PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 27, 2014 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-14-05 AND TENTATIVE PARCEL MAP NO. 2013-178 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 320 E. 18TH STREET**

DATE: **OCTOBER 17, 2014**

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

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

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

DESCRIPTION

The proposed project involves the following:

1. ***Planning Application PA-14-05*** for a small lot subdivision consisting of two single-family residences of approximately 2,614 square feet and 1,642 square feet. The proposed detached, two-story residences would have three bedrooms and attached two-car garages. The proposed project complies with the residential development standards and the Residential Design Guidelines. The proposal does not involve any request for a variance or administrative adjustment.

2. ***Tentative Parcel Map No. 2013-178*** to subdivide a 9,683-square foot parcel into two fee-simple lots in accordance with the Small Lot Subdivision standards.

APPLICANT

The applicant and property owner is SCEL Properties, LLC.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Adopt Planning Commission resolution approving the project, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 320 E. 18th Street
APN: 117-251-36

Application Number: PA-14-05, PM-2013-178

Request: Design Review of a two unit residential development and a parcel map to subdivide the lot into two, fee-simple parcels.

SUBJECT PROPERTY:

Zone: R2-MD
General Plan: MDR
Lot Dimensions: 63 FT x 153 FT
Lot Area: 9,683 square feet
Existing Development: Vacant lot

SURROUNDING PROPERTY:

North: I&R - Lighthouse Coastal Community Church Parking Lot
South: R2-MD - Multi-Family Residential
East: I&R - Parking Lot
West: I&R - Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON – SMALL LOT ORDINANCE

Development Standard	Required/Allowed R2-MD zone/Small Lot Ordinance	Proposed/Provided
Lot Area	NA	9,683 SF (gross)
Medium Density:	Maximum 2 Units 1 du/3,630 SF (12 DU/Acre)	2 Units 1 du/4,842 SF(9 DU/Acre)
Minimum/Average Lot Size	NA	4,279 SF/4,842 SF
Building Height	Two-stories / 27'-0"	2 stories / 22'-4"
	NA	56% - 5,465 SF
Min. Open Space (Development Lot)	30% minimum	44%
Common Lot	No common lot required; CC&Rs are required.	CC&Rs shall be filed.
Min. Open Space (Individual Unit)	200 SF No dimension less than 10 ft.	615 SF Unit 1 630 SF Unit 2 No dimension less than 10 ft.
Building Setbacks:		
Front	20 ft.	20 ft.
Side (Northwest)	10 ft.	*5 ft.* [1]
Side (Southeast)	10 ft.	*5 ft.* [2]
Rear	10 ft.	10 ft
Distance Between Buildings	No minimum distance required subject to compliance with Building and Fire Code standards.	34 ft. Complies with Building and Fire Code standards
Bulk/Mass		
% ratio of 2nd floor to 1st floor (Unit 1)	100%	71%
% ratio of 2nd floor to 1st floor (Unit 2)	100%	61%
Parking (Three Bedrooms or more)	Two garage and two open stalls	Two garage and two open stalls
Total	8 spaces	8 spaces
Driveway Width	10 ft.	12 ft.
Driveway Length Interior Garage Dimensions	19 ft. 20 ft. x 20 ft.	20 ft. Min. 20 ft. x 20 ft.

Final Action	Planning Commission
CEQA Review	Guidelines Section 15303, Class 3 Exemption Construction of three or fewer single-family homes in urban areas and Section 15315, Class 155 Minor Land Divisions

[1] and [2] The 10-foot setback can be reduced to five feet subject to certain findings (see staff report). The Residential Design Guideline requiring an average sideyard setback of 10 feet does not apply to structures less than 2,700 square feet in size.

BACKGROUND

Project Site/Environs

The 9,683-square foot site is located on the north side of East 18th Street east of Santa Ana Avenue. The site was previously a private school (Kline school) but has been vacant since 2003. The school buildings were demolished in September 2013 and the site is currently vacant. The site abuts single-story apartments to the west and the parking lot for the Lighthouse Coastal Community Church to the north and east. The property is zoned R2-MD with a maximum development potential of two units (12 dwelling units per acre).

On July15, 2014, the City Council granted a lot line adjustment, General Plan amendment and Rezone for a 1,449 square foot portion of land to the rear of the property that facilitates the development of the site with two larger parcels.

A two unit development with a smaller site was previously approved under Planning Application PA-08-06 as common interest development that included a Variance for rear yard lot coverage and an Administrative Adjustment for the 2nd story rear setback. With the approval of the lot line adjustment and the application of the small lot subdivision ordinance to the project, these deviations are no longer necessary. The two unit project was approved with five foot side yard setbacks. The development entitlements were extended three times. However, the entitlement under PA-08-06 was not constructed, and a map was not filed for subdivision of the site.

ANALYSIS

Design Review for Small Lot Subdivision

The applicant proposes to develop the vacant lot with two, two-story detached units on separate, fee simple lots. The proposed three-bedroom, Craftsman style residences are 2,614 square feet and 1,642 square feet in size. The Zoning Code requires Design Review of any new small lot subdivision. The small lot subdivision regulations require a side yard setback of ten feet, which may be reduced to five feet on a case by case basis, subject to certain findings. A five foot side yard setback is proposed along the west property line for Unit 1 and a five foot setback along the east property line for Unit 2. Two-story homes that are less than 2,700 square feet are exempt from the ten-foot average second story setback of the Residential Design Guidelines.

Aside from the request for a five-foot side yard setback, the project complies with the Design Review criteria for the planning application, the development standards for small lot subdivisions, and the City's Residential Development Standards. Overall, a total of 43% of the site is proposed with landscaping including a variety of flowering trees, shrubs and ground cover. The rear unit is provided independent access from 18th Street via a private driveway.

Setbacks

Per the small lot subdivision ordinance, the minimum setback from the interior side property lines is ten feet. However, the side yard setback may be reduced to a minimum of five feet

depending on the setbacks of adjacent properties and if the building is designed with off-sets, a variety of roof slopes, and additional articulation. The applicant explored a variety of site layouts to address the setback issue including reversing the layout to place the houses next to the parking lot. However, the rearrangement of off-site infrastructure would cause disruption and place the existing catch basin in front of the abutting property to the west. Ultimately, the applicant decided to work around the existing storm drain facilities and proceed with the proposed site layout. A condition of approval is added requiring the applicant to incorporate decorative materials in the driveways.

Both of the proposed residences have five foot side yard setbacks from side property lines. Unit 1 has a five foot setback adjacent to the neighboring apartment complex to the west. The four units are setback approximately five feet from the property line. The elevation of Unit 1 that faces the neighboring property has one secondary window but also includes horizontal trim, window shutters, vertical siding above the top plate, exposed corbels, and roof eaves to provide visual relief along the wall plane. The layout off sets the entry and two-story portion of the house is back approximately 40 feet from the front property line. By setting the two-story portion behind the garage, the bulk and mass is visually less prominent along the street frontage.

Unit 2 provides a nine foot setback along the east side of the property. The five feet from the east property line is related to the garage of Unit 2 which abuts the church parking lot. Since the garage is primarily single story, the five foot setback is deemed appropriate. The larger side yard setback requirements were implemented with adoption of the small lot subdivision ordinance.

Tentative Parcel Map PM-14-178

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the units to be sold separately on fee simple lots. Both parcels take direct access from East 18th Street, with the rear unit including an extended driveway. The proposed property is physically suitable to accommodate the proposed small lot subdivision. Engineering staff has confirmed that there are no interferences with the City's or other utility agencies' right-of-way areas and/or easements. Given the shallow depth of the lot, an on-site turn around area is not required. The map is consistent with City codes and the State Subdivision Map Act.

Expiration of Projects

Per the Zoning Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative Parcel 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 tentative map. After the initial 24-month period, a one-year time extension may be requested.

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 density for the Medium

Density Residential land use designation (maximum 2 units allowed; 2 units proposed). 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. The two detached residences on fee simple lots promotes homeownership opportunities.
- *Land Use Objective LU-2A.8:* Encourage increased private market investment in declining or deteriorating neighborhoods. The two unit project is on a vacant site previously used as a private school. Replacement of the obsolete structures with new homes with adequate parking encourages reinvestment in the neighborhood.

The development of the vacant parcel with two detached ownership units would enhance the appearance and value of the site and its surroundings. Since the Kline School vacated the property in 2003, it has remained in an undeveloped state for years. Demolition of buildings only occurred last year. If the project were approved, the applicant indicates that construction would commence within a reasonable time after building permit issuance. As precision-built homes, the property could be fully developed with the new units within 90 days of commencing construction.

The project provides new housing opportunities at a level no greater than can be supported by the existing infrastructure. In addition, two-car garages with open parking spaces on the driveways are provided that meet the current parking standards for residences with three or more bedrooms.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the Design Review PA-14-05 and Tentative Parcel Map 2013-178, based on the following assessment of the facts and findings which are included in the draft resolution.

- *The proposed project conforms with the General Plan and complies with the Zoning Code standards with regard to use, density and intensity.* The General Plan Land Use designation allows development of two dwelling units on this site; the proposed project complies with all applicable provisions of the Zoning Code for residential small lot subdivisions. The granting of the five-foot side yard setbacks will not allow a use, density, or intensity which is not in accordance with the general plan designation or zoning classification for the property. Additionally, the project will add new ownership housing to the City's housing stock improving the balance between renter- and owner-occupied housing in the City.

- *The requested five-foot side yard setbacks may be granted in consideration of the neighboring context and architectural elements (10 feet required or a minimum 5 feet side setback could be approved, subject to certain conditions).* The Small Lot Subdivision Ordinance requires a 10-foot side setback, however the setback may be reduced to 5 feet on a case-by-case basis depending on the setbacks of adjacent properties, and if the building design includes off-sets, variety of roof slopes and

massing, and excellence in design in terms of materials, colors, and additional articulation.

Left side elevation: The front unit would be setback at five feet from the property line and the rear unit would be set back nine feet from the west property line. The existing apartment complex to the west is approximately ten feet away from the front unit and approximately 14 feet away from the rear unit. The project layout takes into consideration the existing infrastructure and works around an existing storm drain catch basin. The location of the driveways on the right side of the site places the units to the left, closer to the existing residences. Although the units are two stories, the primary windows face the front of the homes and not toward the neighboring single-story apartment complex to the west. There are no direct views from proposed second story windows into the abutting homes. In addition, the building placement aligns the yard areas so that the two-story units would not have a direct view over the yard area of the neighboring property. The proposed units have front porches, window shutters, divided light windows, gabled roofs, horizontal trim, and board and batten finishes under the roof eaves.

Right side elevation: A five foot setback for Unit 2 is requested along the interior property line abutting the Lighthouse Church property. The proposed setback distance is considered reasonable given that this area features the church parking lot devoid of impacted structures.

A condition of approval requires enhanced treatment (i.e. board and batten siding, trim, etc.) on the second floor side elevations of both units to the satisfaction of the Development Services Director to justify the 5-foot side setback request.

- *The proposed project meets the purpose and intent of the Residential Design Guidelines.* The design of the two-story homes complies with Residential Design Guideline's criteria for building mass and form, elevation treatment, window placement and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and off-set elevations. The units have well-articulated façades with covered porch entries, stone veneer bases, window shutters, horizontal trim, board and batten siding, and tile roofing material.

- *The conceptual landscape plan is consistent with the City's standards for multi-family development.* Specifically, the plan includes landscaping in the setback abutting the public right-of-way and landscaping on either side of each driveway. The concept plan shows a total of nine trees on the lot as well as shrub area and turf area.

- *The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property.* The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. In this case, as a 2-unit small lot development, Code does not require that an HOA be established. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property.

Because there are no common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

- *The proposed subdivision is consistent with the General Plan and Zoning Code.* The subdivision complies with General Plan Land Use Objective LU-1A.4 in that it allows the units to be sold independent of one another and creates home ownership opportunities. The subdivision is consistent with applicable development standards contained in the Zoning Code. The subdivision also provides for future natural heating and cooling. The deciduous trees in the proposed landscape plan are placed with south facing exposure and will provide shade, allowing for natural cooling of the homes in the summer.

ENVIRONMENTAL DETERMINATION

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

ALTERNATIVES

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of modifications to the proposal, should the Planning Commission choose to do so, a revised resolution will incorporate new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposed project is consistent with the General Plan and Zoning Code in terms of use, density, character and scale. The request for the five foot side yard setbacks can be justified based on required findings.Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

Antonio Gardea/gc

ANTONIO GARDEA
Senior Planner

Claire Flynn

CLAIRE FLYNN, AICP
Assistant Director of Development Services

Attachments:
1. Draft Planning Commission Resolutions and Exhibits
2. Applicant's Project Description
3. Vicinity Map
4. Project Plans / Elevations / Tentative Parcel Map / Landscape Plan / Perspectives

Distribution:
Director of Economic & Development Services/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)

SCEL Properties, LLC
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-14-21 AND TENTATIVE PARCEL MAP NO. 2013-178 FOR PROPERTY LOCATED AT 320 E. 18TH STREET IN THE R2-MD ZONE

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

WHEREAS, an application was filed by SCEL Properties, LLC, the property owner, requesting approval of the following:

1) ***Planning Application PA-14-05*** for a design review to construct a two-unit, two-story detached single-family residential development; and

2) ***Tentative Parcel Map No. 2013-178*** to subdivide a 9,683-square foot parcel into two, fee simple residential lots in accordance with the Small Lot Ordinance.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 27, 2014 with all persons having the opportunity to speak for and against the proposal;

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-14-05 and Tentative Parcel Map 2013-178.

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-14-05 and Tentative Parcel Map 2013-178 and upon the 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 27th day of October, 2014.

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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 October 27, 2014 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(14) because:

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.

Facts in Support of Findings: The design of the two-story homes complies with Guideline's criteria for building mass and form, second story side yard setback, elevation treatment, window placement and architectural consistency guidelines. The proposed residences include elevations with varied roof forms, off-set elevations and covered front porches. The two unit project promotes design excellence with consideration given to site planning, building orientation, open space and landscaping.

The project layout takes into consideration the existing infrastructure and works around a storm drain catch basin. The location of the driveways on the right side of the site forces placement of the new units to the left, closer to the existing residences. The front unit would be setback five feet from the property line and the rear unit would be set back nine feet from the property line. Although the units are two stories, the primary windows face the front and the side windows are small and away from the neighboring properties.

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.

Facts in Support of Findings: The subject site is in a neighborhood with both single-story and two-story residences. The units are designed with smaller second story footprint than the first story. The use of a stone veneer base, the horizontal trim, varied roof forms with tile roofing material and use of board and batten siding creates a vertical transition for both units.

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.

Facts in Support of Findings: 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:

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

Facts in Support of Findings: 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, complies with the Small Lot Subdivision Standards, and is designed to meet the requirements of the Residential Design Guidelines. The project encourages increased private market investment in declining or deteriorating neighborhoods.

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

Facts in Support of Findings: The proposed project has a density of 12 units per acre, consistent with the General Plan designation of Medium Density Residential. The project density is nine 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.

Facts in Support of Findings: The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15303, Construction and Conversion of Small Structures and Section 15315, Minor Land Divisions. The project provides adequate open space, parking and setbacks from adjacent properties and complies with the maximum allowed density for the site.

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

Facts in Support of Findings: The proposed residences are oriented toward

the southwest and have porches along the façade to provide passive cooling to the lower level. The upper floors face south that enables passive heating from the sun exposure.

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

Facts in Support of Findings: The proposed project does not interfere with the public right of way.

Required Finding: The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

Facts in Support of Findings: The applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

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

C. The project is consistent with the General Plan designation of Medium Density Residential and Zoning Code designation of R2-MD (Multiple-Family Residential - Medium Density) that allows up to 12 dwelling unit per acre. The site is 9,683 square feet in size which allows a maximum of two dwelling units. All public utilities and services are available, the property has not been subdivided, and the site is generally flat in topography.

D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-14-05 shall coincide with the expiration of the approval of the Tentative Parcel Map 2013-178 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-14-05 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
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. 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.
5. The driveways shall be finished with decorative pavement (concrete pavers, stamped concrete or others subject to approval of the Planning Division). Decorative paving treatment shall be installed on the long driveway to Lot 2 to the satisfaction of the Development Services Director.
6. The second story elevations of Units 1 and 2 shall be enhanced with additional treatments such as board and batten siding, stone veneer, and/or stucco trim/accents, etc. to the satisfaction of the Development Services Director prior to issuance of building permits. 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.
7. Provide proof of recordation of TPM 2013-178 prior to issuance of building permits.
8. 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.
9. 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.
10. To the fullest extent possible, the landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the

satisfaction of the Development Services Director. The landscape plan shall also show decorative treatment (i.e. concrete pavers, brick, aggregated) within the private driveway.

11. 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.
12. 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.
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. 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.
15. 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. 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.
16. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association shall be optional. Prior to issuance of a building permit, a draft of the CC&Rs shall

be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, the CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.

17. Applicant shall provide a notification to all prospective buyers of the property including information on Lighthouse Coastal Community Church activities and hours of operation. This notice shall be of form and substance acceptable by the Development Services Director and also referenced as an exhibit in the CC&Rs.

18. 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.

Parks 19. Plant 24" box Pinus canariensis in parkway.

Eng. 20. At the time of development submit for approval an off-site 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 civil engineer or architect. Cross drainage shall not occur. Construction access approval must be obtained prior to building or engineering permits being issued by the City of Costa Mesa. The applicant shall pay offsite plan check fee per Section 13-29(2)(b) of the City of Costa Mesa Municipal Code and an approved off-site plan shall be required prior to Engineering Permits being issued by the City.

21. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

22. A construction access permit and deposit of $580 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.

23. Submit required cash deposit or surety bond to guarantee construction of offsite street improvements at time of permit per Costa Mesa Municipal

Code Section 15-32, and as approved by City engineer. Cash deposit or surety bond amount to be determined by the City Engineer.

24. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the off-site plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance is required for all new driveway approaches. Relocate existing improvements (i.e., catch basin with manhole, fire hydrant, water meter) in conflict with the proposed driveway.
25. Fulfill Drainage Ordinance Fee requirements prior to: Approval of the final map/ Approval of plans.
26. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to: Approval of Final Map/Approved of Plans.
27. Private on-site drainage facilities and parkway culverts or drains will not be maintained by the City of Costa Mesa; they shall be maintained by the owner or developer of the property. Private lateral connections to City storm drains will require a hold harmless agreement prior to issuance of permit.
28. Submit Subdivision Application and comply with conditions of approval and code requirements.

CODE REQUIREMENTS (PA-14-05, TTM 2013-178)

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. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
3. All on-site utility services shall be installed underground.
4. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
6. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

Bldg.

7. 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.
8. Submit grading plans, an erosion control plan and a hydrology study.
9. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
10. 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.
11. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3
12. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3.

Trans.	13.	Construct all proposed driveway approaches to comply with city standards.
Parks	14.	Park fees for the proposed development shall be remitted prior to building permit issuance. Applicable fee shall be that fee in effect at the time the subdivision application is filed with the City.
Fire	15.	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. 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.

SPECIAL DISTRICT REQUIREMENTS (PA-14-05, TTM 2013-178)

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.

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-14-21 AND TENTATIVE PARCEL MAP NO. 2013-178 FOR PROPERTY LOCATED AT 320 E. 18TH STREET IN THE R2-MD ZONE

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

WHEREAS, an application was filed by SCEL Properties, LLC, the property owner, requesting approval of the following:

1) Design Review to construct two, two-story, detached residences on a 9,683 square foot site.
2)
3) Tentative Parcel Map for the subdivision of the property for ownership units in accordance with the small lot subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 27, 2014 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-14-21 and Tentative Parcel Map No. 2013-178.

PASSED AND ADOPTED this 22nd 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 October 27, 2014 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
   1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
   2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
   3. The proposed project is not consistent with the General Plan or Zoning Code.

B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:

   1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
   2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
   3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

D. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.

E. The Costa Mesa Planning Commission has denied Planning Application PA-14-21 and Tentative Parcel Map No. 2013-178. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 2

SCEL PROPERTIES LL(
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660

Applicant Letter – Description of Project

GENERAL PLAN AMENDMENT, ZONE CHANGE, TENTATIVE PARCEL MAP, LOT LINE ADJUSTMENT, VARIANCE & COMMON INTEREST DEVELOPMENT APPLICATION

320 E. 18th STREET
COSTA MESA, CA
2/24/2014

PROJECT DESCRIPTION

Legal Description: (Proposed after Lot Line Adjustment):	The southwesterly 160.62 feet of Lot 4, Tract No. 505 in the City of Costa Mesa, County of Orange, State of California, as per Map recorded in Book 17, Page 39 of Miscellaneous Maps, in the Office of the County Recorder of said County.
Assessor's Parcel No:	117-251-36
General Plan:	Proposed: Medium Density Residential
Zoning:	Proposed: R2-MD (Multiple Family Residential-Medium Density)
Lot Dimensions (Proposed after Lot Line Adjustment):	63.03 SF x 160.62 SF – 10,120 SF (approx)
Demolished Structure:	1410 SF Modular Classroom Building (previous Pre-school use)

Proposed Project:
The Applicant proposes to subdivide the existing property into a common interest development with two parcels and to redevelop the site with new construction on Parcel 1 and on Parcel 2 with two detached 2-story residences of approximately 2,614 SF and 1,643 SF with attached 2-car garages. A Lot Line Adjustment is requested to incorporate 23 FT by 63 FT of additional land from the adjacent property owner within the proposed Tentative Parcel Map. The additional 23 FT by 63 FT property will require a General Plan Amendment from Public/Institutional (PI) to Medium Density Residential (MDR) and a Rezone from I & R (Institutional & Recreational) to R2-MD (Multiple Family Residential-Medium Density) zoning. A variance is requested to eliminate the use of the legal common area lot while maintaining the intended 10 foot street landscaped setback buffer (to be maintained by each individual parcel owner within their parcel). This eliminates the need for CC&R's and a Homeowner's Association which would only be burdensome for two homeowners. The property is vacant. It previously contained a non-operating Pre-school Classroom building that was abated for asbestos and hazardous materials and was demolished.

Parcel 1:

Unit 1 area:	4,475 SF (gross)
New Residence:	2,614 SF – 4 Bedroom 3 Bath, 2-Car front attached garage, Two-story wood frame construction in the Craftsman style elevation

Parcel 2:

Unit 2 area: 5,645 SF (gross)
New Residence: 1,643 SF – 3 Bedroom 2.5 Bath, 2-Car side attached garage, Two-story wood frame construction in the Craftsman style elevation

Architectural Treatment: With the varied range and styles of homes in the neighborhood, the Craftsman architectural style elevations will blend in nicely, featuring enhanced stucco treatments, stack stone veneer, window surrounds, vertical siding gables, concrete flat roof materials and shutters which will be aesthetically pleasing and compatible. The front yards will remain open with landscaping that will allow the two homes to blend in with the neighborhood. Side yard and return fences separating the structures will be consistent with neighboring homes along Santa Ana Avenue and East 18th Street. The garage depth will accommodate full size automobiles encouraging onsite enclosed parking.

Standard	Required	Proposed	Comment
Minimum Lot Area	3,500 SF	Parcel 1 – 4,475 SF Parcel 2 – 5,645 SF	Conforms to Code Conforms to Code
Max Number of Stories & Building Height	2 stories/27 ft	Home 1 – 2 stories/24'5" Home 2 – 2 stories/22'5"	Conforms to Code Conforms to Code
Common lot	1	None	Variance request to eliminate common lot, HOA, and CC&R's
Minimum Open Space	40%	44.8%	Conforms to Code
Distance between Buildings	10 ft min	30 ft	Conforms to Code
Driveway Width	10 ft min	Home 1 – 16 ft Home 2 – 10 ft	Conforms to Code Conforms to Code
Driveway Length	19 ft min	Home 1 – 20 ft Home 2 – 101 ft	Conforms to Code Conforms to Code
Front Setback Development Lot:	20 ft	20 ft	Conforms to Code
Side Setback (interior) Development Lot:	5 ft	5 FT	Conforms to Code
Rear Setback Setback	20 ft	16 FT	Minor Modification request to reduce rear setback by 20%

Standard	Required	Proposed	Comment
Projections Roof or Eaves Overhang	2.5 ft in seatback	Homes 1 & 2: 1 ft	Conforms to Code
Parking (Off-Street) Garage Parking Spaces	2 Spaces	Home 1 – 2 Spaces Home 2 – 2 Spaces	Conforms to Code Conforms to Code
Open Parking Spaces	2 Spaces	Home 1 – 2 Spaces Home 2 – 2 Spaces	Conforms to Code Conforms to Code
Total Parking Spaces	4 Spaces	Home 1 – 4 Spaces Home 2 – 4 Spaces	Conforms to Code Conforms to Code
Auto Roll-up Door	Required w/remote	Home 1 – Provided Home 2 – Provided	Conforms to Code Conforms to Code
Location Covered/Park	Reasonable Distance	Home 1 – Attached Home 2 – Attached	Conforms to Code Conforms to Code
Landscaping	Detailed landscape plan to be approved prior to building permits	Will follow requirement	
Fences & Walls	Must conform to City Standards	Will follow requirement	

Residential Guidelines Conformance (quantifiable items):

Home 1 (2,614 SF)

- 2nd Story to 1st Story Percentage - The first floor of the residence including the covered front porch and attached garage provides the second floor reduction coverage ratio of approximately 66% exceeding the 80% zoning requirement (without including the covered front porch, the ratio is 71%). This condition is the same for both residences, as the floor plans are the same.
- 2nd Story Side Setback (interior side building elevation) – The guideline indicates a 10 foot average with no less than 5 feet. Home 1 has minimum distances of 5 feet and 18 feet to its two interior property lines.
- Maximum Building Height (also identified in Zoning Code) – The guideline indicates 27 feet. Home 1 has a building height of 24'5"

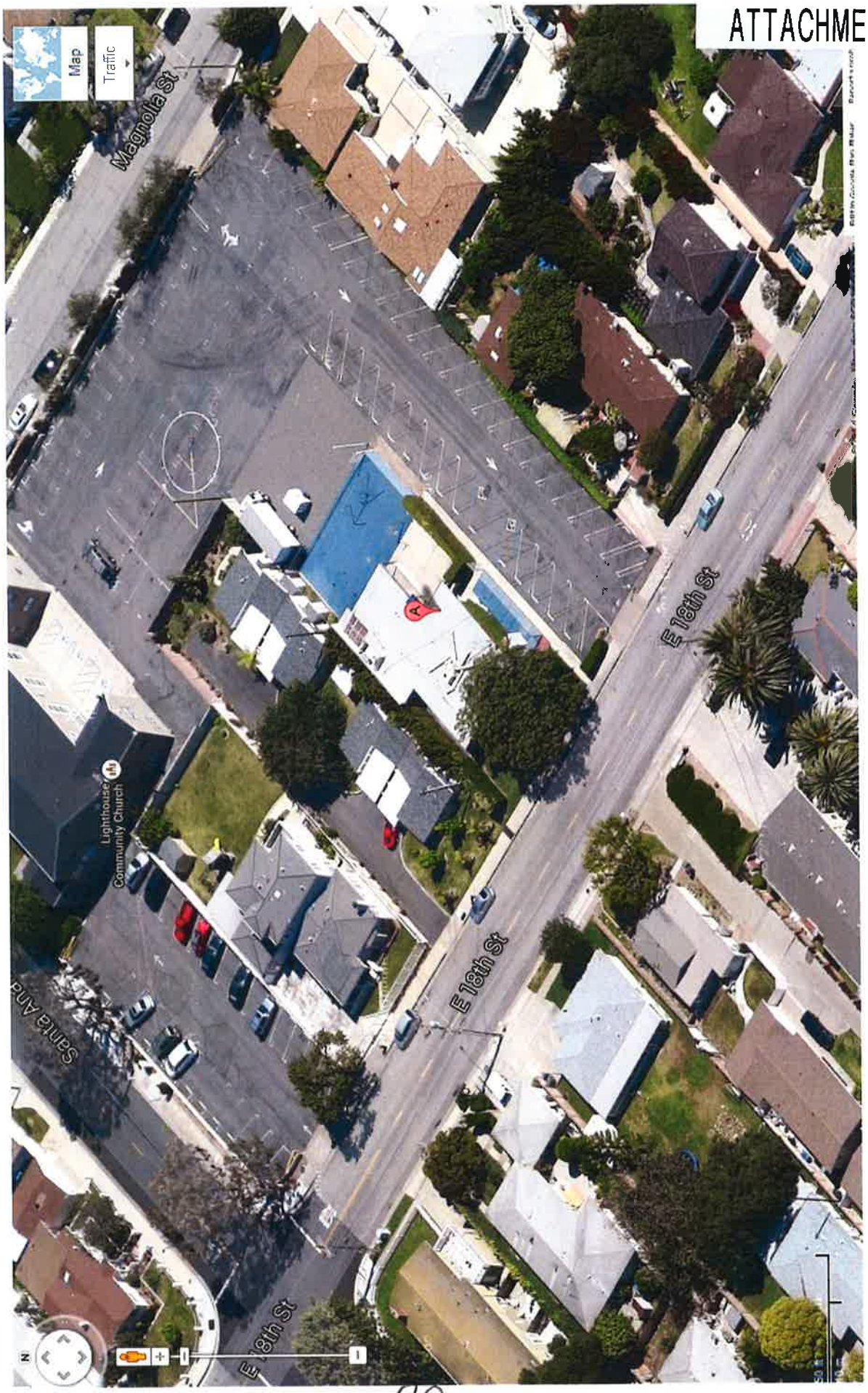
Home 2 (1,643 SF)

- 2nd Story to 1st Story Percentage - The first floor of the residence including the covered front porch and attached garage provides the second floor reduction coverage ratio of approximately 55% exceeding the 80% zoning requirement (without including the covered front porch, the ratio is 61%). This condition is the same for both residences, as the floor plans are the same.
- 2nd Story Side Setback (interior side building elevation) – The guideline indicates a 10 foot average with no less than 5 feet. Home 2 has minimum distances of 9 feet and 5 feet to its two interior property lines.
- Maximum Building Height (also identified in Zoning Code) – The guideline indicates 27 feet. Home 2 has a building height of 22'5"

Additional Aspects of the Proposed Project:

- Waste bin locations screened from the street by side yard fencing with entry gates providing secure access to each side yard area.
- All utilities will be underground when possible.
- One new sewer lateral and one new water lateral will be installed in East 18th Street.
- Fencing along East 18th Street, as well as interior lot lines, and adjacent neighbor property lines will be constructed in accordance with a separate Wall and Fence Plan.
- Water conserving landscaping materials will be preferred in both front yards (revitalizing the neighborhood street scene).
- The new residences will comply or exceed 2010 CAL Green and Title 24 Energy requirements, providing exterior and plumbing walls 2" x 6" frame construction, R19 wall and floor insulation and R30 ceiling insulation, tank-less water heating, dual pane low E glass, fire sprinklers along with other features.
- Precision construction techniques unique to RSI eliminate or reduce 95% of new construction waste exceeding 50% mandate of recyclable materials from this job site.
- Precision construction techniques unique to RSI substantially reduce build time, job site activities, noise and fugitive dust materials substantially reducing trips and carbon emissions associated with a similar job site and construction activities.
- Supervised abatement and permitted disposition of asbestos material and lead based paint under AQMD requirements has enhanced the local environment and reduced health hazards related to exposure to these materials.

ATTACHMENT 3



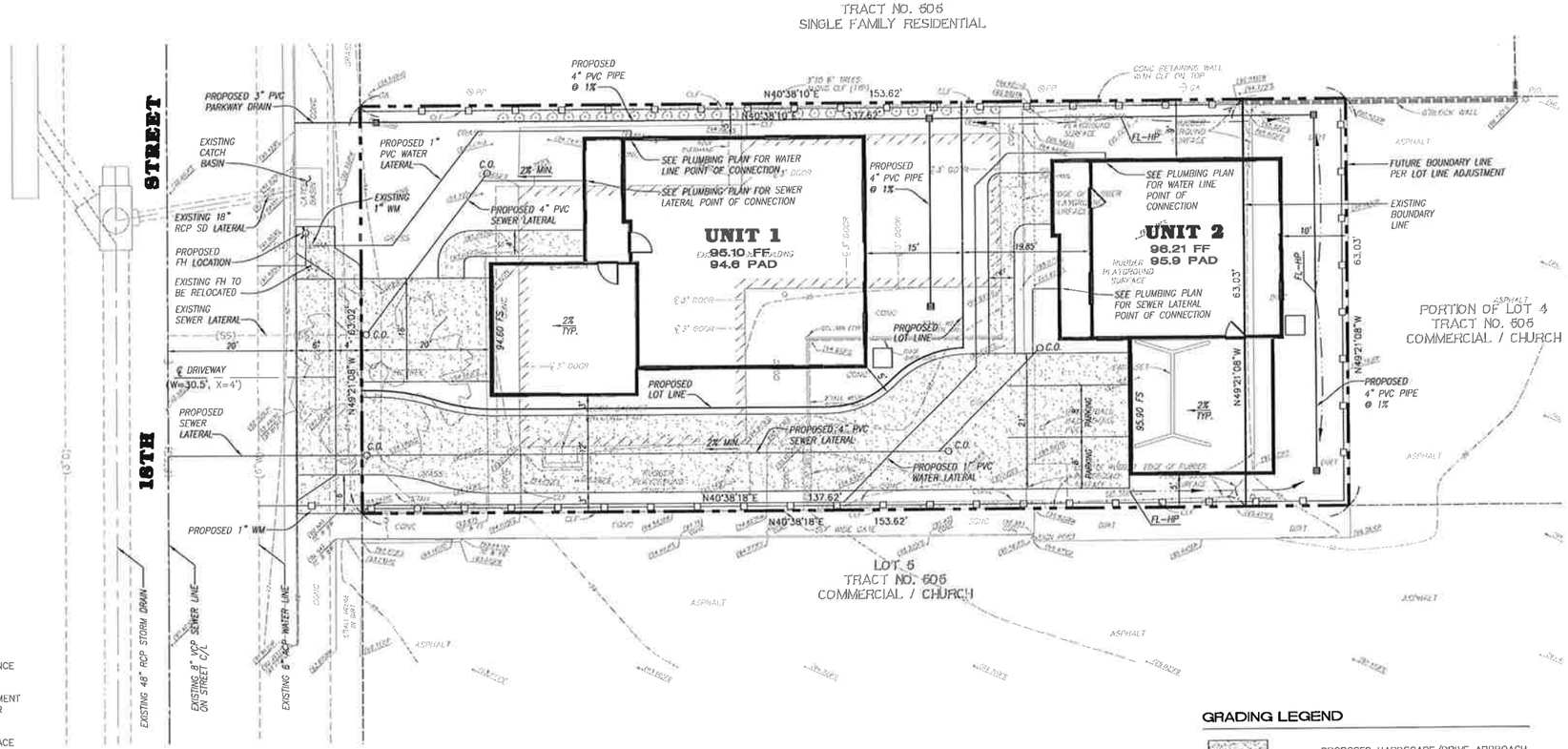
SITE PLAN

320 EAST 18TH STREET

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

ATTACHMENT 4

LOCATION MAP
(NO SCALE)



LEGAL DESCRIPTION: (EXISTING; PRIOR TO LOT LINE ADJUSTMENT)

THE SOUTHWESTERLY 137.62 FEET OF LOT 4, TRACT NO. 505, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION: (PROPOSED; FOLLOWING TO LOT LINE ADJUSTMENT)

THE SOUTHWESTERLY 153.62 FEET OF LOT 4, TRACT NO. 505, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

APN: 117-251-36

OWNER AND SUBDIVIDER:

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

GENERAL NOTES:

1. EXISTING LAND USE: INITITUTIONAL AND RECREATIONAL
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING ADJACENT LAND USES TO THE NORTHWEST: RESIDENTIAL
4. PROPOSED ZONING: R-2 MD

PROJECT DESCRIPTION:

320 E. 18TH STREET, COSTA MESA
TWO 2-STORY SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGE

LEGEND

BW	BACK OF WALK
CLF	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GA	GUY ANCHOR
NG	NATIVE GROUND
PKL	PARKING LOT LIGHT
PP	POWER POLE
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER

GRADING LEGEND

- PROPOSED HARDSCAPE/DRIVE APPROACH
- PROPOSED 6" ATRUIM GRATE INLET
- PROPOSED FLOW LINE
- PROPOSED 6' HIGH VINYL FENCE

GRAPHIC SCALE
0 5 10 20 40
(IN FEET)
1 inch = 10 ft.

AREA SUMMARY:

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
GROSS PARCEL AREA	9,683 SF	0.222 AC	100%
OPEN SPACE AREA	4,218 SF	0.097 AC	43.6%
UNIT 1			
BUILDING AREA	1,921 SF	0.044 AC	19.8%
DRIVEWAY	320 SF	0.007 AC	3.3%
UNIT 2			
BUILDING AREA	1,464 SF	0.034 AC	15.1%
DRIVEWAY	1,760 SF	0.040 AC	18.2%

DEVELOPMENT STANDARDS:

DESCRIPTION	PROVIDED
	UNIT 1
BUILDING SETBACKS:	
FRONT	20.0'
SIDE	5.0' MIN.
REAR SETBACK TO UNIT 2	34.85'
PARKING SPACES:	2 GARAGE
	UNIT 2
BUILDING SETBACKS:	
FRONT SETBACK TO UNIT 1	34.85'
SIDE	5.0' MIN.
REAR	10.0'
PARKING SPACES:	2 GARAGE 2 OPEN

INFRASTRUCTURE NOTE:

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

BASIS OF BEARING:

N40°37'54"E PER RECORD OF SURVEY NO. 99-1114, BOOK 183 PAGE 19.

BENCH MARK: CM-48-89

ELEVATIONS FOR THIS SURVEY WERE BASED ON ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. CM-48-89, BEING A 3-3/4" OCS ALUMINUM DISC STAMPED "CM-48-89", ON A CATCH BASIN IN THE NW CORNER OF SANTA ANA AVENUE & BROADWAY, LEVEL WITH SIDEWALK.

ELEV = 95.84 NAVD88 (2005)

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

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

REGISTERED PROFESSIONAL ENGINEER HERSEL MOUSSA-ZAHAB No. 44560 Exp. 3-31-2016 CIVIL STATE OF CALIFORNIA

LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557-7700 (714) 557-7707 FAX

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

CITY OF COSTA MESA

SITE PLAN
320 EAST 18TH STREET
APN: 117-251-36

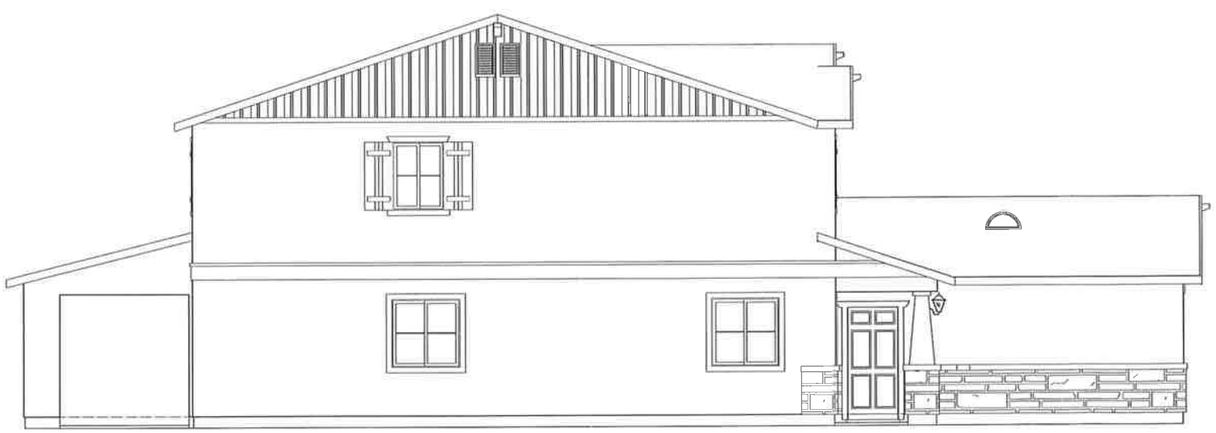
DESIGNED BY: SZ
DATE: 09-03-14
DRAWN BY: SZ
DATE: 09-03-14
LATEST CHANGES BY:
DATE:
PLOTTED BY: SZ
DATE: 09-03-14

APPROVED:

SHEET 1 OF 1
JOB NO. 508

RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

30

R.S.I. Development

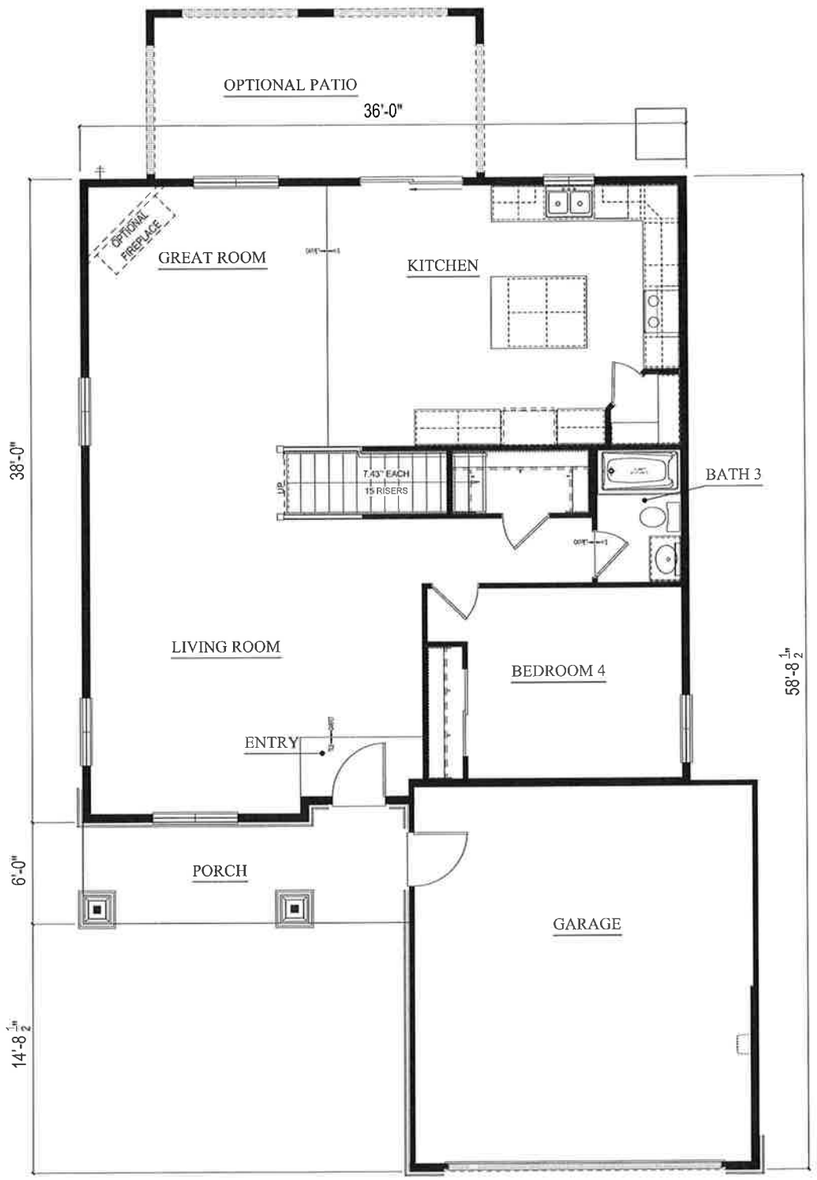
Job #: 07057

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

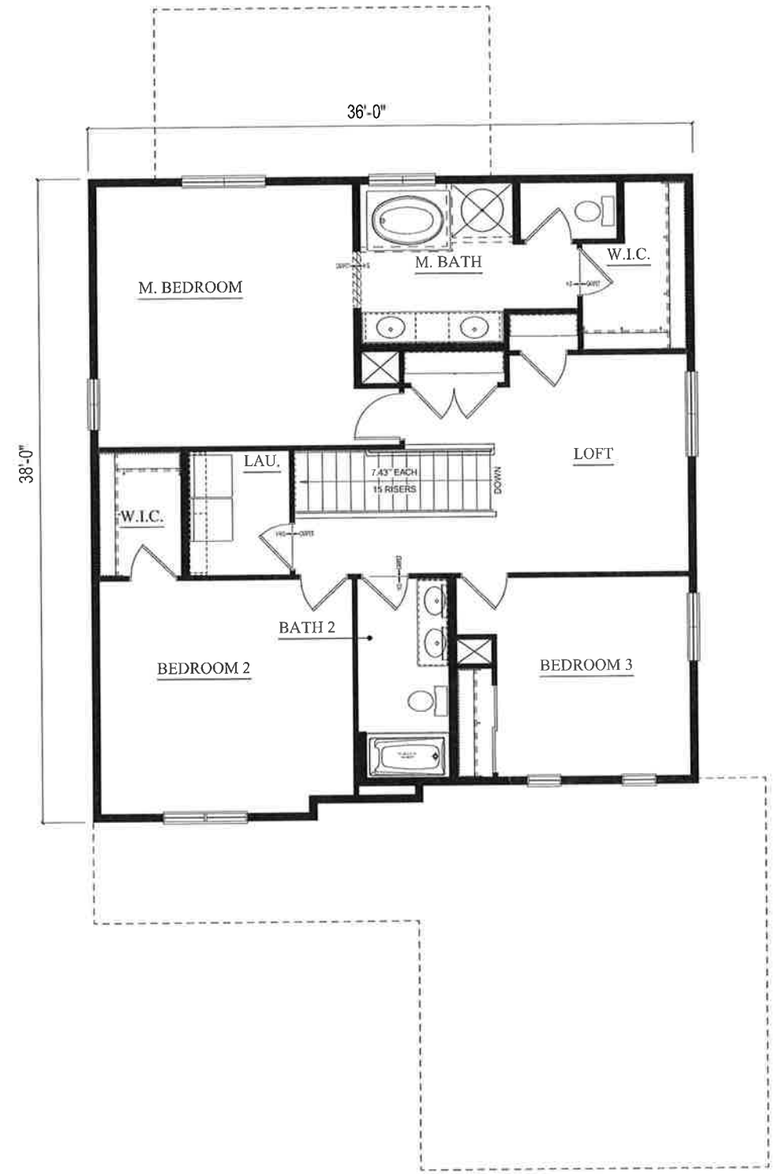
PLAN-2614

Premium - 4/12 - 2 Car Forward - Craftsman Half Stone - Right

BUIDING AREA (SQF)	
1ST FLOOR	1328.95
2ND FLOOR	1284.61
TOTAL LIVING AREA	2613.56
GARAGE	470.28
TOTAL AREA	3083.84



FIRST FLOOR PLAN



SECOND FLOOR PLAN

31

R.S.I. Development

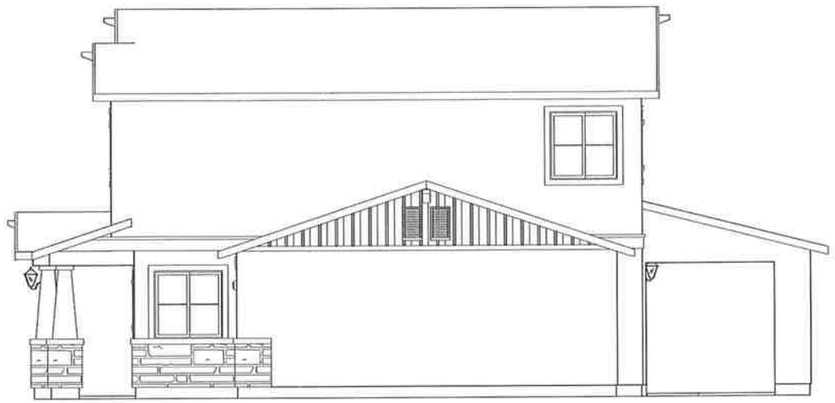
Job #: 07057

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

PLAN-2614

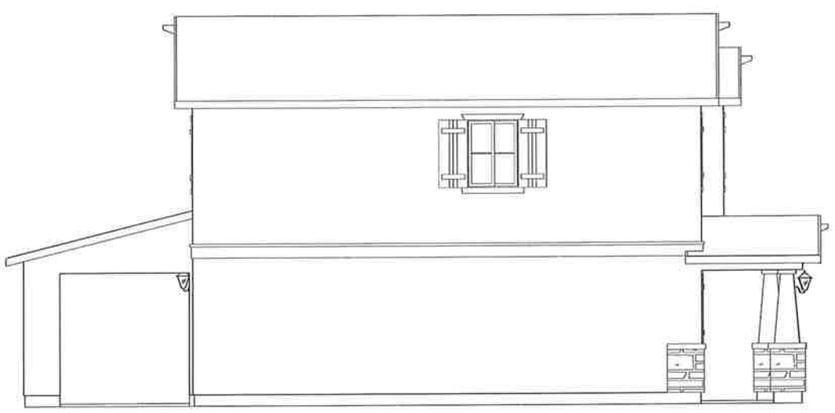
Premium - 4/12 - 2 Car Forward - Craftsman Half Stone - Right

BUIDING AREA (SQF)	
1ST FLOOR	1328.95
2ND FLOOR	1284.61
TOTAL LIVING AREA	2613.56
GARAGE	470.28
TOTAL AREA	3083.84



RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION

FRONT ELEVATION

32

R.S.I. Development

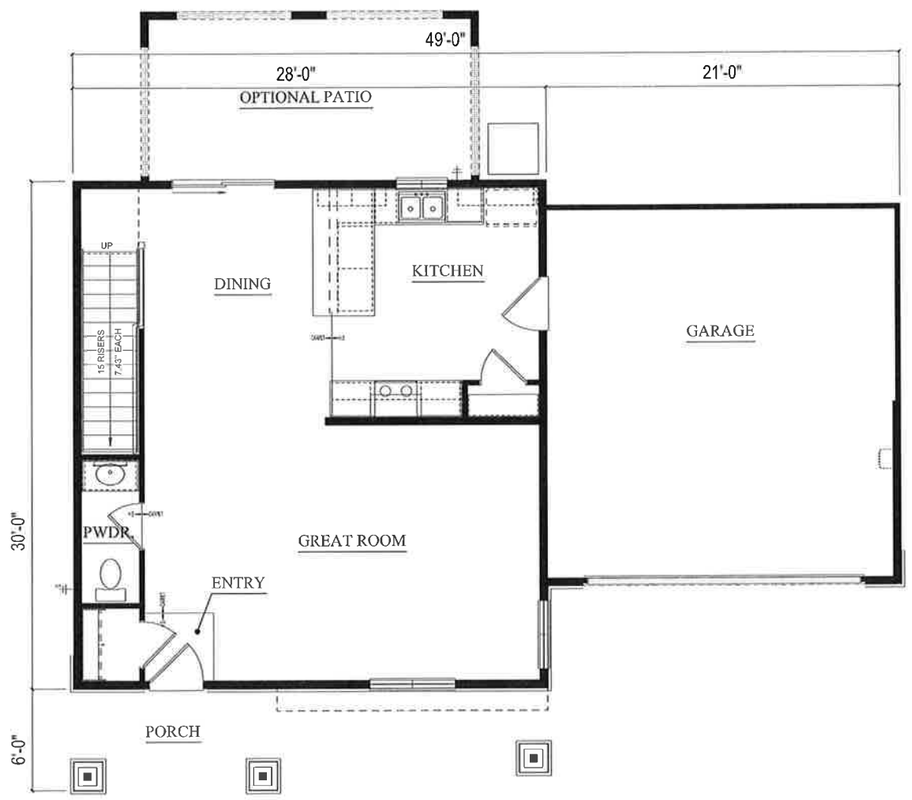
Job #: 07057

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

PLAN-1643

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

BUIDING 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

33

R.S.I. Development

Job #: 07057

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

PLAN-1643

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

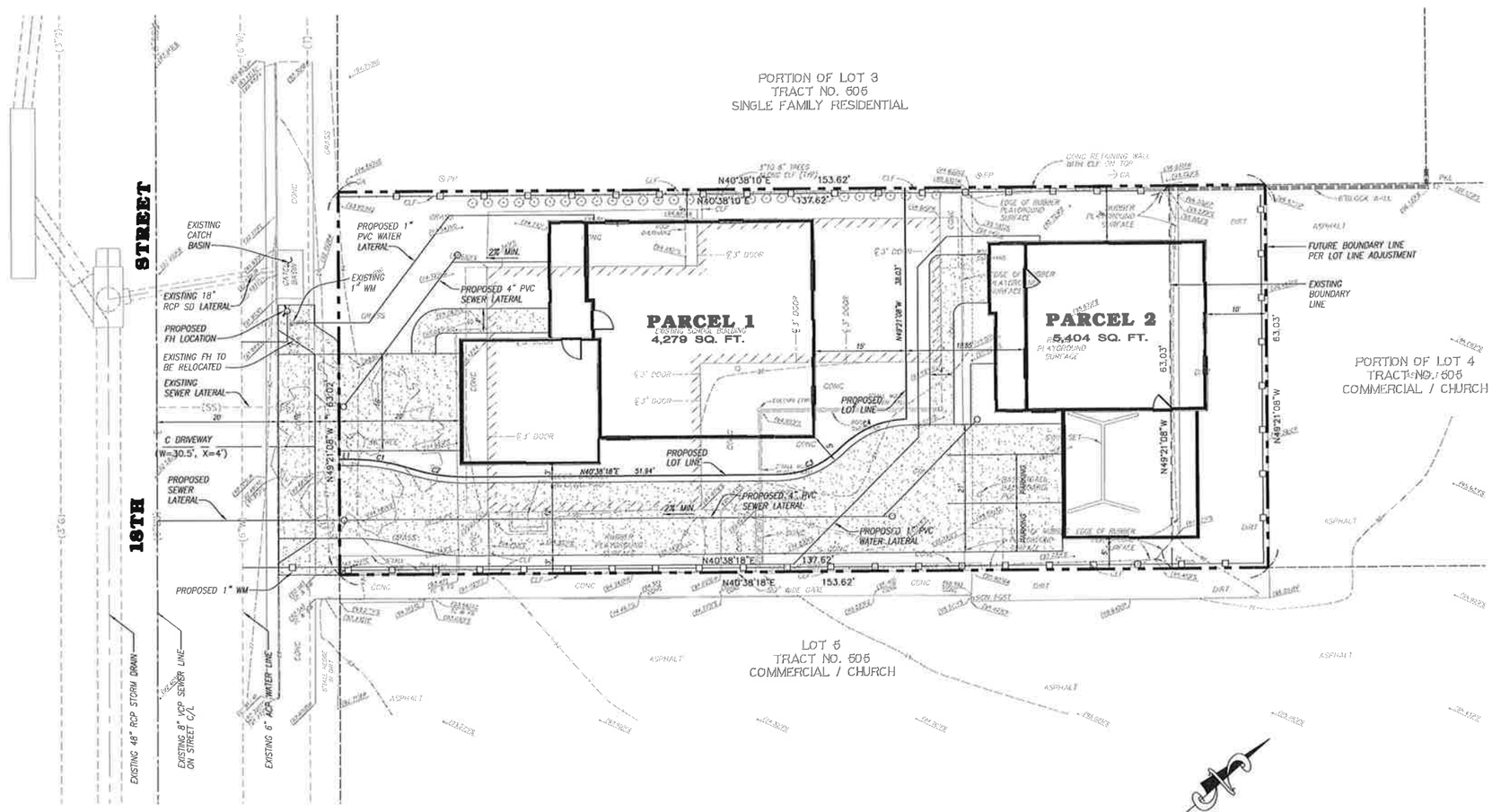
BUIDING AREA (SQF)	
1ST FLOOR	840.00
2ND FLOOR	802.79
TOTAL LIVING AREA	1642.79
GARAGE	472.59
TOTAL AREA	2115.39

TENTATIVE PARCEL MAP NO. 2013-178

320 EAST 18TH STREET

THE SOUTHWESTERLY 137.62 FEET OF LOT 4, TRACT NO. 505. IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LOCATION MAP
(NO SCALE)



LEGAL DESCRIPTION: (EXISTING; PRIOR TO LOT LINE ADJUSTMENT)

THE SOUTHWESTERLY 137.62 FEET OF LOT 4, TRACT NO. 505. IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

LEGAL DESCRIPTION: (PROPOSED; FOLLOWING TO LOT LINE ADJUSTMENT)

THE SOUTHWESTERLY 153.62 FEET OF LOT 4, TRACT NO. 505. IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

APN: 117-251-36

SITE ADDRESS:

320 EAST 18TH 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: 8,674 S.F. (0.199 ACRES) PRIOR TO LOT LINE ADJUSTMENT

PROPOSED PARCEL: 9,683 S.F. (0.222 ACRES) FOLLOWING LOT LINE ADJUSTMENT

PROPOSED PARCELS:

PARCEL 1: 4,279 S.F.

PARCEL 2: 5,404 S.F.

PURPOSE:

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

EXISTING LAND USE:

INSTITUTIONAL AND RECREATIONAL

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

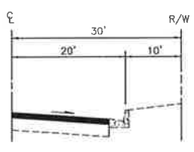
BW	BACK OF WALK
CLF	CHAIN LINK FENCE
CONC	CONCRETE
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISHED SURFACE
GA	GUY ANCHOR
NG	NATIVE GROUND
PKL	PARKING LOT LIGHT
PP	POWER POLE
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SL	STREET LIGHT
TC	TOP OF CURB
TW	TOP OF WALL
WM	WATER METER

LINE TABLE

LINE	LENGTH	BEARING
L1	2.00'	N40°38'18"E

CURVE TABLE

LINE	LENGTH	RADIUS
C1	9.84'	31.00'
C2	9.21'	29.00'
C3	11.14'	14.00'
C4	12.34'	16.00'



18TH STREET TYPICAL SECTION
(NO SCALE)

LEGEND

PROPOSED HARDSCAPE/DRIVE APPROACH

PROPOSED 6' HIGH VINYL FENCE

GRAPHIC SCALE

0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

BASIS OF BEARING:

N40°37'54"E PER RECORD OF SURVEY NO. 99-1114, BOOK 183 PAGE 19.

INFRASTRUCTURE NOTE:

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

34

BENCH MARK: CM-48-89

ELEVATIONS FOR THIS SURVEY WERE BASED ON ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. CM-48-89, BEING A 3-3/4" OCS ALUMINUM DISC STAMPED "CM-48-89", ON A CATCH BASIN IN THE NW CORNER OF SANTA ANA AVENUE & BROADWAY, LEVEL WITH SIDEWALK.

ELEV = 95.84 NAVD88 (2005)

REVISIONS

NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:

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

REGISTERED PROFESSIONAL ENGINEER HERSEL MOUSSA-ZAHAB No. 44560 Exp. 3-31-2018 CIVIL STATE OF CALIFORNIA

LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1620 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 557-7700 (714) 557-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:

HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/18 DATE

CITY OF COSTA MESA

TENTATIVE PARCEL MAP NO. 2013-178
320 EAST 18TH STREET
APN: 117-251-36

DESIGNED BY: SZ	APPROVED:
DATE: 10-28-13	
DRAWN BY: SZ	
DATE: 12-06-13	
LATEST CHANGES BY: SZ	SHEET 1 OF 1
DATE: 09-03-14	
PLOTTED BY: SZ	JOB NO. 508
DATE: 09-03-14	

ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE AREAS (I.E., WALLS, SIDEWALKS, BUILDINGS, STRUCTURES, ETC.) SHALL BE PLANTED WITH ROOT BARRIER. BARRIER SHALL EXTEND A MINIMUM OF 5'-0" ON EACH SIDE OF TRUNK. PROVIDE 18" DEEP ROOT BARRIER ADJACENT TO PAVING. PROVIDE 24" DEEP ROOT BARRIER ADJACENT TO CURB. ROOT BARRIERS SHALL BE PROVIDED PER DETAIL "_", SHEET _.

TREE PLANTING NOTES:

1. ALL TREES SHALL BE STAKED / GUYED PER APPROVED LANDSCAPE STANDARD DETAILS. SEE SHEET _.
2. CONTRACTOR SHALL LOCATE ALL STORM DRAIN AND UTILITY LINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE LOCATIONS AND STORM DRAIN/UTILITY LINES. ADJUSTMENTS WILL BE MADE ACCORDINGLY.

GENERAL PLANTING NOTES:

1. INSTALL 2" DEEP MINIMUM 'FOREST FLOOR' MULCH AS TOPDRESSING IN ALL PLANTER AREAS AT INITIAL PLANT INSTALLATION. YEARLY REPLENISHMENT SHALL OCCUR AS NOTED IN THE MAINTENANCE SPECIFICATIONS. MULCH SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY.
2. SOIL AMENDMENTS SHALL BE USED FOR INCREASED SOIL PENETRATION AND PLANT HEALTH. SOIL AMENDMENTS AND QUANTITIES SHALL BE BASED ON FINAL HORTICULTURAL SOILS ANALYSIS THROUGH A QUALIFIED AGRICULTURAL LABORATORY. SEE SOILS PREPARATION NOTES, SHEET _, FOR GENERAL PURPOSE SPECIFICATION. A MINIMUM OF 2 CUBIC YARDS OF SOIL AMENDMENT SHALL BE USED PER 1000 SQUARE FEET OF PLANTER AREA. SUCH AMENDMENT SHALL BE TILLED TO A 6" DEPTH.
3. TREE SYMBOLS SHOWN ON PLAN SHALL BE CONSIDERED DIAGRAMMATIC. ALL APPLICABLE CITY SPECIFICATIONS AND STANDARDS SHALL BE ADHERED TO AND REVIEWED PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS ON-SITE. THE PLACEMENT OF ALL TREES, SHRUBS, GROUNDCOVERS AND VINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY TREE OR SHRUB THAT IS PLANTED WITHOUT PRIOR REVIEW IS SUBJECT TO REMOVAL AND RELOCATION IF DEEMED NECESSARY. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT.
5. ALL VINES AND ESPALIERS SHALL BE REMOVED FROM THEIR NURSERY STAKES AND ATTACHED TO ADJACENT WALLS AND FENCES WITH VINE TIES AND NURSERY TAPE, AS APPROVED BY LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT PLANT HEIGHTS ABOVE GRADE.
7. ALL SPECIMEN TREES ARE TO BE PRUNED AFTER PLANTING BY LANDSCAPE CONTRACTOR.
8. LANDSCAPE ARCHITECT SHALL OVERSEE ALL PRUNING OPERATIONS.
9. ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA NURSERY ASSOCIATION WITH REGARD TO SIZE AND CONDITION.

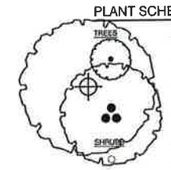
NOTES:

1. SEE SHEET _ FOR PLANTING DETAILS & NOTES
2. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS
3. ALL IMPROVEMENTS TO BE MAINTAINED BY PROPERTY OWNER.

PLANT QUANTITIES:

CONTRACTOR SHALL NOTE THAT THE QUANTITIES ON PLANT LEGEND HAVE BEEN PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL PROVIDE HIS OWN QUANTITIES FOR BID PREPARATION. ANY DISCREPANCIES IN PLANT QUANTITIES AND SIZES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE



	BOTANICAL NAME	COMMON NAME	SIZE	QTY
	CITRUS X SINENSIS "VALENCIA"	SWEET ORANGE	15 GAL	7
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36"BOX	2
	X CHITALPA TASHKENTENSIS	CHITALPA	24"BOX	2
	BOTANICAL NAME	**COMMON NAME**	**SIZE**	**QTY**
	AEONIUM URBICUM	DINNER PLATE AEONIUM	1 GAL	61
	DIETES IRIDIOIDES "WHITE TIGER"	VARIEGATED TIGER LILY	1 GAL	37
	LIGUSTRUM JAPONICUM "TEXANUM"	WAX LEAF PRIVET	5 GAL	10
	RHAPHIOLEPIS INDICA "BALLERINA"	BALLERINA INDIAN HAWTHORN	5 GAL	5
	ROSA FLORIBUNDA "ICEBERG"	ICEBERG ROSE	5 GAL	6
W	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	3

SHRUB AREAS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	DIANELLA TASMANICA "VARIEGATA"	FLAX LILY	1 GAL	30" o.c.	21
	LOMANDRA LONGIFOLIA "BREEZE"	DWARF MAT RUSH	1 GAL	36" o.c.	59

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY
	FESTUCA OVINA GLAUCA	BLUE SHEEP FESCUE	4"POT	6" o.c.	218 SF
	GRAVEL 2" DEPTH		ROCK		785 SF
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	SOD		1,103 SF

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

Conceptual Landscape Plan

18TH Street Costa Mesa, CA.

RSI Co.

09/05/2014

35

BORTHWICK GUY BETTENHAUSEN INC.
2444 Dupont Drive • Irvine, California • 92612
949-476-8616 T 949-476-8707 F www.bgb-inc.com

PH-2

October 24, 2014

Planning Commission
City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628

OCT27 14 10:39AM

Reference: Planning Application PA-14-05 and Tentative Parcel Map No. 2013-178 for a Two Unit Residential Development at 320 E. 18th Street

Dear Commissioners:

I am in strong support of the proposed development of two units, located at 320 E. 18th Street, by SCEL Properties including the 5-foot side yard setback.

My neighbors and I have supported an R2-MD development at this site since the property was purchased from Susan Kline several years ago. Over the years, we have worked with the City and the developer's representative to insure a project, which is an asset to the neighborhood, without any loss of on-site parking for the church. This project, if approved, will eliminate a neighborhood eyesore and greatly improve the view for surrounding property owners on Magnolia Street.

After reading the Planning Commission Agenda Report dated October 17, 2014, I do have a few concerns which have been mentioned by Magnolia Street residents.

1. Perimeter Wall

As specified in Condition of Approval 9 (page 15), residents agree the perimeter wall is to be a decorative masonry wall instead of vinyl fencing as shown in the rendering. Magnolia Street residents, who have a direct view of the wall, want to insure that the decorative masonry is not easily damaged by children playing games against the wall, vehicles bumping into the wall or after-hour unsupervised activities occurring in the church parking lot. Nothing is worse than having to look at a cracked or crumbling stucco wall. It should also be a material that is easy to maintain if graffiti should appear. Residents on Magnolia Street are tired of looking at cement block (cinder block) walls and chain-link fencing.

Another concern is the height of the wall and security for homeowners. Although the street light in the church parking lot provides night-time illumination, a 7-foot wall might be more appropriate. Since the church allows long-term overnight parking along the northern and western property lines, there is some concern about security and privacy for the homeowners. Vehicle bumpers and trunks as well as truck beds and RV's parked close to a six-foot wall provide easy access to backyards. In addition, the church is a magnet for both non-church activities as well as the homeless. If the height of the wall is not raised, then perhaps a landscaped hedge or vine could be used to provide additional privacy and discourage any potential criminal activity.

2. Construction Management Plan

Another concern is Condition of Approval 11 (page 16). Any construction management plan should consider the operation of the Lighthouse Preschool and its drop-off and pick-up schedules. The Magnolia Street parking lot driveway on East 18th Street should remain open as it is used to exit the

Magnolia Street parking lot for preschool drop-off and pick-up on week days. As a safety precaution, the scheduling of truck traffic to and from the project site should avoid times when preschool children and their parents are present in the Magnolia Street parking lot. The school bus pick-up and drop-off schedule near Santa Ana Avenue and East 18th Street should also be considered.

Due to the activities of the church and preschool, there is already a shortage of on-street parking. As a result, no construction parking should be permitted on Magnolia Street.

3. Notification to Prospective Buyers of Church Activities

Condition of Approval 17 (page 17) requires notification to buyers concerning the activities and hours of operation. Since the Lighthouse Coastal Community Church property is covered under a master plan for the site, it would appear that this document should be referenced in the CC&R's since it has specific conditions of approval related to operation of church activities. As with all master plans, they may be subject to change over time.

4. Plant 24" Box Pinus canariensis in Parkway

Another concern is Condition of Approval 19 (page 17) requiring the planting of a Canary Island Pine (Pinus canariensis) as a parkway tree. I do not believe this is an appropriate parkway tree due to the mature size of the Canary Island Pine tree which can be more than 60 to 70 feet tall with a large trunk diameter. The trees are also very messy since they drop sap, pine needles and pine cones on vehicles parked in close proximity resulting in extensive paint damage.

Although there are several Canary Island Pine trees planted in the parkway area in the 200 and 400 blocks of East 18th Street, some of the trees have grown to more than 60 feet tall with large trunk diameters and are out of proportion to the size of the parkway. In addition, tree trimming over the years has destroyed the beauty of the trees and most of them are no longer very attractive. Almost all of the trees have signs attached to their trunks that warn drivers the trees are dripping sap. These signs do nothing to enhance the appearance of the parkway.

Based on the landscape plan provided on page 35, there are already two Crepe Myrtle (Lagerstroemia indicia) trees proposed in the same proximity. If another tree is needed, perhaps another type of evergreen tree, which is more appropriate for the size of the parkway, or another Crepe Myrtle tree, which is a popular parkway tree, could be planted instead.

I hope that you will give consideration to the above concerns expressed by Magnolia Street residents in connection with this project.

My neighbors and I are tired of looking at the vacant lot and the screening which attracts graffiti and negatively impacts property values of residents of both East 18th Street and Magnolia Street. I hope this project will be approved so the developer can move forward to eliminate the current eyesore. Based on the type of construction, my neighbors and I hope to see new homes by the middle of next year which will be a great improvement to the neighborhood and increase the property values of surrounding property owners.

Thank you for your consideration.

Beth

Beth Refakes
P.O. Box 15426
Newport Beach, CA 92659

PH-2

HOWARD DENGHAUSEN

343 Magnolia Street
Costa Mesa, CA
92627 USA

City of Costa Mesa
Planning Commission
P. O. Box 1200 / 77 Fair Drive
Costa Mesa, CA 92628-1200

Re: PA-14-05 and Tentative Parcel Map No. 2013-178
A two-unit residential development at 320 E. 18th Street

Commissioners,

I support the development of this property as proposed by SCEL Properties, LLC. There are however two (2) items that I wish to draw your attention to in the Agenda Report, Item No. PH-2 for October 27, 2014.

The first is on page 17 of the Agenda Report. **Condition of Approval – Exhibit B, Item No. 19 (Parks)** requires the applicant to ***"Plant 24" box Pinus canariensis in parkway"***. This requirement shows a total lack of thought and coordination within the City Departments and failure of anyone to review the submitted plans from the Developer. As the Developer's landscape plan clearly shows (page 35 of the Agenda Report), there are two (2) 36" box Crape Myrtle trees located at the street side of the property. There is no space for a Canary Island Pine (pinus canariensis) by visual inspection of the landscape plan. Add to that the fact that the tree is entirely out of scale for this location. See below the Wikipedia and Cal Poly entries describing the typical height and trunk width of this tree. Also note in the Cal Poly description of the registered Canary Island Pine in the city of Orange that is 82' high, has a trunk diameter of 4'-4" and a spread of 81 feet. This property is only 63 feet wide. Based on this information I strongly suggest that Condition of Approval – Exhibit B, Item No. 19 be deleted and nothing be substituted in its place.

Wikipedia http://en.wikipedia.org/wiki/Pinus_canariensis

Pinus canariensis is a large evergreen tree, **growing to 30–40 m tall (98.43 – 131.24 feet)** and **100–120 cm (39.37 – 47.24 inches) trunk diameter** (dbh = diameter at breast height, at 4'-3" above the ground**), exceptionally up to 60 m (196.86 feet) tall and 265 cm (104.33 inches or 8.7 feet) diameter.**[2] The green to yellow-green leaves are needle-like, in bundles of three, 20–30 cm long,[2] with finely toothed margins and often drooping. A characteristic of the species is the occurrence of glaucous (bluish-green) epicormic shoots growing from the lower trunk, but in its natural area this only occurs as a consequence of fire or other damage. In fact, this pine is one of the most fire-resistant conifers in the world. The cones are 10–18 cm long, 5 cm wide,[2] glossy chestnut-brown in colour and frequently remaining closed for several years (serotinous cones).

Cal Poly / San Luis Obispo – Urban Forest Ecosystems Institute

http://selectree.calpoly.edu/treedetail.lasso?rid=1035

CANARY ISLAND PINE
Pinus canariensis
General Notes: Resistant to oak root fungus. Native to Canary Islands of Spain. **A Pinus canariensis in Orange is registered as a California Big Tree. It measures 82 feet high, with a trunk circumference of 162 inches (13.5 feet) or 4'-4" in diameter and a crown spread of 81 feet.**

Native To: Canary Islands of Spain
Habit: Erect or Weeping and requires ample growing space.
Has Evergreen foliage.
Shape: Columnar or Conical
Sunset Zones: 8, 9, and 12 - 24
USDA Hardiness Zones: 9 - 10
Exposure: Full Sun to Partial Shade
Water Needs: Moist to Dry Soil. Drought tolerant.
Soil Type: Loam or Sand
Soil pH: Highly Acidic to Highly Alkaline
Salinity Tolerance: Good Inland
Seaside Tolerance: Good in Moderate Zone
Height: 50 - 80 feet
Canopy Width: 20 - 35 feet
Growth Rate: 36 Inches per Season
Longevity: 50 to 150 years
Leaves: Needle Blue Green or Dark Green. Evergreen.
Flowers: Inconspicuous Has separate male and female flowers on the same tree (monoecious).
Cone: Brown Very Large (Over 3.00 inches), fruiting in Winter.
Bark: Red Brown, Fissured

The second item is on page 19 of the Agenda Report. **Code Requirements (PA-14-05, TTM2013-178), Bldg. Items No. 11 and 12** say exactly the same thing in 2 different ways. 6" fall in 10'-0" is a 5% slope (6" ÷ 120" = 0.05). The Code section reference for Item No. 11(CRC R401.3) is correct. However, the Code section reference for Item No. 12 (CBC 1803.3) is not correct. CBC1803.3 defines the "Geotechnical Investigation", namely the "Basis of Investigation" and "Scope of Investigation". Therefore, Item No. 12 should be deleted completely.

Sincerely,

Howard Denghausen

Howard Denghausen
Architect & Magnolia Street resident since 1953