BE MAINTAINED BY HOMEOWNER

NORTH
SCALE: 1" = 20'-0"

SUMMERS/MURPHY & PARTNERS INC.
LANDSCAPE ARCHITECTS

DATE: 7-30-14



Project Summary

Site Area: 1.7 acres
Total Yield: 20 du
Density: 11.8 du/ac

Trash Bins: 3/unit
Total = 60 bins

N.T.S.

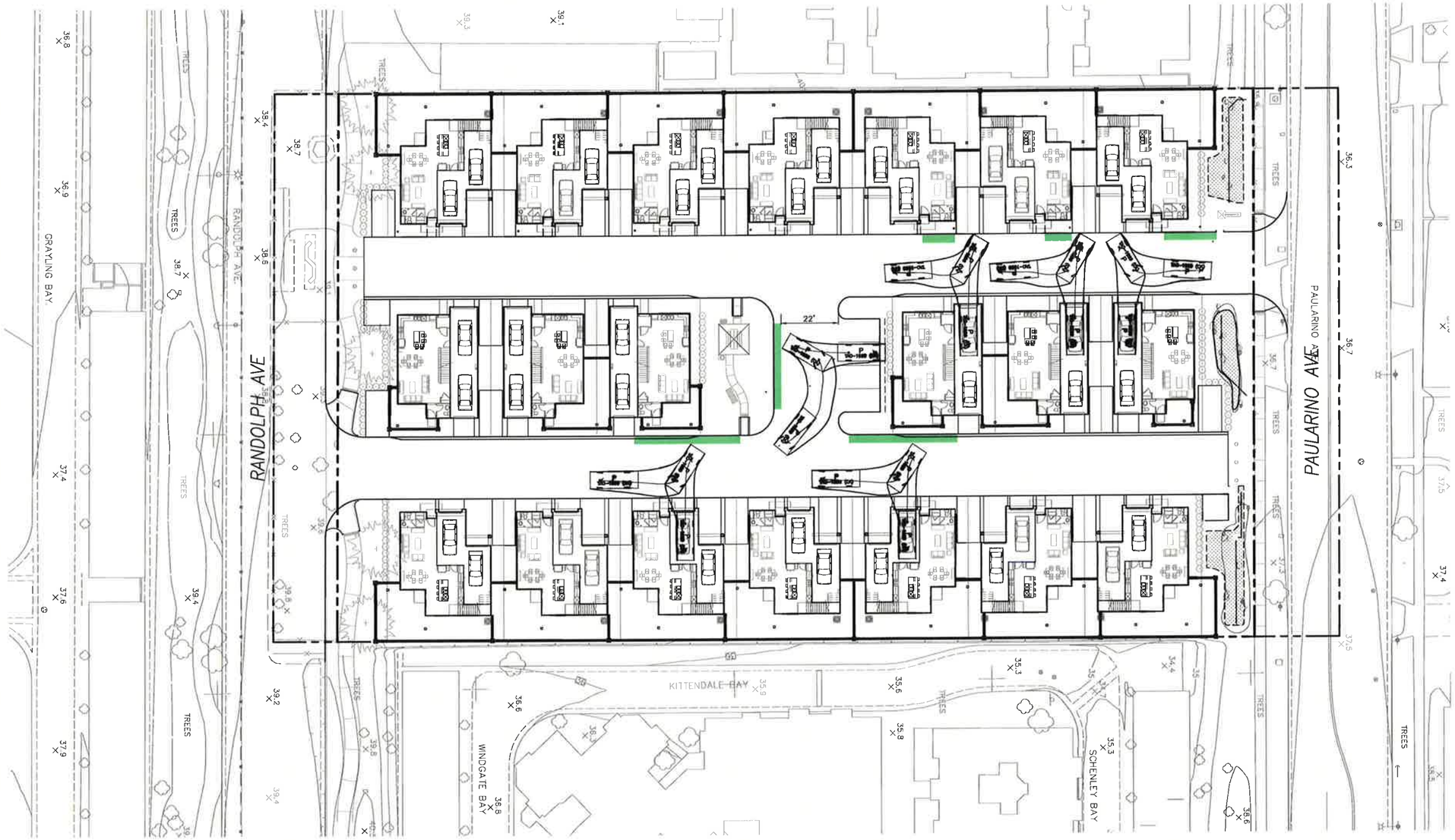
PAULARINO
Shea Homes

TRASH DAY EXHIBIT
COSTA MESA, CA

KTGY # 2013-0943 June 6, 2014

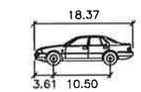
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

TRACT MAP NO. 17771
CAR BACK OUT ON TRASH DAY



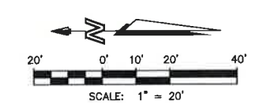
LEGEND

3' WIDE TRASH BIN AREA



NORTH AMERICAN LARGE CAR

Width	: 6.56
Track	: 6.56
Lock to Lock Time	: 6.0
Steering Angle	: 36.2



REVISIONS

VTTM 17771
789 795 PAULARINO
COSTA MESA, CALIFORNIA

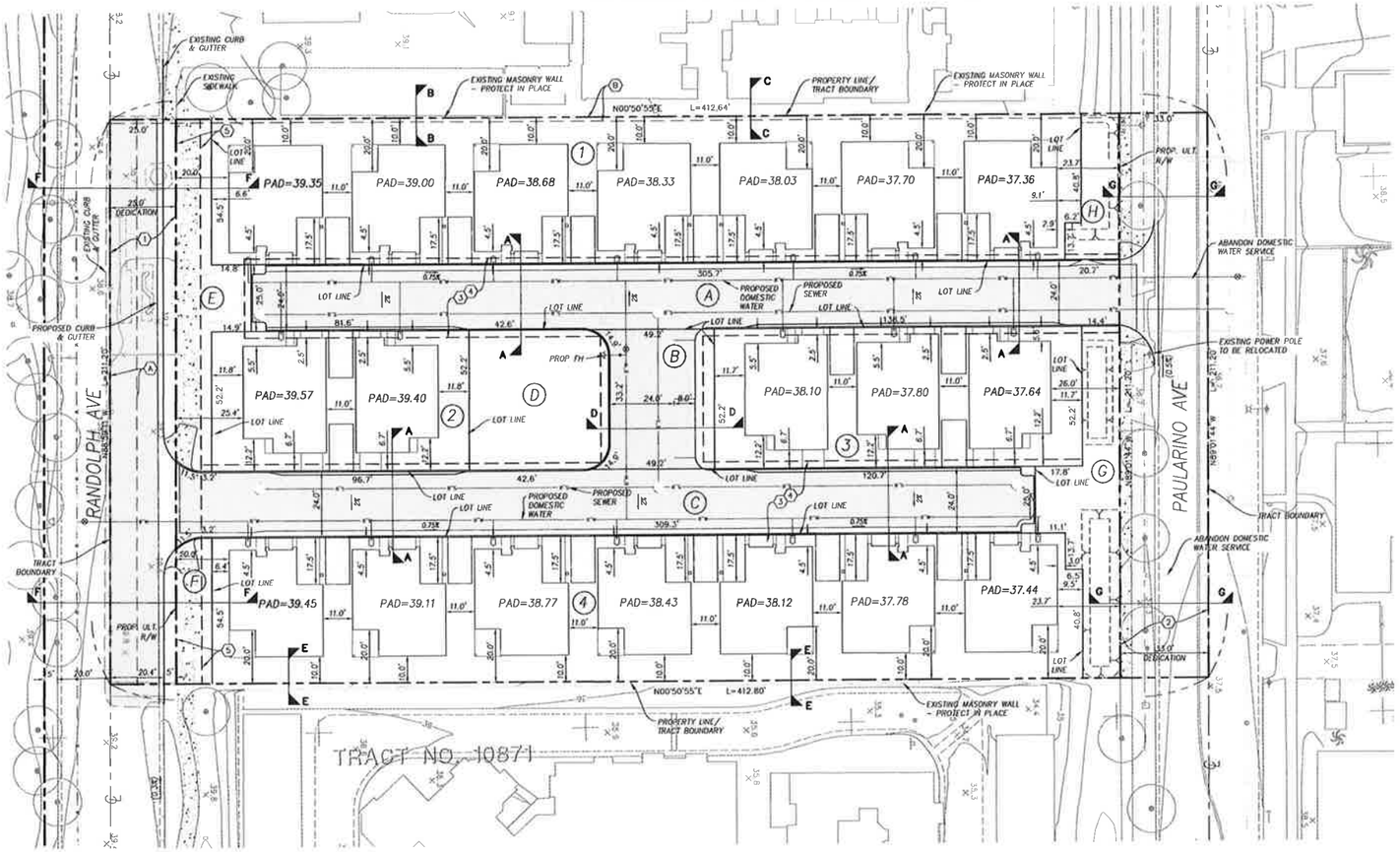
33

OWNER/SUBDIVIDER:
Shea Homes
SOUTHERN CALIFORNIA DIVISION
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92879
PH: (951) 739-9700 FAX: (951) 738-1758

ENGINEER:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

DATE:	05/30/2014
SCALE:	AS SHOWN
SHEET #:	of C.1

VESTING TENTATIVE TRACT MAP NO. 17771 FOR CONDOMINIUM PURPOSES
CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



VICINITY MAP
N.T.S.

LEGEND OF ABBREVIATIONS AND SYMBOLS:

EX	EXISTING
PROP	PROPOSED
TYP	TYPICAL
EG	EXISTING GRADE
PAD	PAD ELEVATION
DWY	DRIVEWAY
℞	PROPERTY LINE
℄	CENTER LINE
PIP	PROTECT IN PLACE
SF	SQUARE FEET
AC	ACRE
LL	LOT LINE
PUE	PUBLIC UTILITY EASEMENT

(X)	LOT #/LETTER
	R/W / LOT BOUNDARY
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED BUILDING FOOTPRINT
	STREET CENTER LINE
	LOT LINE
	BOUNDARY
	PROPOSED SIDEWALK
	ASPHALT PAVEMENT
	OFF STREET PARKING

NOTES

1. PROJECT IS LOCATED WITHIN THE NEWPORT-MESA UNIFIED SCHOOL DISTRICT.
2. PAD ELEVATIONS SHOWN ARE PRELIMINARY.
3. ACCESS TO THE SITE IS VIA PAULERINO AVE. & RANDOLPH AVE. DRIVES ARE PRIVATE.
4. EXISTING ZONING: R2-HD
5. PROPOSED ZONING: R2-HD
6. PROPOSED LAND USE: SINGLE FAMILY/CONDOMINIUM
7. ADJACENT LAND USE:
   NORTH: RESIDENTIAL
   SOUTH: RESIDENTIAL
   EAST: RESIDENTIAL
   WEST: RESIDENTIAL
8. NUMBER OF UNITS: 19 DU

$\frac{19 \text{ DU}}{1.72 \text{ AC}}$ = 11.05 DU/AC

ESTIMATED EARTHWORK QUANTITIES

RAW CUT: 1,090 CY
RAW FILL: 1,650 CY
RAW NET: 560 CY (FILL)

LOT SUMMARY

LOT	AREA			DESCRIPTION
1	17,721 SQ. FT.	0.41	AC	CONDOMINIUM HOMES
2	5,042 SQ. FT.	0.12	AC	CONDOMINIUM HOMES
3	7,229 SQ. FT.	0.17	AC	CONDOMINIUM HOMES
4	17,723 SQ. FT.	0.41	AC	CONDOMINIUM HOMES
A	8,159 SQ. FT.	0.19	AC	PRIVATE STREET
B	2,113 SQ. FT.	0.05	AC	PRIVATE STREET
C	8,099 SQ. FT.	0.19	AC	PRIVATE STREET
D	2,680 SQ. FT.	0.06	AC	LANDSCAPE LOT
E	2,134 SQ. FT.	0.05	AC	LANDSCAPE LOT
F	730 SQ. FT.	0.02	AC	LANDSCAPE LOT
G	2,410 SQ. FT.	0.06	AC	LANDSCAPE LOT
H	877 SQ. FT.	0.02	AC	LANDSCAPE LOT
TOTAL	74,917 SQ. FT.	1.72	AC	

LAND AREA

74,917 S.F. OR 1.72 ACRES +/- FOR BUILDING LOTS, PRIVATE STREETS, LANDSCAPING, UTILITIES, PEDESTRIAN & EMERGENCY ACCESS

BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION CPS NO. 6124 AND STATION CPS NO. 6126 BEING NORTH 60°31'31" WEST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

LEGAL DESCRIPTION

PORTION OF LOT 6 IN BLOCK E OF THE BERRY TRACT IN THE CITY OF COSTA MESA
MISCELLANEOUS MAP BOOK 30 PAGE 74
A.P.N. 418-121-25, 418-121-26

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 06059C0287J, DATED DECEMBER 3, 2009

EXISTING EASEMENT NOTES

(A) EASEMENT FOR DOMESTIC AND IRRIGATION LINES AND INCIDENTAL PURPOSES TO AMOS N. COX

(B) EASEMENT FOR POLE LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON

PROPOSED EASEMENT NOTES

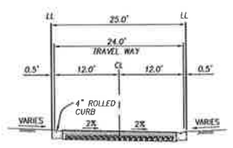
(1) 25' EASEMENT TO THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES

(2) 33' EASEMENT TO THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES

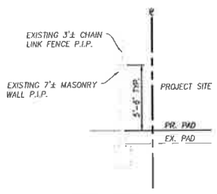
(3) AN EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY ACCESS AND PUBLIC SECURITY VEHICLE INGRESS AND EGRESS PURPOSES

(4) AN EASEMENT FOR PUBLIC UTILITY ACCESS

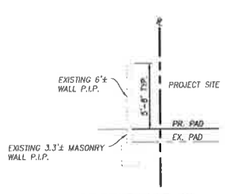
(5) AN EASEMENT TO THE CITY OF COSTA MESA FOR PUBLIC SIDEWALK



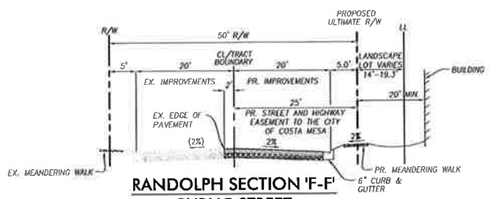
SECTION 'A-A'
PRIVATE DRIVE
1"=10'



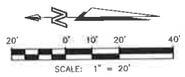
SECTION 'B-B'
NOT TO SCALE



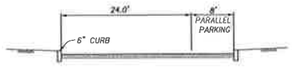
SECTION 'C-C'
NOT TO SCALE



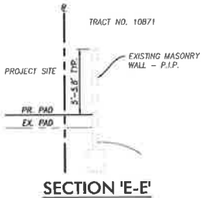
RANDOLPH SECTION 'F-F'
PUBLIC STREET
NOT TO SCALE



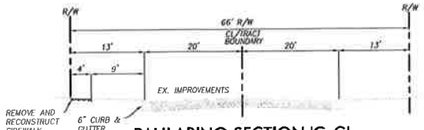
SCALE: 1" = 20'



SECTION 'D-D'
PRIVATE DRIVE
NOT TO SCALE



SECTION 'E-E'
NOT TO SCALE



PAULARINO SECTION 'G-G'
PUBLIC STREET
NOT TO SCALE

34

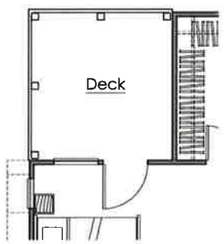
REVISIONS	BENCH MARK
	ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE NAVD88 DATUM AS DEFINED BY O.C.S. POINT CM-58-04, BEING A 3 $\frac{1}{2}$" ALUMINUM BENCHMARK DISK STAMPED "CM-58-04" SET IN THE N'LY CORNER OF AN 8 FT BY 4 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE S-E PORTION OF THE INTERSECTION OF SANTA ANA AVE AND BRENTWOOD ST. 20 FT E'LY OF THE CENTERLINE OF SANTA ANA AVE AND 03 FT S'LY OF THE CENTERLINE OF BRENTWOOD ST. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION = 52.871 FEET (NAVD88)

VESTING TENTATIVE TRACT MAP 17771
789 795 PAULARINO
COSTA MESA, CALIFORNIA

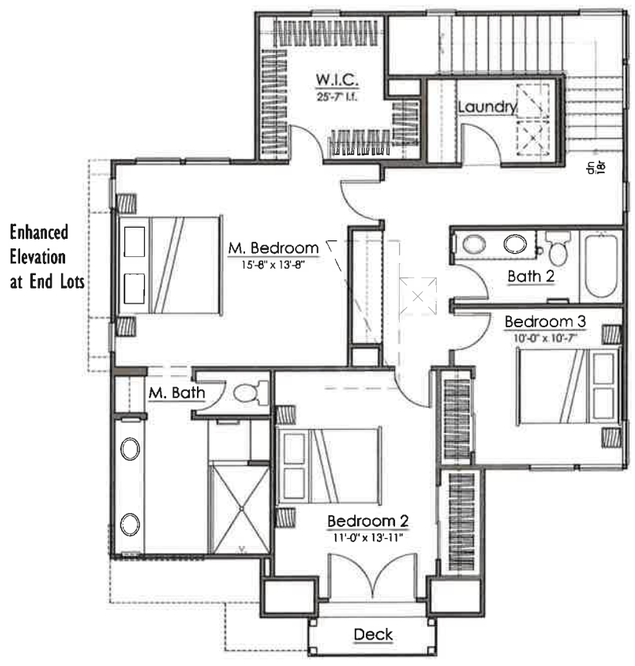
OWNER/SUBDIVIDER:
Shea Homes
SOUTHERN CALIFORNIA DIVISION
1250 CORONA POINTE COURT
SUITE 600
CORONA, CA 92879
PH: (951) 739-9700 FAX: (951) 738-1758

ENGINEER:
FUSCOE ENGINEERING
16795 Von Karman, Suite 100
Irvine, California 92606
tel 949.474.1960 • fax 949.474.5315
www.fuscoe.com

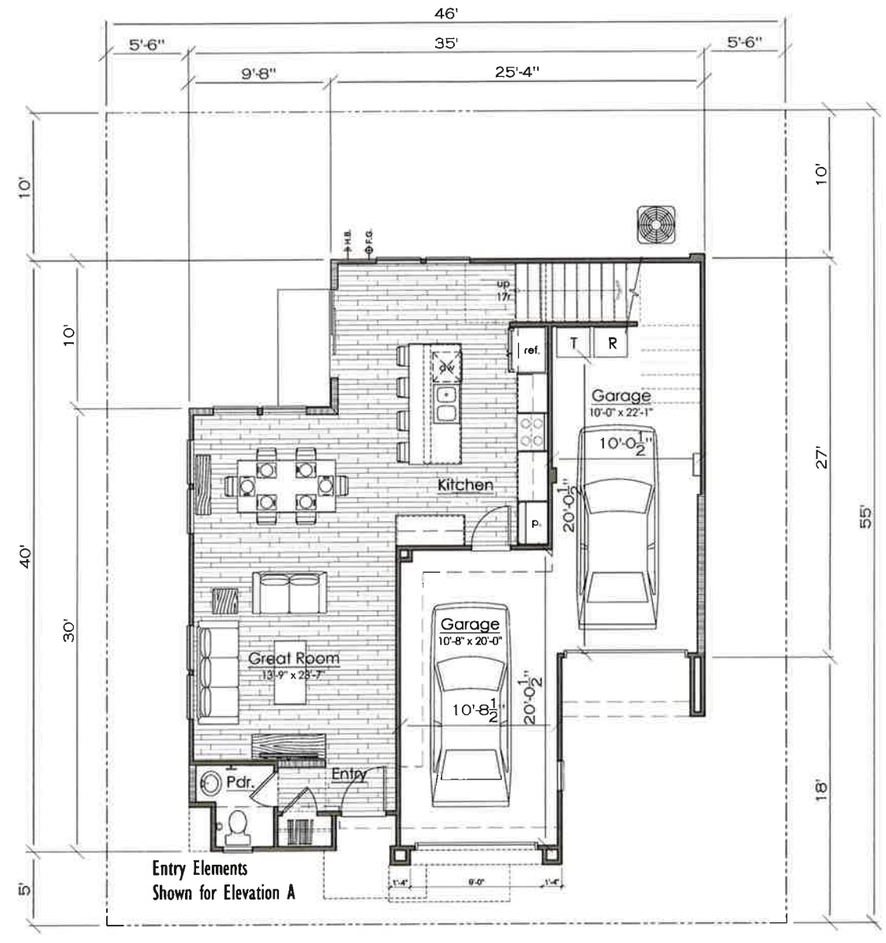
DATE:	07/31/2014
SCALE:	AS SHOWN
SHEET #:	C.1 of C.1



OPTIONAL REAR DECK



SECOND FLOOR



FIRST FLOOR

0 4 8 16

SHEA PAULARINO

Shea Homes

PLAN 1 FLOOR PLANS - 1800 SF

A1-01

COSTA MESA, CA

KTGY # 130943
Jurisdiction #

08.21.2014

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

PLAN 1A

MATERIAL LEGEND
CONCRETE FLAT TILE ROOF
WOOD SIDING
STUCCO
STACKED BRICK VENEER
WOOD TRIM
FLAT ENTRY AWNING
CLERESTORY WINDOWS
CORNER WINDOW
ACCENT FRONT DOOR
STUCCO SCREED
WOOD BALCONY

ROOF NOTES
ROOF PITCH - 4:12 U.N.O.

PLAN 1B

MATERIAL LEGEND
CONCRETE FLAT TILE ROOF
WOOD SIDING
STUCCO
STACKED BRICK VENEER
WOOD TRIM
POTSHELF
WOOD KICKERS
FLAT ENTRY AWNING
CORNER WINDOW
ACCENT FRONT DOOR
STUCCO SCREED

ROOF NOTES
ROOF PITCH - 4:12 U.N.O.

PLAN 1C

MATERIAL LEGEND
CONCRETE FLAT TILE ROOF
WOOD SIDING
STUCCO
STONE VENEER
WOOD TRIM
CORNER WINDOW
ACCENT FRONT DOOR
STUCCO SCREED
FLAT ENTRY AWNING

ROOF NOTES
ROOF PITCH - 4:12 U.N.O.

0 4 8 16

SHEA PAULARINO

Shea Homes

PLAN 1 FRONT ELEVATIONS

COSTA MESA, CA

KTGY # 130943
Jurisdiction #

08.21.2014

A1-10

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RIGHT ELEVATION

PARTIAL LEFT ELEV.
OPTIONAL REAR DECK

PARTIAL REAR ELEV.
OPTIONAL REAR DECK

REAR ELEVATION

LEFT ELEVATION

0 4 8 16

SHEA PAULARINO

Shea Homes

PLAN '1A' EXTERIOR ELEVATIONS

A1-11

COSTA MESA, CA

KTGY # 130943
Jurisdiction #

08.21.2014

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RIGHT ELEVATION

PARTIAL LEFT ELEV.
OPTIONAL REAR DECK

PARTIAL REAR ELEV.
OPTIONAL REAR DECK

REAR ELEVATION

LEFT ELEVATION

0 4 8 16

SHEA PAULARINO

PLAN '1B' EXTERIOR ELEVATIONS

A1-12

Shea Homes

COSTA MESA, CA

KTGY # 130943
Jurisdiction #

08.21.2014

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Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RIGHT ELEVATION

PARTIAL LEFT ELEV.
OPTIONAL REAR DECK

PARTIAL REAR ELEV.
OPTIONAL REAR DECK

REAR ELEVATION

LEFT ELEVATION

0 4 8 16

SHEA PAULARINO

PLAN '1C ' EXTERIOR ELEVATIONS

A1-13

Shea Homes

COSTA MESA, CA

KTGY # 130943
Jurisdiction #

08.21.2014

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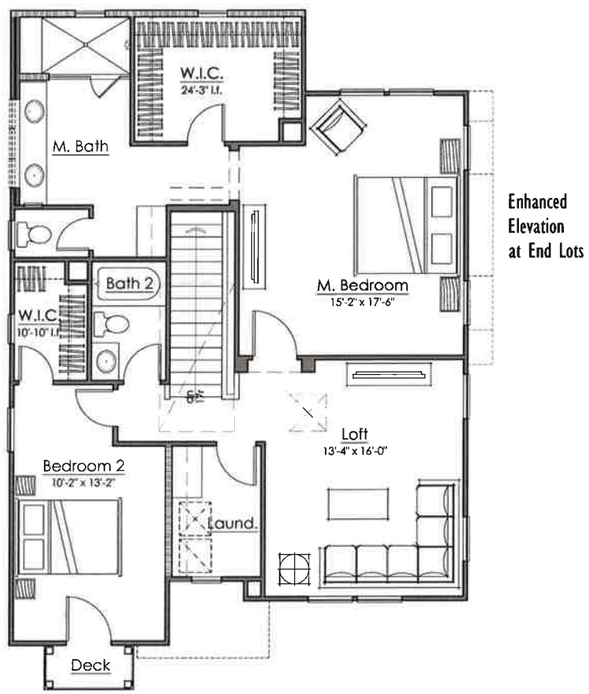
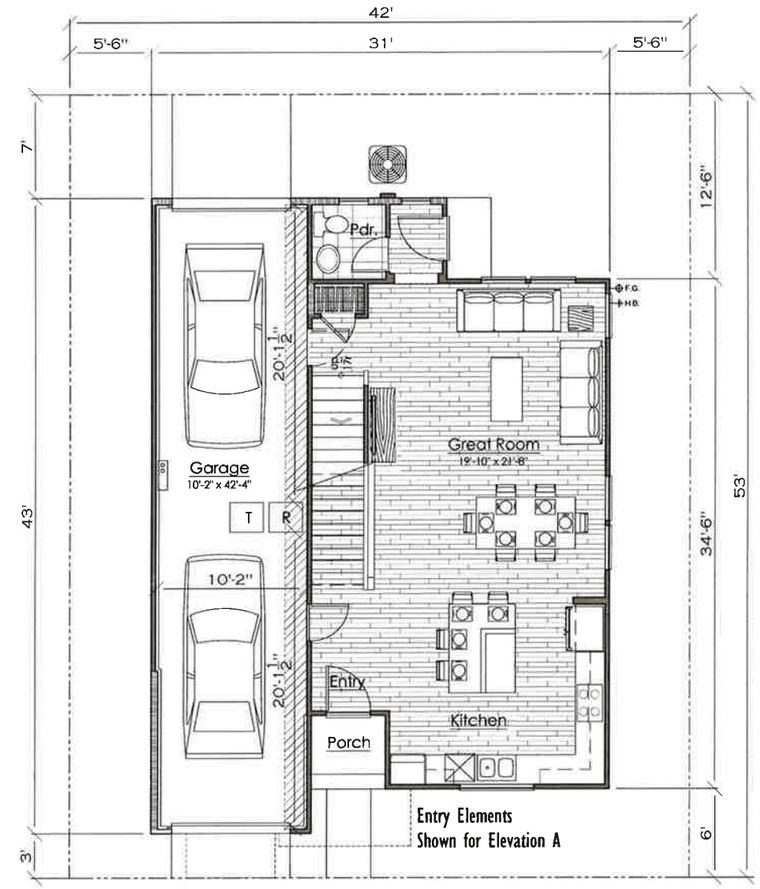
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



Enhanced Elevation at End Lots

SECOND FLOOR



FIRST FLOOR

0 4 8 16

SHEA PAULARINO

Shea Homes

PLAN 2 FLOOR PLANS - 1895 SF

A2-01

COSTA MESA, CA

KTGY # 130943 08.21.2014
Jurisdiction #

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

PLAN 2A

MATERIAL LEGEND
CONCRETE FLAT TILE ROOF
WOOD SIDING
STUCCO
STACKED BRICK VENEER
WOOD TRIM
FLAT ENTRY AWNING
WOOD BALCONY
ACCENT FRONT DOOR

ROOF NOTES
ROOF PITCH - 4:12 U.N.O.

PLAN 2B

MATERIAL LEGEND
CONCRETE FLAT TILE ROOF
WOOD SIDING
STUCCO
STACKED BRICK VENEER
WOOD TRIM
POTSHELF
WOOD KICKERS
ACCENT FRONT DOOR
STUCCO SCREED

ROOF NOTES
ROOF PITCH - 4:12 U.N.O.

PLAN 2C

MATERIAL LEGEND
CONCRETE FLAT TILE ROOF
WOOD SIDING
STUCCO
STONE VENEER
WOOD TRIM
FLAT ENTRY AWNING
ACCENT FRONT DOOR

ROOF NOTES
ROOF PITCH - 4:12 U.N.O.

0 4 8 16

SHEA PAULARINO

Shea Homes

PLAN 2 FRONT ELEVATIONS

COSTA MESA, CA

KTGY # 130943
jurisdiction #

08.21.2014

A2-10

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

RIGHT ELEVATION

REAR ELEVATION

LEFT ELEVATION

0 4 8 16

SHEA PAULARINO

Shea Homes

PLAN '2A' EXTERIOR ELEVATIONS

A2-11

COSTA MESA, CA

KTGY # 130943

Jurisdiction #

08.21.2014

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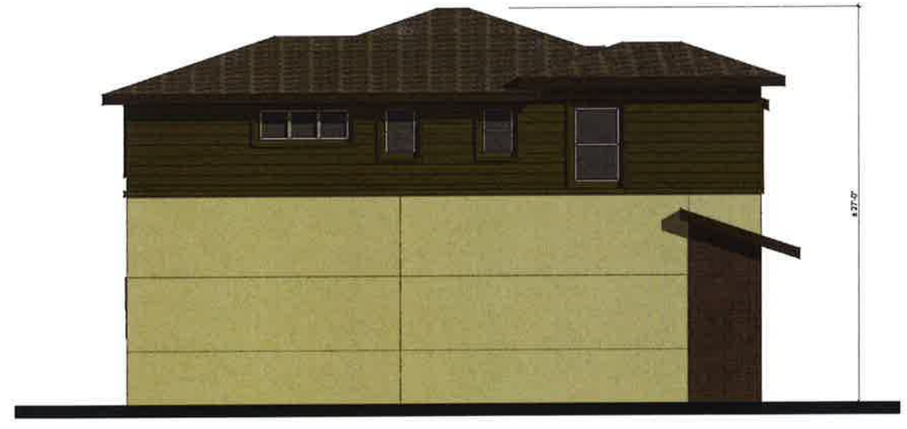
Irvine, CA 92614
949.851.2133
ktgy.com

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

SHEA PAULARINO

Shea Homes

PLAN '2B' EXTERIOR ELEVATIONS

0 4 8 16

A2-12

COSTA MESA, CA

KTGY # 130943

Jurisdiction #

08.21.2014

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Irvine, CA 92614
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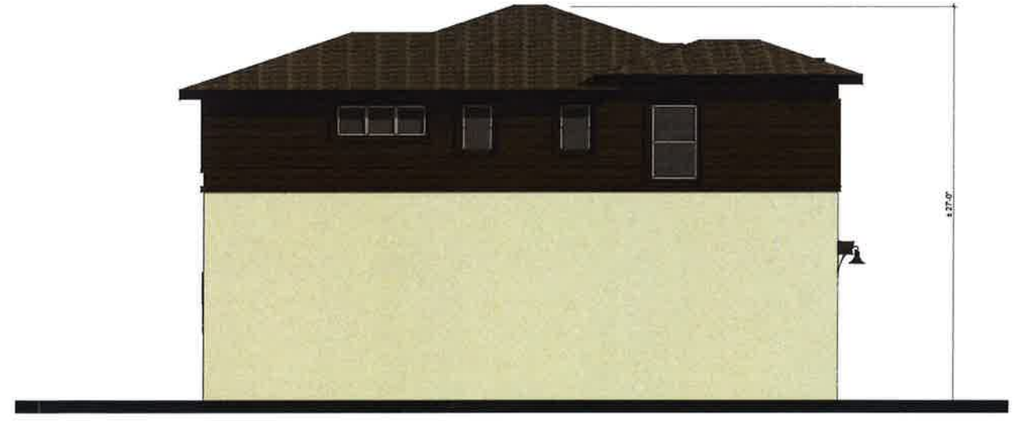
RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

SHEA PAULARINO

Shea Homes

PLAN '2C' EXTERIOR ELEVATIONS

0 4 8 16

A2-13

COSTA MESA, CA

KTGY # 130943 08.21.2014

Jurisdiction #

KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

PH-2

COLGAN, JULIE

From: Kathy Franz <kathyjfranz@gmail.com>
Sent: Friday, August 29, 2014 2:30 PM
To: PLANNING COMMISSION
Subject: App PA-14-10 & VTT-17771

29 August 2014

Costa Mesa Planning Commission

77 Fair Drive

Costa Mesa, California

Re: Application No. PA-14-10 & VTT-17771

Site Address: 789 and 795 Paularino Avenue

Dear commission members,

I am a resident of the Pentridge Cove condominium complex, located at Baker Street and Randolph Avenue in Costa Mesa. Two sides of the development at the site above are adjacent to our complex.

From the design plans we've seen, it appears that this residential development will have entry access on both Paularino and Randolph. It is already very difficult to exit our complex to either cross Baker or make a left turn. This letter comes from me, as an individual, but there have been previous requests from the condo association board to install a traffic signal at the intersection of Baker and Randolph.

I support the development proposed by Shea Homes, but if the commission approves the development, please consider the increased traffic and reconsider the installation of a traffic signal at Baker and Randolph.

Thank you,

~kf

Kathleen Franz

799 Grayling Bay

Costa Mesa, CA 92626

PH-2

ASHABI, MINOO

From: Aaron Courdy <acourdy@gmail.com>
Sent: Thursday, September 04, 2014 1:58 PM
To: Jim Fitzpatrick; rdickson.cmpc@gmail.com; Colinkmccarthy@yahoo.com; Aventrue@ca.rr.com; Twsesler@gmail.com
Cc: ASHABI, MINOO
Subject: Shea Homes, PA-14-10

Chair Fitzpatrick and Honorable Commissioners,

I am writing you as a homeowner in Pentridge Cove II, our community is immediately adjacent to the above referenced project. We access our community from Randolph.

This project represents an investment in the area, and quality new homes. The builder has reached out to our community and thoughtfully explained their proposal. Overall this project will be good for us, new homes mean higher property values and more vitality and economic
stimulation to the area.

I would urge you to support this project but for one aspect, the access from Randolph. This is an unacceptable condition. When this site was discussed over a year ago, with a different builder, this concern existed and the Commission acted in a manner to support the homeowners in the area and approved a plan that DID NOT allow access from Randolph. The staff report discusses that access is needed for emergency vehicles and trash access. The emergency vehicles can easily be accommodated with a crash gate - as in the prior approval. As for trash, it is disturbing that city planning decisions are being driven by trash. If the prior plan accommodated trash with only access from Paularino, then any subsequent proposal should respect that.

Further, Randolph access exacerbates an existing issue with overflow cars from SOBECA looking for cut-thru routes (we witness this EVERY weekend - staff may differ, but the reality on the ground says otherwise). We already absorb the brunt of the overflow parking adjacent to our homes, with noisy inebriated patrons returning to their cars very late, and a street littered with trash and other unsightly things the following morning.

Please support this project, it is good for the area and our property values, with the condition that the site plan be modified to eliminate vehicular access from Randolph.

Regards,
Aaron Courdy

752 Wingate Bay
Costa Mesa, CA 92626

PH-2

ASHABI, MINOO

From: Kelly Normandin <knormandin@Volcom.com>
Sent: Thursday, September 04, 2014 2:08 PM
To: jimfitzeco@gmail.com; rdickson.cmpc@gmail.com; Colinkmccarthy@yahoo.com; Aventrue@ca.rr.com; Twsesler@gmail.com
Cc: ASHABI, MINOO
Subject: Paularino project

Subject: Shea Homes, PA-14-10

Chair Fitzpatrick and Honorable Commissioners,

I am writing you as a homeowner in Pentridge Cove II, our community is immediately adjacent to the above referenced project. We access our community from Randolph.

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Please support this project, it is good for the area and our property values, with the condition that the site plan be modified to eliminate vehicular access from Randolph.

Regards...

Kelly Normandin

PH-2

ASHABI, MINOO

From: Kristine Courdy <kcourdy@gmail.com>
Sent: Thursday, September 04, 2014 6:53 PM
To: jimfitzeco@gmail.com; Colinkmccarthy@yahoo.com; Aventrue@ca.rr.com; rdickson.cmpc@gmail.com; Twsesler@gmail.com; ASHABI, MINOO
Subject: Shea Homes - PA-14-10

Chair Fitzpatrick and Honorable Commissioners,

I am writing you as a homeowner in Pentridge Cove II, our community is immediately adjacent to the above referenced project. We access our community from Randolph.

This project represents an investment in the area, and quality new homes. The builder has reached out to our community and thoughtfully explained their proposal. Overall this project will be good for us, new homes mean higher property values and more vitality and economic stimulation to the area.

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Further, Randolph access exacerbates an existing issue with overflow cars from SOBECA looking for cut-thru routes (as residents we witness this EVERY weekend - staff may differ, but the reality on the ground says otherwise). We already absorb the brunt of the overflow parking adjacent to our homes, with noisy inebriated patrons returning to their cars very late, and a street littered with trash and other unsightly things the following morning.

Please support this project, it is good for the area and our property values, with the condition that the site plan be modified to eliminate vehicular access from Randolph.

Regards,

Kristine Courdy, PE
752 Wingate Bay

PH-2

COLGAN, JULIE

From: Peggy Thibodeau <Peggy@Creativetechusa.com>
Sent: Friday, September 05, 2014 11:51 AM
To: PLANNING COMMISSION
Subject: Building Application PA-14-10 & VTT-17771/Site Address 789 & 795 Paularino

Dear Commission Members,

I am currently a resident of the Knowleton Manor condominium complex, located at 810 Baker Street in Costa Mesa. The only entrance to our units is off Randolph Ave. in Costa Mesa.

The proposed plan **PA-14-10 & VTT-17771** raises many legitimate concerns as to the effects on traffic to current residents of our complex, CM Fire Station #2 and those of our surrounding neighbors. Baker has become an increasing busy thoroughfare and traffic has presented us with challenges that many of us did not expect or have to contend with when we purchased our units many years ago.

Left turns are difficult during peak hours and it is always challenging for pedestrians to safely cross the street at any hour due to the lack of a street light or a cross walk at the Baker and Randolph intersection. Recently the city approved the conversion of a large business complex at 125 Baker into a large 240 unit apartment structure, once completed it is expected to also add to our traffic on Baker and an increase to our current concerns.

We welcome the improvements to the **789 & 795 Paularino** address but we are concerned about the traffic and the "cut through" opportunities provided in the current plan. While the proposal allows the new residents the ability to enter and exit off both Paularino and Randolph it also allows an opportunity for non-residents to "cut through" when traffic is snarled. Under the original plans for development of this property about 18 months ago I believe there was no entrance or exit on Randolph which limited the traffic flow for the new development to only Paularino. It is also important to note that Randolph was originally designed as a cul de sac with the widest part of the circle to easily accommodate the emergency vehicles at CM Fire Station #2. Adding to traffic as a "cut through" does not enhance the ability of the emergency vehicles to enter the station property nor does it add to the quality of life off a small cul de sac by turning it into a thoroughfare.

The Knowleton Manor property has a small guest parking lot located at the end of Randolph that has 10 spaces to accommodate the guests for our 20 residential units. We often find that people from surrounding complexes park in our lot because they do not have room in their own complexes. We do not wish to add to this concern by the addition of an entrance of off Randolph to the new development and would like to see the only exit and entrance be kept to Paularino which would also thus provide more parking for the surrounding complexes.

We welcome the improvements to our neighborhood but hope that you will keep a single entrance to the new development and consider adding a street light at the corner of Baker and Randolph as our population continues to grow through this positive property development.

Sincerely,
Peggy Thibodeau

PH-2

ASHABI, MINOO

From: Chris's Gmail <fishklr@gmail.com>
Sent: Sunday, September 07, 2014 10:07 AM
To: ASHABI, MINOO
Subject: 789 & 795 Paularino

Dear Minoo Ashabi,

I am writing about the proposed development at 789 and 795 Paularino. While I am happy that this parcel is being developed, I am especially excited about the improvements along Randolph Ave. with respect to the street widening and the sidewalk continuation. I have lived at Knowleton Manor at 810 Baker Street (end of the cul de sac adjacent to the fire station) for 20 years, and have never liked the single lane access on Randolph. Aside from the inadequate fire engine access, driving along that portion of the road requires extreme caution to avoid hitting cars pulling out of the adjacent driveway next to 785 Paularino, avoid pedestrians who don't use the sidewalk (and walk in the street) and squeezing by when 2 cars pass in this very narrow street.

My only comment to the Planning Commission would be to please condition the project so that this street access improvement component could be prioritized as the FIRST phase of this project instead of waiting till later.

Thank you,

Chris Miller

COLGAN, JULIE PH-2

From: Anita Lockabey <alpieismartha@prodigy.net>
Sent: Sunday, September 07, 2014 8:19 PM
To: PLANNING COMMISSION
Subject: Building Application PA-14-10 & VTT-17771

Dear Planning Commission members:

We would like to make known our stance against the proposed condominium complex at 789 & 795 Paularino.

Our first objections are due to the increase in traffic which would result from the complex, both on Randolph Avenue itself and at the intersection of Randolph and Baker Street. First, the increased traffic will definitely be a risk to safety, as there are large numbers of people who frequently walk along Randolph, many of whom have children and/or dogs with them. Secondly, the increased traffic at the intersection with Baker would clearly be hazardous, as it is already a difficult intersection to negotiate due to heavy traffic. One of us has already been involved in a traffic accident at that intersection because of the congestion.

Our other objection is due to the increased noise which would result from the new complex. One of the main reasons we purchased our home in Knowleton Manor (which can be accessed ONLY via Randolph Avenue) is because of how quiet the area is along Randolph. We know many other people who also treasure this peaceful oasis.

The proposed condo complex will definitely increase the noise level, as well as increase vehicular traffic, congestion and risks to safety.

Respectfully,

Logan and Anita Lockabey
810 Baker St, Unit 109
Costa Mesa, CA 92626

PH-2

ASHABI, MINOO

From: Marice White <marice@mconsensus.com>
Sent: Monday, September 08, 2014 11:52 AM
To: jimfitzeco@gmail.com; Colin McCarthy; Robert Dickson; aventrue@ca.rr.com; twsesler@gmail.com
Cc: ARMSTRONG, GARY; ASHABI, MINOO; Gregg "Maui Mango" DePasquale; Amel, Steve (Pentridge Cove II Homeowner); Gail Upton
Subject: Shea Homes - tonight

Importance: High

Pentridge Cove II (PCII), with 52 homes, is the community immediately adjacent and east to the Shea Homes project that is on the Planning Commission agenda tonight. On behalf of the PCII Board of Directors I am writing you to share our support for this project. This project will bring new homes and additional economic vitality to the area, and likely increase our property values. Having met with the project representatives and reviewed the plans I can say that overall it is a good project – with one exception, the Randolph access. This is an unacceptable condition. When this site was before the Planning Commission over a year ago, this same issue was raised and the Commission acted in a manner to support the homeowners in the area and approved a plan that **DID NOT allow access from Randolph**. The staff report discusses that access is needed for emergency vehicles and trash access. The emergency vehicles can easily be accommodated with a crash gate - as in the prior approval. As for trash, what changed, why can this site no longer be serviced from only Paularino? There are numerous examples around the city where trash is accommodated in much tighter conditions – this site should be no different. The prior plan accommodated trash with only access from Paularino, any subsequent proposal must respect that. In conversations over the last couple weeks, I know that neighbor association, Pentridge Cove I (100+ homes) shares our concern.

Additionally, the access from Paularino puts additional burdens on Randolph and our community, as well as, the future homeowners in the proposed project, including:

- Guest Parking and Security Issues – the SOBECA area (across Baker) is hugely successful and hopefully will continue to prosper – it is no secret that parking is tight, the adjacent streets and valet program are working; however at a cost to those of us who reside and own property off Randolph, taking on over-flow parking, noise and trash as patrons, often inebriated, search for parking
    - Our community has found the need the last 2 years to contract with a security company to ensure our guest parking is managed and not abused by SOBECA patrons, as well as, the overall safety of the area (including an increase in the number of homeless people in the area) – do not create this same condition for the new residents
- Cut-through Traffic – while staff disagrees that this will be an issue, 15+ years of residing in PCII show otherwise – cars come down Randolph DAILY looking for a cut-through and we see the numerous u-turns when they realize one doesn't exist – access off Randolph will create cut-through traffic
    - The increase in the use of smartphone maps will not help this situation – the cut-through will be plain as day to drivers
- Noise – more cars on Randolph means more noise

Finally, as a homeowner in Costa Mesa it is disturbing that planning decisions are being driven in the city by trash – there are trash trucks of all size that come to communities – the same company that services Costa Mesa services Newport Beach and they use multiple sized trucks to pick-up trash – examples are Balboa Island, Corona Del Mar – there is no reason why a large truck has to service this community. It just makes no sense to hang up neighborhood compatibility and good design on trash.

Please support this project, it is good for the area and our property values, with the condition that the site plan be modified to eliminate vehicular access from Randolph. Our Board will be at the hearing tonight.

Regards, Marice White

Marice H. White
Principal
mConsensus
8 Corporate Park, Suite 130
Irvine, CA 92606
(949) 433-4261

PH-2

ARMSTRONG, GARY

From: Robert Dickson <rdickson.cmpc@gmail.com>
Sent: Monday, September 08, 2014 4:55 PM
To: ASHABI, MINOO; ARMSTRONG, GARY
Subject: [BULK] Fwd: Shea Homes, PA-14-10

Importance: Low

Sent from my iPhone

Begin forwarded message:

From: Kathy Karlheim <kakarlheim@sbcglobal.net>
Date: September 8, 2014 at 4:29:09 PM PDT
To: "jimfitzeco@gmail.com" <jimfitzeco@gmail.com>, "rdickson.cmpc@gmail.com" <rdickson.cmpc@gmail.com>, "Colinkmccarthy@yahoo.com" <Colinkmccarthy@yahoo.com>, "Aventrue@ca.rr.com" <Aventrue@ca.rr.com>, "Twsesler@gmail.com" <Twsesler@gmail.com>
Subject: Shea Homes, PA-14-10
Reply-To: Kathy Karlheim <kakarlheim@sbcglobal.net>

Chair Fitzpatrick and Honorable Commissioners,

I am writing you as a homeowner in Pentridge Cove II, our community is immediately adjacent to the above referenced project. We access our community from Randolph.

This project represents an investment in the area, and quality new homes. Overall this project will be good for us, new homes mean higher property values and more vitality and economic stimulation to the area.

I urge you to support this project, with one condition, no access from Randolph. This is an unacceptable condition. When this site was before the Planning Commission over a year ago, this opposition existed and the Commission heard that and supported the homeowners in the area and approved a plan that DID NOT allow access from Randolph.

Regards...

Kathy Karlheim
Pentridge Cove II HO
714 329 6306
KAKarlheim@sbcglobal.net