PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 13, 2015 **ITEM NUMBER: PH-4**

SUBJECT: **PLANNING APPLICATION PA-14-45 AND TENTATIVE PARCEL MAP NO. PM-14-144 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 334 EAST 16TH STREET.**

DATE: **MARCH 26, 2015**

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

PRESENTATION BY: **DANIEL INLOES ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **DANIEL INLOES, AICP (714) 754-5088**
daniel.inloes@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

1. ***Design Review PA-14-45*** for a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,505 square feet and 1,297 square feet with attached two-car garages at 334 East 16th Street. 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-14-144*** to subdivide an 8,104-square foot parcel into two fee-simple lots consistent with the requirements of the Small Lot Subdivision Ordinance.

APPLICANT

The applicant is Brian Noble, authorized agent for the property owner, 334 Costa Mesa Partners , LLC.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 334 East 16th Street Application Number: PA-14-45/PM-14-144

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

SUBJECT PROPERTY:		SURROUNDING PROPERTY:	
Zone:	R2-MD	North:	R2-MD Multi-Family Residential, Residential Use
General Plan:	MDR	South:	R2-MD Multi-Family Residential, Residential Use
Lot Dimensions:	60 FT x 135.07 FT	East:	R2-MD Multi-Family Residential, Residential Use
Lot Area:	8,104 SF	West:	R2-MD Multi-Family Residential, Residential Use
Existing Development:	One parcel with a single family residence (to be demolished).		

DEVELOPMENT STANDARD COMPARISON - SMALL LOT ORDINANCE

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	60 FT
Lot Area	NA	8,104 SF
Maximum Density (based on gross acreage):		
DU's/ Acre (Residential)	1 du/3,630 SF (12 DU's/Acre) Maximum 2 units	1 du/4,052 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	1,297 SF Min./1,401 SF Avg.
Building Coverage (Development Lot)		
Buildings	NA	2,827 SF (35%)
Paving	NA	1,542 SF (19%)
Minimum Open Space	2,431.2 SF (30%)	3,735 SF (46%)
TOTAL	NA	8,104 SF (100%)
Minimum Open Space (Individual Unit)	200 SF Min. 10 FT Min. Dimension	1,000+ 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	27' 6" FT (Complies with Building and Fire Code standards)
Setbacks (Development Lot)		
Front	20 FT	20 FT
Side (left/right)	10 FT/10 FT[1]	5 FT/5 FT
Rear	10 FT	15 FT
Parking for single-family detached/3 bedrooms		
Garage	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Driveway Length	Min. 19 FT	Min. 20 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 8,104 square foot project site is located between Santa Ana Avenue and Tustin Avenue on East 16th Street. The project site is currently developed with a single-story residence, originally constructed in 1954, 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 (340 16th Street) is developed with a one-story residence and the property to the west (332 16th Street) is developed with a two-story residence. The property to the south across 16th Street (1596 San Bernardino Place) is developed with a one-story residence. The property to the north of the subject property (337 16th Place) is developed with a one-story multi-family residence.

Master Craft Homes Group has constructed other projects in Costa Mesa. The homes are precision built and are characterized by varying architectural themes — in this case, a modern home with craftsman, colonial, and neoclassical influences. The proposed floor plan provides an open first floor design and reserved the second floor for the bedrooms.

ANALYSIS

Design Review PA-14-45

The proposed project consists of two detached, single-family residences with attached two-car garages. The property would be subdivided into two separate, fee simple lots and the proposed residences would be separated by 27.6 feet. The site is laid out with a 1,505 square foot house oriented at 16th Street and a 1,297 square foot house at the rear of the development lot, excluding the garage area.

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 20 feet from 16th Street. 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 four bedrooms, an office, two a half bathrooms, and an attached two-car garage. The front unit has gabled roofs, window shutters, horizontal siding and the garage attached in the front of the home. The unit at the rear of the project site will have gabled roofs, horizontal siding, window shutters, and the garage attached to the right 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-14-144

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, horizontal and stucco siding and enhanced windows to provide visual interest. Because of the window placement and setbacks from the south and west property lines, the project should not result in privacy impacts to the surrounding residences, which are single story with the exception of the west side neighbor. The second story windows proposed for this project do not align with existing windows of this neighbor thereby maintaining privacy for both. 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 2,500 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 is ten dwelling units per acre, which 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 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 (April 2017). 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-14-45 and Parcel Map PM-14-144, 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 use of horizontal siding on the second story and decorative band around the center of the elevations provides a vertical break between the first and second story.

- *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 minimum 10-foot side setback unless the neighboring structures are a reasonable distance away from the new structures. Note: The Small Lot Subdivision Ordinance is currently being considered by the City Council for an amendment to allow a minimum 5-foot side interior side setback.

  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 homes to maximize distances from all adjacent dwellings.

  Specifically, the proposed units maintain a 17 foot (front unit) and 5 foot (rear unit) setback from the property to the east, which is 5 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 5.1 foot (front unit) and 5.2 foot (rear unit) setback from the property to the west, which has a driveway abutting the side property line by the front unit and its yard is abutting the side property line by the rear unit. 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 an eight-foot sidewalk easement while maintaining a minimum 20-foot driveway for open parking. The front unit will have a front setback of 20 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 18 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.

DANIEL INLOES, AICP
Associate 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 2014-144

Distribution: Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director

City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Brian Noble
Assistant Project Manager
MasterCraft Homes Group, LLC
20201 SW Birch St., Suite 100
Newport Beach, CA 92660

ATTACHMENT 1:

DRAFT PLANNING COMMISSION RESOLUTION & EXHIBITS

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-45 AND TENTATIVE PARCEL MAP PM-14-144 AT 334 EAST 16TH STREET IN THE R2-MD ZONE

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

WHEREAS, an application was filed by Brian Noble, as the authorized agent on behalf of the property owner, 334 Costa Mesa Partners , LLC., requesting approval of the following:

1) ***Design Review PA-14-45*** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,505 square feet and 1,297 square feet with attached two-car garages;

2) ***Tentative Parcel Map No. PM-14-144*** to subdivide an 8,104-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 19th, 2015 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-14-45 and Tentative Parcel Map PM-14-144.

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-14-45 and Tentative Parcel Map PM-14-144 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 13th day of April, 2015.

Robert L. Dickson Jr., 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 April 13, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Claire L. Flynn, 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 and has sufficient buffer between the proposed dwelling units and the residence to the west. The existing six-foot tall block wall on the west side property line 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 horizontal siding on the second story of the elevations for both units provides a vertical break between the first and second story. The second floors of both units increase the overall aesthetic.

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 of10 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 north 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 8,104 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-14-45 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-14-144 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-14-45 and Tentative Parcel Map PM-14-144 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. 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.

7. 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.
8. 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.
9. Applicant shall provide additional enhancement of the second-story elevations.. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
10. 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.
11. 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.
12. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
b. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

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

Parks/ Prkwys. 15. Plant two (2) 24" Box ginkgo biloba 'princeton sentry' 4 feet behind sidewalk in dedicated right of way.

16. 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. 17. Dedicate a 3-foot public sidewalk easement behind existing right of way line on 16th Street.

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. 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 adopted 2013 California Residential Code,2013 California Building 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 Residential Code, California Building 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 the precise 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%). 2013 California Residential Code CRC 403.1.7.3
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 CCMMC Sec 13-208 through 13-261 inclusive.
25. Release and relinquish all vehicular and pedestrian access rights to 16th Street 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 Managment 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

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-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-14-45 AND TENTATIVE PARCEL MAP NO. PM-14-144 FOR PROPERTY AT 334 EAST 16TH STREET IN THE R2-MD ZONE

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

WHEREAS, an application was filed by Brian Noble, as the authorized agent on behalf of the property owner, 334 Costa Mesa Partners , LLC., requesting approval of the following:

1) ***Design Review PA-14-45*** to construct a two-unit, two-story detached single-family residential development;

2) ***Tentative Parcel Map No. PM-14-144*** to subdivide an 8,104-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 19, 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-14-45 and Tentative Parcel Map No. PM-14-144.

DENIED this 13th day of April, 2015.

Robert L. Dickson Jr., 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 April 13, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

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

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-14-45 and Tentative Parcel Map No. PM-14-144. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

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

ATTACHMENT 2:

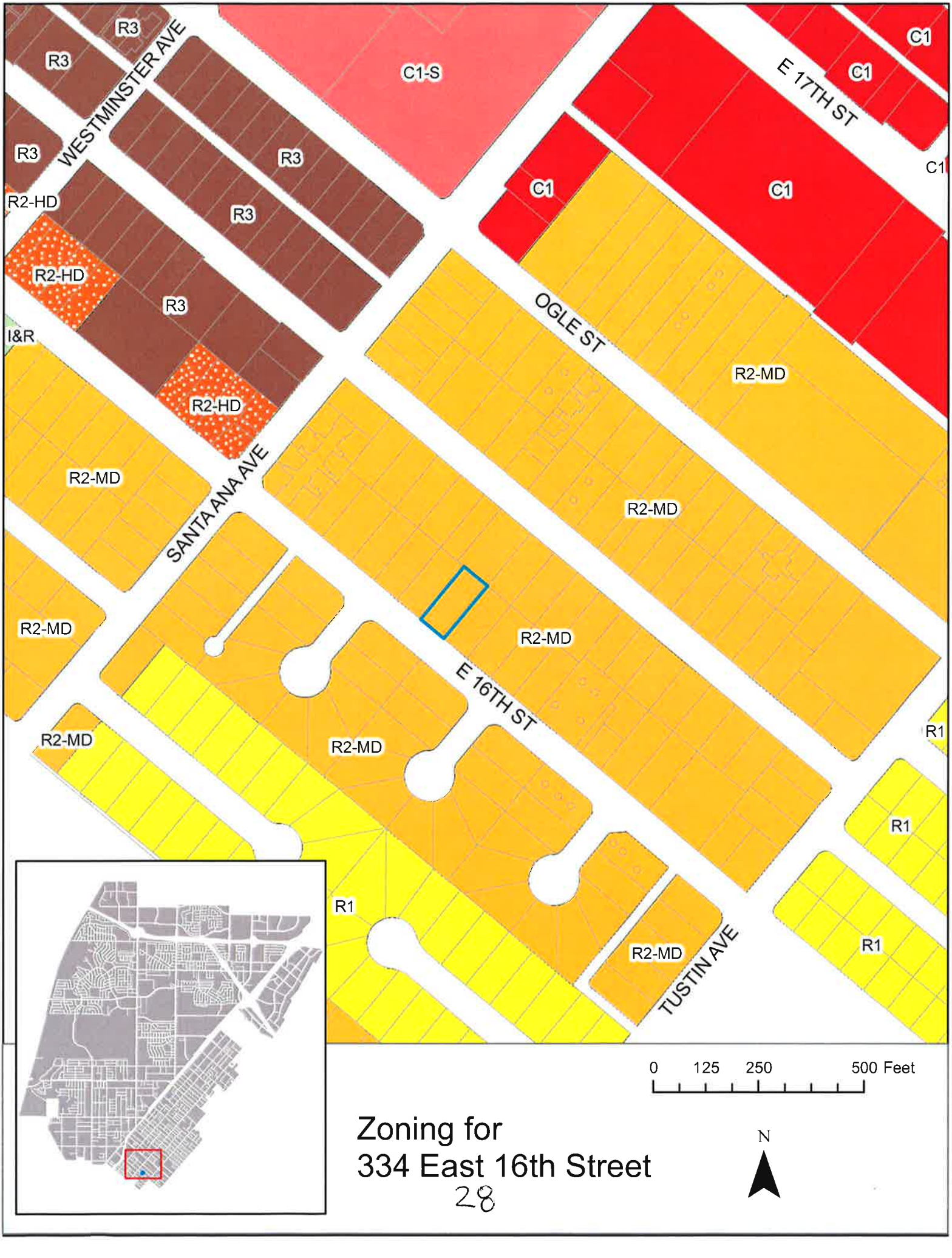
VICINITY MAP & ZONING MAP

0 125 250 500 Feet

N

Vicinity of
334 East 16th Street

27



Zoning for
334 East 16th Street

28

ATTACHMENT 3:

APPLICANTS PROJECT DESCRIPTION

334 COSTA MESA PARTNERS, LLC

20201 SW Birch Street, Suite 100
Newport Beach, CA 92660

Tentative Parcel Map Application
TPM 2014-144

We propose to demolish the existing house, clean up the property and construct two new single family homes as described below:

Existing Property Description

Address:	334 East 16th Street, Costa Mesa CA 92627
Legal Description:	Lot 19 of tract NO.402
Assessor's Parcel No:	425-211-16
Zoning:	R2
Lot Dimensions / Size:	60' X 130.07' – 8,104 Sq. Ft.
Access:	East 16th Street
Existing Dwelling:	819 Sq. Ft. Single Story Home Built in 1954

Proposed Development

House 1

Address:	334 East 16th Street
Legal Description:	Parcel 1 of Parcel Map 2014-144
Assessors Parcel No:	TBD
Zoning:	R2
Lot Dimensions / Size:	60' X 130.07' – 8,104 Sq. Ft
Access:	East 16th Street
New Residence:	2,514 Sq. Ft. Two Story, Single Family Home with a 420 Sq. Ft. two car attached garage.
ROW Dedication:	None
Set backs:	19' Front, 5.1' Side Yard (Interior), 16' Side to wall (East) ,19.75' Rear Yard (2 Story).

House 2

Address:	334 ½ East 16th Street
Legal Description:	Parcel 1 of Parcel Map 2014-144
Assessors Parcel No:	TBD
Zoning:	R2
Lot Dimensions / Size:	60' X 130.07' – 8,104 Sq. Ft
Access:	East 16th Street

New Residence:	2,369 Sq. Ft. Two Story, Single Family Home with a 421 Sq. Ft. two car attached garage.
ROW Dedication:	None
Set backs:	8.82' Front, 5.2' Side Yard (Interior), 15' Rear Yard (2 Story)

Supportive Project Attributes:

1. The new homes will be built with architectural diversity as recommended and will include the following elements:
    - Two distinct elevations, consistent with the surrounding homes..
    - Architectural enhancements and detailing including siding, shingles, board and battens, used brick and shutters.
    - Different roof layouts and color tones creating a variation in building heights and forms.
    - Two different and distinct color schemes.

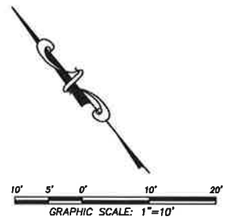
2. The new homes will be energy efficient using the latest title 24 codes including Green Built, tank-less water heaters, duel pane low e windows, and roof radiant barrier.
3. Each house will be built with a Solar System (Photovoltaic) by Sun Power.
4. The adjacent houses do not have a window conflict with the proposed project.
5. The existing house will be demolished.
6. The old wood fencing along with the overgrown vegetation will be removed and replaced with block wall.
7. The broken asphalt driveway will be removed and replaced.
8. The overgrown trees in the front yard will be removed.
9. The damaged sidewalk along the property will be removed and replaced..

ATTACHMENT 4:

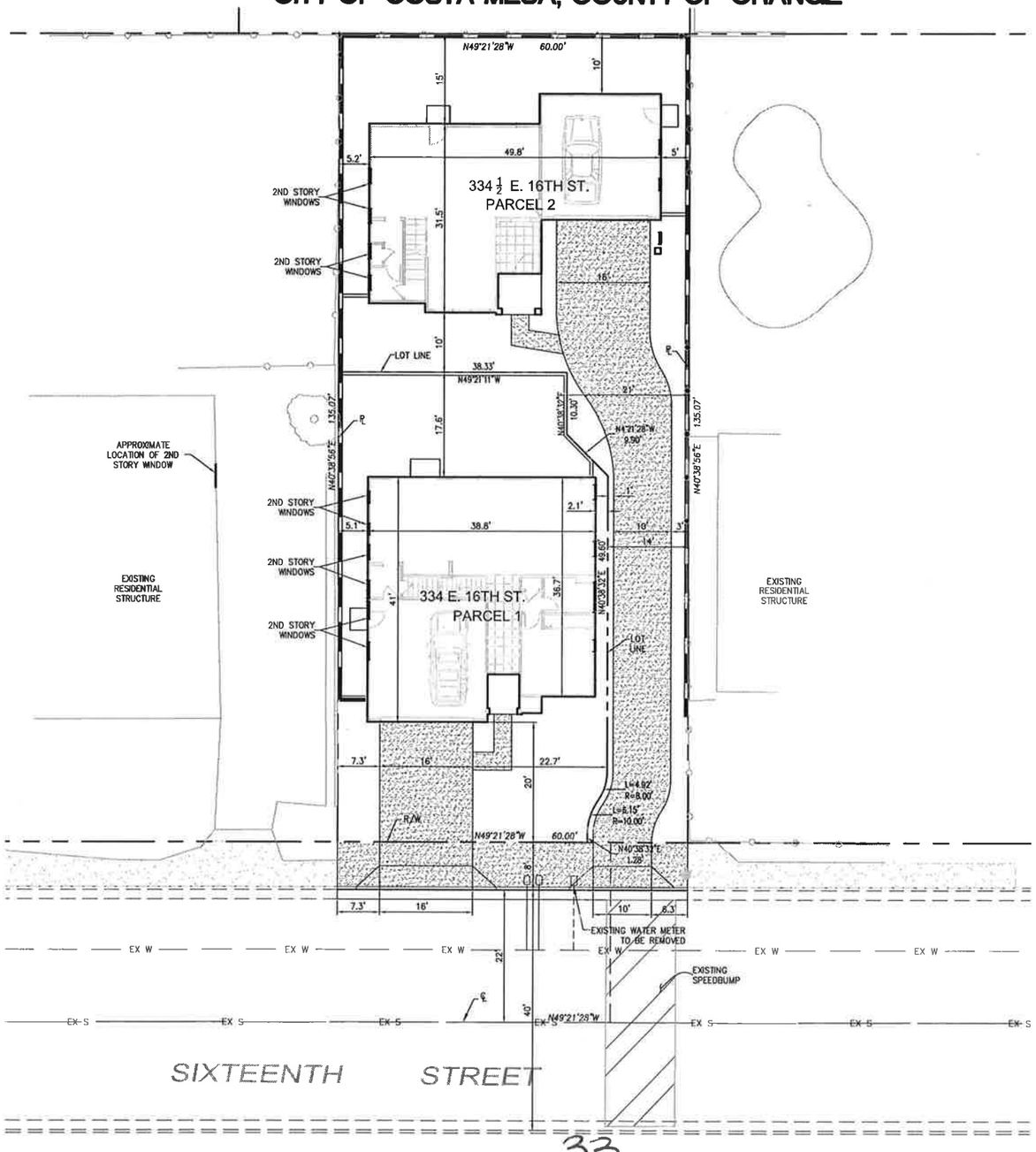
PROJECT PLANS / ELEVATIONS / PERSPECTIVES

SITE PLAN
FOR
334 EAST 16TH STREET
IN THE
CITY OF COSTA MESA, COUNTY OF ORANGE

VICINITY MAP
NTS



GRAPHIC SCALE: 1"=10'



LEGEND

- CENTER LINE
- EXISTING P/L
- PROPOSED RIGHT-OF-WAY
- PROPOSED P/L
- EXISTING EASEMENT
- EX S — EXISTING SEWER LINE
- EX W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLES
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE WALK
- PROPOSED CONCRETE WALK/DRIVEWAY
- PROPOSED 6'-HIGH FENCE
- EXISTING WOOD FENCE

NOTES:
1. PARKS & RECREATION COMMISSION'S APPROVAL IS REQUIRED PRIOR TO REMOVAL OF TREES WITHIN THE PUBLIC RIGHT-OF-WAY.
2. EXISTING DRIVE APPROACHES ARE TO BE REMOVED AND REPLACED WITH FULL HEIGHT CURB AND GUTTER PER CITY STANDARDS.

LOT COVERAGES

PARCEL 1		
STRUCTURES:	1,505 SQ. FT.	43.1%
PORCH	100 SQ. FT.	2.9%
DRIVEWAYS:	304 SQ. FT.	8.7%
OPEN SPACE:	1,586 SQ. FT.	45.3%
TOTAL:	3,495 SQ. FT.	100%

PARCEL 2		
STRUCTURES:	1,297 SQ. FT.	28.1%
PORCH	105 SQ. FT.	2.3%
DRIVEWAYS:	1,238 SQ. FT.	26.9%
OPEN SPACE:	1,969 SQ. FT.	42.7%
TOTAL:	4,609 SQ. FT.	100%

PROJECT ADDRESS
334 EAST 16TH STREET
COSTA MESA, CA

AREA
NET AREA: 8,104 SF = 0.19 AC

GROSS AREA: 8,104 SF = 0.19 AC

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6263 AND STATION GPS NO. 6265, BEING SOUTH 46°46'25" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK
O.C.S. BENCHMARK CM-26-27
(ORANGE COUNTY NAVD88 DATUM)
2005 ELEVATION = 95.597 FEET NAVD88

LEGAL DESCRIPTION
LOT 19 OF TRACT NO. 402, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHWESTERLY 60 FEET.

ASSESSOR PARCEL NUMBER
APN: 425-211-16

OWNER/DEVELOPER
334 COSTA MESA PARTNERS, LLC.
20201 SW BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
949.252.1122

ENGINEER
ADAMS · STREETER
CIVIL ENGINEERS, INC.
16 Cayuga Park, Irvine, CA 92606
Ph:949-474-2330 Fax:949-474-0251

PLAN PREPARATION DATE
MARCH 13, 2015

U:\2014\14-1988 334 16TH STREET-MASTERCRAFT\PLANS\ENTITLEMENTS\SITE PLAN\14-1988_SITE PLAN.DWG (03-13-15 9:13:10AM) Plotted by: nick

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

FRONT ELEVATION
SCALE: 1/4"=1'-0"

LEFT ELEVATION
SCALE: 1/4"=1'-0"

REAR ELEVATION
SCALE: 1/4"=1'-0"

Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
(949) 387-9300 Fax (949) 387-7800

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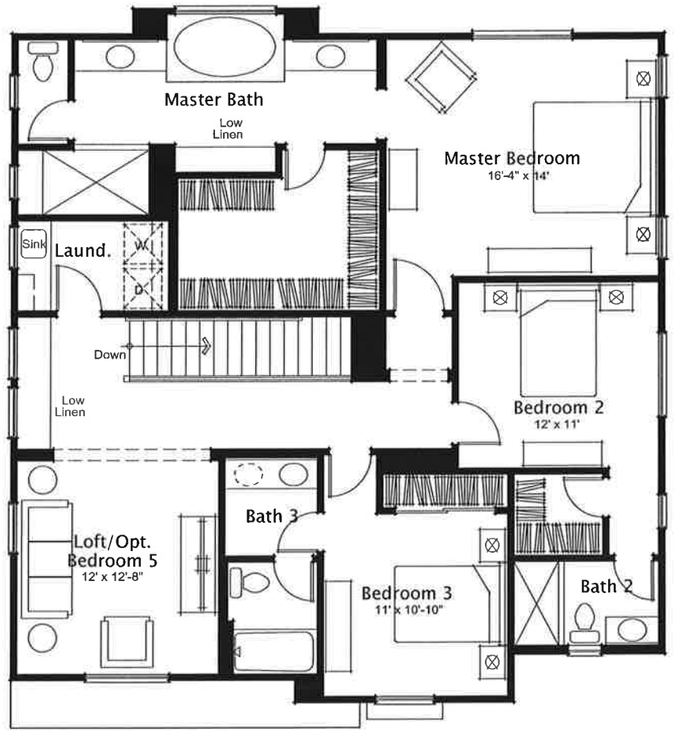
MASTERCRAFT HOMES GROUP

334 East 16th Street

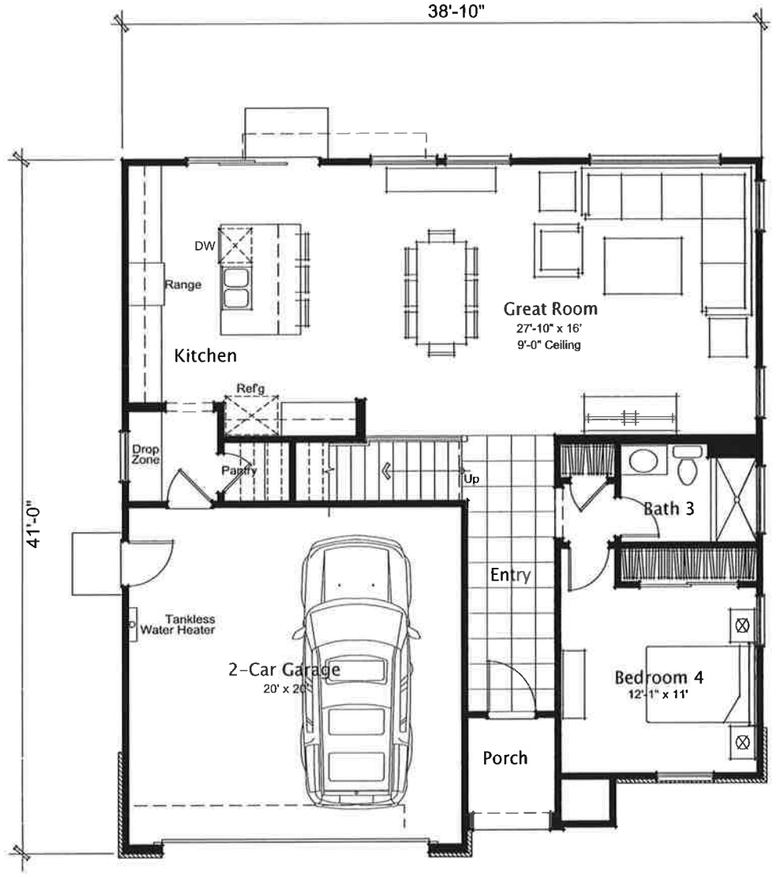
Title
Conceptual Elevations Plan 2

Date
8-26-14
Scale
1/4" = 1'-0"
Revision

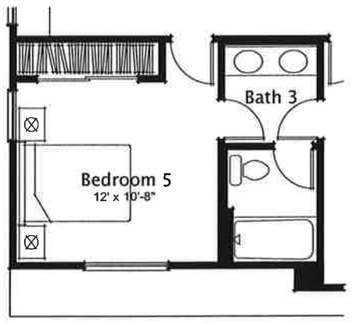
Sheet No.
4



Second Floor Plan



First Floor Plan



Bedroom 5 Option

First Floor	1,074
Second Floor	1,456
Total Living Area =	2,530 sq. ft.
Garage	420
F.A.R. Footprint=	1,494 sq. ft.
Porch	35 sq. ft.

35

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MGA
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MASTERCRAFT HOMES GROUP

334 East 16th Street

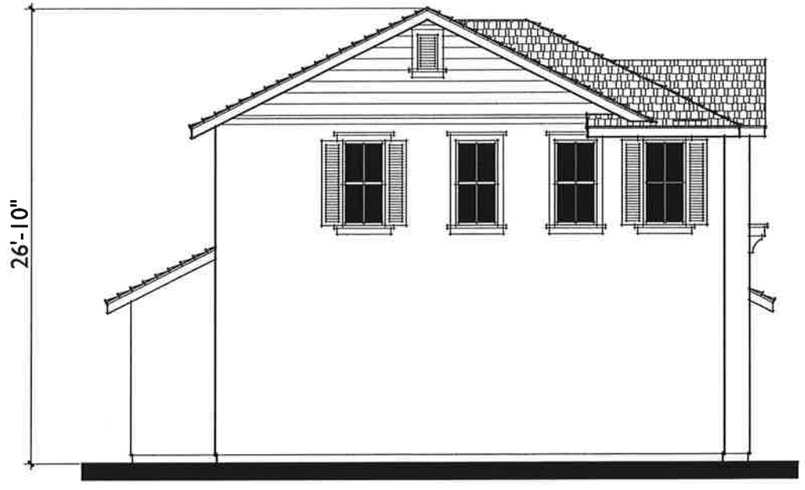
Title
Conceptual
Floor Plan 2
2,530 Sq. Ft.

Date
8-26-14
Scale
1/4" = 1'-0"
Revision
1-7-2015

Sheet No.
3

RIGHT ELEVATION
SCALE: 1/4"=1'-0"

FRONT ELEVATION
SCALE: 1/4"=1'-0"



LEFT ELEVATION
SCALE: 1/4"=1'-0"

REAR ELEVATION
SCALE: 1/4"=1'-0"

36

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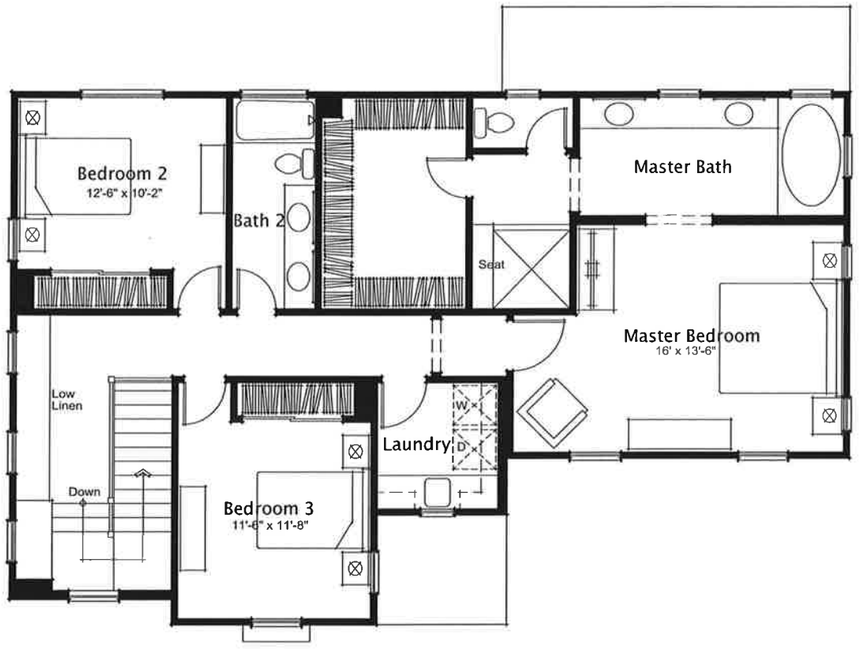
334-1/2 East 16th Street

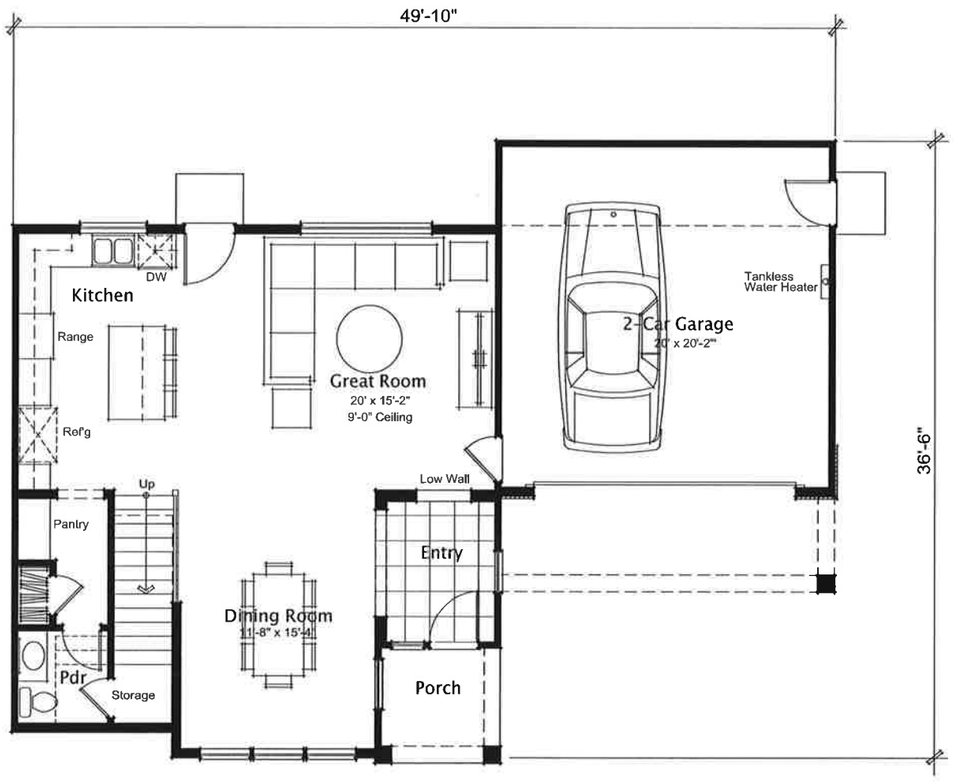
Title
Conceptual Elevations Plan 1

Date
8-26-14
Scale
1/4" = 1'-0"
Revision

Sheet No.
2



Second Floor Plan



First Floor Plan

First Floor	867
Second Floor	1,240
Total Living Area =	2,107 sq. ft.
Garage	429
F.A.R. Footprint=	1,296 sq. ft.
Porch	50 sq. ft.

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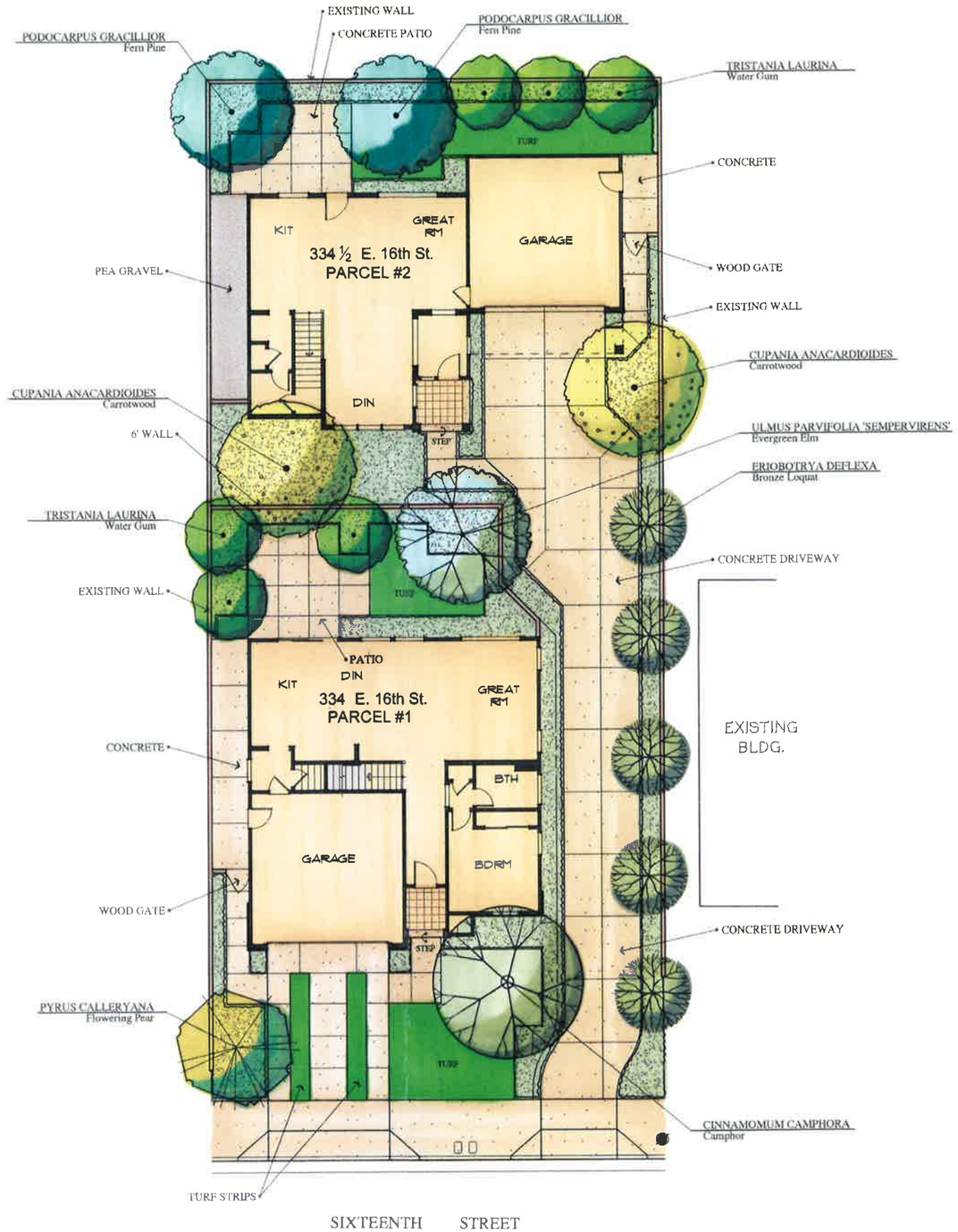
334-1/2 East 16th Street

Title
Conceptual
Floor Plan 1
2,107 Sq. Ft.

Date
8-26-14
Scale
1/4" = 1'-0"
Revision

Sheet No.
1



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PRELIMINARY
LANDSCAPE PLAN

334 EAST 16TH STREET
COSTA MESA, CALIFORNIA

MASTERCRAFT HOMES GROUP, LLC
20201 SW BIRCH STREET, SUITE 100 NEWPORT BEACH, CA 92660 949-252-1122

FRANK RADMACHER ASSOCIATES, INC.
Landscape Architects

NO.	REVISIONS	BY	DATE

SCALE: 1/8" = 1'-0"
DATE: 3/24/15
JOB NO. 2066
DRAWN:
CHECK:

SHEET
L- 1
OF

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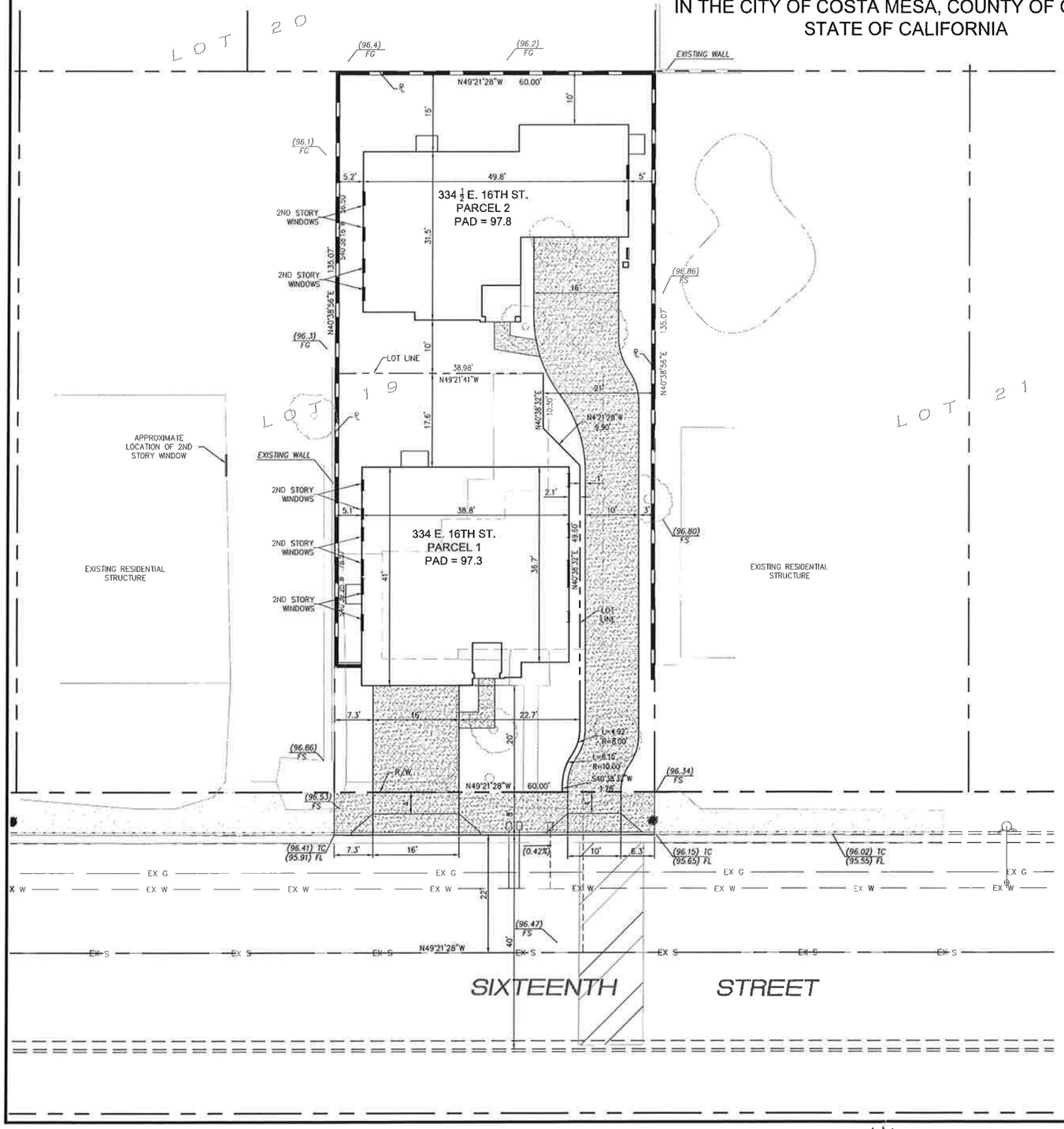
\\Mastercraft-server\shared\Projects\2066 - 334 E. 16th St\Drawings\Landscape\2066 - Preliminary Landscape Plan.dwg, 3/24/2015 11:51:31 AM, 1:1

ATTACHMENT 1:

TENTATIVE PARCEL MAP 2014-144

TENTATIVE PARCEL MAP 2014-144

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



AREA

NET AREA: 8,104 SF = 0.19 AC

GROSS AREA: 8,104 SF = 0.19 AC

GENERAL NOTES

1. EXISTING ZONING: R2
2. PROPOSED ZONING R2
3. PROPOSED LAND USE: FEE SIMPLE
4. AREA IS NOT SUBJECT TO OVERFLOW OR FLOOD HAZARD; ZONE "X", FIRM MAP 06059C0268J, DECEMBER 3, 2009

PARCEL SUMMARY

PARCEL	PARCEL AREA	DESCRIPTION
1	3,495 S.F. = 0.08 AC	TWO 2-STORY HOME WITH ATTACHED 2-CAR GARAGE
2	4,609 S.F. = 0.11 AC	TWO 2-STORY HOME WITH ATTACHED 2-CAR GARAGE

LOT COVERAGES

PARCEL 1		
STRUCTURES:	1,505 SQ. FT.	43.1%
PORCH	100 SQ. FT.	2.9%
DRIVEWAYS:	304 SQ. FT.	8.7%
OPEN SPACE:	1,586 SQ. FT.	45.3%
TOTAL:	3,495 SQ. FT.	100%
PARCEL 2		
STRUCTURES:	1,297 SQ. FT.	28.1%
PORCH	105 SQ. FT.	2.3%
DRIVEWAYS:	1,238 SQ. FT.	26.9%
OPEN SPACE:	1,969 SQ. FT.	42.7%
TOTAL:	4,609 SQ. FT.	100%

LEGEND

- CENTER LINE
- EXISTING P/L
- PROPOSED RIGHT-OF-WAY
- PROPOSED P/L
- EXISTING EASEMENT
- EX S — EXISTING SEWER LINE
- EX W — EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLES
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING CONCRETE WALK
- PROPOSED CONCRETE WALK/DRIVEWAY
- PROPOSED 6'-HIGH FENCE

ABBREVIATION

EX.	EXISTING
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
P/L	PROPERTY LINE
S	SEWER
R/W	RIGHT OF WAY
TC	TOP OF CURB
W	WATER

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

VICINITY MAP
NTS

OWNER/SUBDIVIDER

334 COSTA MESA PARTNERS, LLC
20201 SW BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: RAY DORAME, VP OF OPERATIONS
PHONE: 949.252.1122

PLANS PREPARED BY:

ADAMS • STREETER
CIVIL ENGINEERS, INC.
16 Corporate Park, Irvine, CA 92606
Ph.949-474-2330 Fax.949-474-0251

LEGAL DESCRIPTION

LOT 19 OF TRACT NO. 402, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 19, PAGE 23 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE NORTHWESTERLY 60 FEET.

ASSESSOR PARCEL NUMBER

APN: 425-211-16

BENCHMARK

O.C.S. BENCHMARK CM-26-27
(ORANGE COUNTY NAVD88 DATUM)
2005 ELEVATION = 95.597 FEET NAVD88

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6263 AND STATION GPS NO. 6265, BEING SOUTH 46°46'25" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

PROJECT ADDRESS

334 EAST 16TH STREET COSTA MESA, CA

REVISIONS:

REVISION	DESCRIPTION	DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:

REGISTERED PROFESSIONAL ENGINEER NICHOLAS A. STREETER No. 70862 EXP. 06/30/15 CIVIL STATE OF CALIFORNIA

N. Streeter 3/13/15

NICHOLAS A. STREETER DATE
RCE 70862 EXP. 06/30/15

PLAN PREPARATION DATE
MARCH 13, 2015

J.N. 14-1988

CITY OF COSTA MESA

SHEET 1 OF 1

TENTATIVE PARCEL MAP NO. 2014-144

U:\2014\14-1988 334 16th Street-MasterCraft\Plans\Entitlements\Tentative Parcel Map\14-1988_TPM.dwg