



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: OCTOBER 27, 2014

ITEM NUMBER: PH-3

**SUBJECT:** PLANNING APPLICATION PA-14-28 AND TENTATIVE PARCEL MAP NO. PM-14-140 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 119 CECIL PLACE

**DATE:** OCTOBER 16, 2014

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

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

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

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## **DESCRIPTION**

The proposed project involves the following:

- 1. Design Review PA-14-28** for a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,695 square feet and 1,643 square feet with attached two-car garages at 119 Cecil Place. The proposal features three bedroom/2.5 bath units and two-story wood frame construction in the Craftsman style (Parcel 1) and Colonial style (Parcel 2). The proposed project complies with the Code-required 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. PM-14-140** to subdivide an 8,476-square foot parcel into two fee-simple lots consistent with the requirements of the Small Lot Subdivision Ordinance.

## **APPLICANT**

The applicant is Susan McDowell, authorized agent for the property owner, SCEL Properties, LLC.

## **RECOMMENDATION**

Staff recommends that the Planning Commission:

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

## PLANNING APPLICATION SUMMARY

Location: 119 Cecil Place Application Number: PA-14-28/PM-14-140

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

### SUBJECT PROPERTY:

Zone: R2-MD  
 General Plan: MDR  
 Lot Dimensions: 61 FT x 140 FT  
 Lot Area: 8,476 SF  
 Existing Development: One parcel with a single family residence (to be demolished).

### SURROUNDING PROPERTY:

North: R2-HD Multi-Family Residential, Commercial use  
 South: C1 Local Business, Commercial use  
 East: R2-MD Multi-Family Residential, Residential Use  
 West: R2-MD Multi-Family Residential, Residential Use

### DEVELOPMENT STANDARD COMPARISON - SMALL LOT ORDINANCE

Development Standard	Required/Allowed	Proposed/Provided
<b>Lot Size:</b>		
Lot Width	NA	61 FT
Lot Area	NA	8,476 SF
<b>Maximum Density (based on gross acreage):</b>		
DU's/ Acre (Residential)	1 du/3,630 SF (12 DU's/Acre) Maximum 2 units	1 du/8,476 SF (10 DU's/Acre) Proposed 2 units
Common Lot Requirement	No common lot required; CC&Rs are required.	CC&Rs to be filed.
Min./Avg. Lot Sizes	NA	3,207 SF Min./4,238 SF Avg.
<b>Building Coverage (Development Lot)</b>		
Buildings	NA	2,724 SF (32%)
Paving	NA	1,852 SF (22%)
Minimum Open Space	2,543 SF (30%)	3,900 SF (46%)
TOTAL	NA	8,476 SF (100%)
<b>Minimum Open Space (Individual Unit)</b>		
	200 SF Min. 10 FT Min. Dimension	370+ SF 10 FT Min. Dimension
Building Height	2 Stories/Max. 27 FT	2 Stories/Max. 27 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Buildings	No minimum distance required, subject to compliance with Building and Fire Code standards	10 FT (Complies with Building and Fire Code standards)
<b>Setbacks (Development Lot)</b>		
Front	20 FT	22 FT
Side (left/right)	10 FT/10 FT <sup>1</sup>	5 FT/5 FT
Rear	10 FT	16 FT
<b>Parking for single-family detached/3 bedrooms</b>		
Garage	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Length	Min. 19 FT	Min. 19 FT
Interior garage dimension	20 FT	20 FT

(1) This setback can be reduced to a minimum of five feet on a case by case basis per CMMC 13-42. See staff report for more discussion.

NA = Not Applicable or No Requirement

CEQA Status	Guidelines Section 15303/Class 3, New Construction of three or fewer single-family homes in urban areas and Section 15315/Class 15, Minor Land Divisions
Final Action	Planning Commission

## **BACKGROUND**

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

The 8,476 square foot project site is located east of Newport Boulevard and north of 22nd Street. The project site is currently developed with a single-story residence, originally constructed in 1950, that will be demolished to accommodate the proposed project. The property is zoned R2-MD with a maximum development potential of two units (12 dwelling units per acre).

The property to the east of the subject property (121 Cecil Place) is developed with a one-story residence and the property to the west (111 Cecil Place) is developed with a single-story multiple family residence. The property to the north across Cecil Place (2250 Newport Boulevard) is the Alibaba Motel. The property to the south of the subject property (120 Virginia Place) is developed with a two story commercial building.

RSI Homes has done a number of projects in Costa Mesa, including the 5-unit development at 791 Center Street. The homes are precision built and are characterized by varying architectural themes — in this case, a colonial design and a craftsman design. The proposed floor plan for the unit at the rear of the development lot has been constructed at Center Place, at the corner of Center Street and Placentia Avenue. The floor plan of the front unit has not been previously built in Costa Mesa.

## **ANALYSIS**

### ***Design Review PA-14-28***

The proposed project consists of two detached, single-family residences with attached two-car garages. The property would be divided into two separate, fee simple lots and the proposed residences would be separated by 19 feet. The site is laid out with a 1,695 square foot Craftsman style house oriented at Cecil Place and a 1,643 square foot Colonial style house at the rear of the development lot.

The project layout, floor plans and elevations comply with the small lot subdivision standards and the Residential Design Guidelines. The residences are two stories in height and the front unit is set back 22 feet from Cecil Place. A total of 46 percent of the lot area is provided as open space and landscaping. The buildings are placed on the property with sufficient setbacks to provide private useable open space at the rear of each new parcel. The attached two-car garages are set back to provide two parking spaces on each driveway. Trash bins can be stored in the yard areas adjacent to the garages.

The two proposed units each have three bedrooms, two a half bathrooms, and an attached two-car garage. The front unit will be craftsman style with gabled roofs, window shutters, and the garage attached in the front of the home. The unit at the rear of the project site will be colonial style with gabled roofs, horizontal siding along the front elevation, and the garage attached to the left side of the home. Each new home will have a front porch.

The project complies with the review criteria and development standards of the Small Lot Subdivision Ordinance and the Residential Design Guidelines. The project density complies with the General Plan designation of Medium Density Residential.

### ***Tentative Parcel Map PM-14-140***

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the formation of two fee simple lots. The proposed property is suitable to accommodate the proposed small lot subdivision. There are no interferences with the City's or other utility agencies' right-of-way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act.

### ***Residential Design Guidelines***

The design of the proposed residences meet the intent of the City's Residential Development Standards and Design Guidelines. The proposed residences include elevations with varied roof forms and a horizontal band on the front unit to provide articulation along the sides and rear of the homes. Both homes incorporate front porches, stucco siding and enhanced windows to provide visual interest. Unit 2 also includes horizontal siding on the front elevation. Because of the window placement and setbacks from the south and east property lines, the project should not result in privacy impacts to the surrounding residences, which are single story. The design of the two-story homes, as conditioned, complies with the building mass and form, setback requirements, elevation treatment and window placement guidelines. Residences with less than 2,700 square feet of living area (excluding the garage) are not required to comply with an average second-story side setback of ten feet.

### ***General Plan Conformance***

The proposed development is a small lot subdivision development of two detached single family residences. The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 3,630 square feet, or 12 dwelling units per acre. The proposal because at ten dwelling units per acre, the density is below the 12 dwelling units per acre allowed in the Medium Density Residential land use designation. The project also complies with 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" in that it the two parcels will be sold independent of one another, therefore promoting homeownership opportunities.

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

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map. The planning application and map would expire in 24 months (October 2016). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

## 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 Design Review PA-14-28 and Parcel Map PM-14-140, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- *The proposed project complies with the General Plan and with the Zoning Code standards.* The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The project design complies with all development standards of the Small Lot Subdivision Ordinance, including five foot side setbacks permitted due to the excellence in design of the project. The proposed project does not exceed the maximum density of less than 12 units per acre, consistent with the General Plan designation of Medium Density Residential.
- *The proposed project meets the purpose and intent of the Residential Design Guidelines.* The design of the two-story homes complies with the building mass and form, setbacks, elevation treatments, window placement, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The exterior elevations of the proposed homes incorporate front porches and enhanced windows to provide visual interest. The second story is smaller than the first story with the attached garage providing an offset along the front elevation of the front unit and the left elevation of the rear unit. The decorative band around the center of the elevations on the front unit provides a vertical break between the first and second story. The second floors of both units are visually less prominent than the first floors. Because the submitted line drawing elevations do not include many elevation treatments to break up the monotony of the stucco siding, the project has been conditioned to comply with the submitted color renderings. These renderings show greater articulation to create visual interest, specifically on the second floors.
- *The setbacks of existing neighboring structures were considered with regard to the proposed five foot interior setbacks (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. The proposed units have front porches, window shutters, divided light windows, and gabled roofs. The project proposes a minimum 5-foot side setbacks for both units and is therefore conditioned to include additional articulation on second-story elevations as shown in the attached perspectives.

Additionally, the buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the rear yards of the abutting homes and places the bulk of the buildings away from the

neighboring residence to the east. Specifically, the units maintain a 27.5 foot (front unit) and 5 foot (rear unit) setback from the property to the east, which is three feet from the property line at the closest point. The five foot setback of the rear unit abuts the rear yard of the neighboring property. The units maintain a five foot (front unit) and 6.5 foot (rear unit) setback from the property to the west, which has a driveway abutting the side property line. These separations can be seen in the attached site plan.

- The proposed project is conditioned to include a three-foot sidewalk easement. To maintain consistency in the neighborhood and increase pedestrian access on this street, the project will include a three-foot sidewalk easement while maintaining a minimum 19-foot driveway for open parking. The front unit will have a front setback of 22 feet, allowing the private rear yard of this property to maintain a minimum 10-foot width, consistent with the Small Lot Ordinance. Although not all properties in this neighborhood have a sidewalk easement, it is being encouraged for new development. This allows the subdivision and development to not interfere with the public right-of-way.
- 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 trees in the proposed landscape plan will create shade, allowing for natural cooling of the homes. The homes are placed on the site with the yards in an east-west orientation to allow for natural heating through sun exposure.
- The landscape concept 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 7 trees on the development 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.

## 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 or converted under the Class 3 exemption. The Class 15 exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is consistent with the General Plan and Zoning Code. No variances are required. All public utilities and services are available. The property has not been subdivided within the previous two years, and the lot is generally flat in topography.

## ALTERNATIVES

The Planning Commission has the following 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 significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating 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

Approval of the Design Review and Tentative Parcel Map will allow development of a two-unit small lot subdivision. The project is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

  
CHELSEA CRAGER  
Assistant Planner

  
CLAIRE FLYNN, AICP  
Assistant Director  
Development Services

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
  2. Vicinity Map and Zoning Map
  3. Applicant's Project Description
  4. Project Plans/Elevations/Perspectives
  5. Tentative Parcel Map 2014-140

Distribution:

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

Susan McDowell  
RSI Development  
620 Newport Center Drive, 12<sup>th</sup> 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-14-28 AND TENTATIVE PARCEL MAP PM-14-140AT 119 CECIL PLACE IN THE R2-MD ZONE

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

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

- 1) **Design Review PA-14-28** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,695 square feet and 1,643 square feet with attached two-car garages;
- 2) **Tentative Parcel Map No. 14-140** to subdivide an 8,476-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing 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), 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-14-28 and Tentative Parcel Map PM-14-140.

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-14-28 and Tentative Parcel Map PM-14-140 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 27<sup>th</sup> 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

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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 the building mass and form, window placement, setbacks, elevation treatments, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the rear yards of the abutting homes and places the buildings away from the neighboring residence to the east. The construction of a decorative six-foot tall decorative block wall around the perimeter will improve the aesthetics of the site and the abutting properties. The exterior elevations of the proposed homes incorporate front porches and enhanced windows to provide visual interest.

**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 Finding:** The subject site is in a neighborhood with both single-story and two-story residences. The second story is smaller than the first story with the attached garage providing an offset along the front elevation of unit 1 and the left elevation of unit 2. The decorative band around the center of the elevations on the front unit provides a vertical break between the first and second story. The second floors of both units are visually less prominent than the first floors.

**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 Finding:** 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 Finding:** The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates ownership opportunities to improve the balance between renter and owner occupied housing in the City. The project design complies with the Small Lot Subdivision Ordinance and the Residential Design Guidelines.

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

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

**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 Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures and Section 15315 (Class 15), Minor Land Divisions. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

**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 Finding:** The site plan places the yard areas along the south side property line in an east-west orientation to ensure natural and passive heating from the sun exposure. Trees included in the proposed landscape plan will provide passive cooling opportunities.

**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 Finding:** The proposed project does not interfere with the public right of way. An easement for sidewalk purposes is required to ensure the public access in front of the subject site.

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

**Facts in Support of Finding:** In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The project proposes to construct two residential units and therefore qualifies for a Class 3 exemption. The Class 15 exemption consists of the division of property in urbanized areas zoned for residential use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is consistent with the General Plan designation of Medium Density Residential and Zoning Code designation of R2-MD (Multiple Family Residential Medium Density) that allows up to 12 units per acre. The size is 8,476 square feet in size which allows a maximum of two dwelling units. No variances are required for this two dwelling unit project, all public utilities and services are available, the property has not been subdivided within the previous two years, and the lot is generally flat in topography.

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

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-14-28 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-14-140 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-14-28 and Tentative Parcel Map PM-14-140 shall be blueprinted on the face of the site plan as part of the plan check submittal package. 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 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.
  4. The applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
  5. Prior to issuance of certificate of occupancy, the applicant shall construct a minimum six-foot tall decorative masonry wall around the perimeter of the project site, unless otherwise approved by the Developer Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
  6. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
  7. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100

- truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
  9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
  10. Applicant shall provide additional enhancement of the second-story elevations as shown in the visual simulations provided in the project application. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
  11. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
  12. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
  13. Provide proof of recordation of CC&Rs and PM-14-140 prior to issuance of building permits.
  14. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any,

and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

- Utilities 15. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Parks. 16. Plant two (2) 24" Box ginkgo biloba 'princeton sentry' 4 feet behind sidewalk in dedicated right of way.
- 17. 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.
- Eng. 18. Dedicate a 3-foot public sidewalk easement behind existing right of way line on Cecil Place.

### **CODE REQUIREMENTS (PA-14-28, PM-14-140)**

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
- 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
- 3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
- 4. All on-site utility services shall be installed underground.
- 5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
- 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
10. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.
11. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
- Bldg. 12. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
13. Submit grading plans, an erosion control plan and a hydrology study.
14. Submit precise grading plans, an erosion control plan and a hydrology study. A precise grading and a hydrology report plan shall not be required if any of the following are met:
  - 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
  - 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
  - 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
15. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
16. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus two percent (2%).
17. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3
18. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot

setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).

- Fire 19. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Trans. 20. Construct residential driveway approach at locations specified on submitted site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
21. Close unused drive approaches with full height curb and gutter per City Standards.
- Eng. 22. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
23. Submit updated Title Report of the subject property.
24. The Parcel Map shall be developed in full compliance of CMMC Sec 13-208 through 13-261 inclusive.
25. Release and relinquish all vehicular and pedestrian access rights to Cecil Place to the City of Costa Mesa except at approved locations.
26. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
27. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
28. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
29. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
30. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
31. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

32. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
33. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
34. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
35. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
36. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
37. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
  - a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
  - b) Location of BMPs shall not be within the public right-of-way.

**SPECIAL DISTRICT REQUIREMENTS (PA-14-28, PM 14-140)**

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-14-28 AND TENTATIVE PARCEL MAP NO. PM-14-140 FOR PROPERTY AT 119 CECIL PLACE IN THE R2-MD ZONE**

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

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

- 1) ***Design Review PA-14-28*** to construct a two-unit, two-story detached single-family residential development;
- 2) ***Tentative Parcel Map No. PM-14-140*** to subdivide an 8,476-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing 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-14-28 and Tentative Parcel Map No. PM-14-140.

**PASSED AND ADOPTED this 27th day of October, 2014.**

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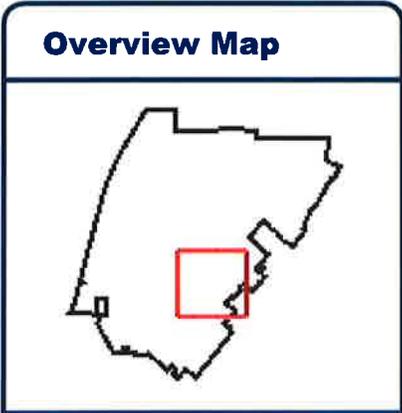
Jim Fitzpatrick, Chair  
Chair, Costa Mesa Planning Commission



## EXHIBIT A

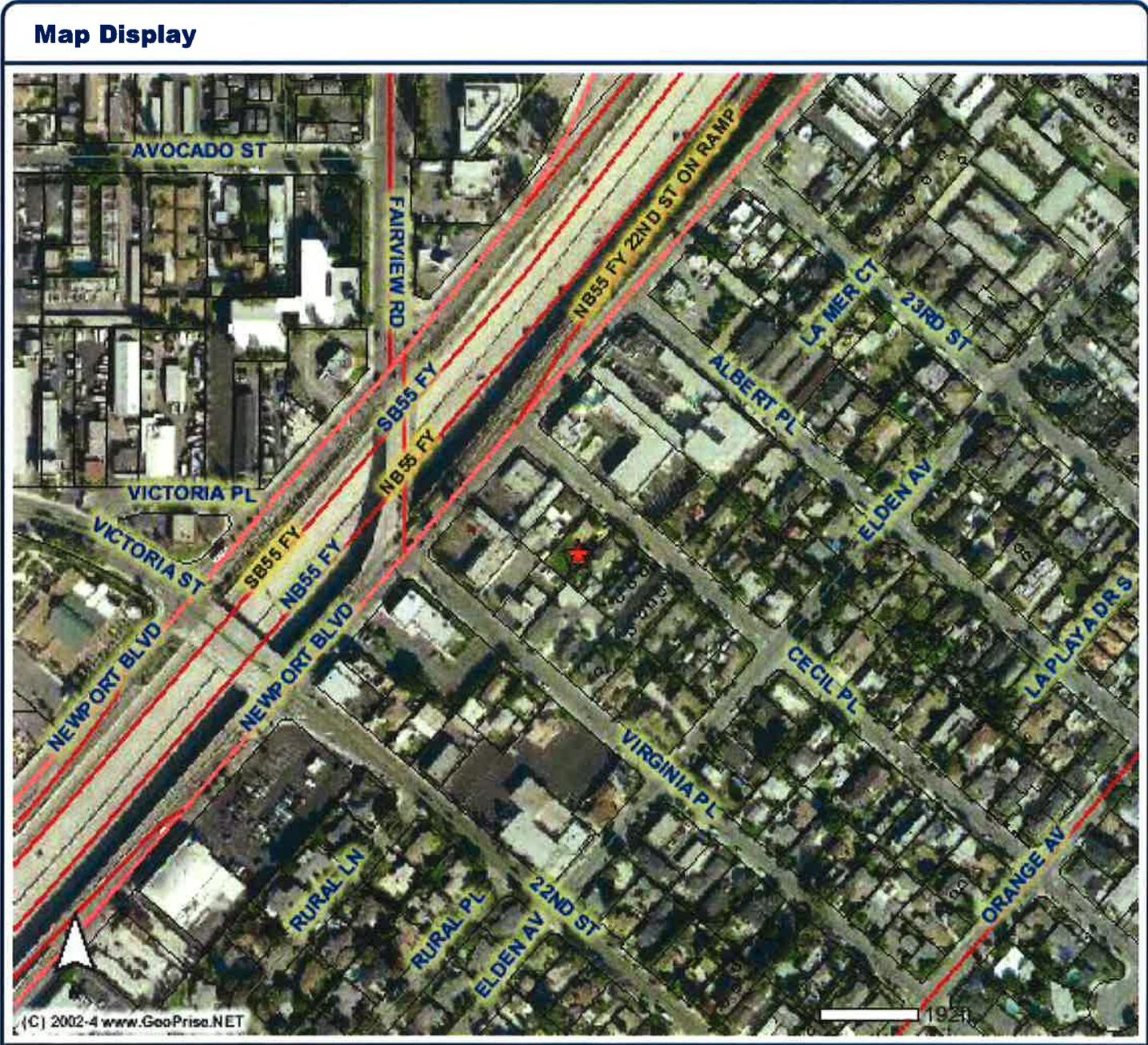
### FINDINGS (DENIAL)

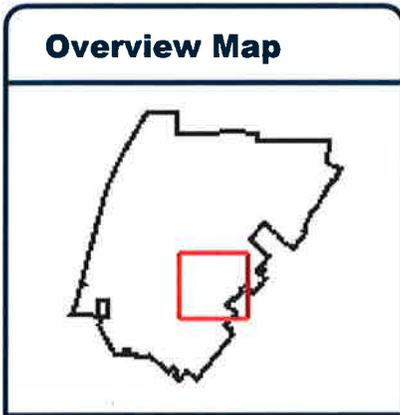
- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
  - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
  - 2. The proposed project does not 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-14-28 and Tentative Parcel Map No. PM-14-140. 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.



### Legend

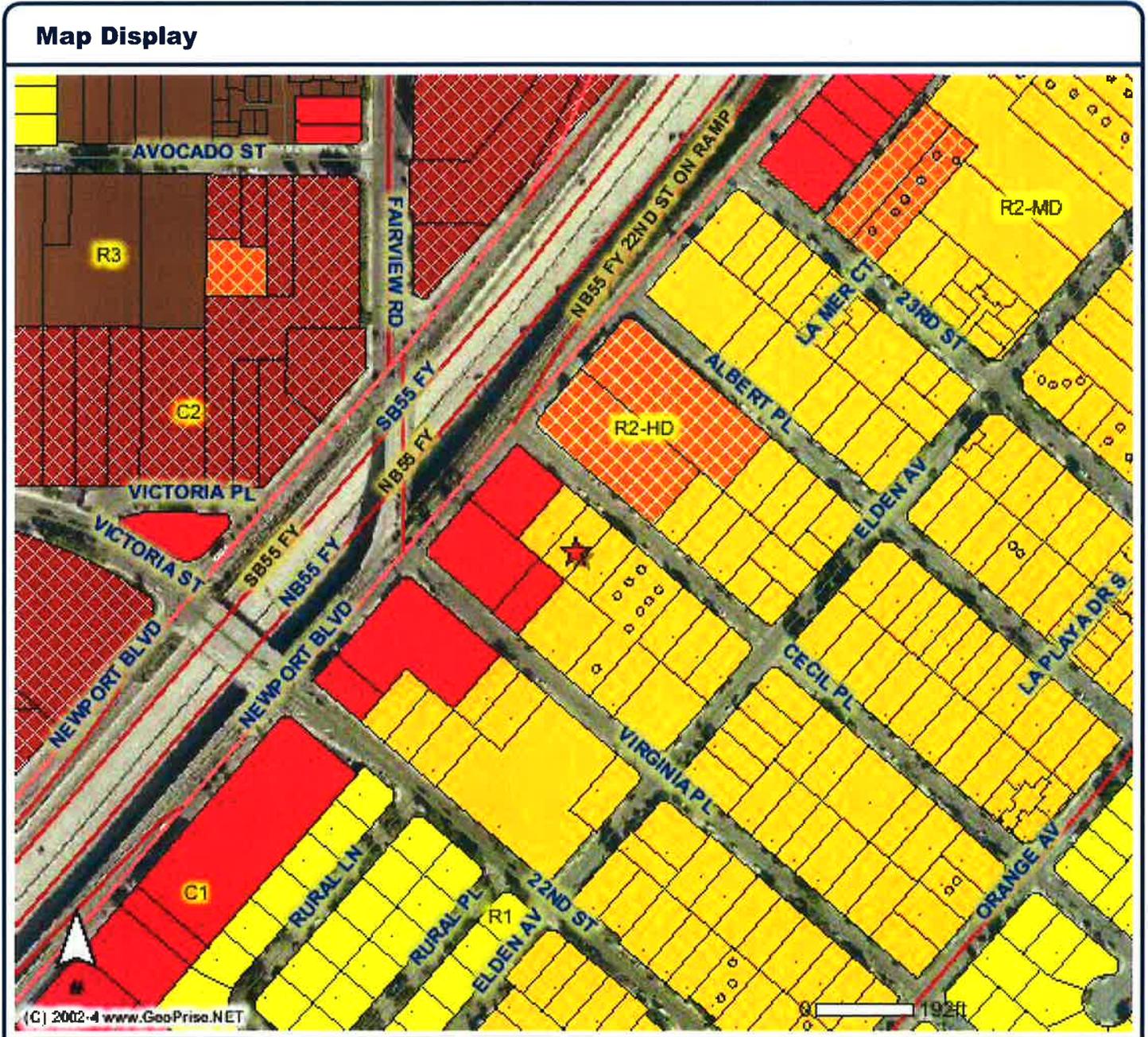
 Address Points	 Roads	 Major Newport BLVD	 SECONDARY Hydrology Channels
 Freeway	 Collector Freeway (cont)	 Primary (cont)	





### Legend

Address Points	Collector	SECONDARY Hydrology Channels	Street Centerlines
Freeway	Freeway	Primary (cont)	Parcel Lines
Major	Newport BLVD	Street Names	City Boundary
Roads (cont)	Primary (cont)		



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**Applicant Letter – Description of Project**  
**TENTATIVE PARCEL MAP & DESIGN REVIEW APPLICATIONS**

119 CECIL PLACE  
COSTA MESA, CA  
8/1/2014

**PROJECT DESCRIPTION**

Legal Description: The southwesterly half of Lot 19 of Tract No. 114, in the City of Costa Mesa, County of Orange, State of California, as per Map recorded in Book 11, Page 14, of Miscellaneous Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 426-052-04

General Plan: Medium Density Residential

Zoning: R2-MD (Multiple Family Residential-Medium Density)

Lot Dimensions: 60.51 FT x 140.08 FT (approx.)

Existing Parcel Size: 8,476.24 SF (approx.)

Structure to be demolished: 581 SF Residence

**Proposed Project:**

The Applicant proposes to subdivide the existing property into two parcels (Parcel 1 and Parcel 2) and to redevelop the site with new construction of two detached 2-story residences of approximately 1,695 SF and 1,643 SF with attached 2-car garages. The existing residence will be demolished after being surveyed for asbestos materials and lead based paint in accordance with the recommendations of a report and will be submitted under separate demolition permit application.

**Parcel 1:**

Parcel area: 3,207 SF (gross)

New Residence: 1,695 SF – 3 Bedroom 2.5 Bath, 2-Car front attached garage, two-story wood frame construction in the Craftsman style elevation

**Parcel 2:**

Parcel 2 area: 5,269 SF (gross)

New Residence: 1,643 SF – 3 Bedroom 2.5 Bath, 2-Car side attached garage, two-story wood frame construction in the Colonial style elevation

**Architectural Treatment:** With the varied range and styles of homes in the neighborhood, the Craftsman and Colonial architectural style elevations will blend in nicely, featuring 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 119 Cecil Place. The garage depth will accommodate full size automobiles encouraging onsite enclosed parking.

Standard	Required	Proposed	Comment
Minimum Lot Area	3,500 SF	Parcel 1 – 3,207 SF Parcel 2 – 5,269 SF	Conforms to Code Conforms to Code
Max Number of Stories & Building Height	2 stories/27 ft	Home 1 – 2 stories/22'5" Home 2 – 2 stories/22'5"	Conforms to Code Conforms to Code
Minimum Open Space	40%	46.4%	Conforms to Code
Distance between Buildings	0 ft min	19.5 ft	Conforms to Code
Driveway Width	10 ft min	Home 1 – 16 ft Home 2 – 12 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	10 ft	16 FT	Conforms to Code
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 (1,695 SF)**

- 2<sup>nd</sup> Story to 1<sup>st</sup> 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 58% exceeding the 80% zoning requirement (without including the covered front porch, the ratio is 59%).
- 2<sup>nd</sup> 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 to its interior property lines.
- Maximum Building Height (also identified in Zoning Code) – The guideline indicates 27 feet. Home 1 has a building height of 22’5”

**Home 2 (1,643 SF)**

- 2<sup>nd</sup> Story to 1<sup>st</sup> 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 61% exceeding the 80% zoning requirement.
- 2<sup>nd</sup> 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 6.5 feet and 5 feet to its 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”

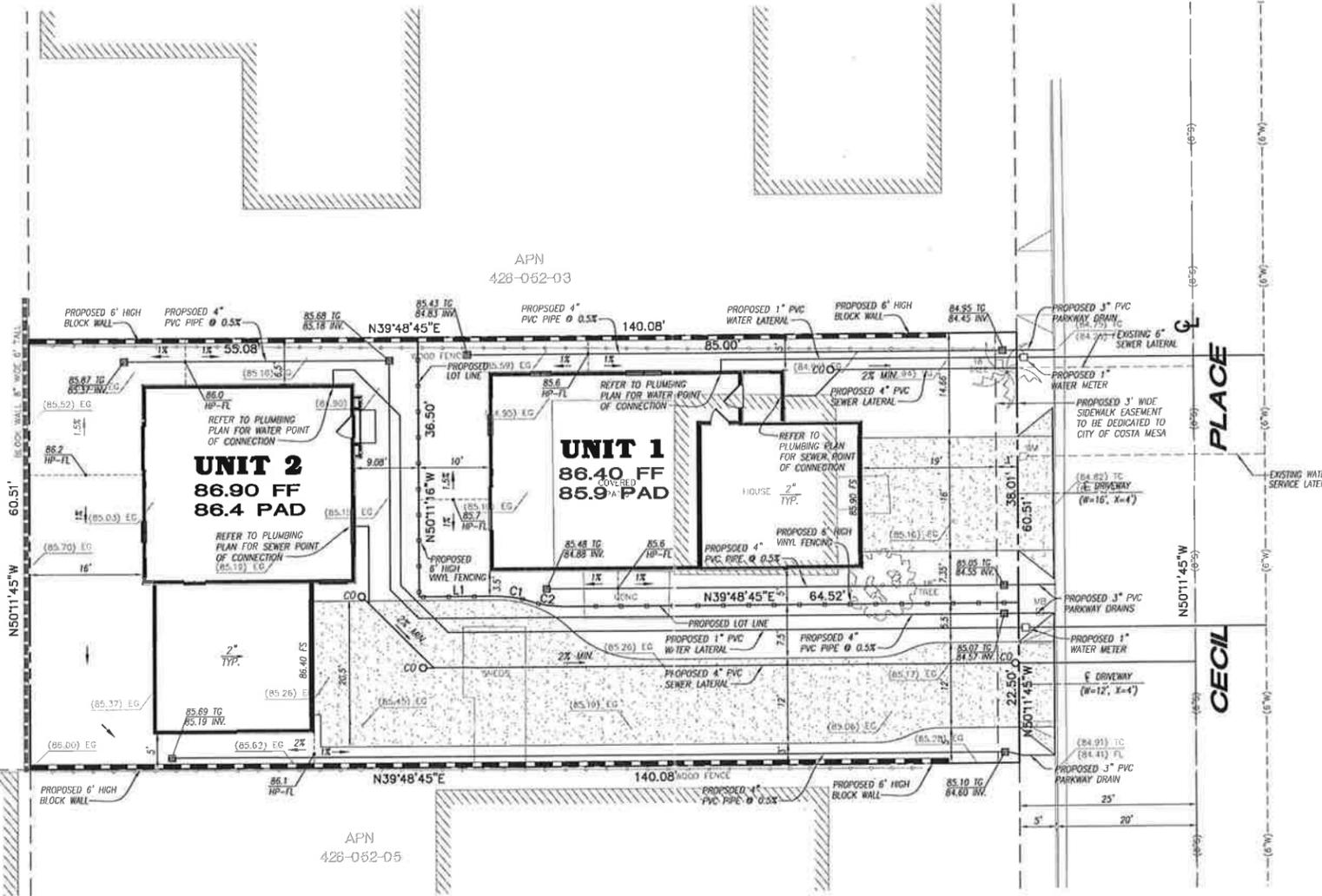
**Additional Aspects of the Proposed Project:**

- 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 two new water laterals will be installed in Cecil Place.
- Fencing along Cecil Place, as well as interior lot lines, and adjacent neighbor property lines will be constructed in accordance with a separate fencing 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.

## SITE PLAN

119 CECIL PLACE  
IN THE CITY OF COSTA MESA  
COUNTY OF ORANGE, STATE OF CALIFORNIA



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

**LEGAL DESCRIPTION:**

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER O-SA-4409930, THE SOUTHEASTERLY HALF OF LOT 19 OF TRACT NO. 114, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 14, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**OWNER:**

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

**GENERAL NOTES:**

1. EXISTING LAND USE: RESIDENTIAL
2. PROPOSED LAND USE: RESIDENTIAL
3. EXISTING ADJACENT LAND USES: RESIDENTIAL

**DEVELOPMENT STANDARDS:**

DESCRIPTION	PROVIDED UNIT 1	PROVIDED UNIT 2
BUILDING SETBACKS:		
FRONT	19.0'	9.0B'
SIDE	5.0' MIN, 5.0' MIN.	
REAR	10.0'	16.0'
PARKING SPACES:	2 GARAGE	2 GARAGE

**AREA SUMMARY:**

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
GROSS PARCEL AREA	8,476 SF	0.194 AC	100%
OPEN SPACE AREA	3,900 SF	0.090 AC	46.0%
<b>UNIT 1</b>			
BUILDING AREA	1,403 SF	0.032 AC	16.6%
DRIVEWAY	352 SF	0.008 AC	4.2%
<b>UNIT 2</b>			
BUILDING AREA	1,321 SF	0.030 AC	15.6%
DRIVEWAY	1,500 SF	0.034 AC	17.6%

**LINE TABLE**

LINE	LENGTH	BEARING
L1	10.92'	N39°48'45"E

**CURVE TABLE**

LINE	LENGTH	RADIUS
C1	4.86'	15.50'
C2	4.86'	15.50'

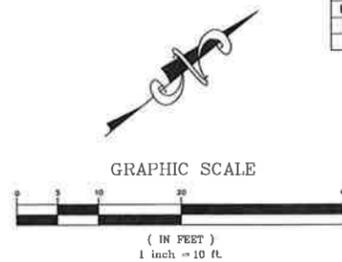
**GRADING LEGEND**

- PROPOSED HARDSCAPE/DRIVE APPROACH
- PROPOSED SURFACE FLOW DIRECTION
- PROPOSED 6" ATRIUM GRATE INLET
- PROPOSED 6" HIGH VINYL FENCE
- PROPOSED 6" HIGH BLOCK WALL

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

**INFRASTRUCTURE NOTE:**

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

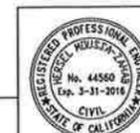


**BENCH MARK:** 1E-118-04  
3 3/4" ALUMINUM DISK SET IN THE S.W. CORNER OF A 3.5'X2' GRATE INLET CONCRETE CATCH BASIN LOCATED IN THE S.W. CORNER OF INTERSECTION OF NORTHBOUND NEWPORT BLVD AND VICTORIA AND 40 FT. WESTERLY OF THE C/L OF NEWPORT BLVD.  
ELEVATION = 85.007 NAVD 88 2005

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CECIL PLACE BEING NORTH 50°11'45" WEST AS SHOWN ON TRACT MAP NO. 114 FILED IN BOOK 11, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

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



LAND PLANNERS  
SURVEYORS  
CIVIL ENGINEERS  
1620 BROOKHOLLOW DRIVE, SUITE 39  
SANTA ANA, CALIFORNIA, 92708  
(714) 567-7700 (714) 567-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:

HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/16

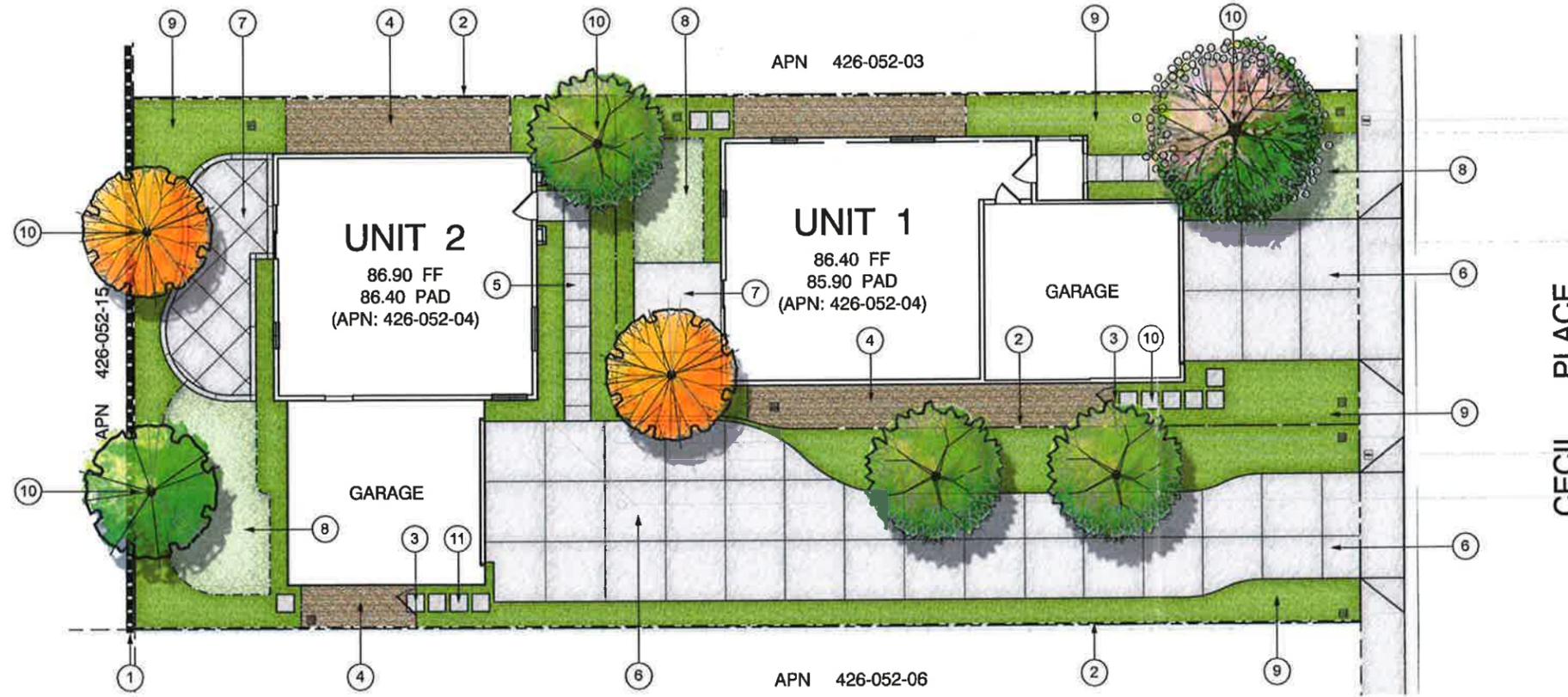
**CITY OF COSTA MESA**

**SITE PLAN**  
119 CECIL PLACE  
APN: 426-052-04

DESIGNED BY: SZ  
DATE: 03-20-14  
DRAWN BY: SZ  
DATE: 03-20-14  
LATEST CHANGES BY: SZ  
DATE: 10-03-14  
PLOTTED BY: SZ  
DATE: 10-03-14

APPROVED:

**SHEET**  
1 OF 1  
**JOB NO. 525**



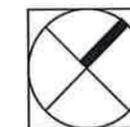
**PLANT LIST**

TREES	COMMON NAME
LAGERSTROEMIA INDICA 'LAVENDER'	CRAPE MYRTLE MULTI-TRUNK
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE MULTI-TRUNK
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE
X CHITALPA TASHKENTENSIS	CHITALPA
SHRUBS	COMMON NAME
DIETES BICOLOR	FORTNIGHT LILY
LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET
PODOCARPUS MACROPHYLLUS	YEW PINE
RHAPHIOLEPIS UMBELLATA 'MINOR'	YEDDA HAWTHORN
ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE
SHRUB AREAS	COMMON NAME
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH
GROUND COVERS	COMMON NAME
GRAVEL 2" DEPTH	DROUGHT TOLERANT FESCUE BLEND
TURF SOD	

**LEGEND**

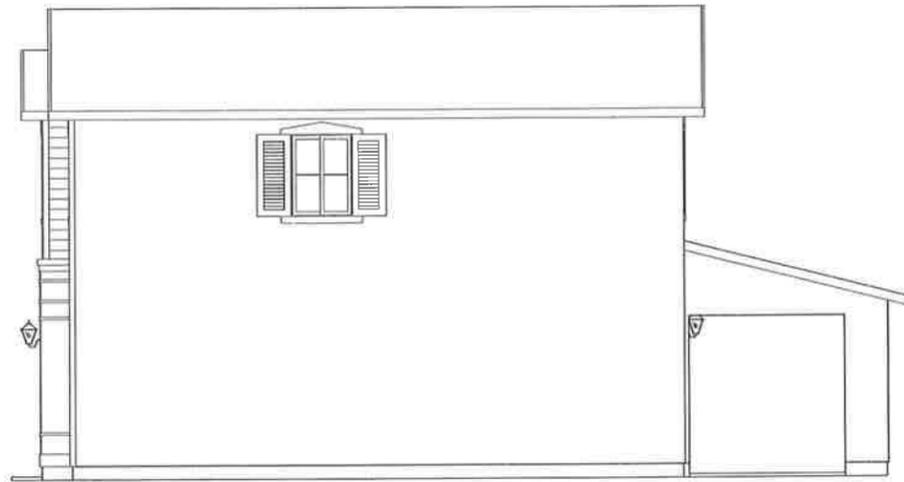
- ① EXISTING 6' HIGH MASONRY BLOCK WALL
- ② VINYL WOOD FENCE / EXISTING FENCE
- ③ VINYL WOOD GATE
- ④ GRAVEL / MULCH SIDEYARD
- ⑤ 3' CONCRETE SIDEWALK
- ⑥ CONCRETE DRIVEWAY
- ⑦ CONCRETE PATIO
- ⑧ TURF AREA
- ⑨ SHRUB AREA
- ⑩ PROPOSED TREE

*Illustrative Landscape Plan*  
**Cecil Place - Costa Mesa, Ca.**  
 RSI - CO.

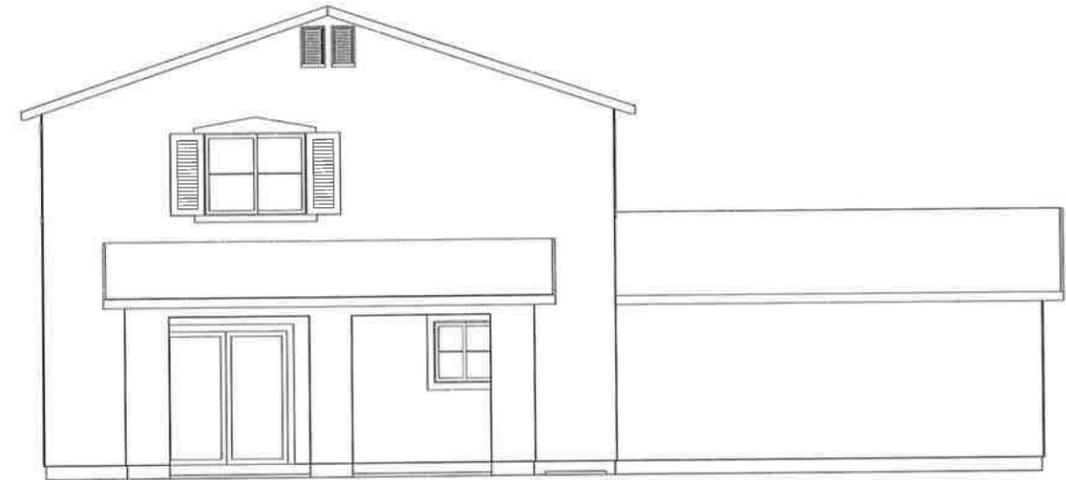


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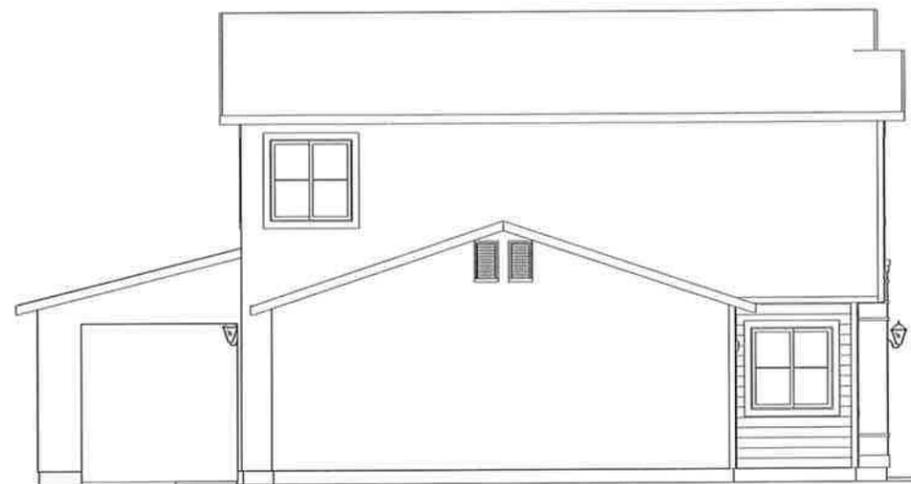
BORTHWICK GUY BETTENHAUSEN INC.  
 2444 Dupont Drive • Irvine, California • 92612  
 949-476-8616 T 949-476-8707 F www.bgb-inc.com



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

**R.S.I. Development**

Job #: 07057

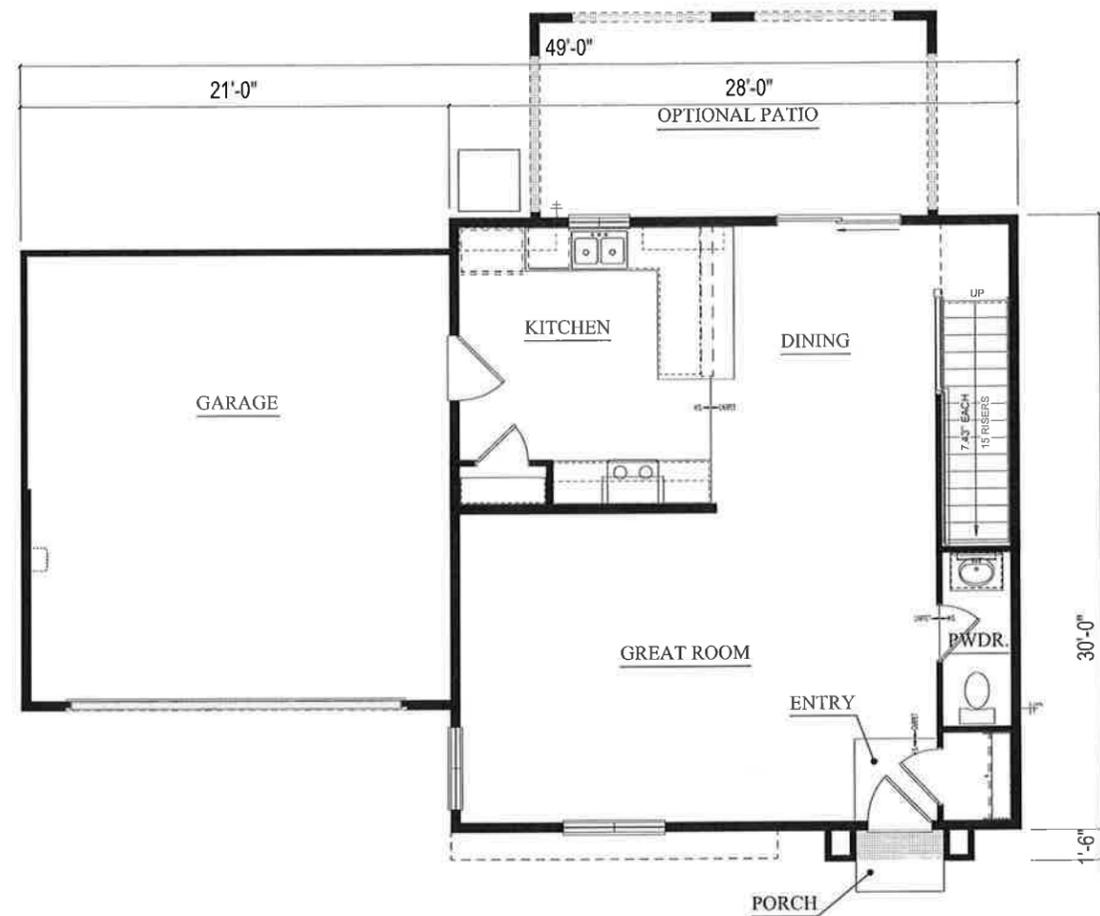
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**PLAN-1643**

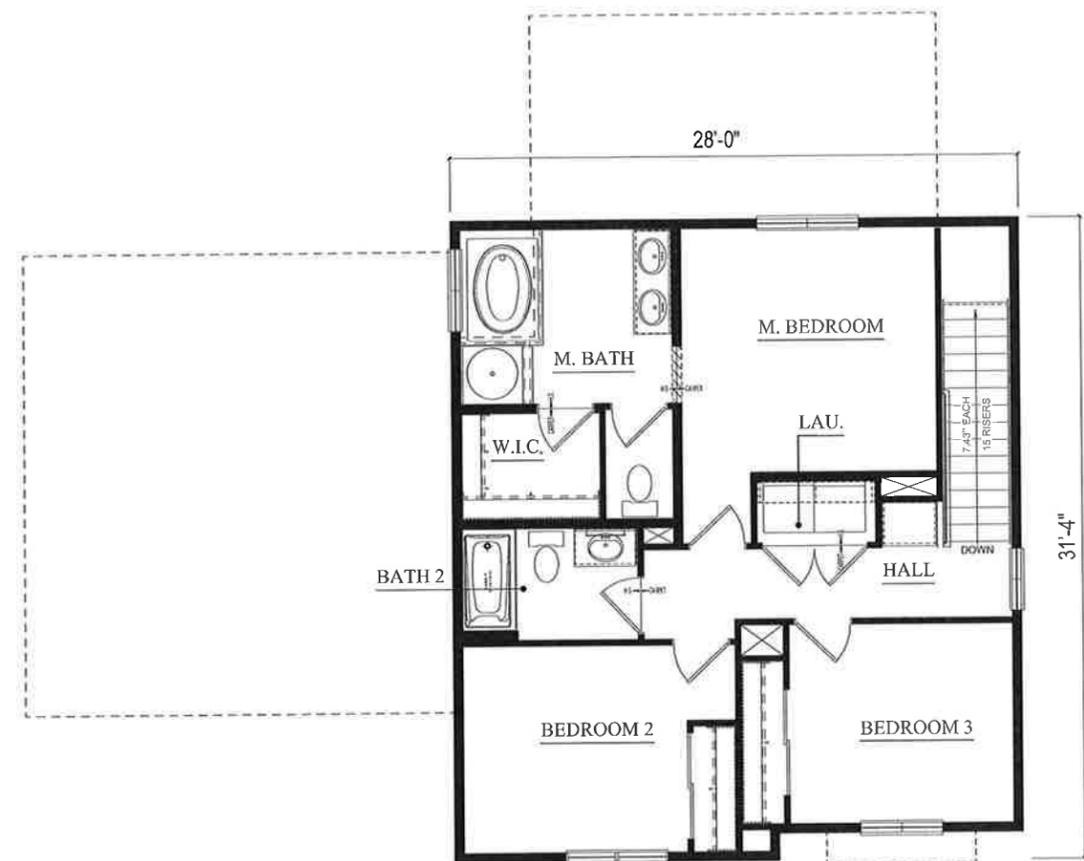
**Premium - 4/12 - 2 Car Attached - Colonial - Left**

33

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



FIRST FLOOR PLAN



SECOND FLOOR PLAN

R.S.I. Development

Job #: 07057

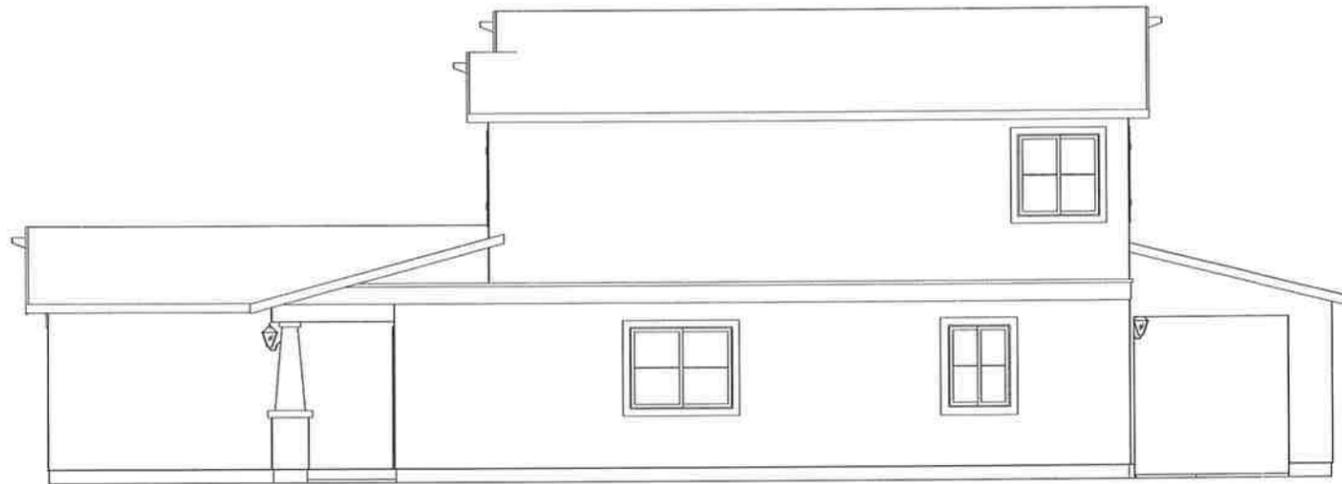
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PLAN-1643

Premium - 4/12 - 2 Car Attached - Colonial - Left

34

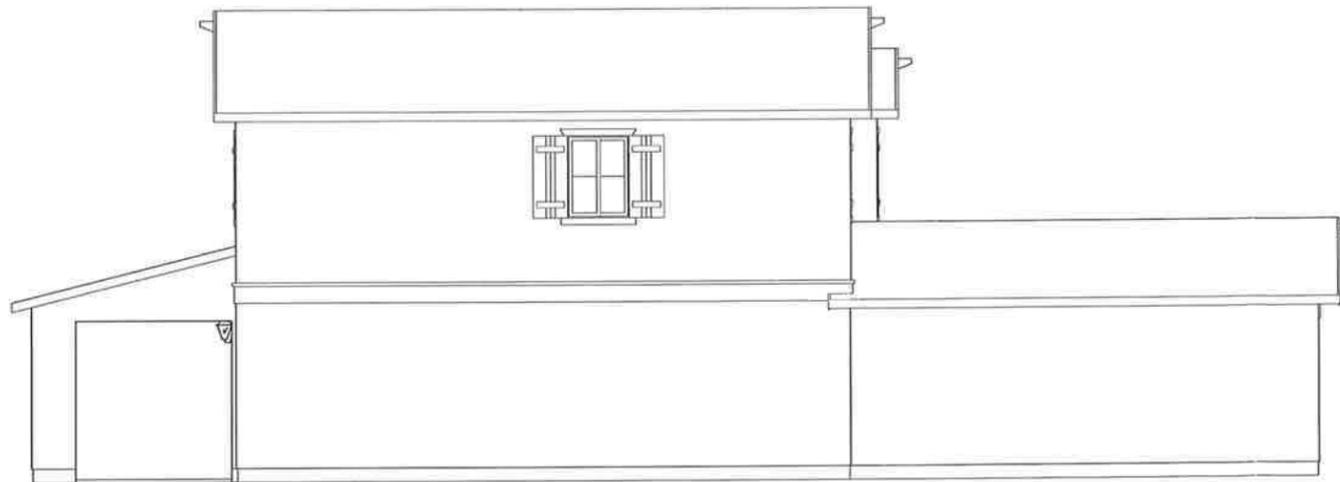
BUILDING AREA (SQF)	
1ST FLOOR	840.00
2ND FLOOR	802.79
TOTAL LIVING AREA	1642.79
GARAGE	472.59
TOTAL AREA	2115.39



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

**R.S.I. Development**

Job #: 07057

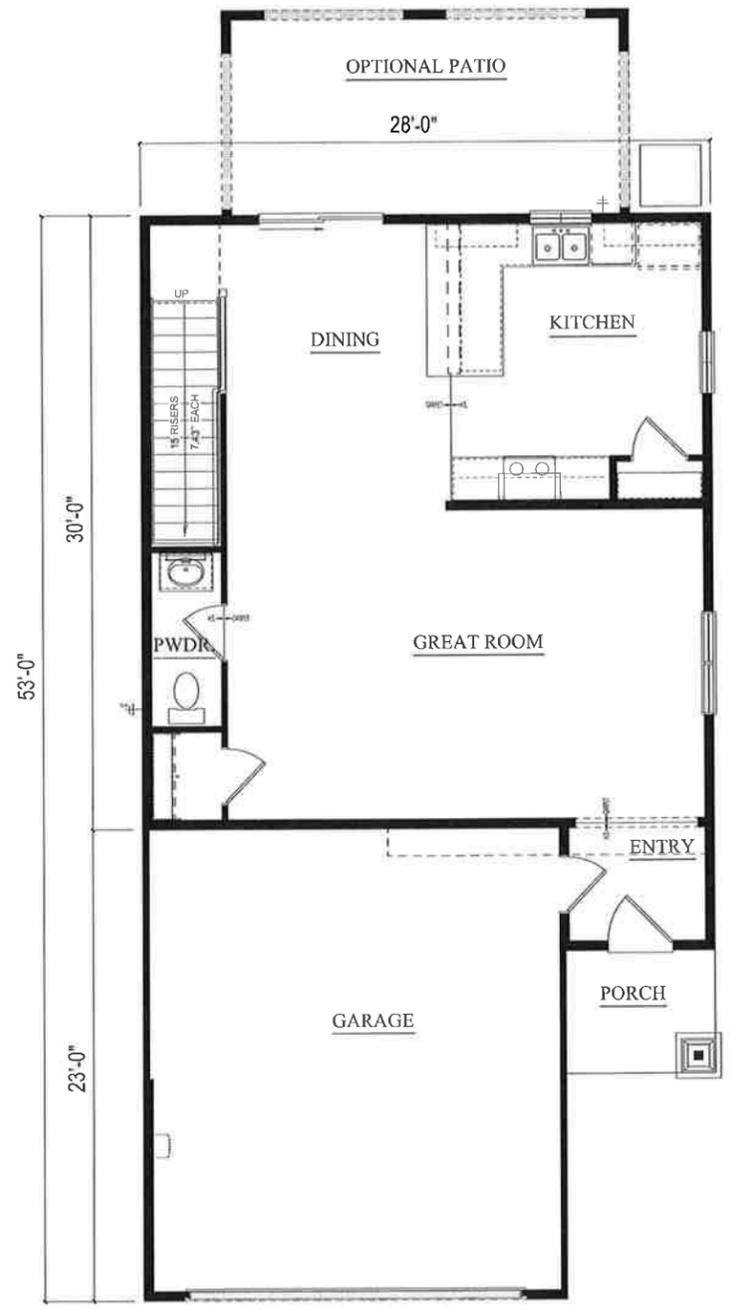
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**PLAN-1695**

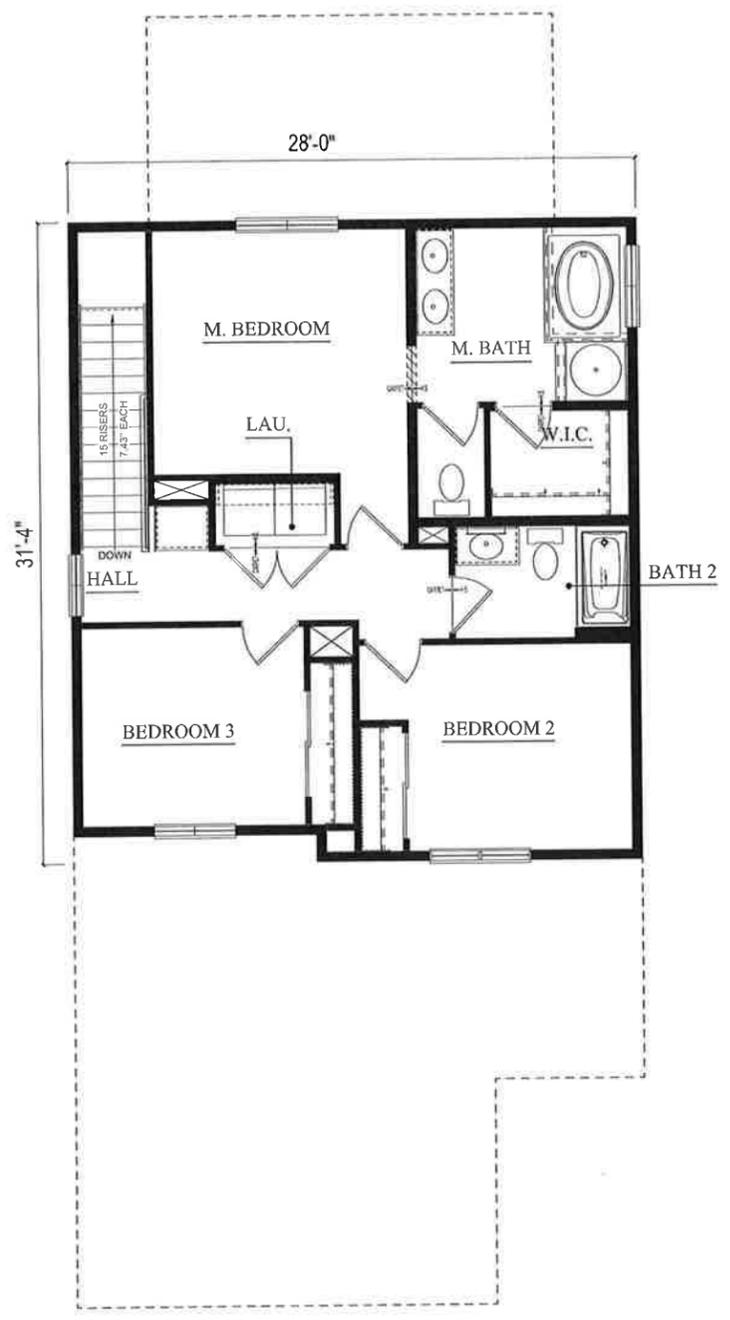
**Premium - 4/12 - 2 Car Integral - Craftsman - Left**

35

BUILDING AREA (SQF)	
1ST FLOOR	885.72
2ND FLOOR	809.10
TOTAL LIVING AREA	1694.83
GARAGE	473.68
TOTAL AREA	2168.51



FIRST FLOOR PLAN



SECOND FLOOR PLAN

R.S.I. Development

Job #: 07057

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

PLAN-1695

Premium - 4/12 - 2 Car Integral - Craftsman - Left

36

BUILDING AREA (SQF)	
1ST FLOOR	885.72
2ND FLOOR	809.10
TOTAL LIVING AREA	1694.83
GARAGE	473.68
TOTAL AREA	2168.51



37



38



39



40



41



42



43



44

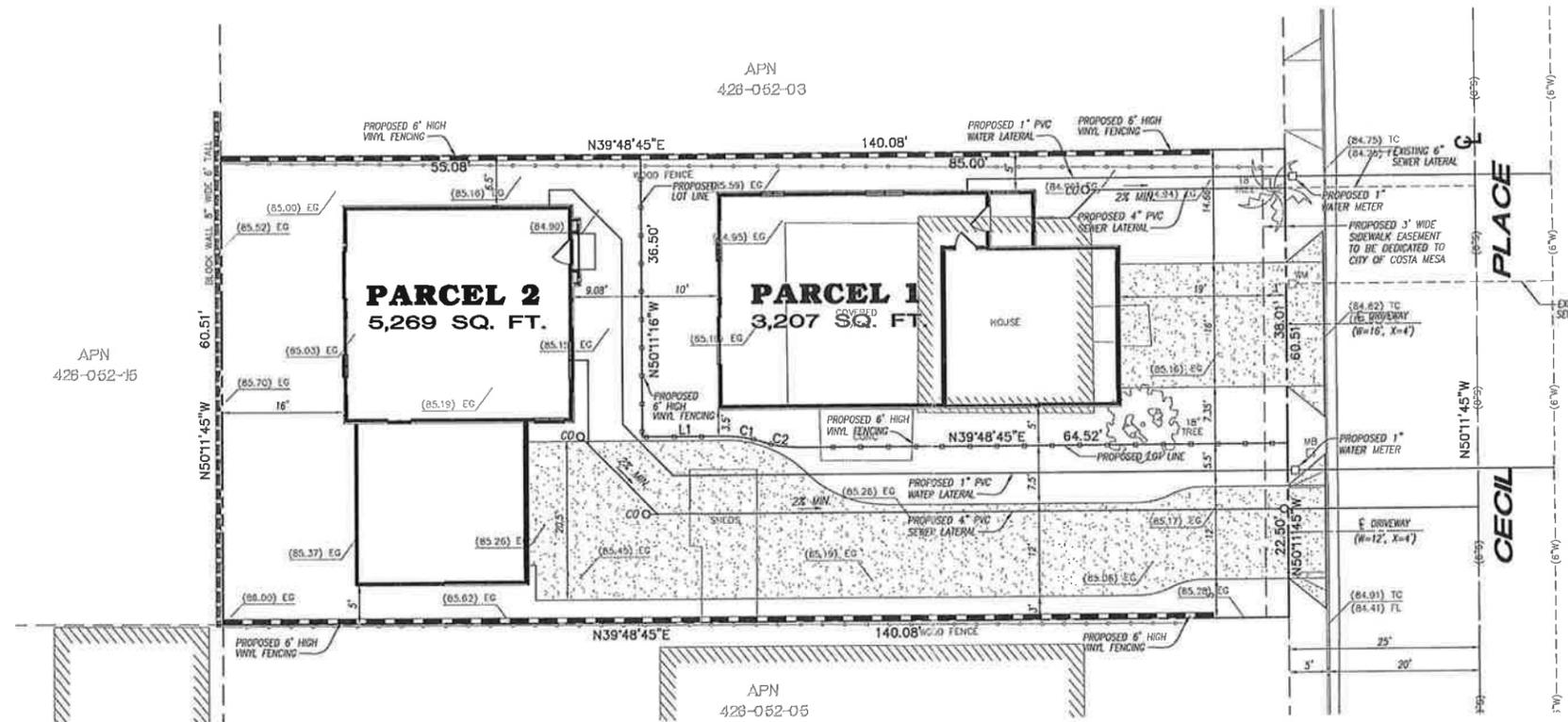
# TENTATIVE PARCEL MAP NO. 2014-140

# ATTACHMENT 5

119 CECIL PLACE  
IN THE CITY OF COSTA MESA  
COUNTY OF ORANGE, STATE OF CALIFORNIA



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



**LEGAL DESCRIPTION:**

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER O-SA-4409930.  
THE SOUTHEASTERLY HALF OF LOT 19 OF TRACT NO. 114, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 14, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**ASSESSOR'S PARCEL NUMBER:**

APN: 426-052-04

**SITE ADDRESS:**

119 CECIL PLACE  
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: 8,476 S.F. (0.194 ACRES)

**PROPOSED PARCELS:**

PARCEL 1: 3,207 S.F.  
PARCEL 2: 5,269 S.F.

**EXISTING LAND USE:**

RESIDENTIAL

**PROPOSED LAND USE:**

RESIDENTIAL

**EASEMENTS:**

NO EASEMENT ON PROPERTY PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NO. O-SA-4409930, DATED MAY 6, 2013.

**WATERCOURSES:**

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

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

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.92	N39°48'45"E

CURVE TABLE		
LINE	LENGTH	RADIUS
C1	4.86'	15.50'
C2	4.86'	15.50'



GRAPHIC SCALE

( IN FEET )  
1 inch = 10 ft.

**BENCH MARK: 1E-118-04**  
3 3/4" ALUMINUM DISK SET IN THE S.W. CORNER OF A 3.5'X2' GRATE INLET CONCRETE CATCH BASIN LOCATED IN THE S.W. CORNER OF INTERSECTION OF NORTHBOUND NEWPORT BLVD AND VICTORIA AND 40 FT. WESTERLY OF THE C/L OF NEWPORT BLVD.  
ELEVATION = 85.007 NAVD 88 2005

**BASIS OF BEARINGS**  
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF CECIL PLACE BEING NORTH 50°11'45" WEST AS SHOWN ON TRACT MAP NO. 114 FILED IN BOOK 11, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

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

**LAND DEVELOPMENT CONSULTANTS**  
LAND PLANNERS SURVEYORS CIVIL ENGINEERS  
1620 BROCKHOLLOW DRIVE, SUITE 93  
SANTA ANA, CALIFORNIA, 92705  
(714) 657-7700 (714) 657-7707 FAX

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

**CITY OF COSTA MESA**  
**TENTATIVE PARCEL MAP NO. 0000-000**  
119 CECIL PLACE  
APN: 426-052-04

DESIGNED BY: SZ  
DATE: 03-20-14  
DRAWN BY: SZ  
DATE: 03-20-14  
LATEST CHANGES BY: SZ  
DATE: 10-03-14  
PLOTTED BY: SZ  
DATE: 10-03-14

APPROVED:

SHEET 1 OF 1  
JOB NO. 528