



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 27, 2015

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-15-04 AND VESTING TENTATIVE TRACT MAP NO. VT-17848 FOR A 24-UNIT RESIDENTIAL DEVELOPMENT AT 650 HAMILTON STREET

DATE: APRIL 16, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
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DESCRIPTION

The proposed project involves the following:

1. **Planning Application PA-15-04:** Design review for development of an 24-unit, two-story, residential common interest development (13 dwelling units per acre proposed) with the following deviations from the R2-MD development standards:
 - Administrative adjustment from rear yard setback for two-story buildings (20 feet required; 13 feet proposed). Six of the proposed units require deviation from this development standard.
2. **Vesting Tentative Tract Map T-17848:** The subdivision of the 2-acre property for ownership units in accordance with the common interest development subdivision standards.

APPLICANT

The applicant and property owner is Shea Homes, LP.

RECOMMENDATION

Staff recommends that the Planning Commission:

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

PLANNING APPLICATION SUMMARY

Location: 650 Hamilton Street Application: PA-15-04 and VT-17848

Request: 24 detached 2-story residential common interest development

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>R2-MD, multiple- family residences</u>
General Plan: <u>MDR (Med. Den. Res.)</u>	South: <u>(Across Hamilton St.) I&R, elementary school</u>
Lot Dimensions: <u>292 FT X 297 FT</u>	East: <u>R2-MD, private school</u>
Lot Area: <u>2.05 Acres (89,218 SF)</u>	West: <u>R2-MD, multiple-family residences</u>
Existing Development: <u>Vacant Lot</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
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Lot Size:		
Lot Width	100 FT	300 FT
Lot Area	12,000 SF (.27 Acres)	2.05 Acres (89,218 SF)
Density/Intensity:		
DU's/ Acre (Residential)	1 du/3,630 SF (13 DU's/Acre) Maximum 24 units	1 du/3,717 SF (13 DU's/Acre) Proposed 24 units
Min./Avg. Lot Sizes	3,000 SF Min./3,500 SF Avg.	NA (Condo Units)
Building Coverage (Development Lot)		
Buildings	NA	32,060 SF (36%)
Paving	NA	21,063 SF (24%)
Open Space (Total Site)	35,687 SF (40%)	36,095 SF (40%)
TOTAL	NA	89,218 SF (100%)
Private Open Space	400 SF Min. 15 FT Min. Dim.	400 SF 15 FT Min. Dim.
Building Height	2 Stories/27 FT	2 Stories/27 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Main Buildings	10 FT	10.5 FT
Setbacks		
Front	20 FT	20 FT
Side (left/right)	5 FT/5 FT	10 FT/7 FT
Rear	10 FT (1 Story) 20 FT (2 Story)	13 FT (1)
Rear Yard Lot Coverage	1,535 SF (25% Max.)	1,295 SF (21%)
Parking		
Covered	48	48
Open	48	51
TOTAL	96 Spaces	99 Spaces
Interior garage dimension	20 FT	20 FT
(1) Administrative Adjustment requested for units along the rear property line. NA = Not Applicable or No Requirement		
CEQA Status	15332, In-Fill Development	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The 2.05 acre project site contained a church that has been demolished and is currently vacant. The site is a rectangular-shaped parcel located on the north side of Hamilton Street, east of Pomona Avenue. The property is zoned R2-MD and has a Medium Density Residential (MDR) General Plan land use designation. The site abuts multiple-family residences to the north (including an 11-unit detached residential development currently under construction at 687 Victoria Street) and west, Page Private School to the east, and Rea Elementary School (across Hamilton Street) to the south.

Prior Project Approvals

On September 22, 2014, Planning Commission, on a 4-0 vote (Chair Dickson absent), approved Planning Application PA-14-21 and Tentative Tract Map No. TT-17762 for an 18-unit development proposed by SCEL Properties, LLC. SCEL subsequently sold the property to Shea Homes, the current owner/applicant.

A project summary and site plan for PA-14-21 and TT-17762 are attached to this report for reference.

ANALYSIS

Unit Type Summary

	<i>Plan 1</i>	<i>Plan 2</i>
Unit Size (Not Including Garage)	1,800 Sq. Ft.	2,020 Sq. Ft.
Total No. of Units	11	13
No. Bedrooms and Baths	3 Bed, 2.5 Bath	4 Bed, 2.5 Bath
No. of Stories	2	2
No. of Garage Spaces	2	2
No. of Garage Spaces (Total)	48	
No. of Open Spaces (In Driveway)	1	0-2
No. of Open Spaces (Total)	51	
Total Parking	99 Spaces	

On-Site Parking

As noted in the table above, the proposed development exceeds the Code-required parking by 3 parking spaces (96 parking spaces required; 99 parking spaces provided). No compact parking stalls are proposed. The project would provide 48 garage/covered parking spaces and 51 open parking spaces, for a total of 99 spaces. The open parking spaces located in front of the residential garages vary from 5 feet to 18 feet in depth, as well as being located between the units and in a 10-space uncovered parking area towards the rear of the project. The vehicular circulation has been reviewed and approved by the Transportation Services Division.

Perimeter Walls/Fences

Existing perimeter fences abutting the residential and commercial properties on either side of the development site are required to be replaced with decorative block walls a minimum 7 feet in height. Where walls on adjacent properties already exist, the applicant is required to work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them.

Building Architecture

The proposed architecture consists of concrete tile roofs, brick and stone accents, wood siding and trim, and widow awnings. The proposed colors are dark earthen tones. Projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design.

Open Space

The private yard areas proposed for each unit meets the minimum required for the R2-MD zone (400 square feet, with a minimum dimension of 15 feet required; 400 square feet with a minimum dimension of 15 feet provided). The total open space for the project is 40%, which complies with the 40% minimum required per code.

Site Layout

The site is an interior parcel fronting Hamilton Street. Vehicle access to the site is provided from two drive approached along Hamilton Street. A 25-foot wide private street is a "horseshoe" layout providing vehicular access to all the units, as well as access for emergency and trash pickup vehicles to the entire site.

Setbacks

The proposed project satisfies all required building setbacks along the street frontage and the side yards. The side yard setback is a minimum of 7 feet at Lot 11, which exceeds the minimum 5 feet required by code. The building setback along Hamilton Street is 20 feet, which provides adequate space for specimen trees and a substantial landscape buffer from the public right-of-way.

The applicant is requesting an administrative adjustment from the R2-MD zoning requirements for rear yard setback for second story structures. The Zoning Code requires a minimum 20-foot building setback for two-story structures on the rear; the proposed development will provide approximately 13 feet to 17 feet for the units along the rear of the property.

Vesting Tentative Tract Map

The tentative tract map proposed is for a condominium subdivision with 5 numbered lots to accommodate the units and 6 lettered lots to accommodate the common landscape area and private street. All common areas including the driveway and parking spaces will be commonly used and maintained by a homeowners association.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Despite the requested Administrative Adjustment, the proposed project is in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is Medium Density Residential (13 dwelling units to the acre maximum) which is compatible with the existing zoning (R2-MD).

The following analysis evaluates the proposed project's consistency with specific goals, and objectives of the General Plan, Land Use Element.

- **Goal LU-1:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The project will provide additional ownership housing opportunities. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Objective LU-1A:** *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.*

Consistency: The project is an infill redevelopment project with residential uses. Adequate infrastructure (i.e., roads, emergency, and utility services) is available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1F.5:** *Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the*

development of compatible residential uses within a single project or neighborhood.

Consistency: The project has been designed with appropriate building articulation, setbacks and offsets to ensure that it is compatible with surrounding properties and uses. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of a vacant property. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. As required by a standard condition of approval on the project, perimeter wall treatments will be reviewed to ensure that landscaping is provided to soften the edges of the development and compatibility with the surrounding area. As a result, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: As discussed later in this report, the project is categorically exempt per the provisions of the California Environmental Quality Act (CEQA), which means that the proposed project will not create an adverse impact on the environment. Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. Therefore, the project is consistent with this objective.

Conformance with the Zoning Code

As noted earlier, the proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the R2-MD zone, including lot sizes, building setbacks, open space, and on-site parking.

Justifications for Approval

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 recommends approval of the proposed project, based on an assessment of facts and findings below which are also described in more detail in the draft approval resolution.

Design Review

- *The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development.* The project will

provide a detached ownership infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing is consistent with the City's Residential Design Guidelines.

- The project will provide on-site parking spaces that exceeds current parking standards (96 spaces required; 99 spaces proposed). As noted earlier, the project would provide 48 garage/covered parking spaces and 51 open parking spaces for a total of 99 spaces. The open parking spaces distributed throughout the project to provide convenient parking for future guests within the development. A condition of approval requires that the open parking spaces shall be unassigned and available for visitors.
- The project meets open space requirements in the form of large private yards for each unit. Additionally, park fees in the amount of \$380,016.00 is required to be paid to the City. The landscape setback along Hamilton Street will consist of a combination of 36 to 48-inch box size trees, a bioswale with cobble stones and boulders, and decorative masonry walls with pilasters. The developer will also be required to repair the existing landscape parkway adjacent to the street curb and plant with approved street trees where appropriate, to be maintained by the Homeowner's Association for the project (see below).
- A Homeowner's Association and CC&Rs are required to be created as part of the residential common interest development. The development will be regulated by a private HOA, and the City will have the right to review and comment on any changes to the CC&Rs related to the parking provisions. For example, the CC&Rs shall contain restrictions prohibiting parking in undersized/nonstandard driveways (i.e. the 5-foot deep driveways in front of the garage doors) for the applicable units.

The CC&Rs will contain provisions requiring that the Homeowner's Association submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:

- The two-car garages in the residential community are being used for vehicle parking by the resident(s).
- The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
- The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.
- The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.
- 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 units are less

than 2,700 square feet in size and therefore are not subject to the average side-yard setback requirements for the second floor elevations.

Administrative Adjustment

The Zoning Code defines an administrative adjustment as a discretionary entitlement which permits limited deviation from the strict application of the development standards contained in Code, based on specified findings. An administrative adjustment allows a maximum of 40 percent relief from the rear setback requirement for the second floor (20-foot rear setback required; 13-foot and 17-foot rear setbacks proposed). The requested deviation affects the residences located along the rear (northerly) property line of the development site, as indicated below:

Lot #	Rear Setback at 2 nd Story (20-Foot Min. Req.)
6	13 FT
7	13 FT
8	13 FT
9	13 FT
10	15 FT
11	17 FT

Code Section 13-29(g)(1) requires any of the following findings for administrative adjustments:

1. 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.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. 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.

Staff recommends Planning Commission approval, based on the following discussion and the facts and findings included in the draft resolution. Conditions of approval have been incorporated into the attached draft resolution.

- The requested reduction in rear setback could be justified given the size and unique size and location of the lot. While the property is topographically flat and rectangular in shape, the 2.05-acre size is somewhat unique in that lots located along the north side of Hamilton, between Pomona Avenue and Harbor Boulevard, are typically less than an acre. The lot size provides an in-fill development opportunity for a new single-family detached community with private open spaces.

Additionally, the intent of the second floor setback requirement is to promote appropriate building massing and privacy in context with the neighborhood. In this case, 6 of the proposed 24 residences require a deviation from the setback requirement. These residences are located along the rear property line of the development site, primarily adjacent to the parking areas of neighboring multi-

family residential complexes. There are no direct views from proposed second story windows into the existing neighboring structures.

- The deviation authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated. One of the multiple-family residential properties abutting the project site to the rear (a 12-unit, 2-story development at 667 Victoria Street) contains two-story structures setback closer than the 13-foot to 17-foot setbacks proposed by the project.

Additionally, the 11-unit, two-story development under construction at 687 Victoria Street (abutting the rear of the project site to the north) was approved with an administrative adjustment for rear yard setbacks (20 feet required; 12 feet approved) via Planning Application PA-13-30 and Tentative Tract Map TT-17649 by the Planning Commission on December 9, 2013.

As a result, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity under identical zoning classifications. Additionally, the rear yard lot coverage for this project does not exceed Code requirements (25% maximum rear yard lot coverage allowed; 21% rear yard lot coverage proposed).

- The setbacks of existing neighboring structures were considered. The setbacks of the proposed units to the neighboring structures to the rear are summarized in the table below (distances are approximate):

Lot #	Rear Setback to Adjacent Structure (Approximate)
6	25 FT to 687 Victoria Street (Under Construction)
7	65 FT to 681 Victoria Street
8	58 FT to 675 Victoria Street
9	58 FT to 673 Victoria Street
10	25 FT to 667 Victoria Street
11	27 FT to 667 Victoria Street

- The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The General Plan Land Use designation allows residential development of up to 13 dwelling units/acre on this site; the proposed project is 13 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential common interest developments. Therefore, 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. Additionally, the project will add ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City.

Vesting Tentative Tract Map

- The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code, is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and is consistent with the State Subdivision Map Act. The overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (2 acres total) and the development is in compliance with the City's General Plan and proposed zoning designation. The project also complies with the requirements for inclusion under this exemption because:

- The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as a habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

LEGAL REVIEW

The City Attorney has reviewed the draft ordinance and resolutions and they have been approved as to form by the City Attorney's Office.

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 project will allow development of a 24-unit detached residential development. The project satisfies the required findings and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Draft Planning Commission Resolution and Exhibits (Note: Exhibit B1, Engineering Conditions of Approval, to be provided separately)
 2. Applicant's Project Description
 3. Vicinity and Zoning Map
 4. Site Photos
 5. Project Plans
 6. Project Summary and Site Plan for PA-14-21 and TT-17762 (For Comparison Purposes)

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)

John Thomas
Assistant Community Development Manager
Shea Homes Southern California
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

**ATTACHMENT 1
DRAFT RESOLUTIONS**

**Note: Exhibit B1, Engineering Conditions
Of Approval, To Be Provided Separately**

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-04 AND VESTING TENTATIVE TRACT MAP VT-17848 FOR PROPERTY LOCATED AT 650 HAMILTON STREET

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

WHEREAS, an application was filed by Shea Homes LP, the property owner, requesting approval of the following:

1. **Planning Application PA-15-04:** Design review for development of an 24-unit, two-story, residential common interest development (13 dwelling units per acre proposed) with the following deviations from the R2-MD development standards:
 - Administrative adjustment from rear yard setback for two-story buildings (20 feet required; 13 feet proposed). The administrative adjustment is required for six units.
2. **Vesting Tentative Tract Map T-17848:** The subdivision of the 2-acre property for ownership units in accordance with the common interest development subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 27, 2015 with all persons having the opportunity to speak for and against the proposal;

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

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

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 in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-04 and Vesting Tentative Tract Map 17848.

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-15-04 and Vesting Tentative Tract Map 17848 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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

PASSED AND ADOPTED this 27th day of April, 2015.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

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

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 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 residential windows, and the elevations visible from Hamilton Street will have additional 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 Findings: 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: The proposed development plan and subdivision meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

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

The proposed project is consistent with the following specific goals and objectives of the General Plan Land Use Element.

- **Goal LU-1:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

Consistency: The project will provide additional ownership housing opportunities. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **Objective LU-1A:** *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.*

Consistency: The project is an infill redevelopment project with residential uses. Adequate infrastructure (i.e., roads, emergency, and utility services) is available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1F.5:** *Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential uses within a single project or neighborhood.*

Consistency: The project has been designed with appropriate building articulation, setbacks and offsets to ensure that it is compatible with surrounding properties and uses. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2:** *It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.*

Consistency: The project would allow for the redevelopment of a vacant property. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. As required by a standard condition of approval on the project, perimeter wall treatments will be reviewed to ensure that landscaping is provided to soften the edges of the development and compatibility with the surrounding area. As a result, the proposed project is supportive of this General Plan goal.

- **Objective LU-2A:** *Encourage new development and redevelopment to*

improve and maintain the quality of the environment.

Consistency: As discussed later in this report, the project is categorically exempt per the provisions of the California Environmental Quality Act (CEQA), which means that the proposed project will not create an adverse impact on the environment. Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. Therefore, the project is consistent with this objective.

- B. The proposed vesting tentative tract map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

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

Facts in Support of Findings: The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project provides sufficient easements as a condominium developments, and encourages increased private market investment in declining or deteriorating neighborhoods.

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

Facts in Support of Findings: The project density is 13 units per acre, which complies with the allowable density standards and is consistent with the Objectives of the General Plan and the site's Medium Density Residential land use designation that allows up to 13 units per acre.

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

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

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

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

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

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

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

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

- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Finding: Because of special circumstances applicable to the property, the strict application of development standards deprives such property or privileges enjoyed by others in the vicinity under identical zoning classifications.

- **Facts in Support of Findings:** The requested reduction in rear setback is considered minor given the size and location of the lot. While the property is topographically flat and rectangular in shape, the 2.05-acre size is somewhat unique in that lots located along the north side of Hamilton, between Pomona Avenue and Harbor Boulevard, are typically less than an acre. The lot size provides an in-fill development opportunity for a new single-family detached community with private open spaces.

Additionally, the intent of the second floor setback requirement is to promote appropriate building massing and privacy in context with the neighborhood. In this case, 6 of the proposed 24 residences require a deviation from the setback requirement. These residences are located along the rear property line of the development site, primarily adjacent to the parking areas of neighboring multi-family residential complexes. There are no direct views from proposed second story windows into the existing neighboring structures.

Finding: 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 limitations upon other properties in the vicinity and zone in which the property is situated.

- **Facts in Support of Findings:** The deviation authorized does not constitute a grant of special privileges inconsistent with the limitations upon other

properties in the vicinity and zone in which the property is situated. One of the multiple-family residential properties abutting the project site to the rear (a 12-unit, 2-story development at 667 Victoria Street) contains two-story structures setback closer than the 13-foot to 17-foot setbacks proposed by the project.

Additionally, the 11-unit, two-story development under construction at 687 Victoria Street (abutting the rear of the project site to the north) was approved with an administrative adjustment for rear yard setbacks (20 feet required; 12 feet approved) via Planning Application PA-13-30 and Tentative Tract Map TT-17649 by the Planning Commission on December 9, 2013.

As a result, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity under identical zoning classifications. Additionally, the rear yard lot coverage for this project does not exceed Code requirements (25% maximum rear yard lot coverage allowed; 21% rear yard lot coverage proposed).

The setbacks of existing neighboring structures were considered. The setbacks of the proposed units to the neighboring structures to the rear are summarized in the table below (distances are approximate):

Lot #	Rear Setback to Adjacent Structure (Approximate)
6	25 FT to 687 Victoria Street (Under Construction)
7	65 FT to 681 Victoria Street
8	58 FT to 675 Victoria Street
9	58 FT to 673 Victoria Street
10	25 FT to 667 Victoria Street
11	27 FT to 667 Victoria Street

Finding: 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.

- **Facts in Support of Findings:** The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity. The General Plan Land Use designation allows residential development of up to 13 dwelling units/acre on this site; the proposed project is 13 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential common interest developments. Therefore, 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. Additionally, the project will add ownership housing to the City's housing stock. This is consistent with Land Use Element Policy LU-1A.4 to strongly encourage the development of ownership housing to improve the imbalance between renter- and owner-occupied housing in the City.

D. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less

than five acres (2.05 acres total) and the development is in compliance with the City's General Plan and zoning designation. The project also complies with the requirements for inclusion under this exemption because:

- The project is consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
 - The project site has no value as a habitat for endangered, rare, or threatened species.
 - Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
 - The site can be adequately served by all required utilities and public services.
- 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. The expiration of Planning Application PA-15-04 shall coincide with the expiration of the approval of the Vesting Tentative Tract Map 17848 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-15-04 and Vesting Tentative Tract Map 17848 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. The Tentative Tract Map shall be processed as a condominium map consistent with Section 13-41 of the Zoning Code.
 4. A decorative 7-foot high perimeter block wall shall be constructed around the perimeter of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
 5. The interior fences or walls between the homes shall be a minimum of six feet in height.
 6. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
 7. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 9. Elevations visible from Hamilton Street shall have additional exterior elevation treatments as recommended in the City's Residential Design Guidelines.
 10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
 11. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include

construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

12. The subject property's ultimate finished grade level may not be filled/raised in excess of 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.
13. 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.
14. 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.
15. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
 - a. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations.
 - b. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.
 - c. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice as an exhibit.
 - d. The CC&Rs shall contain a notice that all open parking spaces shall

- be unassigned and available for visitors.
- e. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
 - f. The CC&Rs shall contain restrictions prohibiting parking in the undersized/non-standard driveways (i.e., 5-foot deep driveways in front of the garage doors) for the applicable units.
 - g. The CC&Rs shall contain provisions requiring that the Homeowner's Association submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
 - The two-car garages in the residential community are being used for vehicle parking by the resident(s).
 - The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
 - The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.
 - The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.

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

16. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.
17. Prior to issuance of building permits, the applicant shall provide proof of recordation of Vesting Tract Map 17848.
18. 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.
19. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.
20. 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. 21. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).
22. 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.

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 the subdivision application is filed with the City.
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.
- Bldg. 14. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2 and 5.303.2
15. Submit precise grading plans, an erosion control plan, and a hydrology study.
16. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the soils report shall address how existing or new slopes will be maintained to avoid erosion or future failure.
17. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3.
18. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3.
19. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or noncombustible material if they project into the 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).

- Trans. 20. Construct all proposed driveway approaches to comply with city standards.
- 21. Close unused drive approaches, or portion of, with full height curb and gutter that comply with city standards.
- Fire 22. Provide one (1) Class A fire hydrant at the direction of the Fire Department.
- 23. A Fire Master Plan shall be approved by the CMFD prior to final building submittal
- Street Trees 24. Plant nine (9) 24-inch box Tabebuia Avellaneda in the City Parkway.

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.
- 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.
- Water 8. 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 9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.
- State 10. 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-15-04 AND VESTING TENTATIVE TRACT MAP TT-17848 FOR PROPERTY LOCATED AT 650 HAMILTON STREET

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

WHEREAS, an application was filed by Shea Homes LP, the property owner, requesting approval of the following:

1. **Planning Application PA-15-04:** Design review for development of an 24-unit, two-story, residential common interest development (13 dwelling units per acre proposed) with the following deviations from the R2-MD development standards:
 - Administrative adjustment from rear yard setback for two-story buildings (20 feet required; 13 feet proposed). The administrative adjustment is required for six units.
2. **Vesting Tentative Tract Map T-17848:** The subdivision of the 2-acre property for ownership units in accordance with the common interest development subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 27, 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-15-04 and Vesting Tentative Tract Map TT-17848.

PASSED AND ADOPTED this 27th day of April, 2015.

Robert L. Dickson Jr., Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

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

- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
 - 1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
 - 2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
 - 3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

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

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

- E. The Costa Mesa Planning Commission has denied Planning Application PA-15-04 and Vesting Tentative Tract Map TT-17848. 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
APPLICANT'S PROJECT DESCRIPTION**

SheaHomes

Caring since 1881

February 3, 2015

Mel Lee
Principal Planner
CC: Claire Flynn
Assistant Director of Development Services
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: 650 Hamilton Street, Design Review and Tentative Tract Map (For Condominium Purposes)
Application with Administrative Adjustment.

Dear Mel Lee,

Shea Homes is pleased to submit for your consideration this Design Review and Vesting Tentative Tract Map Application for our proposed project located at 650 Hamilton Street. As proposed the project involves the development of a 24-unit single family project on a 2.04 acre site bounded by Hamilton Street Avenue.

DESCRIPTION

1. Design Review to construct a 24-unit, two-story, detached residential condominium project.
2. Administrative Adjustment from rear property line setback (20' required, 13' to 16'9" in areas where the setback is less than 20'.
3. Tentative Tract Map for the subdivision of the property for ownership units in accordance with the common interest development subdivision standards.

APPLICANT

The applicant and property owner is Shea Homes, LP.

SUBJECT PROPERTY

Zone: R2-MD
General Plan: MDR
Lot Area: 2.04 Acres (89,218SF)
Existing Development: Vacant Lot

1250 Corona Pointe Court
Suite 600
Corona, CA 92879

951.739.9700 T
951.738.1758 F

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*Shea Homes Limited Partnership &
Shea Homes Marketing Company*
Independent member of the Shea family of companies

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
DU's/Acre (Residential)	12 DU's/Acre	DU's/Acre
Open Space (Total Site)	40%	40.5%
Setbacks to Property Line		
Front	20 FT (Buildings) 10 FT (Landscaping)	20 FT 10 FT
Side	5 FT/5 FT	7.5'
Rear	20 FT	13' to 24.9'
Parking		
Covered	48	48
Driveway/Open	48	17 Driveway/34 Open= 51
TOTAL	96	99

BACKGROUND

Project Site

The 2.04 acre project site contained a church that has since been demolished and is currently vacant. The project is located at the north side of Hamilton Street, east of Pomona Avenue. The property is located in a R2-MD zone and has a Medium Density Residential General Plan land use designation. This site abuts multiple-family residences to the north and west, a private school to the east (Page Private School), and an elementary school across Hamilton Street (Rea Elementary School).

ANALYSIS

Project Description

Shea Homes is proposing to construct 24 single family detached condominium units. Each floor plan will have three different types of elevations. There will be a variety of colors, multiple stone and brick options for the masonry, and there will be two concrete roof tile color options. The total parking count is 99 spaces with 48 being garage parking, 17 being driveway parking, and the remaining 31 as open spaces that are throughout the project. The number of parking spaces that we are providing exceeds the required amount of spots that we are required to have. We are required to have 96 parking spaces, and we are providing 99 parking spaces. There will be two common entrances off of Hamilton Street that will allow for vehicular access to all of the units, including access for emergency and trash pickup vehicles.

SheaHomes

Caring since 1881

The unit types are summarized in the following table:

	Plan 1	Plan 2
Unit Size (Excluding Garage)	1800 SF	2020 SF
Total Number of Units	11	13
Number of Beds & Baths	3 Bed, 2.5 Bath	4 Bed, 2.5 Bath
Number of Stories	2	2
Number of Garage Spaces	2	2
Number of Open Spaces (Driveway)	1	2

Administrative Adjustment Request for Setbacks

The proposed project satisfies all required building setbacks along the street frontage and the side yards. However, we are requesting an administrative adjustment from the R2-MD zoning requirements for the rear yard setbacks. The zoning code requires a minimum 20-foot building setback for two-story structures. The rear setbacks we have on the perimeter units range from 10' to 24.9', with each perimeter unit at least having a portion of their rear setback being at least 20'. We feel this architectural look is aesthetically pleasing. Even with the reduced setbacks the units will still have a yard with ample space.

The rear property line setbacks we are proposing are also better than the previously approved setbacks that SCEL Properties, LLC had, which were 12' and 15'.

Also, this administrative adjustment request would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is located. One of the multi-family residential properties abutting the project site to the rear contains two-story structures setback closer than the setbacks we are proposing.

Open Space

The common interest development standards require a minimum 40 percent of open space. We are proposing 40.5% open space, which exceeds the minimum required.

Tentative Tract Map

The tentative tract map proposed is for a condominium subdivision with 24 units, 5 numbered lots, and 6 lettered lots to accommodate the common area landscape and private street. The parking spaces are included in the common area that will be commonly used and maintained by the homeowners association.

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Suite 600
Corona, CA 92879

951.739.9700 T
951.738.1758 F

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SheaHomes

Caring since 1881

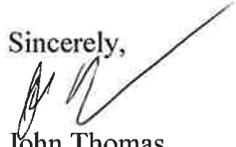
CONCLUSION

The General Plan density allows 24 units on the site, and that is what we are proposing. Even though the project was previously entitled for 18 two story units by SCEL Properties, LLC. Shea Homes is proposing 24 homes offering better compatibility with surrounding neighborhoods and a price point within the reach of more home buyers while remaining within the allowed density. Additionally, the prior owner had no immediate plans to develop this parcel, while Shea Homes plan to develop it immediately, changing the neighborhood for the better, instantly.

After receiving staff feedback we plan on having a community outreach shortly to assure the neighbors are aware of what we are proposing.

Thank you for your assistance and please do not hesitate to contact me if you need any additional information.

Sincerely,



John Thomas

Assistant Community Development Manager

1250 Corona Pointe Court
Suite 600
Corona, CA 92879

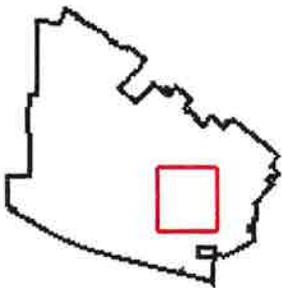
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951.738.1758 F

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**ATTACHMENT 3
VICINITY AND ZONING MAP**

Overview Map



Legend

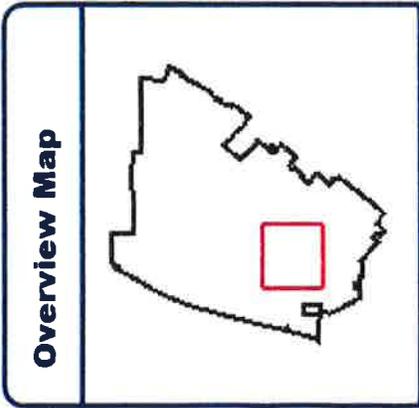
- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho -level 2010
- Ortho -level 2008
- Ortho -level 2006
- Ortho Photography

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Map Display



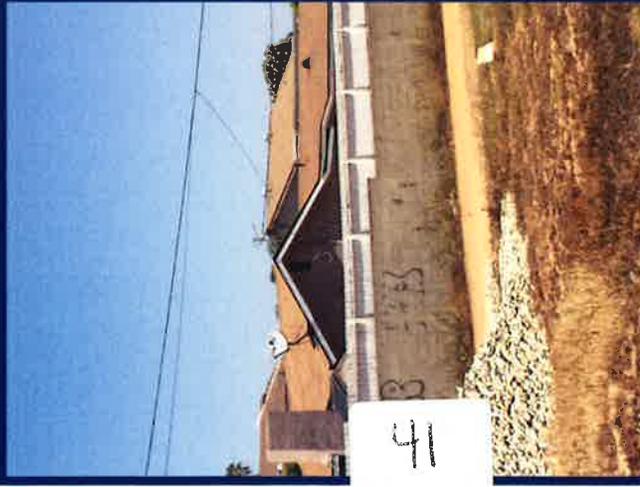
(C) 2002-4 www.GeoPrism.NET



Legend

Hydrology	Water Ways	Zoning
Channels		AP
		C1
		C1-S
		C2
		CL
		I&R
		I&R-S
		I&R-MG
		I&R-MP (cont)
Street Names		
Parcel Lines		
City Boundary		

**ATTACHMENT 4
SITE PHOTOS**



PROJECT SITE PHOTOS FROM WEST (LEFT) TO EAST (RIGHT) FROM HAMILTON – NOTE THAT THE DEVELOPMENTS AT 687 VICTORIA (UNDER CONSTRUCTION TO LEFT) AND 667 VICTORIA (EXISTING TO RIGHT) HAVE REAR YARD SETBACKS LESS THAN THE 20' MINIMUM FOR TWO STORIES

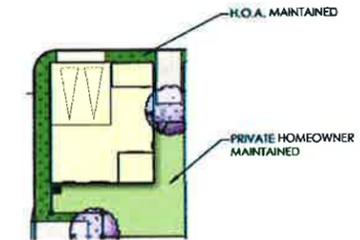
**ATTACHMENT 5
PROJECT PLANS**



CONSTRUCTION LEGEND:

- ① INTERLOCKING PAVERS SET IN 12" CONCRETE BAND IN STREET
- ② PROJECT MONUMENTATION WITH SIGNAGE
- ③ EXISTING SIDEWALK, PROTECT IN PLACE
- ④ CATCH BASIN LOCATION
- ⑤ BIOSWALE WITH COBBLE/BOULDERS IN CHANNEL
- ⑥ 5-6' HIGH MASONRY WALL
- ⑦ 6' HIGH MASONRY PILASTER
- ⑧ OFF-STREET PARKING SPACE WITH INTERLOCKING PAVERS (TYPICAL)

MAINTENANCE RESPONSIBILITY:



PLANTING LEGEND:

PROPOSED TREES:

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
ACCENT TREE MAGNOLIA 'LITTLE GEM'	LITTLE GEM MAGNOLIA	48" BOX [MULTI]	5
BIOSWALE TREE PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36" BOX	8
INTERIOR STREET TREE ELAECARPUS DECIPENS	JAPANESE BLUEBERRY TREE	24" BOX	9
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	12
STREET TREE TABEBUIA AVELLANEDAE	PINK TRUMPET TREE	24" BOX	9

PROPOSED SHRUBS/GROUNDCOVER:

AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE
CARISSA MACROCARPA 'TUTTLE'	DWARF NATAL PLUM
COTONEASTER SPP.	COTONEASTER
HEMEROCALLIS HYB.	YELLOW/ORANGE DAYLILIES
JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER
LANTANA MONTEVIDENSIS	LAVENDER LANTANA
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA
ELCISTRUM JAP. 'TEXANUM'	JAPANESE PRIVET
MAHONIA AQUAFOLIUM	OREGON GRAPE
MYOPORUM PARV. 'PROSTRATUM'	DWARF MYOPORUM
PHORMIUM TENAX 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX
PHOTINIA FRASERI	FRASER'S PHOTINIA
RHAPHIOLEPIS INDICA 'CLARA'	WHITE INDIA HAWTHORN
ROSMARINUS OFF. 'PROSTRATA'	PROSTRATE ROSEMARY
STRELITZIA REGINAE	BIRD OF PARADISE

BIOSWALE PLANTING:

CAREX SPP.	SEDGE
DIANELLA 'CLARITY BLUE'	CLARITY BLUE FLAX LILY
LEYMUS TRICOIDES	CREeping WILD RYE
MISCANTHUS 'YAKU JIMA'	DWARF MAIDEN GRASS
PENNISETUM 'HANELUM'	RED FOUNTAIN GRASS

PRIVATE HOMEOWNER AREA:
TO BE MAINTAINED BY HOMEOWNER



BIOSWALE WITH COBBLE AND BOULDERS



INTERLOCKING PAVERS AT ENTRIES AND OFF-STREET PARKING



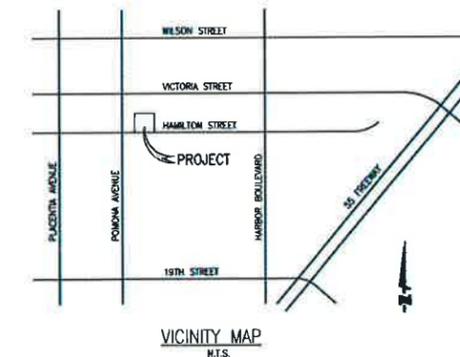
PROJECT MONUMENTATION AT ENTRIES



MASONRY WALLS AND PILASTERS

HAMILTON - CONCEPTUAL LANDSCAPE PLAN

COSTA MESA, CALIFORNIA



VICINITY MAP
N.T.S.



DATE: 2-24-15



OPEN SPACE AREA LEGEND & CALCULATIONS:

- OPEN SPACE – COMMON AREA: 33,073 SF
 - OPEN SPACE – REAR PATIO: 1,560 SF
 - OPEN SPACE – FRONT PORCH: 1,462 SF
- TOTAL OPEN SPACE – 36,095 SF
- SITE AREA: 89,218 SF
- OPEN SPACE COVERAGE W/ REAR PATIO & FRONT PORCH: 40.5%

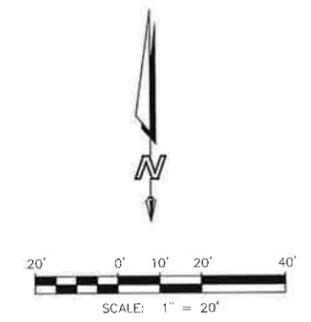
PARKING CALCULATION:

PRODUCT: 2 STORY SFD (45' X 55' LOTS)
 11 UNITS – 3 BEDROOM
 13 UNITS – 4 BEDROOM

AREA: 2.04 AC
 YIELD: 24 DU
 DENSITY: 11.8 DU/AC

REQUIRED PARKING
 3 BDR: 44 (4 SPACES/UNIT)
 4 BDR: 52 (4 SPACES/UNIT)
 TOTAL: 96

PROVIDED PARKING
 GARAGE: 48 (2 SPACES/UNIT)
 DRIVEWAY: 17
 OPEN: 34
 TOTAL: 99 (4 SPACES/UNIT)



NO.	DATE	REVISIONS	APP'D

44

HAMILTON - OPEN SPACE STUDY

COSTA MESA, CALIFORNIA



APPLICANT:
SheaHomes
 SOUTHERN CALIFORNIA DIVISION
 1250 CORONA POINTE COURT
 SUITE 600
 CORONA, CA 92629
 (714) (951) 730-0700 FAX: (951) 738-1758

PREPARED BY:
FUSCOE
 ENGINEERING
 16795 Van Korman, Suite 100
 Irvine, California 92606
 tel 949.474.1960 fax 949.474.5315
 www.fuscoe.com



Project Summary

Site Area: 2.4 acres
 Total Yield: 24 du
 Density: 11.8 du/ac

**Trash Bins: 3/unit
 Total = 72 bins**

Legend

- ■ ■ ■ ■ ■ ■ ■ ■ ■ Trash Cans
- ← Truck Direction



45

HAMILTON STREET - COSTA MESA

Shea Homes

1250 Corona Pointe Court
 Corona, California 92879
 951.739.9700

TRASH DAY EXHIBIT

COSTA MESA, CA

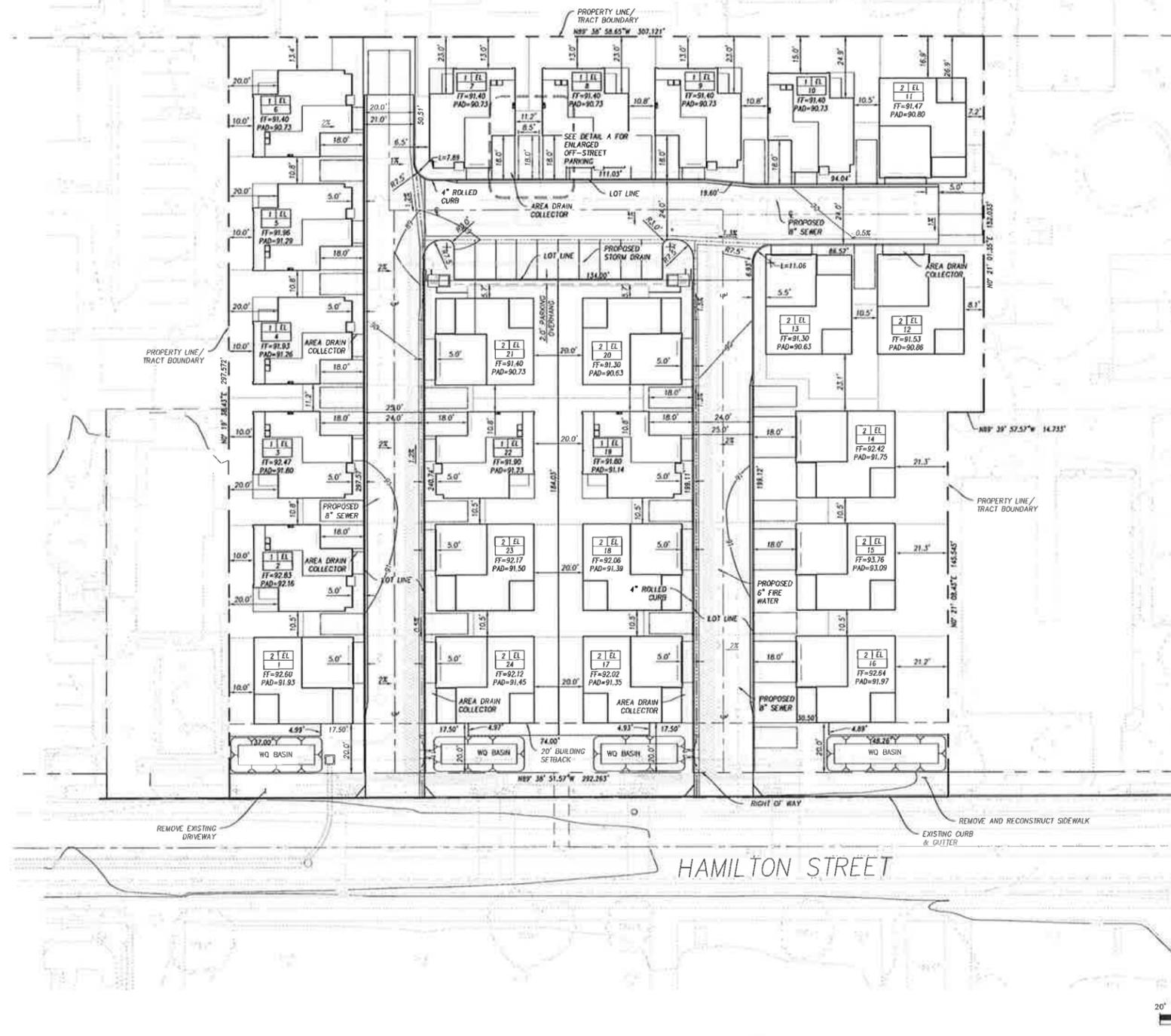
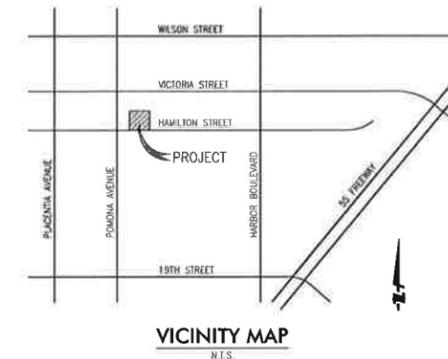
KTGY # 2014-0891

02FEBRUARY2015

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 ktgy.com



MASTER SITE PLAN



LEGEND OF ABBREVIATIONS AND SYMBOLS:

EX	EXISTING	(X)	LOT #/LETTER
PROP	PROPOSED	---	R/W / LOT BOUNDARY
TYP	TYPICAL	---	EXISTING EASEMENT
EG	EXISTING GRADE	---	PROPOSED EASEMENT
PAD	PAD ELEVATION	---	PROPOSED BUILDING FOOTPRINT
DWY	DRIVEWAY	---	STREET CENTER LINE
R	PROPERTY LINE	---	LOT LINE
CL	CENTER LINE	---	PROPOSED SIDEWALK
PIP	PROTECT IN PLACE	---	ASPHALT PAVEMENT
SF	SQUARE FEET	---	OFF STREET PARKING
AC	ACRE	---	ENHANCED PAWING
LL	LOT LINE	---	MODULAR WETLAND SYSTEM
PUE	PUBLIC UTILITY EASEMENT		
WQ	WATER QUALITY		

NOTE:
BUILDING DIMENSIONS TO PROPOSED DRIVES ARE TO FACE OF CURB.

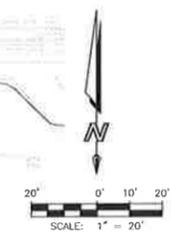
PARKING SUMMARY:

PRODUCT: 2 STORY SFD (45' X 55' LOTS)
 11 UNITS - 3 BEDROOM
 13 UNITS - 4 BEDROOM

AREA: 2.05 AC
 YIELD: 24 DU
 DENSITY: 11.7 DU/AC

REQUIRED PARKING
 3 BDR: 44 (4 SPACES/UNIT)
 4 BDR: 52 (4 SPACES/UNIT)
 TOTAL: 96

PROVIDED PARKING
 GARAGE: 48 (2 SPACES/UNIT)
 DRIVEWAY: 17
 OPEN: 34
 TOTAL: 99 (4 SPACES/UNIT)



40

REVISIONS

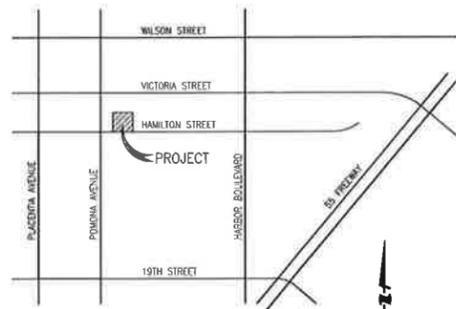
VESTING TENTATIVE TRACT MAP 17848
 650 HAMILTON
 COSTA MESA, CALIFORNIA

OWNER/SUBDIVIDER:
Shea Homes
 SOUTHERN CALIFORNIA DIVISION
 1250 CORONA POINTE COURT
 SUITE 600
 CORONA, CA 92719
 PH: (951) 738-9700 FAX: (951) 738-1758

ENGINEER:
FUSCOE
 16795 Von Karman, Suite 100
 Irvine, California 92616
 Tel 949.474.1950 Fax 949.474.5315
 www.fuscoecorp.com

DATE: 3/23/2015
 SCALE: AS SHOWN
 SHEET #: 1 of 3

VESTING TENTATIVE TRACT MAP NO. 17848 FOR CONDOMINIUM PURPOSES CITY OF COSTA MESA COUNTY OF ORANGE, STATE OF CALIFORNIA



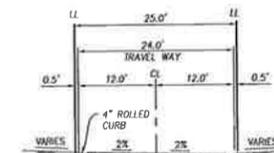
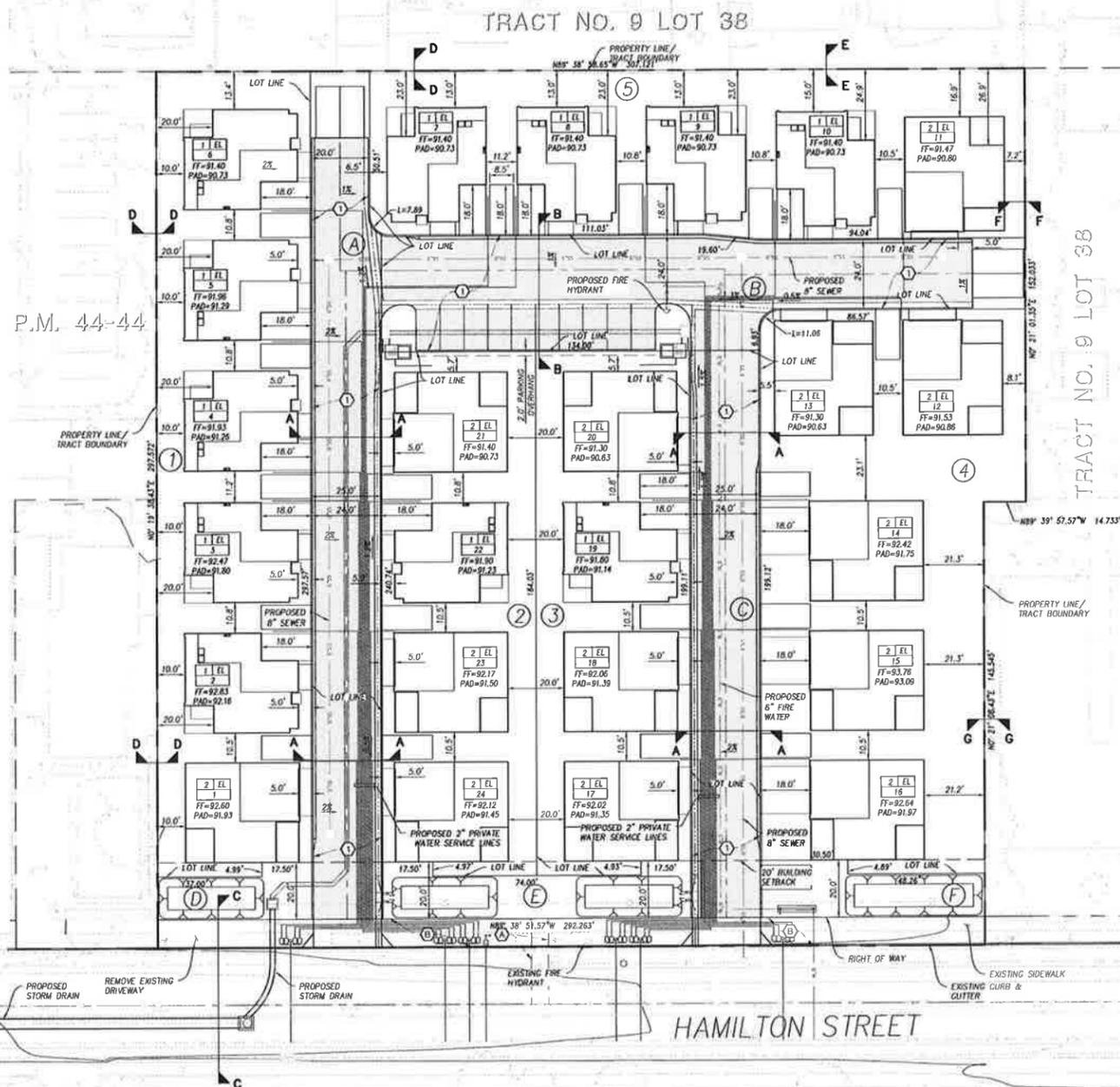
VICINITY MAP
N.T.S.

**LEGEND OF ABBREVIATIONS
AND SYMBOLS:**

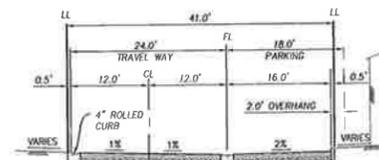
EX	EXISTING	(X)	LOT #/LETTER
PROP	PROPOSED	---	R/W / LOT BOUNDARY
TYP	TYPICAL	---	EXISTING EASEMENT
EG	EXISTING GRADE	---	PROPOSED EASEMENT
PAD	PAD ELEVATION	---	PROPOSED BUILDING FOOTPRINT
DRY	DRIVEWAY	---	STREET CENTER LINE
ℓ	PROPERTY LINE	---	LOT LINE
ℓ	CENTER LINE	---	PROPOSED SIDEWALK
PIP	PROTECT IN PLACE	---	ASPHALT PAVEMENT
SF	SQUARE FEET	---	OFF STREET PARKING
AC	ACRE	---	ENHANCED PAVING
LL	LOT LINE	---	PLAN TYPE
PUE	PUBLIC UTILITY EASEMENT	---	ELEVATION TYPE
WO	WATER QUALITY	---	HOME NUMBER

NOTES

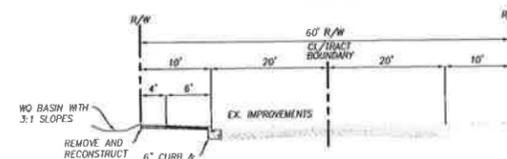
- PROJECT IS LOCATED WITHIN THE NEWPORT-MESA UNIFIED SCHOOL DISTRICT.
- PAD ELEVATIONS SHOWN ARE PRELIMINARY.
- ACCESS TO THE SITE IS VIA HAMILTON DRIVES ARE PRIVATE.
- EXISTING ZONING: R2-HD
- PROPOSED ZONING: R2-HD
- PROPOSED LAND USE: SINGLE FAMILY/CONDOMINIUM
- ADJACENT LAND USE: RESIDENTIAL SCHOOL
- NORTH: RESIDENTIAL SCHOOL
- EAST: SCHOOL
- WEST: RESIDENTIAL
- NUMBER OF UNITS: 24 DU
24 DU = 11.71 DU/AC



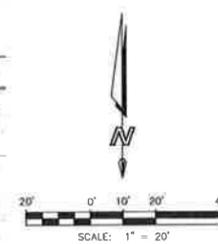
SECTION 'A-A'
PRIVATE DRIVE
1"=10'



SECTION 'B-B'
PRIVATE DRIVE
NOT TO SCALE



HAMILTON SECTION 'C-C'
PUBLIC STREET
NOT TO SCALE



ESTIMATED EARTHWORK QUANTITIES

RAW CUT:	370 CY
RAW FILL:	8,340 CY
RAW NET:	8,970 CY (FILL)

LOT SUMMARY

LOT	AREA	DESCRIPTION
1	15,312 SQ. FT. 0.35 AC	CONDOMINIUM HOMES
2	9,842 SQ. FT. 0.23 AC	CONDOMINIUM HOMES
3	9,843 SQ. FT. 0.23 AC	CONDOMINIUM HOMES
4	16,439 SQ. FT. 0.38 AC	CONDOMINIUM HOMES
5	13,505 SQ. FT. 0.31 AC	CONDOMINIUM HOMES
A	7,219 SQ. FT. 0.17 AC	PRIVATE STREET
B	7,823 SQ. FT. 0.18 AC	PRIVATE STREET
C	4,977 SQ. FT. 0.11 AC	PRIVATE STREET
D	905 SQ. FT. 0.02 AC	LANDSCAPE LOT
E	1,814 SQ. FT. 0.04 AC	LANDSCAPE LOT
F	1,339 SQ. FT. 0.03 AC	LANDSCAPE LOT
TOTAL	89,218 SQ. FT. 2.05 AC	

EXISTING EASEMENT NOTES

- (A) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED AUGUST 31, 1955 AS INSTRUMENT NO. 107543 IN BOOK 3195 PAGE 145 OF OFFICIAL RECORDS
- IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, IT SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN
- A DOCUMENT ENTITLED "PARTIAL OUITCLAIM EASEMENT" RECORDED JUNE 18, 2014 AS INSTRUMENT NO. 2014000240250 OF OFFICIAL RECORDS.
- (B) RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN HAMILTON STREET.

PROPOSED EASEMENT NOTES

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

BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS 6207R1 AND STATION GPS G203R2 BEING NORTH 89°38'44" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

LEGAL DESCRIPTION

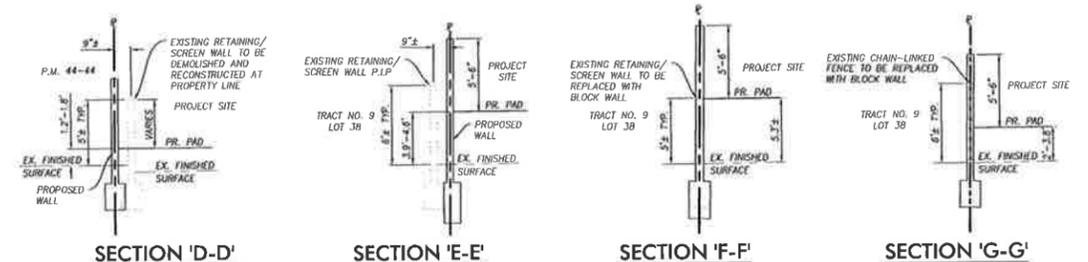
APN: 422-211-29
A PORTION OF SOUTH HALF OF LOT 38 TRACT NO. 9, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 9 PAGE 9 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDED OF SAID COUNTY.

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN "ZONE X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER 06059C02673, DATED DECEMBER 3, 2009

LAND AREA

89,218 S.F. OR 2.05 ACRES +/- FOR BUILDING LOTS, PRIVATE STREETS, LANDSCAPING, UTILITIES, PEDESTRIAN AND EMERGENCY ACCESS



SECTION 'D-D' NOT TO SCALE
SECTION 'E-E' NOT TO SCALE
SECTION 'F-F' NOT TO SCALE
SECTION 'G-G' NOT TO SCALE

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REVISIONS

NO.	DATE	DESCRIPTION

BENCH MARK

DESCRIBED BY OCS 2001 - FOUND 3" OCS ALUMINUM BENCHMARK DISK STAMPED "04-55-92" SET IN THE NORTHWEST CORNER OF A 10FT. BY 5FT. CONCRETE CATCH BASIN MONUMENT IS LOCATED ALONG THE SOUTH SIDE OF VICTORIA STREET, BETWEEN MAPLE STREET TO THE EAST AND MEYER PLACE TO THE WEST, 38FT. SOUTHERLY OF THE CENTERLINE OF VICTORIA STREET. MONUMENT IS SET LEVEL WITH SIDEWALK. ELEV. 85.06' (NAVD 88)

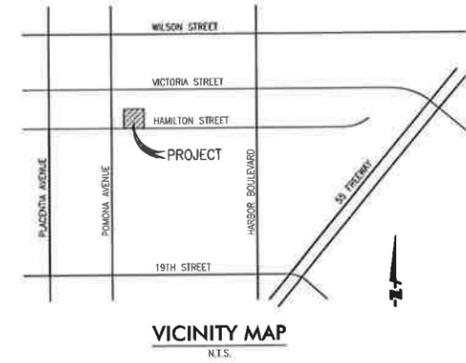
VESTING TENTATIVE TRACT MAP 17848
650 HAMILTON
COSTA MESA, CALIFORNIA

OWNER/SUBDIVIDER:
Shea Homes
SOUTHERN CALIFORNIA DIVISION
1280 CORONA POINTE COURT
SUITE 600
CORONA, CA 92729
PH: (951) 738-9700 FAX: (951) 738-1758

ENGINEER:
FUSCOE
16795 Van Korman, Suite 100
Irvine, California 92618
tel 949.474.1980 • fax 949.474.5315
www.fuscoe.com

DATE: 3/23/2015
SCALE: AS SHOWN
SHEET #: 1 of 1

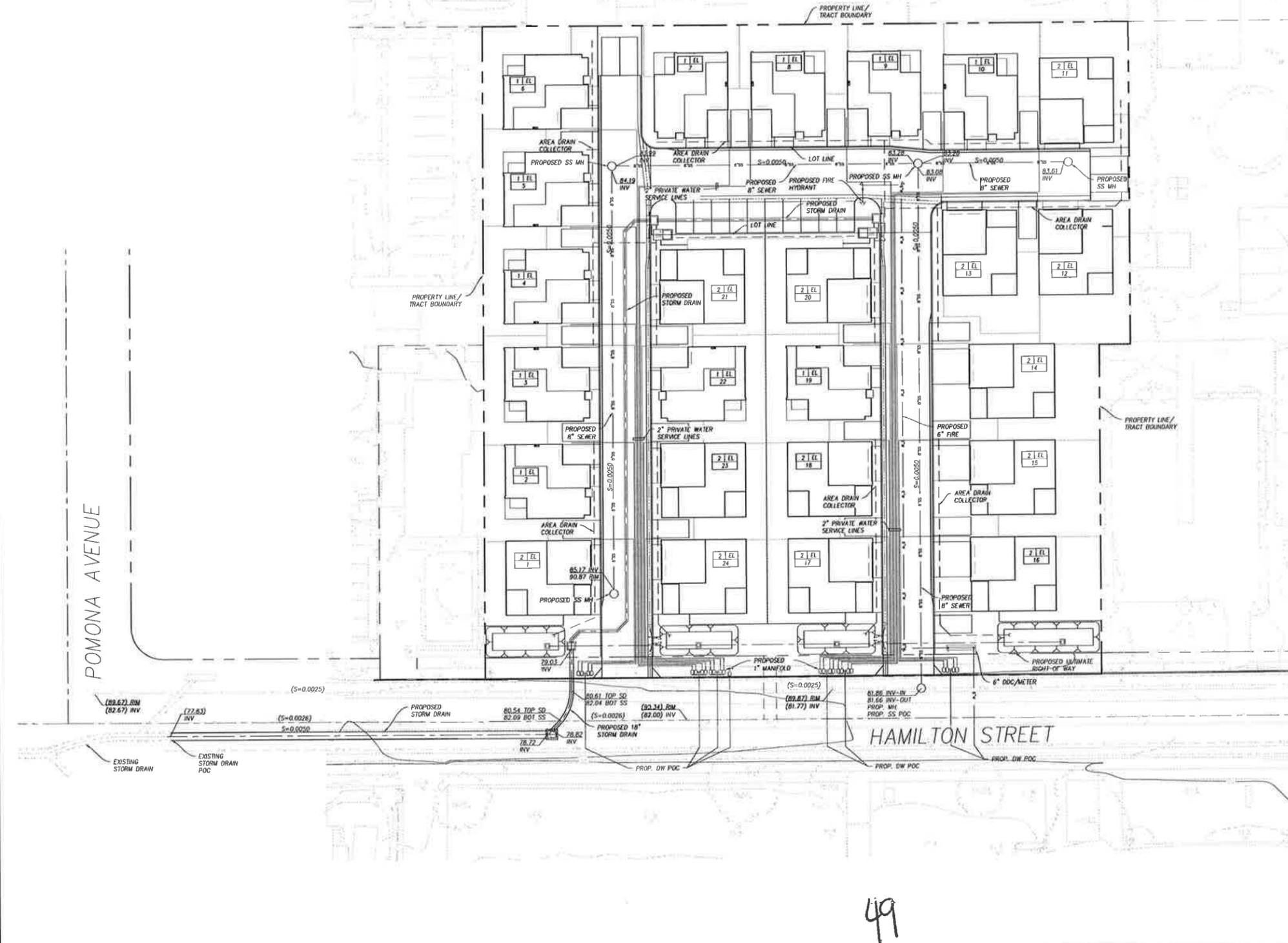
CONCEPTUAL UTILITY PLAN



LEGEND:

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

SEWER POINT OF CONNECTION APPROVED BY COSTA MESA SANITARY DISTRICT (CMSD).



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REVISIONS

VESTING TENTATIVE TRACT MAP 17848
650 HAMILTON
COSTA MESA, CALIFORNIA

OWNER/SUBDIVIDER:
Shea Homes
 SOUTHERN CALIFORNIA DIVISION
 1250 CORONA POINTE COURT
 SUITE 600
 CORONA, CA 92678
 PH: (951) 738-9700 FAX: (951) 738-1758

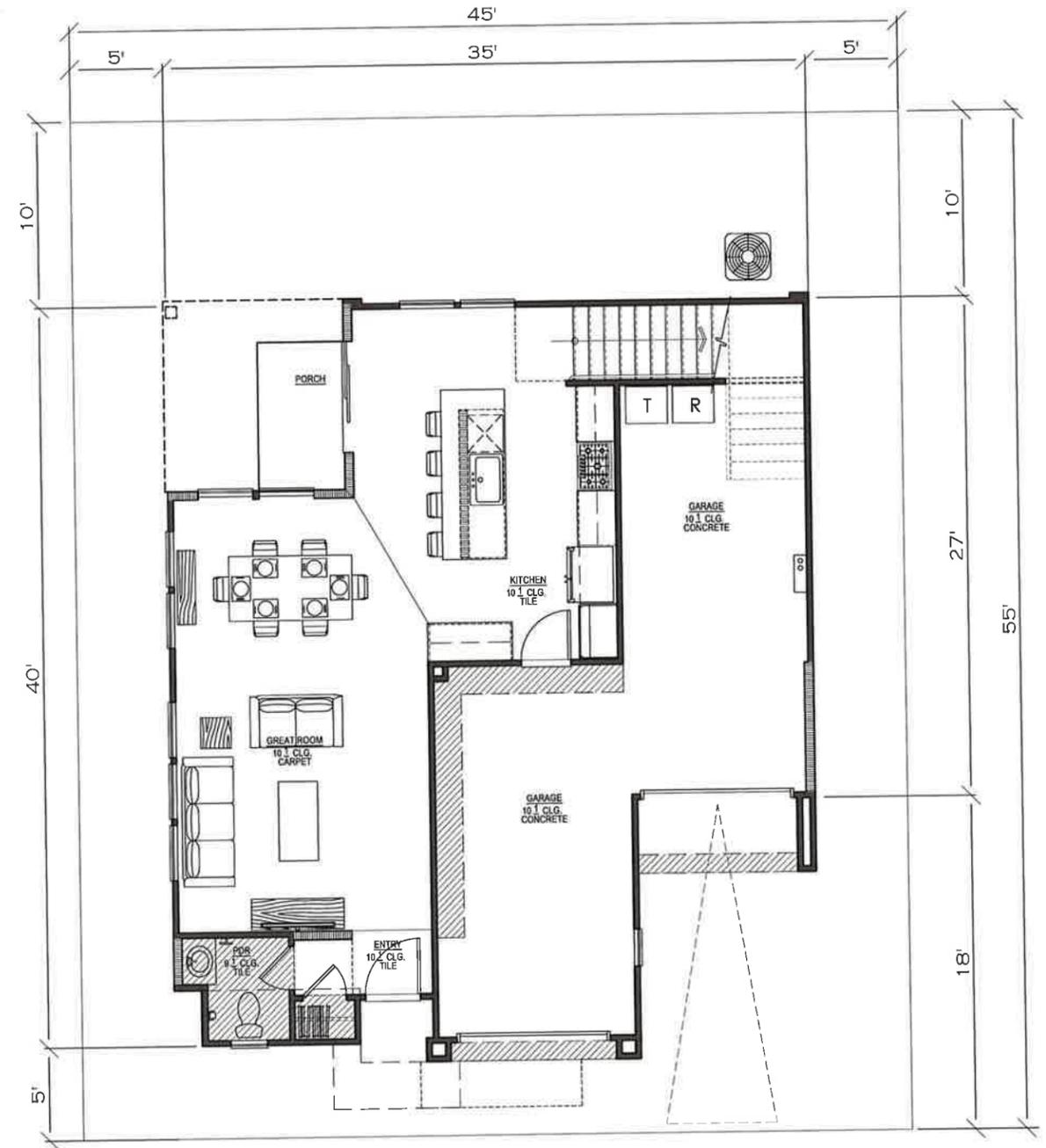
ENGINEER:

 16795 Von Karman, Suite 100
 Irvine, California 92614
 Tel 949.474.1900 • Fax 949.474.5315
 www.fuscoe.com

DATE: 3/23/2015
 SCALE: AS SHOWN
 SHEET #: 2 of 3



SECOND FLOOR



FIRST FLOOR

HAMILTON
Shea Homes

PLAN I - 1,800 SF

COSTA MESA, CA

KTGY # 2014-0099

02.03.2015



AI.I

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





PLAN IA

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

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



PLAN IB

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

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



PLAN IC

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

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



RIGHT ELEVATION



PARTIAL LEFT ELEV.
OPTIONAL REAR DECK



PARTIAL REAR ELEV.
OPTIONAL REAR DECK



REAR ELEVATION



LEFT ELEVATION

HAMILTON
Shea Homes

PLAN 'IA' EXTERIOR ELEVATIONS

COSTA MESA, CA
KTGY # 2014-0099

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RIGHT ELEVATION



PARTIAL LEFT ELEV.
OPTIONAL REAR DECK



PARTIAL REAR ELEV.
OPTIONAL REAR DECK



REAR ELEVATION



LEFT ELEVATION

HAMILTON
Shea Homes

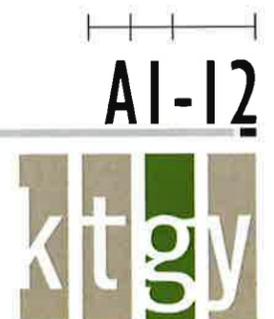
PLAN 'IB' EXTERIOR ELEVATIONS

COSTA MESA, CA

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RIGHT ELEVATION



PARTIAL LEFT ELEV.
OPTIONAL REAR DECK



PARTIAL REAR ELEV.
OPTIONAL REAR DECK



REAR ELEVATION



LEFT ELEVATION

PLAN 'IC' EXTERIOR ELEVATIONS

HAMILTON
Shea Homes

COSTA MESA, CA

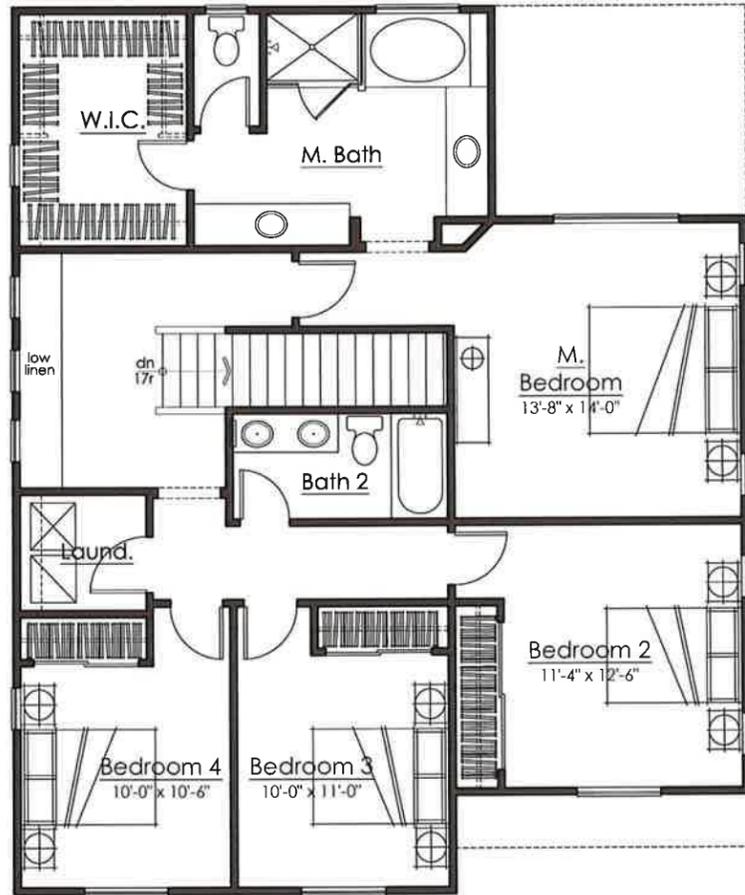
KTGY # 2014-0099

02.03.2015

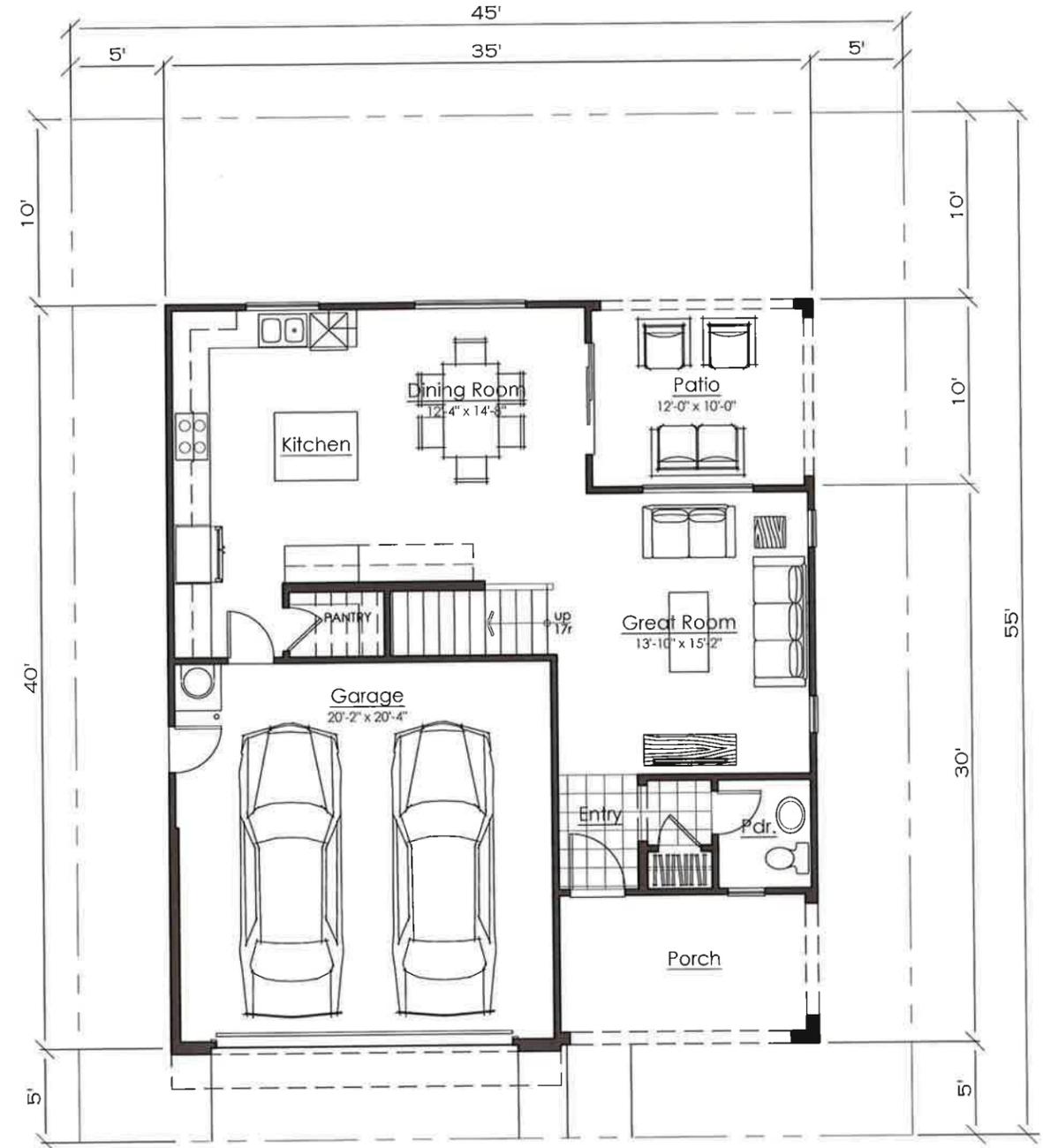
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SECOND FLOOR



FIRST FLOOR

HAMILTON
Shea Homes

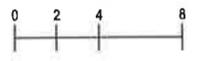
PLAN 2 - 2,020 SF

COSTA MESA, CA

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02.03.2015

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A2.1

55



PLAN 2A

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

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



PLAN 2B

MATERIAL LEGEND
 CONCRETE FLAT TILE ROOF
 WOOD SIDING
 STUCCO
 STONE VENEER
 WOOD TRIM
 STUCCO CORBELS
 WINDOW AWNING
 GABLE END DETAIL
 ACCENT FRONT DOOR
 STUCCO SCREED

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



PLAN 2C

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

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



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

HAMILTON
Shea Homes

PLAN '2A' EXTERIOR ELEVATIONS

COSTA MESA, CA

KTGY # 2014-0099

02.03.2015

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RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

HAMILTON
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PLAN '2B' EXTERIOR ELEVATIONS

COSTA MESA, CA
KTGY # 2014-0099

02.03.2015

58

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RIGHT ELEVATION

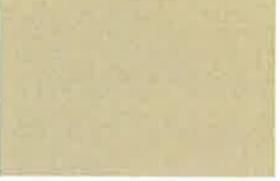


REAR ELEVATION



LEFT ELEVATION

PLAN '2C' EXTERIOR ELEVATIONS

	A	B	C	D	E	F	G
					STONE OPTION TIGHTFIT INSTALLATION	BRICK OPTION	CONCRETE ROOF OPTION
1	 SW7042 SHOJI WHITE	 SW6138 ARTIFACT	 SW6006 BLACK BEAN	 SW2803 ROOKWOOD TERRA COTTA	 COUNTRY BIEGE FRENCH LIMESTONE	 MODULE EBONY BLACK A	 4697 SLATE BLEND
2	 SW7632 MODERN GRAY	 SW2807 ROOKWOOD MEDIUM BROWN	 SW6104 KAFFEE	 SW2811 ROOKWOOD BLUE GREEN	 BLACK FOREST STRIP STONE	 MODULE BLACK DIAMOND VELOUR A	 4689 BROWN BLEND
3	 SW6126 NAVAJO WHITE	 SW7040 SMOKEHOUSE	 SW7061 NIGHT OWL	 SW6415 HEARTS OF PALM	 CHABLIS MOUNTAIN STRIP STONE		
4	 SW6149 RELAXED KHAKI	 SW6222 RIVERWAY		 SW2801 ROOKWOOD DARK RED			

COLOR BOARD

ALL COLORS CAN BE INTERMIXED ON EACH HOME. THIS REPRESENTATION IS NOT LINED UP IN A SCHEMATIC ORDER.

COSTA MESA, CA
KTGY # 2014-0099

02.03.2015

*NOTE: DUE TO THE VARIATIONS IN COLOR PRINTERS, SEE PAINT CHIPS FOR ACTUAL COLORS

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HAMILTON
SheaHomes
Caring since 1881

ILLUSTRATIVE STREET SCENE

COSTA MESA, CA
EIG # 2014-0099

02.13.2015



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ILLUSTRATIVE STREET SCENE

SheaHomes
Caring since 1881

HAMILTON
COSTA MESA, CALIFORNIA
PROJECT # 2014-0099
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FEBRUARY 18, 2015

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17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com



**ATTACHMENT 6
PROJECT SUMMARY AND SITE PLAN
FOR PA-14-21 AND TT-17762
(FOR COMPARISON PURPOSES)**

PLANNING APPLICATION SUMMARY

Location: 650 Hamilton Street Application: PA-14-21 and TT-17762

Request: 18 detached 2-story residential common interest development

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR (Med. Den. Res.)
 Lot Dimensions: 292 FT X 297 FT
 Lot Area: 2.05 Acres (89,298 SF)
 Existing Development: Vacant Lot

SURROUNDING PROPERTY:

North: R2-MD, multiple- family residences
 South: (Across Hamilton St.) I&R, elementary school
 East: R2-MD, private school
 West: R2-MD, multiple-family residences

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	100 FT	300 FT
Lot Area	12,000 SF	2.05 Acres (89,298 SF)
Density/Intensity:		
DU's/ Acre (Residential)	1 du/3,630 SF (13 DU's/Acre) Maximum 24 units	1 du/4,961 SF (9 DU's/Acre) Proposed 18 units
Min./Avg. Lot Sizes	3,000 SF Min./3,500 SF Avg.	3,362 SF Min./3,802 SF Avg.
Building Coverage (Development Lot)		
Buildings	NA	24,354 SF (27%)
Paving	NA	25,258 SF (28%)
Open Space (Total Site)	35,719 SF (40%)	39,686 SF (45%)
TOTAL	NA	89,298 SF (100%)
Private Open Space	400 SF Min. 15 FT Min. Dim.	796+ SF 15 FT Min. Dim.
Building Height	2 Stories/27 FT	2 Stories/23 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Main Buildings	10 FT	10 FT
Setbacks		
Front	20 FT (Buildings) 10 FT (Landscaping)	20 FT 15 FT
Side (left/right)	5 FT/5 FT	15 FT/15 FT
Rear	10 FT (1 Story) 20 FT (2 Story)	12 FT (1)
Parking		
Covered	36	36
Open	36	36
Guest	NA	8
TOTAL	72 Spaces	80 Spaces
Interior garage dimension	20 FT	21 FT
(1) Administrative Adjustment requested for four units along the rear property line. NA = Not Applicable or No Requirement		
CEQA Status	15332, In-Fill Development	
Final Action	Planning Commission	

64.

SITE PLAN

650 HAMILTON STREET

COSTA MESA, CALIFORNIA
COUNTY OF ORANGE
STATE OF CALIFORNIA

PROJECT DESCRIPTION

DESCRIPTION		
2-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE		
FLOOR PLAN:		
	1643	1988
FIRST FLOOR	840 SF	1,020 SF
SECOND FLOOR	803 SF	968 SF
TOTAL LIVING AREA	1,643 SF	1,988 SF
GARAGE	473 SF	473 SF
PORCH	152 SF	168 SF

DEVELOPMENT STANDARDS

DESCRIPTION	PROVIDED
BUILDING SETBACKS:	
FRONT	8' MIN.
SIDE	5' MIN.
SIDE (STREET)	5' MIN.
REAR	12' MIN.
PARKING SPACES:	
	2 GARAGED
	2 OPEN

AREA SUMMARY

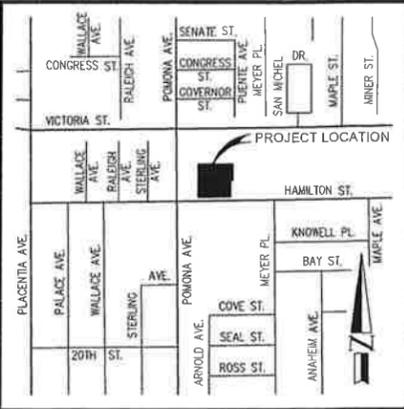
LOT NO.	AREA (SQ. FT.)	LANDSCAPE AREA (SQ. FT.)	LANDSCAPE PERCENTAGE	DRIVEWAY AREA (SQ. FT.)	DRIVEWAY PERCENTAGE
1	3,482	1,701	49 %	317	9 %
2	3,481	1,700	49 %	317	9 %
3	3,481	1,852	53 %	317	9 %
4	4,029	2,002	50 %	562	14 %
5	4,737	2,945	62 %	480	10 %
6	3,456	1,675	48 %	317	9 %
7	3,519	1,738	49 %	317	9 %
8	4,929	3,007	61 %	614	12 %
9	4,482	2,324	51 %	693	15 %
10	4,184	2,207	53 %	317	8 %
11	3,497	1,868	53 %	317	9 %
12	3,498	1,717	49 %	317	9 %
13	3,365	1,584	47 %	317	9 %
14	3,363	1,582	47 %	317	9 %
15	3,362	1,733	52 %	317	9 %
16	3,894	1,857	48 %	317	8 %
17	3,835	1,858	48 %	317	8 %
18	3,843	1,866	49 %	317	8 %
A	17,244	874	5 %	16,370	95 %
B	884	884	100 %	-	-
C	1,827	1,827	100 %	-	-
D	887	887	100 %	-	-
TOTAL	89,220	39,686	45 %	6,787	8 %

LEGAL DESCRIPTION:

APN: 422-211-29
A PORTION OF SOUTH HALF OF LOT 38 TRACT NO. 9,
MISCELLANEOUS MAPS BOOK 9 PAGE 9.

GENERAL NOTES

- EXISTING LAND USE: COMMERCIAL (CHURCH)
- PROPOSED LAND USE: RESIDENTIAL
- EXISTING ADJACENT LAND USES:
NORTH: EXISTING RESIDENTIAL
SOUTH: HAMILTON STREET
EAST: EXISTING SCHOOL
WEST: EXISTING RESIDENTIAL
- EXISTING/PROPOSED ZONING: R2-MD
- NOT IN FLOOD ZONE (ZONE X)
- NO PARKING ALLOWED ALONG PROPOSED PRIVATE ROAD UNLESS NOTED OTHERWISE
- DEVELOPMENT WILL NOT BE A GATED COMMUNITY
- ALL DRIVEWAYS SHALL BE STANDARD CONCRETE DRIVEWAYS
- ENHANCED ENTRY WITH COLORED STAMPED CONCRETE

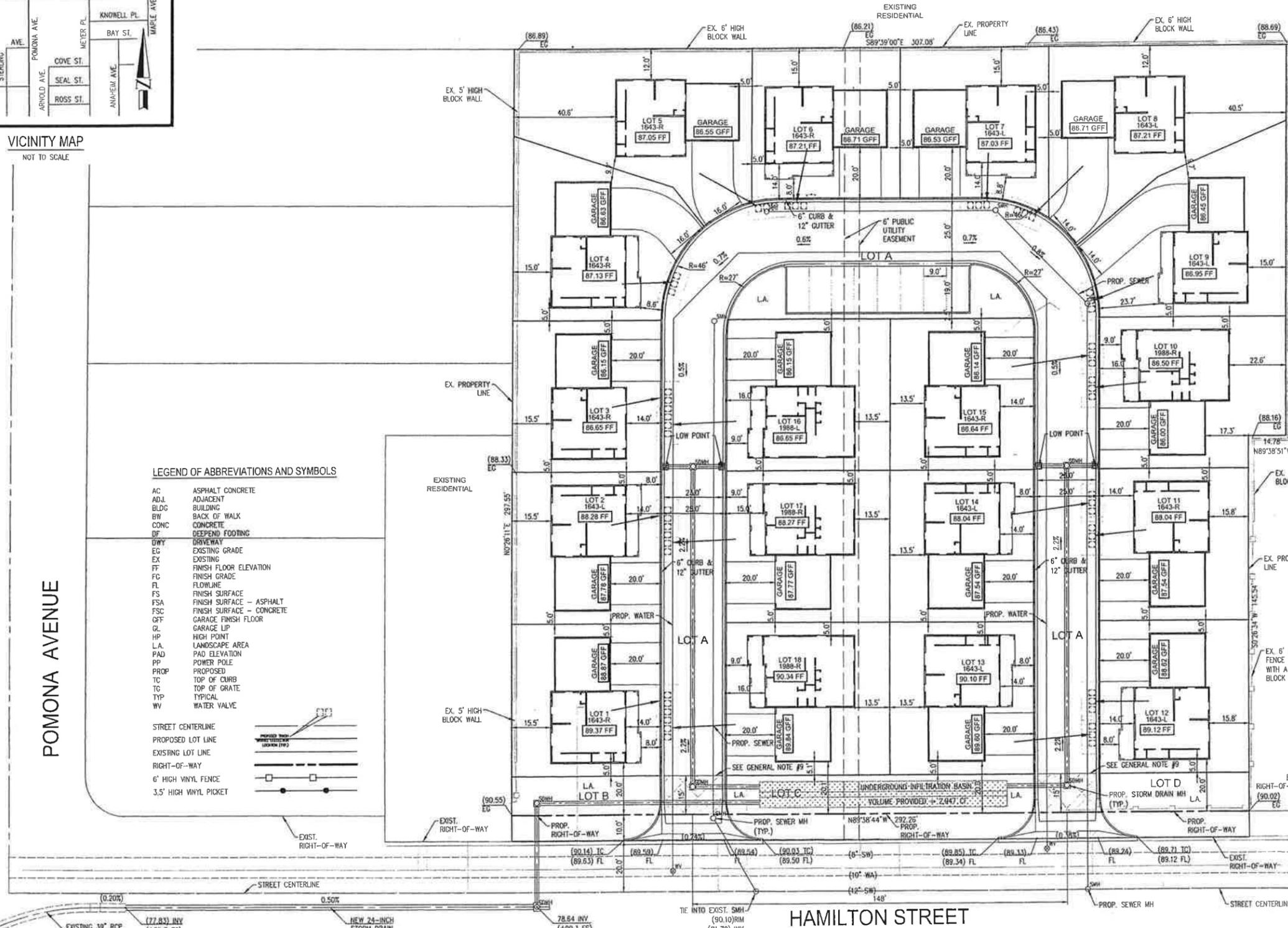
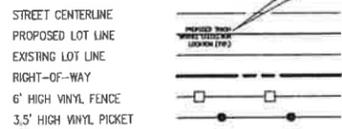


VICINITY MAP
NOT TO SCALE

POMONA AVENUE

LEGEND OF ABBREVIATIONS AND SYMBOLS

AC	ASPHALT CONCRETE
ADJ	ADJACENT
BLDG	BUILDING
BW	BACK OF WALK
CONC	CONCRETE
DF	DEEPEND FOOTING
DWY	DRIVEWAY
EG	EXISTING GRADE
EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISH SURFACE
FSA	FINISH SURFACE - ASPHALT
FSC	FINISH SURFACE - CONCRETE
GFF	GARAGE FINISH FLOOR
GL	GARAGE LIP
HP	HIGH POINT
L.A.	LANDSCAPE AREA
PAD	PAD ELEVATION
PP	POWER POLE
PROP	PROPOSED
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
WV	WATER VALVE



HAMILTON STREET

BENCHMARK:

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-55-92", SET IN THE NORTHWEST CORNER OF A 16FT. BY 5FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE SOUTH SIDE OF VICTORIA STREET, BETWEEN MAPLE STREET TO THE EAST AND MEYER PLACE TO THE WEST, 30FT. SOUTHERLY OF THE CENTERLINE OF VICTORIA STREET. MONUMENT IS SET LEVEL WITH SIDEWALK. ELEV: 85.06' (MAYD 88)

BASIS OF BEARING:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR'S HORIZONTAL CONTROL STATION GPS 6207R1 AND STATION GPS 6203R2 BEING NORTH 89°38'44" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

OWNER:

SCEL PROPERTIES LLC
620 NEWPORT CENTER DRIVE, 12TH FLOOR
NEWPORT BEACH, CA 92660
PHONE: (949) 720-1116
FAX: (949) 720-1164

NO.	DESCRIPTION	DATE	BY
65	REVISIONS		



Hall & Foreman, Inc.
Engineering • Planning • Surveying
17782 17TH ST, SUITE 200 • TUSTIN, CA 92780-1947 • 714-665-4500
PREPARED UNDER THE SUPERVISION OF:
JOHN C. HOGAN, R.C.E. 26229, DATE: 07/22/2014

CITY OF COSTA MESA
(TENTATIVE TRACT MAP NO. 17762)
SITE PLAN
650 HAMILTON STREET
COSTA MESA, CALIFORNIA

DATE: 07-21-2014
SCALE: AS NOTED
PROJECT NO.: 130244-0011
SHT NO.: 1 OF 1

DRAWN BY: JMA
DESIGNED BY: JMA
CHECKED BY: MK
APPROVED BY: [Signature]

Drawing Name: S:\320444\Eng\32044-0011\Conceptual\Site\01_130244-0011Site.dwg
Last Updated: Aug 26, 2014 2:58pm by: Jangreets



PLANNING COMMISSION

SUPPLEMENTAL MEMORANDUM

MEETING DATE: APRIL 27, 2015

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-15-04 AND VESTING TENTATIVE TRACT MAP NO. VT-17848 FOR A 24-UNIT RESIDENTIAL DEVELOPMENT AT 650 HAMILTON STREET

DATE: APRIL 17, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER *MEL*

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

Attached to this memo is Exhibit B1, Engineering Conditions of Approval, for the draft Planning Commission resolution for the above project.

Attachment: 1. Exhibit B1, Engineering Conditions of Approval

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)

John Thomas
Assistant Community Development Manager
Shea Homes Southern California
1250 Corona Pointe Court, Suite 600
Corona, CA 92879

Exhibit B1
Engineering Conditions of Approval



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

April 17, 2015

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

SUBJECT: Vesting Tract No. 17848
LOCATION: 650 Hamilton Street

Dear Commissioners:

Vesting Tentative Tract Map No. 17848, as furnished by the Planning Division for review by the Public Services Department consists of a subdivision to construct a 24-unit, two-story, detached, common interest development. Vesting Tentative Tract Map No. 17848 meets with the approval of the Public Services Department, subject to the following conditions:

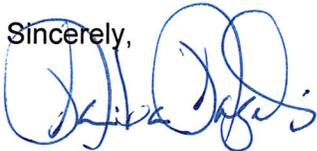
1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Sections 13-208 through 13-261 inclusive, of the Municipal Code.
2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. The map check fee shall be paid per C.C.M.M.C. Section 13-231.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of the easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Hamilton Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

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8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan to comply with the Americans with Disabilities Act. Location and dimensions are subject to the approval of the Transportation Services Manager.
9. Applicant/Developer is hereby advised that no removal of trees from the public right-of-way will be permitted without specific approval from the Parks and Recreation Commission and compliance with mitigation measures as determined by the Commission to relocate the trees and/or to compensate the City for the loss of trees from the public right-of-way. Conditions of the Commission must be incorporated onto the plans prior to plan approval. The approval process may take up to three months, therefore, the applicant/developer is advised to identify all trees affected by the proposed project and make timely application to the Parks and Recreation Commission to avoid possible delays.
10. The Subdivider shall submit a cash deposit of \$980 for street sweeping at the time of issuance of a Construction Access permit. The full amount of the deposit shall be maintained on a monthly basis prior to and during construction until completion of the project.
11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to Approval of Final Map.
12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study is to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
13. The Subdivider's engineers shall furnish to the Engineering Division a storm drain plan showing the extension of the existing storm drain main line on Hamilton Street; and obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct the new storm drain line.
14. In order to comply with the 2003 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 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.
 - Location of BMPs shall not be within the public right-of-way.
15. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

17. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
18. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
19. Dedicate easements as needed for public utilities.
20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
21. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
22. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
23. The elevations shown on all plans shall be on Orange County benchmark datum.
24. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. The deposit amount is to be determined by the City Engineer.
25. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a digital-graphics file, a reproducible mylar of the recorded Tract Map, an approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,



Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17848).