



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: JANUARY 26, 2015

ITEM NUMBER: PH-4

**SUBJECT: PLANNING APPLICATION PA-14-09 FOR A THREE-UNIT RESIDENTIAL DEVELOPMENT AT 530 HAMILTON STREET**

**DATE: JANUARY 15, 2015**

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

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

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

---

## **DESCRIPTION**

Design Review to construct a two-story duplex behind an existing single-family residence in a R2-MD zone. The project involves the following requested deviations:

- Variance from overall open space (40% required; 38% proposed).
- Variance from parkway landscaping requirement (minimum 10-foot width total with 3 feet on one side required; 0-foot total width proposed).
- Variance for location of open parking space (located in front setback in a driveway not leading to a garage or carport).
- Minor modification for minimum shared driveway width (16 feet required; 13.5 feet proposed).

## **APPLICANT**

The applicant is Dean Tran of PH&D Company Inc., authorized agent for the property owner, Don Manh Vu.

## **RECOMMENDATION**

Approve the project, by adoption of Planning Commission resolution, subject to conditions **OR**

Deny the project by adoption of Planning Commission resolution for denial.

## PLANNING APPLICATION SUMMARY

Location: 530 Hamilton Street Application: PA-14-09

Request: New duplex behind existing single-story dwelling unit (3-unit residential development)

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>R3, apartments</u>
General Plan: <u>Medium Density Residential</u>	South: <u>C2, community garden</u>
Lot Dimensions: <u>78 FT x 175 FT</u>	East: <u>R2-MD, residences</u>
Lot Area: <u>13,650 SF (.31 Acres)</u>	West: <u>R2-MD, residences</u>
Existing Development: <u>One-story residence (to remain) and detached garage (to be demolished)</u>	

### DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
<b>Lot Size:</b>		
Lot Width	100 FT	78 FT <sup>1</sup>
Lot Area	12,000 SF (.28 Acres)	13,650 SF (.31 Acres)
<b>Density:</b>		
DU's/ Acre	1 DU/3,630 SF (12 DU's/Acre) <b>Maximum 3 Units</b>	1 DU/4,550 SF (10 DU's/Acre) <b>Proposed 3 Units</b>
<b>Building Coverage</b>		
Buildings	NA	4,989 SF (36%)
Paving	NA	3,928 SF (29%)
Open Space	5,460 SF (40%)	4,733 SF (35%) <sup>2</sup>
TOTAL		13,650 (100%)
No. of Stories/Building Height	2 Stories/27 FT	2 Stories/27 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Parkway Landscaping	10 FT Min/3 FT One Side	0 FT/0 FT <sup>3</sup>
Distance Between Main Buildings	10 FT	N/A
<b>Setbacks</b>		
Front (Hamilton Street)	20 FT	35 FT
Side (left/right)	5 FT/ 5 FT	13.5 FT/4.5 FT <sup>1</sup> (existing) 20 FT/5 FT (proposed)
Rear	10 FT (1 Story) 20 Feet (2 Story)	20 FT (1 Story) 20 FT (2 Story)
Second Story to First Story Ratio	100%	56%
Shared Driveway Width	16 FT	13.5 SF <sup>4</sup>
<b>Parking (Standard Stalls) for 3+ bedroom units:</b>		
Covered	3	6
Open	10	7
TOTAL	13 Spaces	13 Spaces <sup>5</sup>
Interior garage dimension	Minimum 20 FT X 20 FT	20 FT X 20 FT
<p>(1) The property is legal nonconforming with regard to lot width and existing side setback. (2) Variance from open space requirement. (3) Variance from parkway landscaping requirement. (4) Minor Modification from shared driveway width requirement. (5) Variance for location of parking space not leading to a garage or carport.                      NA = Not Applicable or No Requirement.                      See staff report discussion for the requested deviations from code requirements noted above.</p>		
CEQA Status	Exempt per Section 15303, New Construction or Conversion of Small Structures	
Final Action	Planning Commission	

## **BACKGROUND**

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

The subject property is located on the north side of Hamilton Street, west of Harbor Boulevard. The property is zoned R2-MD (Multi-Family Residential, Medium Density), has a General Plan Land Use Designation of Medium Density Residential, and is 13,650 square feet in size. The property is currently developed with a one-story single-family residence and detached garage.

The residence is proposed to remain and the detached garage is proposed to be demolished to accommodate the new development. The property is bounded by a one-story residential development to the west, a two-story residential development to the east, a two-story apartment project to the north, and the City's Community Garden to the south (across Hamilton Street).

## **ANALYSIS**

### ***Project Description***

The project involves the construction of a new two-story duplex behind the existing single-story dwelling unit. No significant changes are proposed to the existing one-story, single-family residence. Because all three units will be attached, the proposal will technically create a triplex on the property.

The following table provides a brief summary of the proposal:

	<b>Unit 1 Existing Single- Story Unit</b>	<b>Unit 2 Proposed Duplex</b>	<b>Unit 3 (Back, Proposed)</b>
# of Bedrooms	3	4	4
# of Bathrooms	2	4.5	4.5
Square footage	1,800 sq.ft.	2,495 sq.ft.	2,266 sq.ft.
Parking (13 spaces)	2 spaces in garage, 2 spaces in driveway	2 spaces in garage, 2 spaces in driveway	2 spaces in garage, 2 spaces in driveway
Note: Code requires one additional guest parking space for attached units, for a total of 13 parking spaces.			

### ***Parking (Additional open guest space required)***

The parking requirements for an attached multi-family residential project is based on the number of bedrooms, as specified in Chapter VI, Article 1, Section 13-87, Table 13-85, Residential Parking Standards, of the Zoning Code. Total required parking for three units with 3 or more bedrooms each is 3 covered spaces and 10 open spaces, for a total of 13 on-site parking spaces. Required open parking spaces may be provided as covered parking. The location of the open parking space in front of the existing unit does not meet Code requirements because this parking space is located within the front landscaped setback and does not lead to either a garage or a carport as required by Table 20-8(c) of the Costa Mesa Municipal Code, which is discussed later in this report.

### ***Perimeter Walls***

If approved, a condition of approval requires the construction of a decorative perimeter block wall 6 feet in height along the side and rear property lines. Walls are required to comply with the City's Walls, Fences, and Landscaping Guidelines.

### ***Architecture***

The proposed west elevation and renderings for new construction include large decorative windows and doors, wooden garage doors, and stone siding. Windows are further treated with faux balconies along the west elevation. The east elevation of the new construction features smaller windows on the second story offset from neighboring second story windows to minimize privacy impacts. The east elevation also features a stone band to prevent a boxy appearance from neighboring views. The back of the building features faux balconies similar to those provided on the west elevation.

### ***Front Landscaping***

The project, if approved, has a condition of approval to upgrade the existing front landscaping of the property visible from the street to include mature trees. This will improve the appearance of the existing front unit. Improvements to landscaping will also offset requested decreased open space and parkway landscape deviations.

### ***Requested Code Deviations***

- *Parking*

The proposed development provides a two-car garage for each unit, for a total of 6 covered parking spaces. Additionally, 7 open parking spaces are provided throughout the project, for a total of 13 parking spaces. This meets the Zoning Code requirement for the total number of on-site spaces per Code; however, The location of the open parking space in front of the existing unit does not comply with Code because this parking space is located within the front landscaped setback and does not lead to either a garage or a carport as required by Table 20-8(c) of the Costa Mesa Municipal Code.

- *Open Space*

The applicant is requesting a variance from the 40% open space required by the Zoning Code (35% proposed).

- *Shared Driveway Width*

Zoning Code requires a 16-foot minimum width for driveways shared by two or more dwelling units. At its narrowest point, the proposed shared driveway has a width of 13.5 feet, requiring a Minor Modification. This deviation is to allow the existing dwelling unit to remain unchanged.

- *Parkway Landscape*

Zoning Code requires that shared driveways have a total of 10 feet of landscaping along the perimeter, with a minimum of 3 feet on one side. The proposed project requires a deviation from this requirement and has no parkway landscape within the project, excluding front setback landscaping.

### **POLICY DIRECTION**

A primary role of the Planning Commission is to implement the General Plan and Zoning Code through its decisionmaking, and therefore, provide leadership and insight on land use development in the City. The Planning Commission plays an important role in administering the Zoning Code by applying adopted ordinances to particular development proposals.

The Commission's decisions are:

- Based in regulatory compliance, fact and science
- Consistent with related General Plan policies and Zoning Ordinances
- Clearly linked to stated community objectives
- Compliant with State, Federal, and local laws

Planning Commission has made certain decisions to allow single-family detached housing for home ownership with some degree of development deviations. In this case, policy direction is needed for this development proposal as it involves a rental project with several variance requests, including a shortfall of open space (40% open space required; 35% open space proposed). In addition to Zoning Code requirements, Planning Commission may also weigh the decision whether to approve or deny the project based on the following:

- The location of the property in a neighborhood in need of revitalization.
- The extent of the deviation requests for a rental project.
- The proposed investment into the property through new construction.

### **FINDINGS TO APPROVE OR DENY THE PROJECT**

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings.

Staff is seeking policy direction from the Planning Commission with regard to this project. Findings for approval and denial are provided and also reflected in the draft resolution as noted below:

## ***Findings for Approval***

- *The project is consistent with Objective LU-2A of the Costa Mesa General Plan.* This objective encourages new development and redevelopment to improve and maintain the quality of the environment. Because the proposed project is infill residential development consistent with maximum density allowed in a medium density land use designation, it would not result in the loss of any habitat or require extensive infrastructure improvements. The existing unit will be required to be upgraded to match the new construction and landscaping will also be required to be upgraded to comply with current landscaping regulations. Both will improve the quality of the environment.
- *The project is consistent with Land Use Objective LU-1A of the General Plan.* Land Use Objective LU-1A states “Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.” Because the project is an infill residential project within the allowable density for a medium density residential land use designation, adequate infrastructure will be available to serve the proposed project.
- *The project is consistent with Land Use Objective LU-2A.8 of the General Plan.* This objective encourages the increased private market investment in declining or deteriorating neighborhoods. The proposed development is in a deteriorating neighborhood, and may benefit the neighborhood through quality design and construction.
- *The project provides the number of Code required on-site parking spaces as required per Chapter VI, Article 1, Section 13-87, Table 13-85, Residential Parking Standards, of the Zoning Code.* Total required parking for three units with three or more bedrooms each is three covered spaces and 10 open spaces, for a total of 13 on-site parking spaces; 13 on-site parking spaces are proposed.
- *The project features quality architectural design, construction and materials.* The proposed new construction features quality materials and well-designed elevations that are compatible with the surrounding neighborhood. The proposed elevations feature brick and stone veneer at the front of the units, including stone pillars that reach the roof. The project utilizes high ceilings, large windows, and faux balconies to enhance the appearance of the new construction. If approved, the applicant will be required as a condition of approval to upgrade the exterior of the existing single-story front unit to match the building materials of the new units.
- *The proposed new construction complies with design guidelines.* The two new proposed units avoid a boxy appearance with large windows, stone columns, and faux balconies. The existing front unit is to remain a single story structure, which decreases the potential massing of the development and creates some variation in building height and form. The east elevation, which faces an existing two-story residential structure, features second-story windows that are offset from adjacent second-story windows to ensure privacy at both properties. This second story is exempt from the second-story side setback requirement of a 10-foot average

because the design is consistent with the prevailing two-story design within the same residential tract, most notably the property to the east.

- The minor modification approval findings for the requested driveway width deviation could be justified. The proposal for a deviation from the minimum shared driveway width (16 feet required, 13.5 feet proposed) is considered minor, allows for the existing single-story front dwelling unit to remain in place, and is only a relatively short distance next to the existing residence. Additionally, the low number of units should reduce the frequency of vehicles attempting to use the driveway at the same time. The deviation does not negatively impact on-site parking or circulation, which has been reviewed and approved by the Transportation Division.
- The variance for the required parkway landscape could be justified due to the nonconforming width of the lot. The findings for the requested landscape parkway variance as described earlier in this report can be made for this project. The 78-foot width of the lot (legal nonconforming, 100-foot width required for newly subdivided lots) constitutes a special circumstance applicable to the lot preventing the project from meeting both the standard for parkway landscape and providing adequate vehicle circulation. Eliminating the parkway landscape provides enough driveway space for on-site parking, back-out space, and circulation. This does not constitute a grant of special privileges and has also been recently approved by Planning Commission at 1817 Viola Place (PA-14-16) and 2661 Orange Avenue (PA-14-26).
- The variance from the open space requirement may be considered less than significant given the context of other properties in the vicinity. The proposed project requests a deviation from open space (40% required, 35% proposed). Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity. The deviation would not constitute a grant of special privileges inconsistent with other properties in the vicinity because Planning Commission recently approved a similar deviation (38% open space) for a property at 1817 Viola Place (PA-14-16). Finally, the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan land use designation for the property because the proposed density for the project is within the maximum allowable density of 12 units per acre in the medium density residential general plan land use designation.
- There are justifications for variance approval of the requested parking space location deviation. The location of a parking space within the front setback allows the development to meet the minimum 13 parking spaces required by Code. Without this deviation for the placement of the space, the development would not have adequate on-site parking and would require a parking variance. This deviation will be offset by enhanced landscape materials within the front setback of the project, around the proposed parking space. This deviation would not constitute a grant of special privileges because a deviation for parking design (decreased garage dimensions) was recently approved by Planning Commission at 2661 Orange Avenue (PA-14-26).

## ***Findings for Denial***

- *The variance for the open space deviation may be considered significant.* The proposed deviation from open space (40% required, 35% proposed) may be considered a significant deviation. The findings for deviation from open space is not due to special circumstances applicable to the property. The site is flat and rectangular. It should be noted, however, that other projects in the immediate vicinity have been approved for a similar deviation. For example, the neighboring property to the east (524 Hamilton Street) was built in 1986 and contains approximately 28% open space.
- *The variance for the requested parking space location deviation may be difficult to justify if the policy direction is to eliminate parking spaces in the front setback which are not leading directly to the garage.* The project proposes one open parking space within the front setback on a driveway not leading to a garage or carport. This deviation has not been recently approved for any new development, and decreases front landscaping and overall open space. While necessary to provide sufficient on-site parking, the specific location of the parking space is not due to special circumstances applicable to the property and may constitute a grant of special privileges inconsistent with other properties in the vicinity. It should be noted, however, that when staff visited the site a vehicle was parked in a manner similar to what is proposed on the site plan (refer to site photos attached).
- *The massing of the project may not be compatible with the two story developments in the immediate vicinity.* The combination of open space and parking location variances may cause the project to appear overbuilt for the number of units proposed. Decreasing bedroom count or unit size could lessen or eliminate the need for these variances. The intensity of development evidenced by these deviations may be considered incompatible with the surrounding medium density residential neighborhood.
- *The project may be considered inconsistent with Objective LU-2A of the Costa Mesa General Plan.* This objective encourages new development and redevelopment to improve and maintain the quality of the environment. The extent of the deviations from open space and parkway landscaping may be considered significant; and therefore, not considered a quality living environment for the future residents.

## **ENVIRONMENTAL DETERMINATION**

If approved, the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

If denied, CEQA does not apply to the project, pursuant to CEQA Guidelines Section 15270(a).

**CONCLUSION**

Policy direction is needed for this development proposal as it involves a rental project with several variance requests, including a shortfall of open space and parkway landscaping. Approval of the project will allow development of two new attached two-story units on the subject property for a total of three residential units. Resolutions for approval and denial are attached.

  
\_\_\_\_\_  
CHELSEA CRAGER  
Assistant Planner

  
\_\_\_\_\_  
CLAIRE FLYNN, AICP  
Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
  2. Applicant's Project Description
  3. Vicinity and Zoning Map
  4. Site Photos
  5. Project Plans/Elevations/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)

## RESOLUTION NO. PC-15-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-09 FOR PROPERTY LOCATED AT 530 HAMILTON STREET**

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

WHEREAS, an application was filed by Dean Tran of PH&D Company Inc., authorized agent for the property owner, Don Manh Vu, requesting approval of the following:

**Planning Application PA-14-09:** Design Review to construct a 3-unit, two-story, attached residential development (one one-story unit existing, two two-story units proposed) on a 13,650 square foot lot (.31 acres) with the following:

- Variance from overall open space (40% required; 35% proposed).
- Variance from parkway landscaping requirement (minimum 10-foot width total with 3 feet on one side required; 0-foot total width proposed).
- Variance for location of open parking space (located in front setback not in a driveway leading to a garage or carport).
- Minor modification for minimum shared driveway width (16 feet required; 13.5 feet proposed).

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and has been found to be categorically exempt from CEQA under Section 15303 for New Construction.

WHEREAS, the CEQA categorical exemption for this project reflects the independent judgment of the City of Costa Mesa.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2015 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, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-14-09.

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-14-09 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 and/or mitigation measures.

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 26th day of January, 2015.**

---

Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS (APPROVAL)

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

**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 Finding:** The architectural design of the development meets the intent of the City's Residential Development Standards and Design Guidelines and promotes design excellence with consideration given to site planning and building orientation, overall open space, landscaping and architectural design. Second floor windows will be required to be offset to minimize direct views onto adjacent second floor residential windows, and the elevations will have exterior elevation treatments as recommended in the City's Residential Design Guidelines.

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

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

**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 information presented substantially complies with Costa Mesa Municipal Code

Section 13-29(g)(1) in that:

**Findings:**

- Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
- The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

**Facts in Support of Findings:**

- Variance from open space requirements is considered a minor deviation (40% required; 35% proposed). Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity. The minor deviation would not constitute a grant of special privileges inconsistent with other properties in the vicinity because Planning Commission recently approved a similar deviation (38% open space) for a property at 1817 Viola Place (PA-14-16). Finally, the granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan land use designation for the property because, as noted earlier, the proposed density for the project is within the maximum allowable density of 12 units per acre in the medium density residential general plan land use designation.
- Variance from parkway landscaping requirements is required to meet parking and circulation requirements (minimum 10-foot width total with 3 feet on one side required; 0-foot total width proposed). The 78-foot lot width, which is legal nonconforming (100-foot minimum lot width for newly subdivided lots is required) prevents the applicant from providing to the code required parkway landscaping. The proposed driveway width ranges from 13.5 feet to 25 feet to meet minimum standards for adequate vehicle circulation and back-out from parking stalls. Any reduction in the driveway width to allow for additional parkway landscaping would result in a substandard driveway for vehicle circulation and maneuverability. This deviation will be offset by enhanced landscape materials within the front setback of the project. The deviation would not constitute a grant of special privileges because similar deviations for parkway landscaping have been recently approved by the Commission at 1817 Viola Place (PA-14-16) and 2661 Orange Avenue (PA-14-26).
- Variance for location of open parking space is necessary to meet Zoning Code parking requirements (located in front setback in a driveway not leading to a garage or carport). The location of a parking space within the front setback allows the development to meet the minimum 13 parking spaces required by Code. Without this deviation for the placement of the space, the development would not have adequate on-site parking and would require a parking variance. This deviation will be offset by enhanced

landscape materials within the front setback of the project, around the proposed parking space. This deviation would not constitute a grant of special privileges because a deviation for parking design (decreased garage dimensions) was recently approved by Planning Commission at 2661 Orange Avenue (PA-14-26).

- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

**Finding:** The improvement will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood

**Facts in Support of Finding:** The minor modification for shared driveway width (16 feet required; 13.5 feet proposed) is considered a minor deviation that will not be detrimental to the health, safety, or general welfare of residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood because adequate back-out space is provided elsewhere in the project. The driveway width allows for vehicles to pass by the existing front dwelling unit, beyond which the driveway width increases to allow for sufficient parking and circulation.

**Finding:** The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development.

**Facts in Support of Finding:** The decreased driveway width allows for the existing single-story dwelling unit to remain in place and increases the compatibility of the new development with the surrounding neighborhood.

- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.
- E. 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. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
2. The conditions of approval of PA-14-09 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. A decorative 6-foot high perimeter block wall shall be constructed along the side and rear boundaries of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
4. The guest parking space along Hamilton Avenue shall be open and unassigned.
5. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
6. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
7. 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.
8. Second floor windows shall be offset or obscured to avoid visual impacts to the second story windows on 524 Hamilton Street to the east.
9. The exterior of the existing single-story front unit shall be upgraded to match the building materials of the new units.
10. The landscaping along the front landscape shall include mature trees and ground cover.
11. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the

architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.

12. 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.
13. The subject property's ultimate finished grade level may not be filled/raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
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. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
16. To avoid an alley-like appearance, the driveway shall not be developed with a center concrete swale. The driveway shall be complemented by stamped concrete or pervious pavers.
17. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

18. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
- Eng. 19. 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.
- Trans. 20. The drive approach shall be reconstructed at the direction of the Transportation Division.

### **CODE REQUIREMENTS**

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

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
4. Pay Park fee prior to building permit issuance or certificate of occupancy. Applicable fee shall be that fee in effect at the time of building permit submittal.
5. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.

6. Minimum garage door width shall be 16 feet.
7. All garages shall be provided with automatic garage door openers.
8. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
9. 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.
10. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
11. All on-site utility services shall be installed underground.
12. 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.
13. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
14. Prior to approval of plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.
- Bldg. 15. 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.
16. Submit precise grading plans, an erosion control plan, and a hydrology study. These requirements shall not be applicable when any of the following conditions applies:
  - 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.

If any of conditions 1-3 applies then only a site drainage plan shall be submitted showing a minimum surface drainage of 2% away from the foundations.

17. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft (setback area from the property line. They may project a maximum of 12 inches beyond the 3 ft setback. CRC Tables R302.1(1) and R302.1(2).
- Eng. 18. 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.
19. 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.
20. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
21. 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.
22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct existing driveway approach 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.
23. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
24. Dedicate a 5-foot wide easement for street and highway purposes behind the existing right-of-way on Hamilton Street.
- Fire. 25. Provide a residential fire sprinkler system in accordance with the California Building Code, 2013.

- 26. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.
- Trans. 27. Construct all proposed driveway approaches to comply with city standards.
- Street 28. Plant 24" box Pistacia chinensis per the Streetscape and Median  
Trees Development Standards.

**SPECIAL DISTRICT REQUIREMENTS**

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

- Sani. 1. 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.
- 2. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 3. 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.
- Water 4. 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.
- School 5. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
- State 6. 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.

**RESOLUTION NO. PC-15-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING PLANNING APPLICATION  
PA-14-09 FOR PROPERTY LOCATED AT 530 HAMILTON  
STREET**

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

WHEREAS, an application was filed by Dean Tran of PH&D Company Inc.,  
authorized agent for the property owner, Don Manh Vu, requesting approval of the  
following:

***Planning Application PA-14-09:*** Design Review to construct a 3-unit, two-story,  
attached residential development (one one-story unit existing, two two-story units  
proposed) on a 13,650 square foot lot (.31 acres) with the following:

- Variance from overall open space (40% required; 35% proposed).
- Variance from parkway landscaping requirement (minimum 10-foot width total with  
3 feet on one side required; 0-foot total width proposed).
- Variance for location of open parking space (located in front setback not in a  
driveway leading to a garage or carport).
- Minor modification for minimum shared driveway width (16 feet required; 13.5 feet  
proposed).

WHEREAS, a duly noticed public hearing was held by the Planning Commission  
on January 26, 2015 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-14-09.

**PASSED AND ADOPTED this 26th day of January, 2015.**

---

Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



## EXHIBIT A

### FINDINGS (DENIAL)

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

**Finding:** The project does not comply with the City of Costa Mesa Zoning Code or 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.

**Finding:** The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has not been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

**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

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

**Findings:**

- Because of 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.
- The deviations constitutes a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviations will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
  
- **Facts in Support of Findings:** Variance from open space requirements (40% required, 35% proposed) is not due to special circumstances applicable at the property. Because other properties in the vicinity meet this open space requirement, approval may constitute a grant of special privileges.
  
- Variance for location of open parking space (located in front setback in a driveway not leading to a garage or carport) is not due to special circumstances applicable to the property. Sufficient parking may be provided

without this parking space location by decreasing the bedroom count.

- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

**Finding:** The improvement will be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

**Finding:** The improvement is not compatible and does not enhance the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development.

- D. The subdivision of the property for a residential common interest development is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-14-09. 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.

**PH&D Company In.**

10612 #A1 Garden Grove, Ca 92840 Phone: (714) 262 0933 Fax: (714) 530 0300 @mail: trandien@yahoo.com

October 10, 2014

City of Costa Mesa  
 Planning Division  
 Community Development Department  
 77 Fair Dr. P.O. 1200,  
 Costa Mesa, CA 92628-1200

**Re:** *Letter of variance:*  
 The Don Vu Duplex

**Owner:** Mr. Don Vu  
 530 Hamilton St  
 Costa Mesa CA 92627  
 APN# 422-021-19

Dear City Planners & Committee of Adjustment Members,

This proposal letter is to request the grant of a Variance for our residence at 530 Hamilton St. Costa Mesa CA 92627. The lot is located on the west side of Hamilton St and south side of Harbor Blvd. The lot is a total 13,650 sq. ft. of land, rectangular shape, long and narrow. It contain one existing one-story single house, 1,800 sq. ft with R-2 zone (medium density housing). Due to the nature of the lot and exceptional hardship condition, a variance (non-use) approval is necessary. The Variance requested is relatively minor, typical and similar to the current and past of our neighbor's approval (South Pacific, Anaheim st ..etc). The variance consists of three minor modifications that shown below.

1. **Driveway width:** The total width of the lot is 78 ft. and length of the existing house is 60 ft. (see site plan) that adjacent to the current driveway is 13'-6". It will be extremely difficult to modify existing house in order to comply with new code requirement (16ft width). In our case, that also means our Eighty-year old house has to upgrade to the current code with a huge cost and unreasonable. On the other hand, the existing driveway will remain as it and its 13'-6" width still functional and applicable in several locations. The shorter-area is only 30 ft. long that indicate no negative impact on traffic circulation.
2. **Driveway landscaping** The lot width is very limited. The new house width is only 30 ft and the drive way/ parking is 43ft where we can meet the minimum code requirement. This area is completely private and secluded with our neighbor. Yet, in this case the driveway landscaping is omitted only at the middle common driveways. This will not affect the overall project. How to balance between landscaping and building structure is

our ultimate goal of design. In fact, we have approximately 30 l.f existing driveway landscaping at the front yard (along the driveway approach). In the rear yard we have 80 l.f landscaping and 15 s.f landscaping at the private court yards.

3. **Open space percentage** Public work department requires that the existing approach drive way shall be widened according to the new code regulation. The new drive way to be gained approximately 180s.f more than before that will cause the open space smaller 0.8% (96s.f) than requirement. The existing area is very limited and existing building to remain without any modification. Sharing the open space area is the only way to comply with new code.

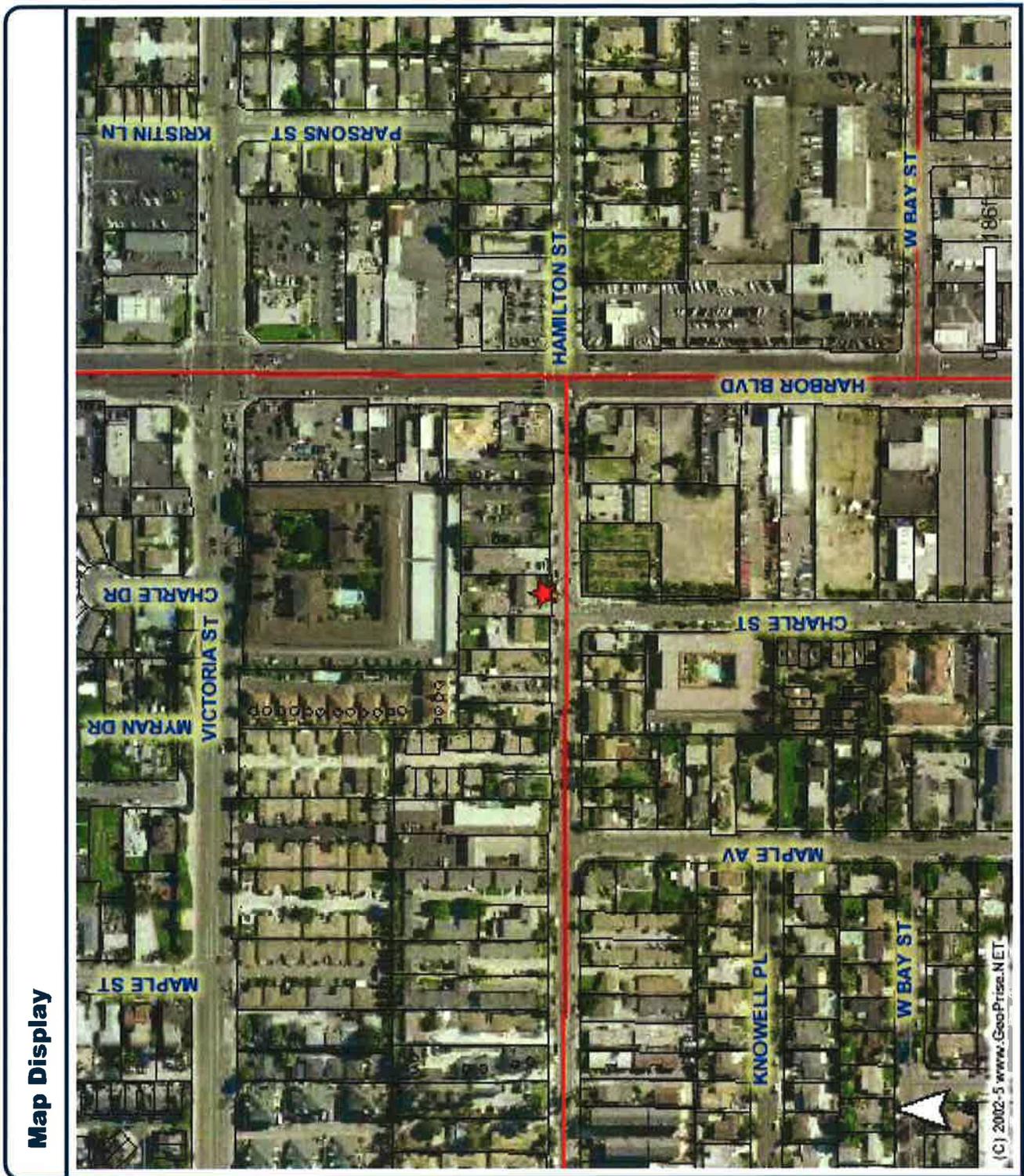
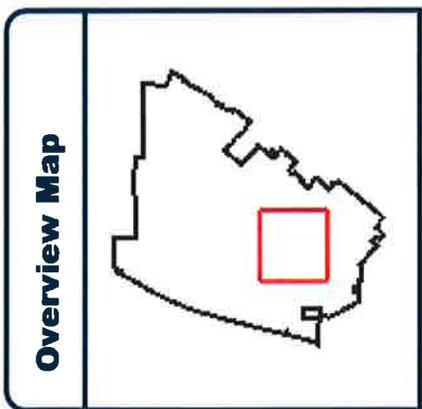
We strongly believe the grant of variance will not violate or circumvent any of the three exclusionary parameters set forth in section 15.301 City of Costa Mesa,

- Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications
- The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated
- The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property

Sincerely,

Agent for the owner-project designer

Tran Dien – Ph&D Company Inc.



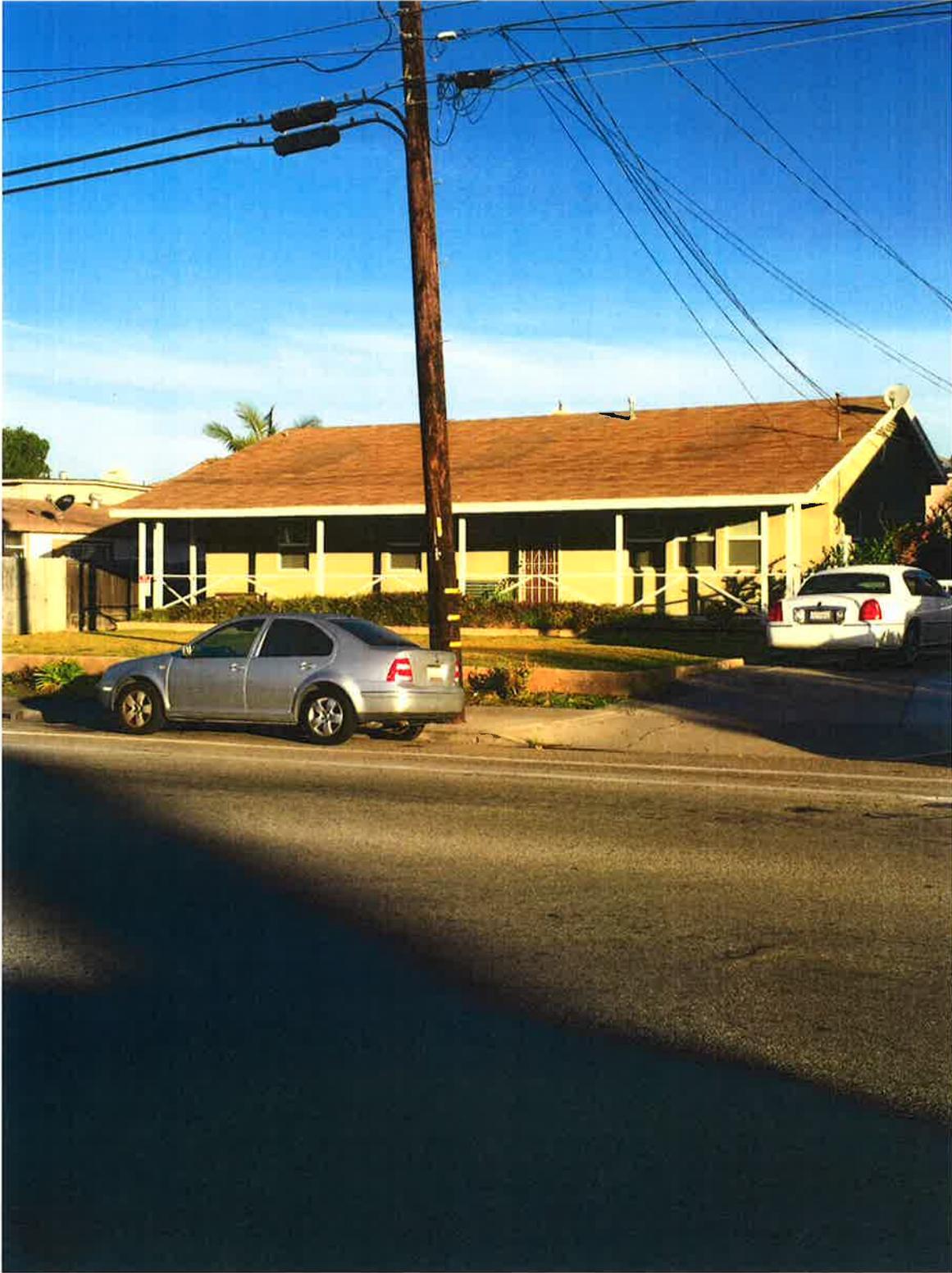
### Legend

Address Points	Street Names
Freeway Roads	Street Centerlines
Collector Freeway	Parcel Lines
Major Freeway	City Boundary
Neuroport BLVD Primary	Water Ways
SECONDARY Hydrology Channel	





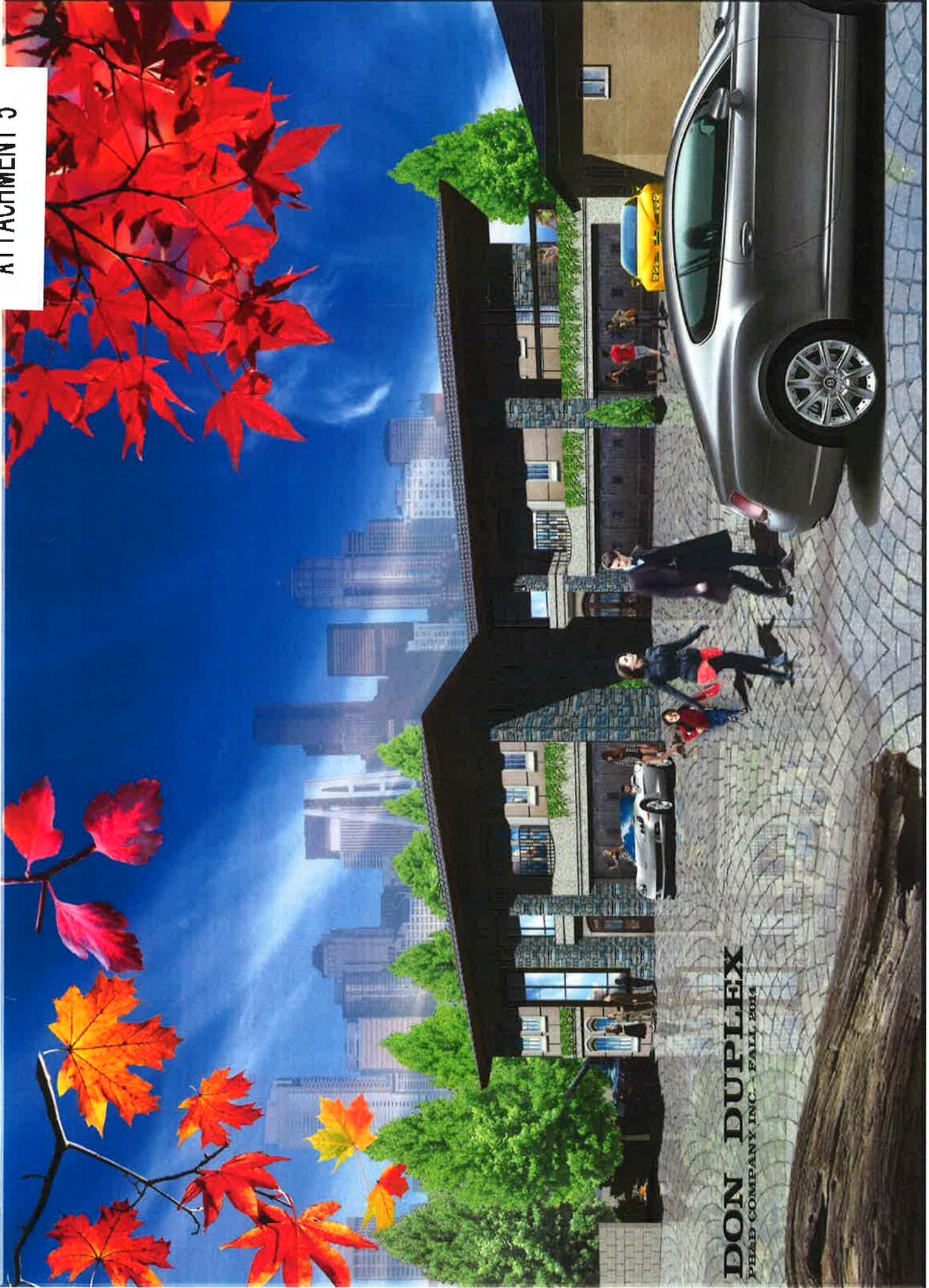
Subject property (530 Hamilton)



Neighboring property to the west (534 Hamilton)

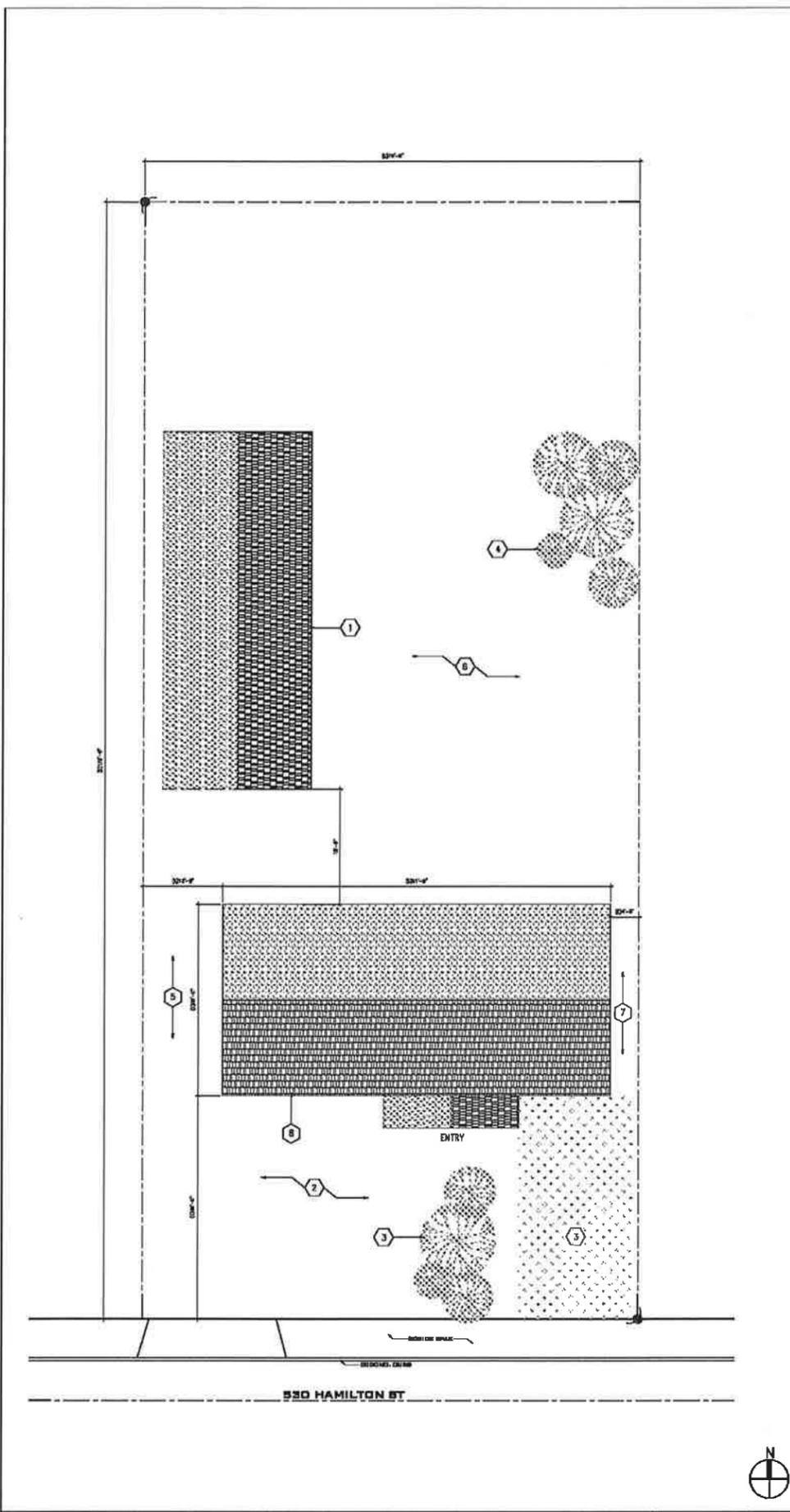


Neighboring property to the east (524 Hamilton)

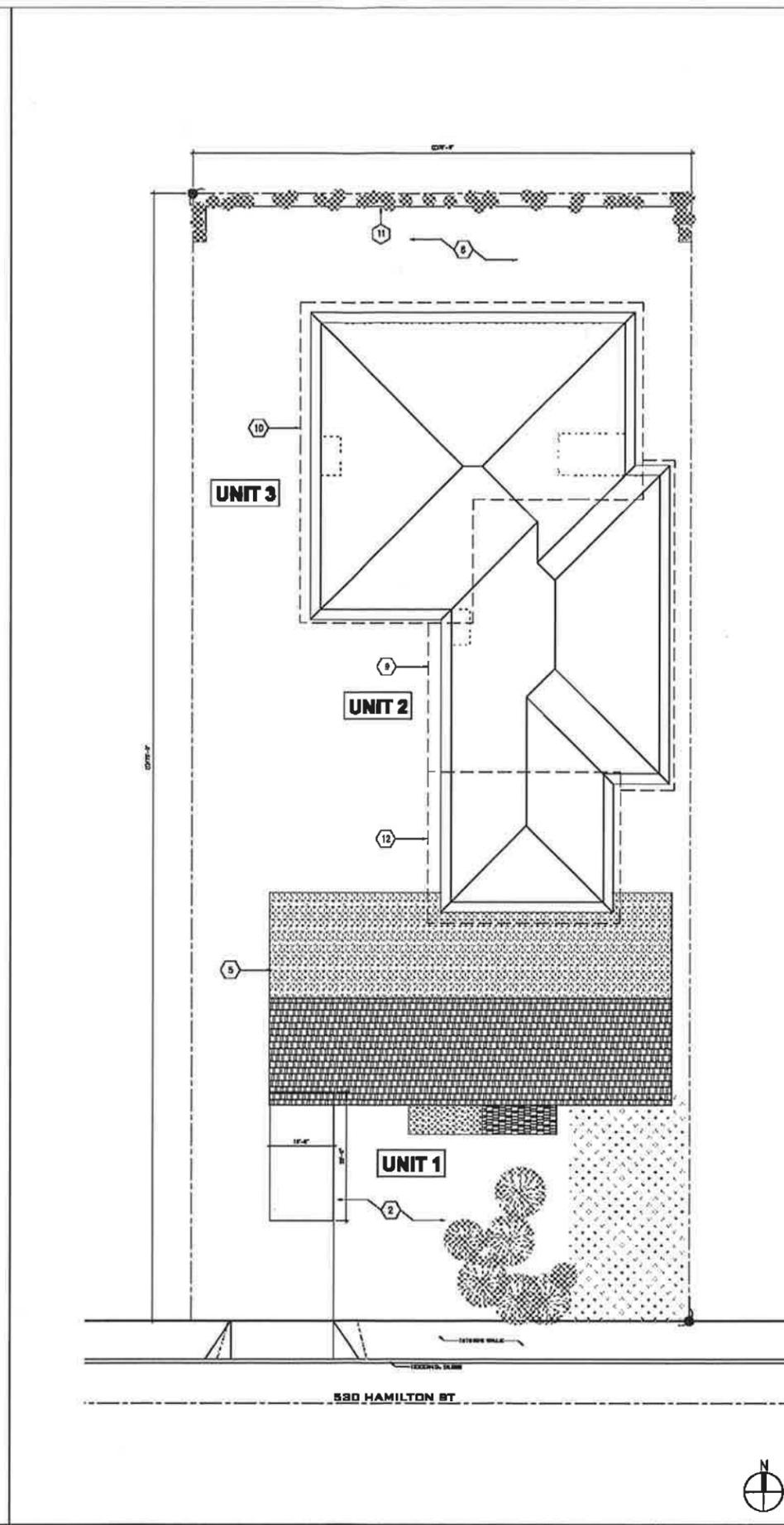


**DON DUPLEX**  
PH&D COMPANY INC. - FALL 2014

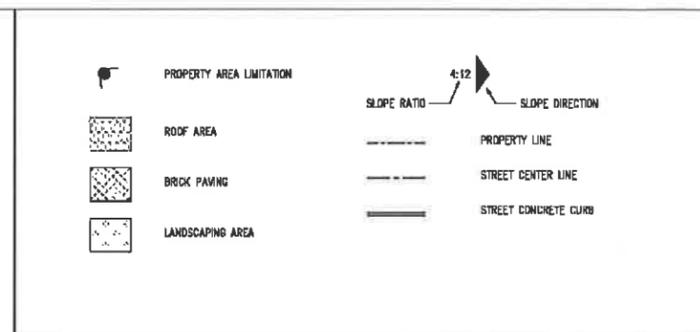




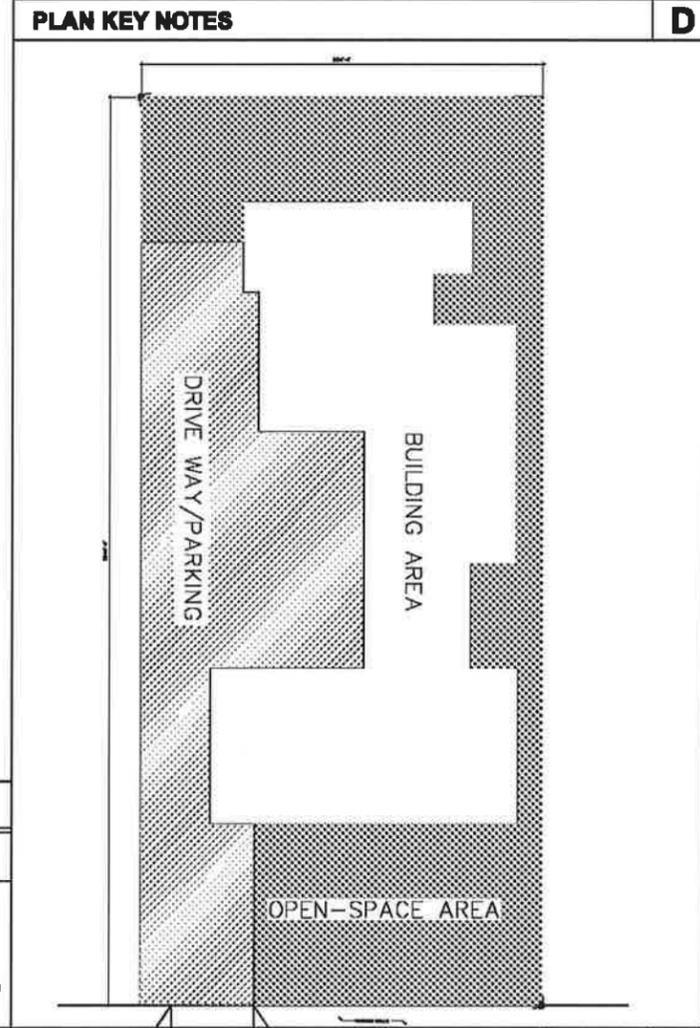
**EXISTING SITE-ROOF PLAN** SCALE: 1/8" = 1'-0" **B**



**NEW PROPOSAL SITE - ROOF PLAN** SCALE: 1/8" = 1'-0" **C**



- SITE PLAN LEGEND**
- 1 EXISTING 2-CAR GARAGE TO BE DEMOLISHED
  - 2 EXISTING FRONT YARD TO REMAIN
  - 3 EXISTING LANDSCAPING TO REMAIN
  - 4 EXISTING LANDSCAPING TO BE REMOVED
  - 5 EXISTING RESIDENCE TO REMAIN, UNIT 1
  - 6 EXISTING REAR YARD TO BE DEVELOPED - SEE NEW SITE PLAN
  - 7 EXISTING SIDE WAY TO REMAIN
  - 8 EXISTING HOUSE TO REMAIN (3 BED ROOMS & 2 BATH ROOMS)
  - 9 NEW TWO-STORY UNIT #2 - SEE NEW FLOOR PLAN/SHEET PR.2
  - 10 NEW TWO-STORY UNIT #3 - SEE NEW FLOOR PLAN/SHEET PR.2
  - 11 NEW LANDSCAPING
  - 12 NEW GARAGE FOR EXISTING HOUSE.



**AREA CALCULATION** SCALE: 1/8" = 1'-0" **E**

**PH&D COMPANY INC.**  
 REGISTERED ARCHITECTS & ENGINEERS  
 2000 BAYVIEW AVENUE SUITE 200  
 OAKLAND, CALIFORNIA 94612  
 PHONE: 415.764.8888  
 FAX: 415.764.8888

KEY PLAN	MTS
----------	-----

**PROJECT TITLE**  
 DON VU DUPLEX

**530 HAMILTON ST  
 COSTA MESA  
 CA 92627**

**NEW ADDITION**

REVISIONS

**PROJECT IDENTIFICATION** PH&D #1114

**DATE** 03 / 20 / 2014

**DESIGNED BY** TRAN DIEN

**CHECKED BY** TRAN DIEN

THESE DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF PH&D COMPANY INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS SPECIFIED ON THE DRAWINGS WITHOUT WRITTEN AGREEMENT WITH PH&D COMPANY INC.

**SHEET TITLE**

**EXISTING & NEW SITE-ROOF PLAN**

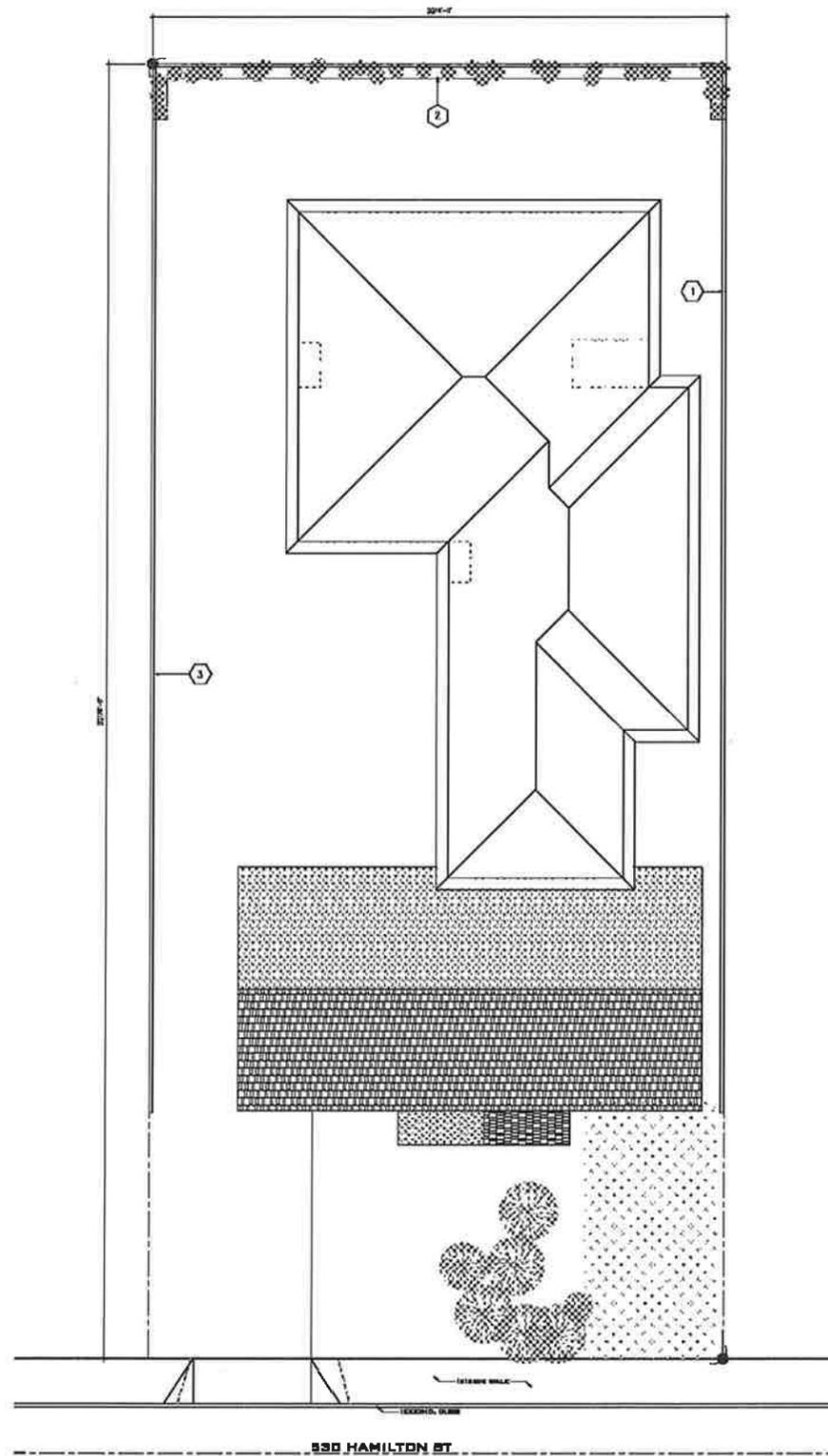
**SHEET NUMBER**

**PR.1**

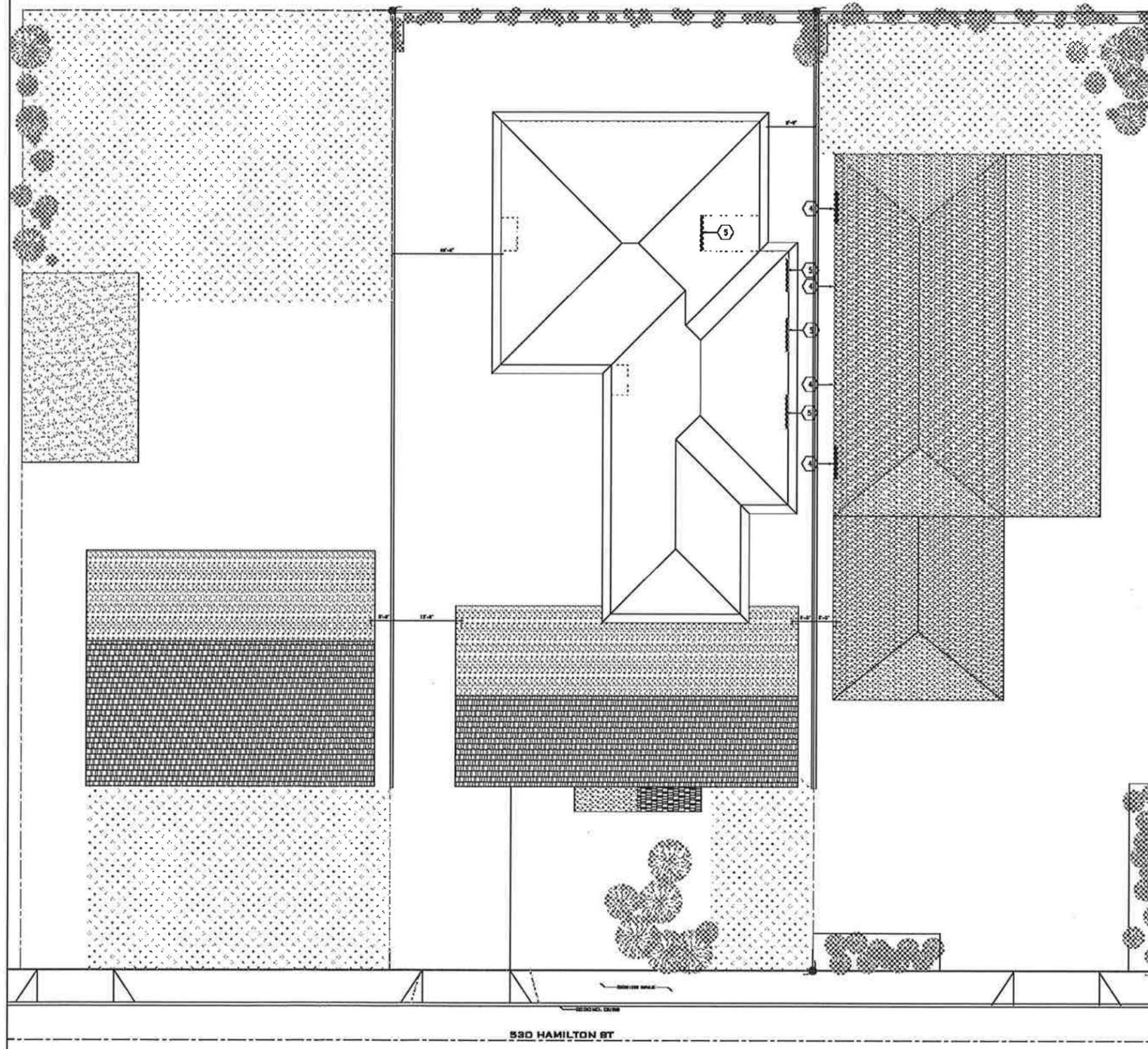
PRINTED: 3:08 PM JAN 10 2015

PRELIMINARY SET  CHECK SET  CONSTRUCTION SET  BID SET

- 1 EXISTING 86" HT CMU WALL TO REMAIN
- 2 EXISTING 72" HT CMU WALL TO REMAIN
- 3 EXISTING 96" WOODEN FENCE TO REMAIN



- 4 NEIGHBOR'S WINDOWS LOCATION @ SECOND FLOOR
- 5 PROJECT'S WINDOWS LOCATION @ SECOND FLOOR



**PH&D COMPANY INC.**  
 2000 TRINITE AVE SU 100  
 GARDEN GROVE, CA 92640  
 PHONE (714) 448-1900  
 FAX (714) 448-1904

PRINTED: 5:08 PM JAN 10 2015

KEY PLAN MTS

PROJECT TITLE  
**DON VU DUPLEX**  
 530 HAMILTON ST  
 COSTA MESA  
 CA 92627

NEW ADDITION

REVISIONS


PROJECT IDENTIFICATION PH&D #114

DATE 03 / 20 / 2014

DESIGNED BY TRAM DIEN

CHECKED BY TRAM DIEN

THESE DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF PH&D COMPANY INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATION EXCEPT AS SPECIFIED ON THE DRAWING WITHOUT WRITTEN AGREEMENT WITH PH&D COMPANY INC.

SHEET TITLE  
**EXISTING PROPERTY CONDITION PLAN**

SHEET NUMBER  
**PR.1A**

PROPERTY FENCE & WALL PLAN

SCALE: 3/8" = 1'-0" B

ADJACENT PROPERTY PLAN

SCALE: 3/8" = 1'-0" E

Preliminary Set Approval Set Construction Set Check Set

**PH&D COMPANY INC.**  
 BUILDING DESIGN + BUILD

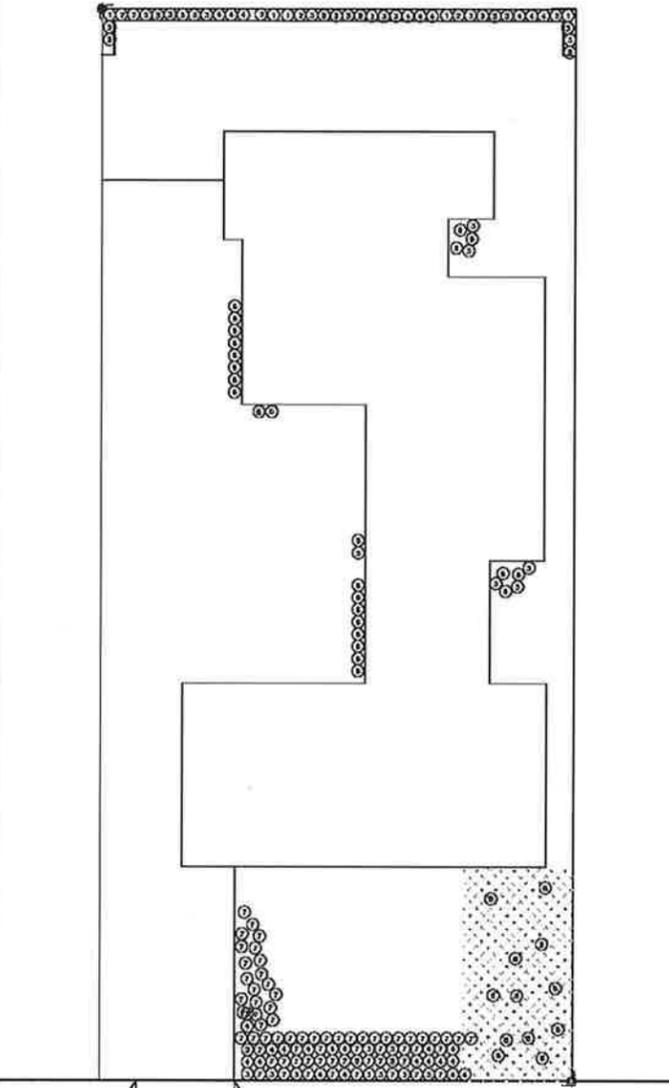
530 HAMILTON ST  
 COSTA MESA, CA 92627  
 PHONE: (714) 441-0112  
 FAX: (714) 441-0114

PRINTED: 5:05 PM JAN 10 2015

**FLOOR PLAN LEGEND**

---	DEMOLITION LINE	▭	NEW EXTERIOR WALL W/ 2x STUD @ 16 O.C. & 5/8" GYP. BD.
----	EXISTING WALL	▨	ROOF AREA
-----	NEW 2x4-RATED PARTITION WALL W/ 2x STUD @ 16 O.C. & TWO (2) 5/8" GYP. BD. @ EA. SIDE		

**A**



**530 HAMILTON ST**

BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	DETAIL
TREES:				
① BETULA PENDULA	EUROPEAN WHITE BIRCH	24" BOX	8	(A) (C) (D)
② CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	6	(A) (C) (D)
SHRUBS:				
③ ADAP PANTHUS ORIENTALIS 'ALBA'	WHITE LILY OF THE NILE	5 GALLON	35	(D)
④ AZALEA 'ALASKAN'	WHITE ALASKAN AZALEA	5 GALLON	32	(D)
VINES:				
⑤ PANDOREA JASMINODES	WHITE BOWER VINE	5 GALLON	4	
PLANT POT				
⑥ LIRIOPE MUSCARI	BIG BLUE LILY TURF	1 GALLON	24	
GROUND COVER				
⑦ IMPATIENS 'NEW GUNEA' (WHITE)	WHITE NEW GUNEA IMPATIENS	4 INCH	88	(F)
⑧	MARATHON 500 II		420 S.F.	

**NEW FLOOR & LANDSCAPING PLAN**

**PR.2**

KEY PLAN NTS

PROJECT TITLE  
**DON VU DUPLEX**

530 HAMILTON ST  
 COSTA MESA  
 CA 92627

NEW ADDITION

REVISIONS


PROJECT IDENTIFICATION PH&D #114

DATE 03 / 20 / 2014

DESIGNED BY TRAN DIEN

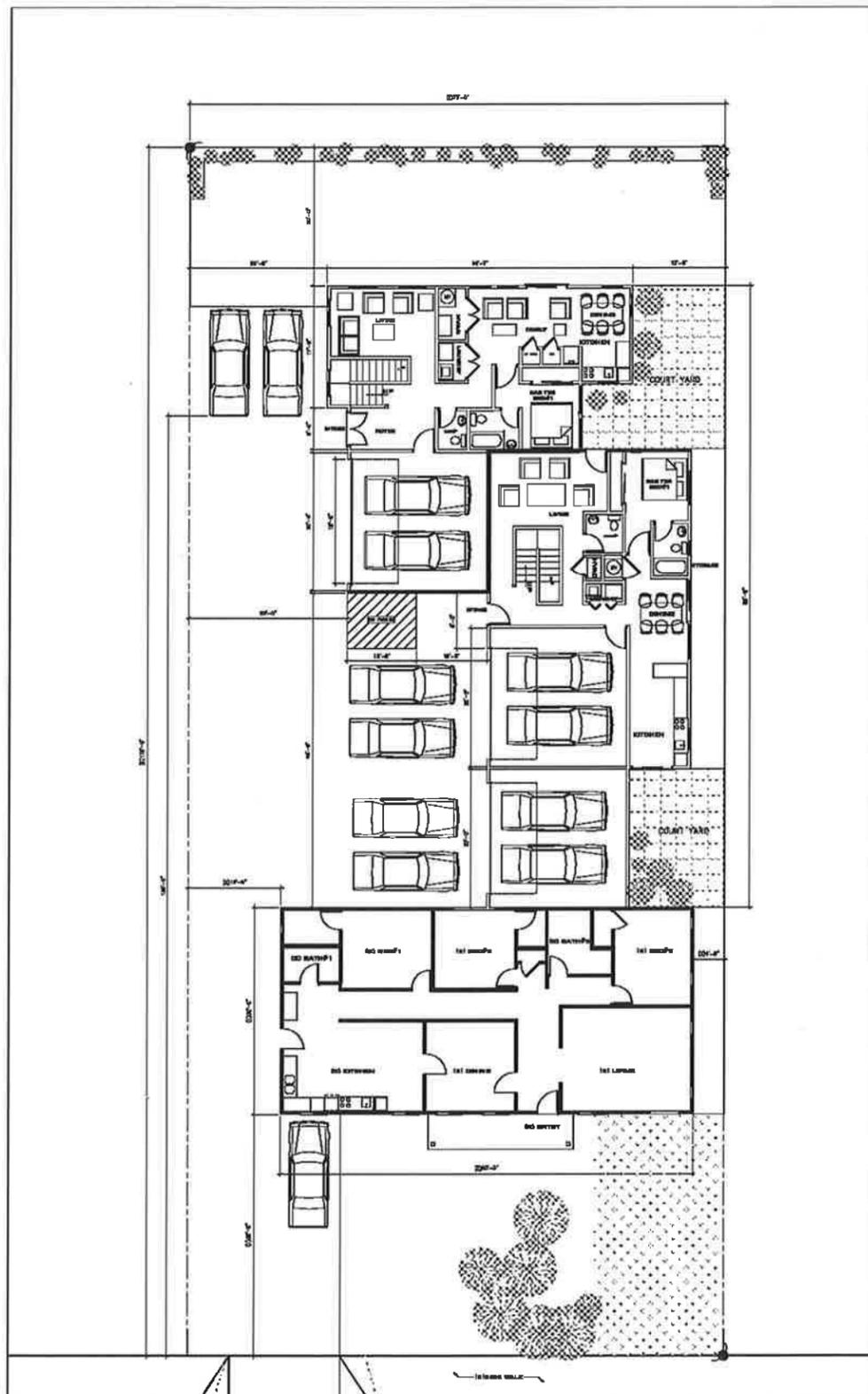
CHECKED BY TRAN DIEN

THESE DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF PH&D COMPANY INC. AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS WITHOUT WRITTEN AGREEMENT WITH PH&D COMPANY INC.

SHEET TITLE

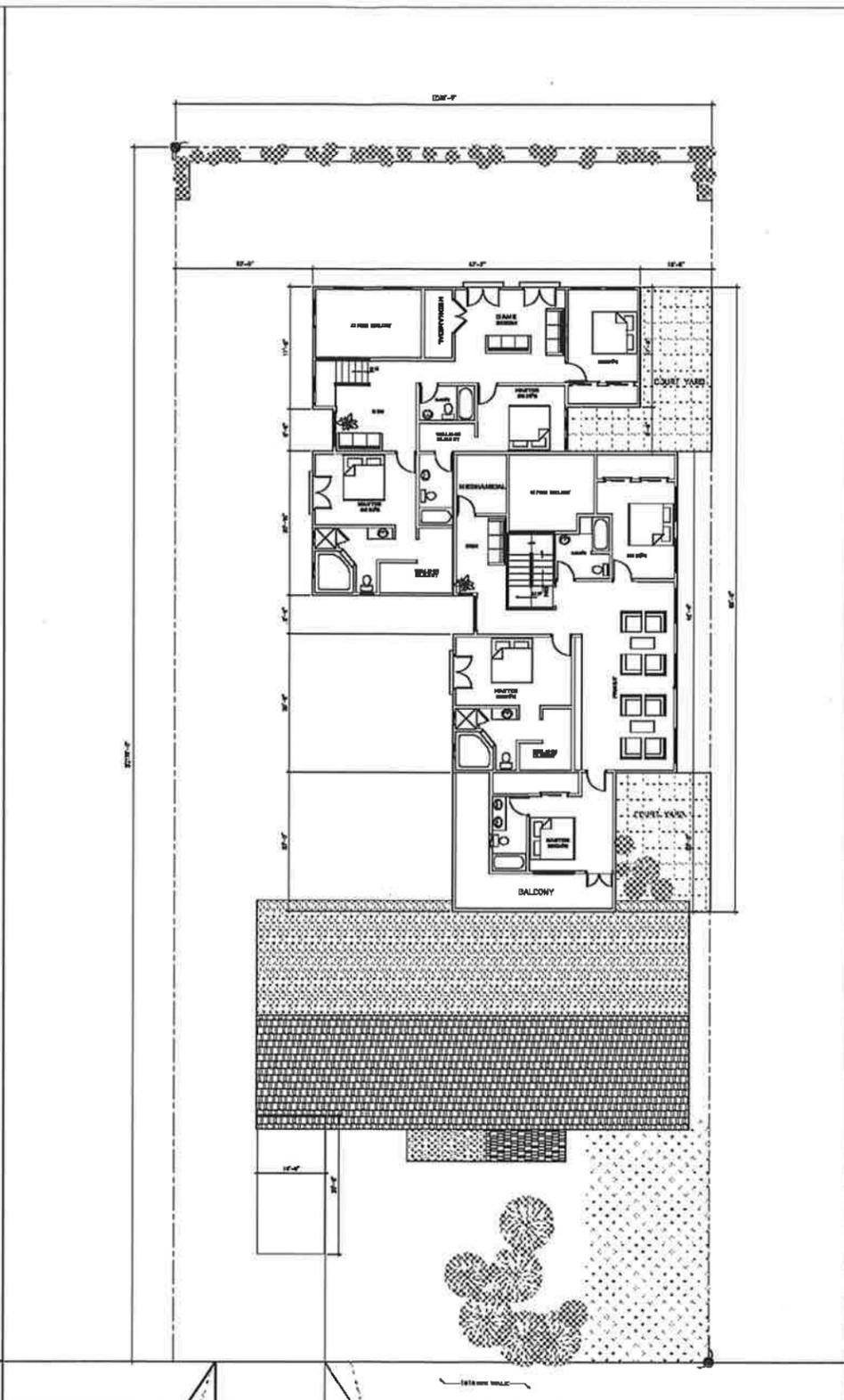
SHEET NUMBER

BD SET  
 CONSTRUCTION SET  
 APPROVAL SET  
 CHECK SET  
 PRELIMINARY SET



530 HAMILTON ST

**NEW PROPOSAL 1ST FLOOR PLAN** SCALE: 3/8" = 1'-0" **B**



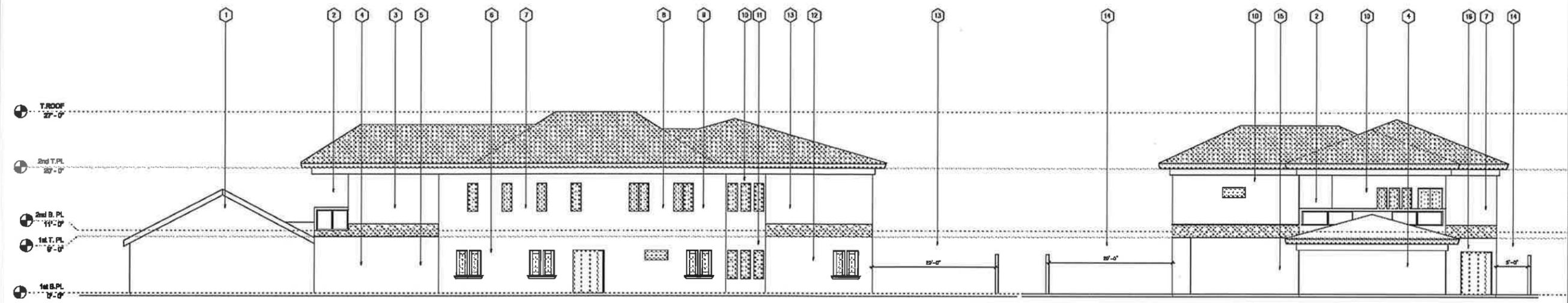
530 HAMILTON ST

**NEW PROPOSAL 2ND FLOOR PLAN** SCALE: 3/8" = 1'-0" **C**

**PH&D COMPANY INC.**  
 BUILDING DESIGN & BUILD

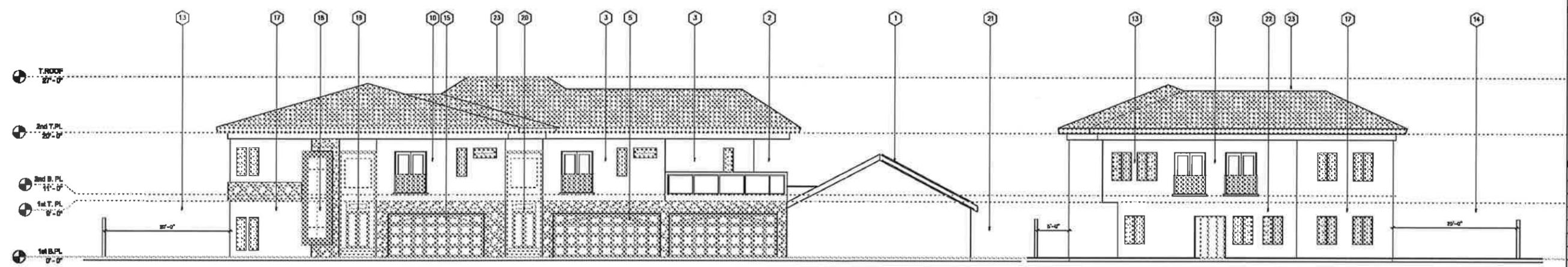
WE TAKE CARE OF  
 EVERYTHING YOU DON'T  
 WANT TO DO  
 PHONE (714) 992-9993  
 FAX (714) 992-9994

PRINTED: 3:05 PM JAN 10 2015



EAST ELEVATION

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

**NEW PROPOSAL ELEVATION PLAN**

- |                              |  |
|------------------------------|--|
| 1 UNIT 1 - EXISTING          | 15 UNIT 3 - 2 CAR GARAGE                   |
| 2 UNIT 2 - BALCONY           | 16 UNIT 2 - COURT YARD                     |
| 3 UNIT 2 - UPPER MASTER BED  | 17 UNIT 3 - LIVING ROOM                    |
| 4 UNIT 1 - NEW 2 CAR GARAGE  | 18 UNIT 3 - STAIR CASE                     |
| 5 UNIT 2 - NEW 2 CAR GARAGE  | 19 UNIT 3 - ENTRY ODOR                     |
| 6 UNIT 2 - KITCHEN           | 20 UNIT 2 - ENTRY DOOR                     |
| 7 UNIT 2 - FAMILY ROOM       | 21 FRONT YARD                              |
| 8 UNIT 2 - LOWER MASTER BED  | 22 UNIT 3 - FAMILY ROOM                    |
| 9 UNIT 2 - UPPER BED         | 23 ROOF - CLAY TILE OR LIGHT WT. CEMENT    |
| 10 UNIT 3 - UPPER MASTER BED | 24 WALL - TYPICAL STUCCO OR SMOOTH PLASTER |
| 11 UNIT 3 - LOWER MASTER BED | 25 WALL - STONE VENEER                     |
| 12 UNIT 3 - KITCHEN & DINING | 26 UNIT 3 - GAME ROOM                      |
| 13 REAR YARD                 |  |
| 14 SIDE WAY                  |  |

**PLAN KEYNOTES**

KEY PLAN NTS

PROJECT TITLE  
**DON VU DUPLEX**  
 530 HAMILTON ST  
 COSTA MESA  
 CA 92627

NEW ADDITION

REVISIONS


PROJECT IDENTIFICATION PH&D #114

DATE 03 / 20 / 2014

DESIGNED BY TRAN DIEN

CHECKED BY TRAN DIEN

THESE DIMENSIONS AND SPECIFICATIONS ARE THE PROPERTY OF PH&D AND SHALL NOT BE USED ON ANY OTHER PROJECT OR LOCATIONS EXCEPT AS DESCRIBED ON THE DRAWINGS, WITHOUT WRITTEN AGREEMENT WITH PH&D COMPANY INC.

SHEET TITLE

**NEW ELEVATION PLAN**

SHEET NUMBER

**PR.3**

**B**

PRELIMINARY SET  CHECK SET  CONSTRUCTION SET  APPROVAL SET  BD SET