PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 22, 2015 **ITEM NUMBER:** PH-2

SUBJECT: **REZONE R-14-05, PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT MAP T-17824 FOR A 10-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2880 MESA VERDE DRIVE EAST**

DATE: **JUNE 15, 2015**

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

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

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

DESCRIPTION

The proposed project involves the following:

1. ***Initial Study/Negative Declaration (IS/ND):*** This document analyzes the environmental impacts of the proposed project. None of the impacts analyzed were determined to be significant.
2. ***Rezone R-14-05:*** An ordinance to rezone a 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential). The maximum allowable density is 7.26 dwelling units per acre or a maximum of 14 dwelling units.
3. ***Planning Application PA-14-48*** – A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. The lot sizes range from 8,712 square feet to 6,902 square feet (excluding the private street); the minimum lot size allowed is 6,000 square feet.
4. ***Tentative Tract Map TT-17824*** – Subdivision of the property into 10 fee simple lots for homeownership.

APPLICANT

The applicant is Pinnacle Residential, representing the property owner, First Church of Christ Scientist.

RECOMMENDATION

Recommend that the City Council:

1. Adopt the Initial Study/Negative Declaration for the project;
2. Give first reading to an ordinance approving Rezone R-14-05; and
3. Approve Planning Application PA-14-48 and Tentative Tract Map T-17824 by adopting a resolution to approve the project, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

Location: 2880 Mesa Verde Dr. East **Application:** R-14-05, PA-14-48, and TT-17824

Request: 10 Detached Single Family Residential Units

SUBJECT PROPERTY:		SURROUNDING PROPERTY:	
Zone:	I&R (Exist.); R1 (Prop.)	North:	R1, Residences
General Plan:	Low Density Residential	South:	C1, Office Buildings
Lot Dimensions:	Irregular	East:	(Acr. Andros) R1, Residences
Lot Area:	2 Acres (87,120 SF)	West:	(Acr. MV Dr. E.) R1, Residences
Existing Development:	Church Buildings and Surface Parking (To Be Demolished)		

DEVELOPMENT STANDARD COMPARISON (R1 STANDARDS USED FOR COMPARISON PURPOSES)

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	60 FT (Corner Lot) 50 FT (Interior Lot)	60 FT/50 FT
Lot Area (Excluding Street)	6,000 SF Min.	6,902 SF-8,712 SF
Density/Intensity:		
DU's/ Acre	PDR-LD Zone: Max. 16 units (1 du/5,445 SF) Proposed R1 Zone: 1 du/6,000 SF (7.26 DU's/Acre) Max. 14 units	1 du/8,712 SF (5 DU's/Acre) 10 units
Building Coverage (Development Lot)		
Buildings	NA	25,800 SF (30%)
Paving (Driveways and Private Street)	NA	19,883 SF (23%)
Open Space	34,848 SF (40%)	41,437 SF (47%)
TOTAL		87,120 SF (100%)
Open Space (Individual Lots)	40% Min.	50% Min./55% Average
No. of Stories/Building Height	2 Stories/27 FT	2 Stories/26 FT
Setbacks (Buildings)		
Front	20 FT	38 FT (2)
Side (left/right)	Corner Lot: 10 FT Street Side/ 5 FT Interior Side Interior Lot: 5 FT/5 FT	Corner Lot: 10 FT/5 FT Interior Lot: 5 FT/5 FT
Rear	10 FT (1 Story) 20 FT (2 Story)	28 FT (Min.)
Parking		
Covered	20 Min. (1)	20
Open (In Driveway)	20	20
Open (In Private Street)	NA	10
TOTAL	40 Spaces	50 Spaces
Interior garage dimension	20 FT X 20 FT (2 Car) 10 FT X 20 FT (1 Car)	20 FT X 20 FT 10 FT X 20 FT

NA = Not Applicable or No Requirement

(1) All units have optional 3rd car garage spaces.

(2) For zoning purposes, the lot area does not include the private street; however, the building setbacks are measured from the legal lot lines. In this case, the front property line is located at the centerline of the private street.

CEQA Status	Initial Study/Negative Declaration
Final Action	City Council

BACKGROUND

Project Site/Environs

The project site is approximately 2 acres in size and contains the facilities for First Church of Christ Scientist, including offices, classrooms, and the main sanctuary, in two buildings totaling approximately 8,900 square feet, and approximately 124 surface parking spaces. The site is currently zoned I&R (Institutional and Recreational) and has a General Plan land use designation of Low Density Residential (LDR)[1]. The site is bounded by R-1 (Single-Family Residential) zoned properties to the north, east (across Andros Street), and west (across Mesa Verde Drive East); and an office complex zoned C1 (Local Business District) to the south.

Original Project Proposal

The original project proposal consisted of a 13 unit, detached single family residential development with a proposed rezone to PDR-LD (Planned Development Residential-Low Density) and deviations from the perimeter open space requirements of the PDR-LD zone. A copy of the original plan is attached to this report for reference.

On February 17 and February 19, 2015, the applicant conducted outreach to the Mesa Verde residents by scheduling community meetings with the assistance of the Board of Mesa Verde Community Inc. (MVCI). Approximately 30-40 residents attended each meeting. The applicant also met individually with the four residential property owners abutting the project site to the north.

The project was originally scheduled to be considered by the Planning Commission on March 9, 2015, but was pulled from the calendar by the applicant to make further revisions to the plan based on input from the community.

The below table compares the original project proposed by the applicant to the current proposal:

Comparison Table of General Plan and Revised Project

	Existing General Plan	*Original Project PDR-LD Zone*	*Current Project R1 Zone*
No. of Units	Max. 16 units	13 units	10 units
Zone Change	PDR-LD or R1 Rezone Required	PDR-LD	R1
Density	8 units/Acre	6.5 Units/Acre	5 Units/Acre
Code Deviations		Perimeter Open Space 20 FT Req.; 3-13 FT Prop.	None
Lot Size (Min.)		5,043 SF	6,902 SF
Unit Size (Not Including Garage)		2,824 SF/3,120 SF	3,311 SF
Parking		59 Spaces	50 Spaces
Open Space		45% (Average)	55% (Average)

[1] Per the 2000 General Plan Land Use Element, non-residential uses that serve surrounding neighborhoods, including churches, are consistent with the LDR General Plan land use designation.

ANALYSIS

Project Description

The project involves the demolition of the existing site improvements and the construction of a 10-unit, 2-story, detached, single family residential development. To facilitate the project, the property is proposed to be rezoned to R1 (Single Family Residential) and the residential project is being developed per the R1 standards.

Proposed Single-Family Development

The proposed single family residential units and a lot-by-lot summary of the development is included in the following tables:

Unit Type Summary

	Plan 1
Unit Size (Not Including Garage)	3,311 SF
Total No. of Units	10
No. of Stories	2 Stories/26 FT
No. of Garage Spaces	2 + 1 Optional Garage/Flex Space
No. of Open Spaces (In Driveway)	2
No. of Open Spaces (In Private Street)	10
Total Parking	50

Lot Summary

Lot #	*Front Setback* (see footnotes 1 and 2)*	*Side Setback (Left/Right)*	*Rear Setback*	*Lot Area (Excluding Street)*	*Open Space*
1 (Corner Lot)	49 FT (To P.L.) 20 FT (From St.)	12 FT/5 FT	29 FT	7,886 SF	4,478 SF (56%)
2	40 FT (To P.L.) 20 FT (From St.)	5 FT/5 FT	33 FT	6,999 SF	3,591 SF (51%)
3	40 FT (To P.L.) 19 FT (From St.)	5 FT/5 FT	27 FT	6,902 SF	3,494 SF (50%)
4	45 FT (To P.L.) 16 FT (From St.)	5 FT/5 FT	27 FT	7,382 SF	3,974 SF (54%)
5 (Corner Lot)	45 FT (To P.L.) 23 FT (From St.)	5 FT/11 FT	27 FT	8,230 SF	4,822 SF (58%)
6 (Corner Lot)	45 FT (To P.L.) 30 FT (From St.)	10 FT/5 FT	38 FT	8,218 SF	4,810 SF (58%)
7	45 FT (To P.L.) 15 FT (From St.)	5 FT/5 FT	32 FT	7,503 SF	4,095 SF (54%)
8	38 FT (To P.L.) 17 FT (From St.)	5 FT/5 FT	42 FT	7,135 SF	3,727 SF (52%)
9	40 FT (To P.L.) 20 FT (From St.)	5 FT/5 FT	43 FT	7,606 SF	4,198 SF (55%)
10 (Corner Lot)	50 FT (To P.L.) 20 FT (From St.)	5 FT/13 FT	44 FT	8,712 SF	5,304 SF (61%)

Notes: 1. For zoning purposes, the lot area of each R1 lot excludes the square footage contained in the proposed private street which is subject to ingress/egress easements. 2. For zoning purposes, the setbacks are measured from the legal lot lines; in this case, the front property line is located at the centerline of the private street.

On-Site Parking

As noted above, the proposed development exceeds the Code-required parking by 10 parking spaces, not including the optional 3rd garage space available for each unit. No compact parking stalls are proposed. Parking is also provided in the individual driveways leading to each garage and within the private street. The vehicular circulation has been reviewed and approved by the Transportation Services Division.

Perimeter Walls/Fences

A new perimeter block wall is proposed along the boundaries of the project site. Staff is recommending, as a condition of approval, that the Mesa Verde Drive Street frontage. 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 6 feet in height. 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.

Staff is recommending, as a condition of approval, that the perimeter walls along Mesa Verde Drive East and Andros Street incorporate landscape planters between the wall and back of public sidewalk, with landscape materials subject to the approval by the Development Services Director.

Building Architecture

The proposed architecture consists of a "Santa Barbara" style with composition shingle roofs, stucco with stone siding and veneers. Projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design.

Staff has incorporated, as a condition of approval, that elevations visible from Mesa Verde Drive East and Andros Street have additional exterior elevation treatments as recommended in the City's Residential Design Guidelines.

Open Space

The open space for each lot exceeds the minimum required for the R1 zone (40% required; 50% minimum provided). Additionally, the rear yard setbacks exceed the 20-foot minimum required for two-story residences in the R1 zone (27 feet minimum provided), resulting in large rear yard areas for each lot. The total open space for the project is 47%, which exceeds the 40% minimum required per code.

Zone Change

A rezone (or change) of the zoning classification of the 2-acre development site from I&R (Institutional and Recreational) to R1 (Single Family Residential) is proposed. The proposed rezone to R1 would be compatible with the existing Low Density Residential General Plan designation for the project site. The Zoning Code requires that a finding be made as to whether or not the rezone is consistent with the Zoning Code and

General Plan. It is staff's opinion that the proposed rezone is consistent with the Zoning Code and General Plan as discussed in the "General Plan and Zoning Code Conformance" section later in this report.

Tentative Tract Map

The tentative tract map proposed is for a 10-lot subdivision. An easement for private road, utilities and drainage over the private street will be provided as required by the Public Services Division. The private street and perimeter landscaping along the street frontages will be maintained by a maintenance association.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Pursuant to an approved Master Plan, the proposed project would be 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 Low Density Residential (8 dwelling units to the acre maximum) which is compatible with the proposed zone change to R1 (Single Family Residential).

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-1A.4:** *Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.*

  Consistency: The project is consistent with the Low Density Residential General Plan Designation of the property and is designed for owner-occupied housing units. 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 property containing church buildings. 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, an Initial Study/Negative Declaration has been prepared for the project per the provisions of the California Environmental Quality Act (CEQA). Based on the IS/ND, 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 R1 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.

Rezone

- *The proposed rezone creates 10 large, custom R1 lots which exceed the minimum lot area requirements in the LDR General Plan designation, and the proposal is therefore consistent with the Zoning Code and the General Plan*. The LDR General Plan land use designation allows a maximum of 16 units in the PDR-LD zone and 13 units in the R1 zone. The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the R1 zone, including lot sizes, building setbacks, open space, and onsite parking. The General Plan land use designation for the project area is Low Density Residential (8 dwelling units to the acre maximum), which is compatible with the proposed zone change to R1 (Single Family Residential). The project provides a maximum density of 5 dwelling units to the acre.

Comparison of Maximum Density Allowed

	Existing General Plan	*Original Project PDR-LD Zone*	*Current Project R1 Zone*
No. of Units	Max. 16 units	16 units allowed; 13 units proposed	14 units allowed; 10 units proposed
Allowable Zoning Districts (subject to Rezone)	PDR-LD or R1	PDR-LD	R1
Maximum Density	8 units/Acre for PDR-LD zone 7.25 units/Acre for R1 zone	Proposed: 6.5 Units/Acre	Proposed: 5 Units/Acre
Minimum Lot Area (individual dwelling lot)	5,445 SF for PDR-LD zone 6,000 SF for R1 zone	5,043 SF to 6,674 SF	6,902 SF to 8,712 SF

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 single-family 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 diminishes the boxy design appearance consistent with the City's Residential Design Guidelines.

  A condition of approval requires that enhancements to the rear and side elevations shall include enhanced detailing including articulation, projections and use of varied building materials as required in the City's Residential Design Guidelines, and shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development.

- *The project provides 10 additional standard-sized parking spaces in the private street and exceeds the parking required by Code (40 spaces required; 50 spaces proposed)*. In addition to the 2-car (with an optional third) garage spaces, parking is provided in the individual driveways leading to each garage and within the private street to provide convenient parking for future guests within the development. The Transportation Division has reviewed and approved the parking design configuration and cul de sac design for the proposed development.

A condition of approval requires that the open parking spaces on the private street be open, unassigned, and available for all guests of the development. Proper signage indicating a tow-away zone shall be required.

A condition of approval also requires that any future vehicle gate along Mesa Verde Drive be subject to the review and approval by the Transportation Services Manager.

A condition of approval requires that the private cul de sac be enhanced with pervious pavers, colored concrete, or other treatment to the satisfaction of the Development Services Director.

- *The project exceeds the minimum requirements for open space in the form of a large private yards for each unit (40% required; 50% to 61% proposed). Additionally, park fees in the amount of $135,720.00 is required to be paid to the City.* The minimum required open space for this project is 40%; the project provides an average of 47% total open space. Additionally, park fees in the amount of $135,720.00 is required to be paid for the project.

- *The interface of the proposed development with the existing single-family homes on Minorca Drive features enhanced rear setbacks and block walls to ensure neighborhood compatibility and privacy.*

Code requires a minimum of a 20-foot rear setback for two-story structures. In this case, the proposed rear setbacks of Lots 1 through 5 which abut the homes on Minorca Drive range from 28 feet to 38 feet. Also, new block walls at height of 6 feet minimum are proposed. The applicant is also currently in discussion with the neighbors regarding new landscaping in the rear yards. A condition of approval requires that new perimeter block walls be complementary to the existing neighboring walls.

- *The proposal does not require any deviations from the code requirements for the R1 zone.* The project exceeds the minimum development standards required by Code with regard to parking, open space, and setbacks. Additional conditions of approval ensure compatibility with the existing community over the long-term.

  A condition requires that CC&Rs be recorded and a Maintenance Association be formed to maintain the private street area and landscape parkways.

- *New landscaping where none currently exist, including trees along Mesa Verde Drive East and along Andros Street, will beautify the streetscape.*

  The attached landscape plan, which is preliminary at this point, includes new landscaping on the subject site and within the public right-of-way. Staff has included, as a condition of approval, that landscaping within the public right-of-way be subject to final approval by the Public Services Department.

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

An Initial Study/Negative Declaration (IS/ND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from March 27, 2015 to April 25, 2015. The reduction in the project density by three units and change in the zoning request (R1 zone) did not result in any changes to the environmental conclusions of the document. While not required by State law, the public review period was extended through June 29, 2015 to allow the opportunity for the public to comment on the environmental document based on the revised project description. The State Clearinghouse issued a revised Notice of Availability which reflected the extended review period and reiterated that the original environmental conclusions/analysis were still relevant, The IS/ND found

that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

A copy of the IS/ND and comments received to date are included with this report under separate cover.

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.

PUBLIC NOTICE

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

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 10-unit single family residential subdivision. The project satisfies the required findings for the proposed rezone and master plan 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. Location Map, Zoning Map, and 500' Radius Map
2. Site Photos
3. Applicant's Project Description
4. Draft Ordinance, Resolutions and Exhibits
5. Correspondence From Public for the Original (13-Unit) Version of the Project
6. Plans
7. Initial Study/Negative Declaration (Under Separate Cover)
8. Comments on IS/ND

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
File (2)

Pinnacle Residential
20 Enterprise, Suite 320
Aliso Viejo, CA 92656

First Church of Christ Scientist
2880 Mesa Verde Drive East
Costa Mesa, CA 92626

City of Costa Mesa

CITY OF COSTA MESA - [Created: 1/29/2015 4:51:18 PM] [Scale: 324.89] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD Primary
- SECONDARY
- Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display

-13-

ATTACHMENT 1

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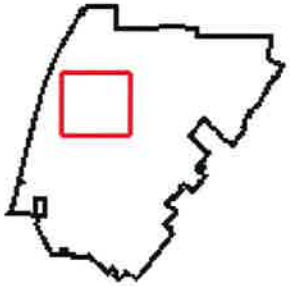
City of Costa Mesa

CITY OF COSTA MESA - [Created: 1/29/2015 4:54:18 PM] [Scale: 324.88] [Page: 8.5 x 11 / Landscape]

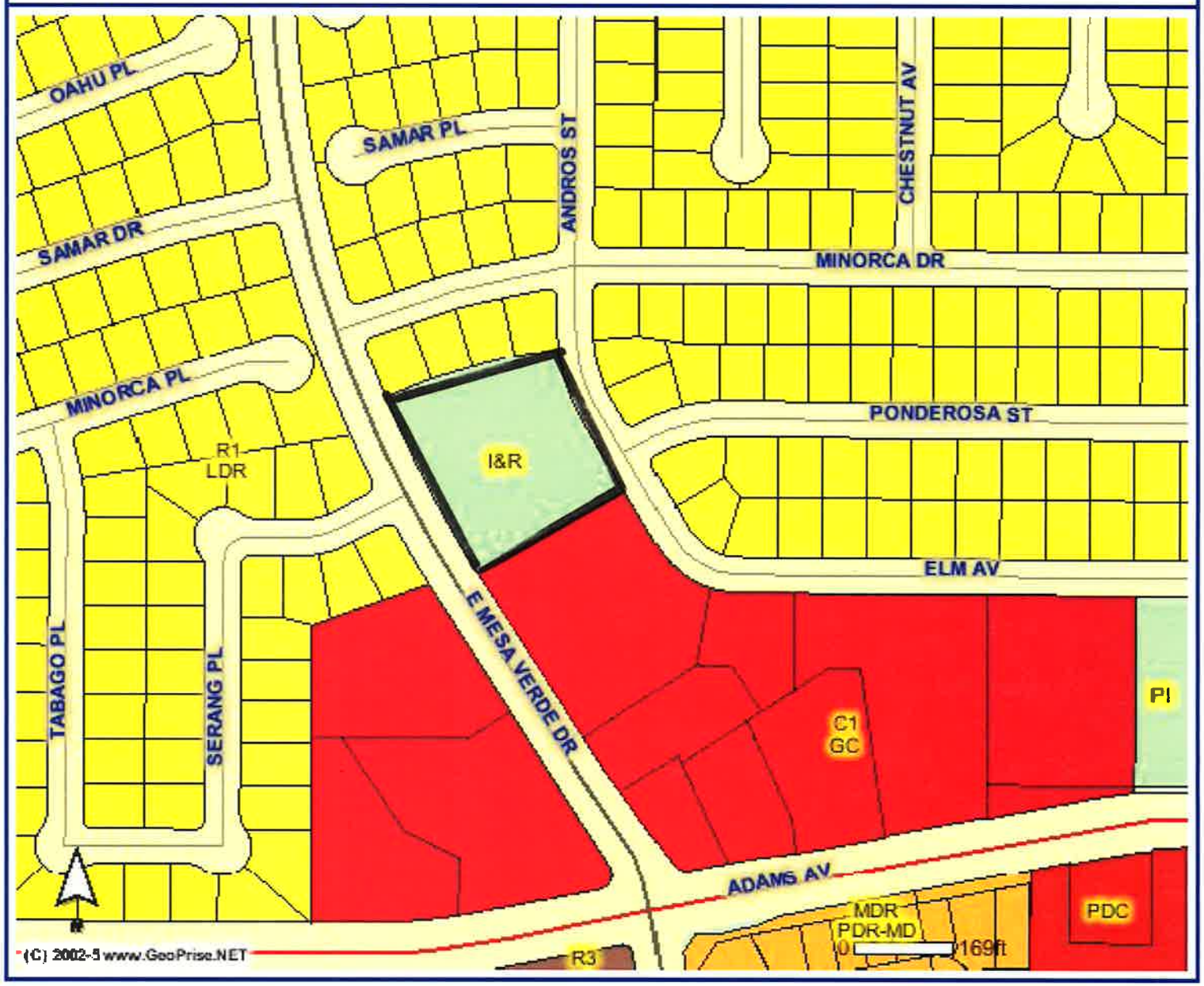
Overview Map



Legend

- Freeway
- Roads
  - Collector
  - Freeway
  - Major
  - Newport BLVD
  - Primary
  - SECONDARY
- Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways
- Zoning
  - AP
  - C1 (cont)

Map Display



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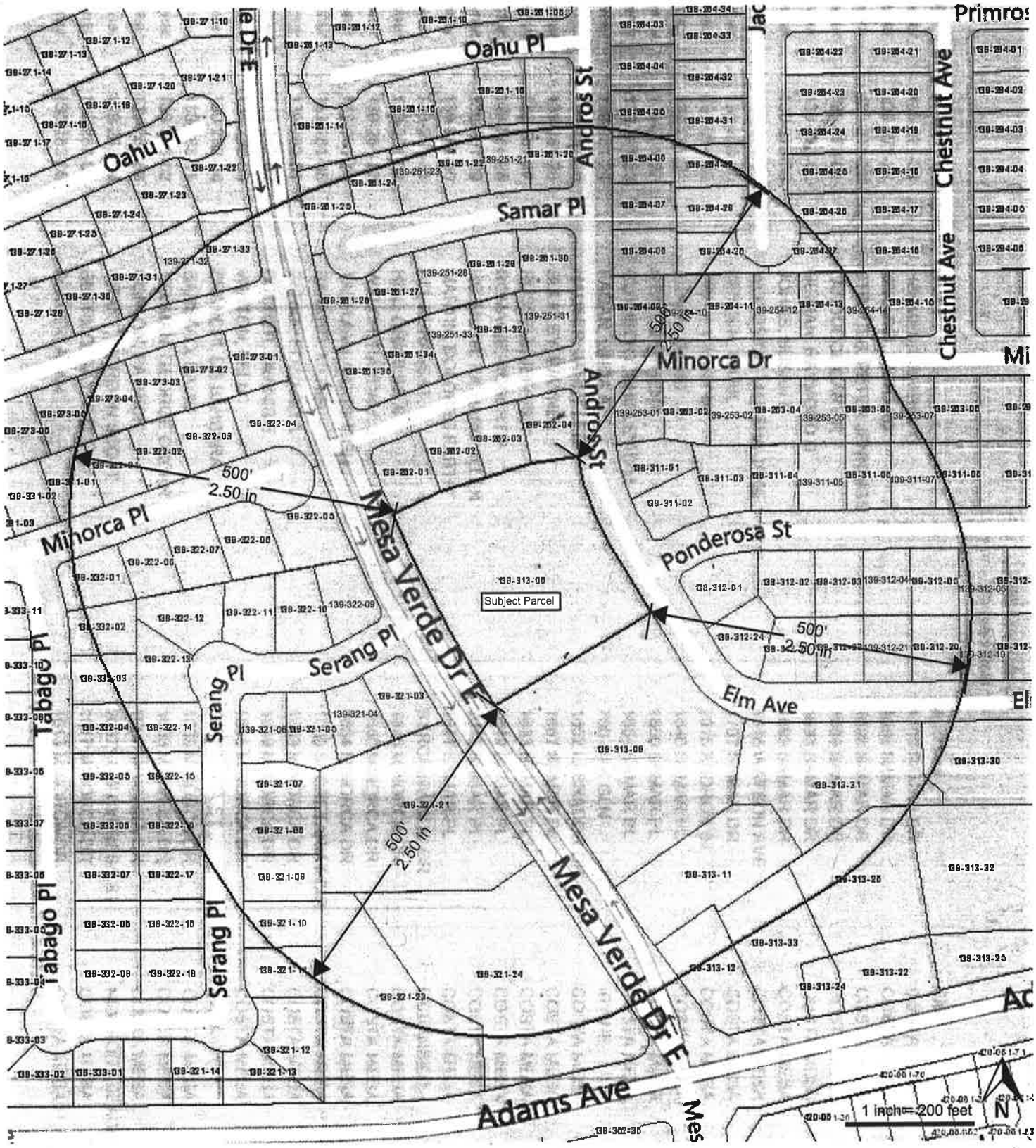
500' Radius Map Map
2880 Mesa Verde



Notification Maps

NotificationMaps.com

Radius Maps Owner and Occupant Lists Mailing Services

866.752.6266 toll free
949.613.8341 fax
sales@notificationmaps.com

Mailing Address Only:
668 N Coast Hwy #401
Laguna Beach, CA 92651

www.notificationmaps.com

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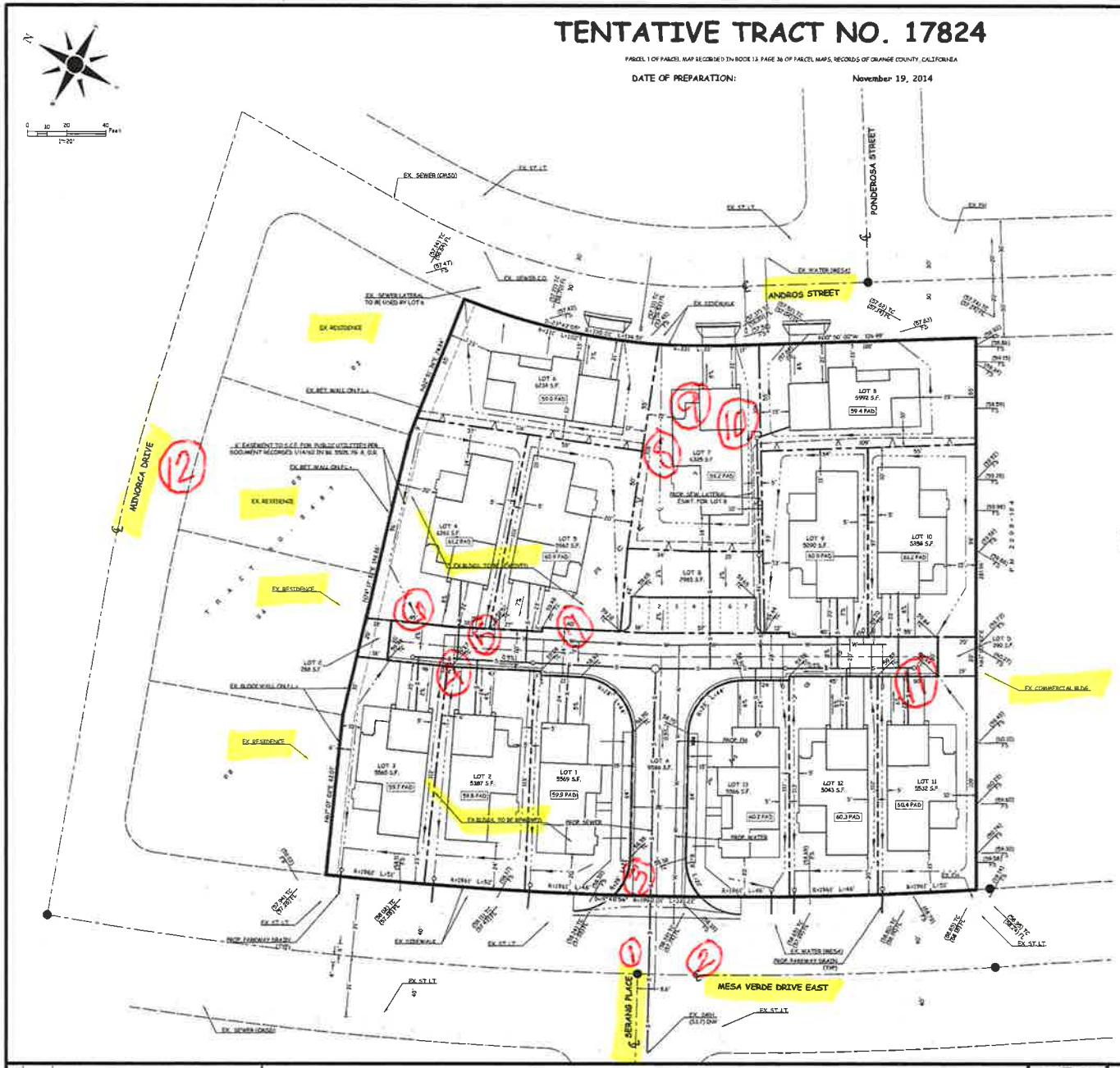
TENTATIVE TRACT NO. 17824

PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 13, PAGE 36 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

DATE OF PREPARATION: November 19, 2014



NOTES:
2.00 ACRES GROSS AND NET
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO LAND OR PARKS TO BE DEDICATED

PROPOSED LAND USE:
13 SINGLE FAMILY RESIDENCES

ASSESSOR'S PARCEL NUMBERS:
139-213-06

SETBACK REQUIREMENTS:
FRONT 20'
SIDES 5'
REAR 10'

LEGAL DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS
PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 13 PAGE 36 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL STATION G.P.S. NO. 6135 AND STATION G.P.S. NO. 6131 BEING NORTH 19° 38' 03" WEST PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

OWNER/SUBDIVIDER:
PINNACLE RESIDENTIAL
20 ENTERPRISE, SUITE 320
ALISO VIEJO, CA
(949) 227-3270

SITE ADDRESS:
2880 MESA VERDE DRIVE
COSTA MESA, CA 92626

FLOOD ZONE:
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

ESTIMATED GRADING QUANTITIES:
RAW CUT: 1970 CY
RAW FILL: 2010 CY
EXPORT: 340 CY

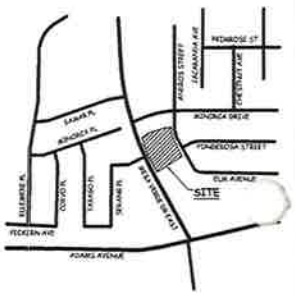
ENGINEER:
ROBIN B. HAMERS & ASSOCIATES, INC
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 949-1192

LEGEND:

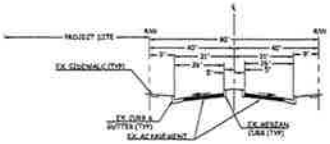
AC	ASPHALTIC CONCRETE
EX	EXISTING
FH	FIRE HYDRANT
FS	FINISHED SURFACE
ST LT	STREET LIGHT
SF	SQUARE FEET
TC	TOP OF CURB

CENTERLINE
CURB & GUTTER
DRAINAGE DIVIDE
PROPERTY LINE
SEWER
TRACT BOUNDARY
WATER MAIN
WATER METER

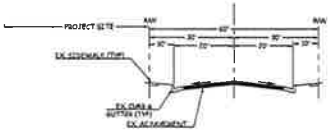
LOT AREA TABLE	
LOT #	AREA (SF)
LOT 1	5569
LOT 2	5387
LOT 3	5865
LOT 4	6261
LOT 5	5992
LOT 6	6234
LOT 7	6325
LOT 8	5992
LOT 9	5090
LOT 10	5356
LOT 11	5502
LOT 12	5043
LOT 13	5586
LOT A	9586
LOT B	2985
LOT C	288
LOT D	290



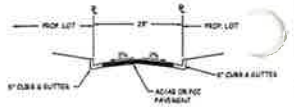
VICINITY MAP
NOT TO SCALE



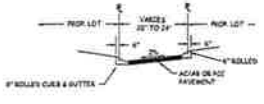
TYPICAL SECTION: MESA VERDE DRIVE
NOT TO SCALE



TYPICAL SECTION: ANDROS STREET
NOT TO SCALE



TYPICAL SECTION: ENTRY
NOT TO SCALE



TYPICAL SECTION: DRIVEWAY
NOT TO SCALE

#	DATE	DESCRIPTION
		REVISIONS

pictures taken 11/24/14

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 949-1192

ROBIN B. HAMERS R.C.E. 21320 — 3/24/13 DATE

TENTATIVE TRACT NO. 17824
& PRELIMINARY GRADING PLAN

2880 MESA VERDE DRIVE
COSTA MESA, CA 92626

ATTACHMENT 2

-16-

View of South west property line off Serang.

#1 on map.

View of S.W. property line and commercial building on adjacent property to S.E..

#2 on map.

View of existing church buildings off Mesa Verde Drive East.

#3 on map.

View on property looking Southerly.

#4 on map.

View on property looking S.E..
#5 on map.

View on property looking East.
#6 on map

View from property looking North of building #2.

#7 on map.

view of property looking north.

#8 on map.

View of property looking N.E.
showing residential property
on Andros St.
#9 on Map

View of property looking East showing residential property on Andros St.

#10 on map

view along S.E. property looking South westerly.

#11 on map

Residential property on Minorca on north westerly of church property line.

#12 on map

The Homes in Mesa Verde
Project Description

The proposed subdivision consists of 10 single-family lots located at 2880 Mesa Verde Drive East within the community of Mesa Verde. The applicant is Mesa Verde East, LLC of which Pinnacle Residential and Collective Housing Supply Company are principles.

The First Church of Christ Scientist currently occupies the site, which is slightly over 2 acres in size. The church has determined that the size of the buildings and property exceed the needs of the current congregation and thus they have decided to sell and move elsewhere.

The applicant is requesting a change in zoning designation from I/R to R-1 Low Density Residential. The R-1 designation conforms to the existing General Plan for the site, which is Low Density Residential. The proposed site plan has been designed to be compatible with the Mesa Verde community and consistent with the lot sizes and density in the surrounding neighborhood.

The proposed lots conform to R-1 standards and exceed the minimum lot size of 6,000 square feet by approximately 30 per cent. The lots, exclusive of the street, range in size from 6,902 square feet to 8,712 square feet and average 7,657 square feet. The rear yard setbacks are between 28 and 45 feet and average 36 feet. This exceeds the minimum standard of 10 feet for first floor and 20 feet for second floor by an average of 75 per cent.

The development exceeds the open space requirement by 7 per cent. The proposed parking exceeds the required standards with 10 additional open parking spaces and a third covered garage space, which potentially provides an additional 10 more enclosed spaces than required.

The entry from Mesa Verde Drive East will include an enhanced driveway element with landscape feature and decorative pavers. The interior cul de sac will also include decorative pavers. The landscape plan will include a drought tolerant design with a blend of water wise and native plant material and a minimum of turf. There will also be a decorative landscape element provided along the perimeter wall adjacent to Mesa Verde Drive East.

The architecture as planned is best described as a sophisticated and contemporary version of traditional California architecture. There are some references to what is known as "Santa Barbara" style but we hope to help define what will be known as "Mesa Verde" style with these 10 beautiful homes.

The homes are approximately 3,300 square feet with four bedrooms including a downstairs suite with private bath. Each home has a spacious chefs kitchen and great room combination that opens to a covered outdoor living area or "California Room". Each home includes a rear yard large enough to include a swimming pool or spa. There are attached garages for 2 cars and an additional attached garage for a third car, bonus room and/or much needed storage.

The elevations are enhanced by the combination of single story elements at the front and rear of the homes. The front elevation features an open courtyard entry allowing additional natural light to enter the ground floor living spaces and providing a desirable transition from single story to two-story architecture. In keeping with the earlier architectural style of a number of Mesa Verde homes, the primary garages are designed as a single story structure with no living area above. There will also be enhanced exterior treatments with decorative siding and extensive use of windows and glass doors.

The applicant's current projects (Westreef and Collective), in Costa Mesa are evidence of the attention to detail, style and high quality that are built into each home and community from the Pinnacle Residential team and Collective Housing Supply Co.

We are very proud to have the opportunity to provide the first new single-family residential community within Mesa Verde in many years. We believe the project is consistent with the best traditions of the neighborhood but will also contribute to the future of the community in a very important way.

ATTACHMENT 4

ORDINANCE NO. 15-

AN ORDINANCE OF THE CITY OF COSTA MESA GRANTING APPROVAL TO ADOPT AN ORDINANCE FOR REZONE R-14-05 TO REZONE A 2-ACRE SITE LOCATED AT 2880 MESA VERDE DRIVE EAST FROM I&R (INSTITUTIONAL AND RECREATIONAL) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R1).

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, an application was filed by Pinnacle Residential, representing First Church of Christ Scientist, requesting approval of the following:

- ***Initial Study/Negative Declaration.***
- ***Rezone R-14-05:*** An ordinance to rezone a 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District). The maximum allowable General Plan density is 7.26 dwelling units per acre, or a maximum of 14 dwelling units.
- ***Planning Application PA-14-48:*** A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. The lot sizes range from 8,712 square feet to 6,902 square feet (excluding the private street); the minimum lot size allowed is 6,000 square feet.
- ***Tentative Tract Map T-17824:*** Subdivision of the property into 10 fee simple lots for homeownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Initial Study/Negative Declaration and has found that the Initial Study/Negative Declaration considers all environmental impacts of the proposed project and a reasonable range of alternatives, and the Initial Study/Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the Initial Study/Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa.

SECTION 1: REZONE. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

1. There is hereby placed and included in the R1 (Single Family Residential) zoning district a 2-acre parcel, identified as County Assessor Parcel Number 139-313-08 and as shown in attached Exhibit B, situated in the City of Costa Mesa, County of Orange, State of California.
2. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection #1 above and in respective Exhibit A. A copy of the Official Zoning Map is on file in the office of the Planning Division.

SECTION 2: ENVIRONMENTAL DETERMINATION. An Initial Study/Negative Declaration (IS/ND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). The IS/ND for this project reflects the independent judgment of the City of Costa Mesa.

SECTION 3: INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 4: SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 5: PUBLICATION. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15)

days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, BRENDA GREEN, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Ordinance Number __ as considered at a regular meeting of said City Council held on the ___day of _____, 2015, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the ____ day of ____, 2015, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2015

EXHIBIT B

Amendment to the Zoning Map

Change the zoning designation of the 2-acre development site at 2880 Mesa Verde Drive East from Institutional and Recreational (I&R) to Single Family Residential District (R1)

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION, APPROVE REZONE R-14-05 FOR A REZONE OF THE ZONING CLASSIFICATION OF A 2-ACRE DEVELOPMENT SITE FROM I&R (INSTITUTIONAL AND RECREATIONAL) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R1), AND APPROVE PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT T-17824, FOR THE PROPOSED DEVELOPMENT OF A 2-STORY, 10-UNIT DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT 2880 MESA VERDE DRIVE EAST.

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

WHEREAS, an application was filed by Pinnacle Residential, representing First Church of Christ Scientist, requesting approval of the following:

1. ***Initial Study/Negative Declaration.***
2. ***Rezone R-14-05:*** An ordinance to rezone a 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District). The maximum allowable General Plan density is 7.26 dwelling units per acre, or a maximum of 14 dwelling units.
3. ***Planning Application PA-14-48:*** A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. The lot sizes range from 8,712 square feet to 6,902 square feet (excluding the private street); the minimum lot size allowed is 6,000 square feet.
4. ***Tentative Tract Map T-17824:*** Subdivision of the property into 10 fee simple lots for homeownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, the Planning Commission has reviewed all environmental documents comprising the Initial Study/Negative Declaration and has found that the Initial Study/Negative Declaration considers all environmental impacts of the proposed

project and a reasonable range of alternatives, and the Initial Study/Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the Initial Study/Negative Declaration 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 contained within Exhibits B and B1, respectively, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL:** (1) Adopt the Initial Study/Negative Declaration; (2) Give first reading to Rezone R-14-05; (3) Approve Planning Application PA-14-48 and Tentative Tract Map 17824.

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 R-14-05, PA-14-48, and Tentative Tract Map 17842 and upon the applicant's compliance with each and all of the conditions in Exhibits B and B1, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.

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

PASSED AND ADOPTED this 22nd day of June, 2015.

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

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 22, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

A. **Required Finding:** The proposed rezone is consistent with the Zoning Code and the General Plan.

Facts In Support of Findings: The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the R1 zone, including lot sizes, building setbacks, open space, and onsite parking. The General Plan land use designation for the project area is Low Density Residential (8 dwelling units to the acre maximum), which is compatible with the proposed zone change to R1 (Single Family Residential District). The project provides a maximum density of 5 dwelling units to the acre.

B. The proposed project complies with Title 13, Section 13-29(g)(5), Master Plan, of the Municipal Code due to the following:

Finding: The project 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 project is consistent with the following 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-1A.4:** *Strongly encourage the development of low-density*

residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.

Consistency: The project is consistent with the Low Density Residential General Plan Designation of the property and is designed for owner-occupied housing units. 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 property containing church buildings. On-site vegetation is minimal. 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.

The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the R1 zone, including lot sizes, building setbacks, open space, and on-site parking; specifically, as noted below.

- *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 single-family 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 diminishes the boxy design appearance consistent with the City's Residential Design Guidelines.

- *The project will provide on-site parking spaces that exceeds current parking standards (40 spaces required; 50 spaces proposed)*. In addition to the 2-car (with an optional third) garage spaces, parking is provided in the individual driveways leading to each garage and within the private street to provide convenient parking for future guests within the development.

- *The project exceeds the minimum requirements for open space in the form of a large private yards for each unit*. *Additionally, park fees in the amount of $135,720.00 is required to be paid to the City.* The minimum required open space for this project is 40%; the project provides 47% total open space. Additionally, park fees in the amount of $135,720.00 is required to be paid for the project.

C. The proposed 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 common interest development, and encourages increased private market investment in declining or deteriorating neighborhoods. The subdivision complies with the State Subdivision Map Act.

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

Facts in Support of Findings: The LDR (Low Density Residential) General Plan Land Use designation allows residential development of up to 8 dwelling units/acre on this site; the proposed project is 5 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential developments in the R1 zone.

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 overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. 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.

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 trees will also help provide shade to the residential units within the development.

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 recommended improvements along the public streets abutting the project site will improve the public right-of-ways 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.

E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Negative Declaration (IS/ND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). If any of these conditions are removed, the decision-making body must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility and jurisdiction of another public agency, or that specific economic, social or other considerations make the mitigation measures infeasible.

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

G. The proposed buildings are an excessive distance from the street necessitating fire apparatus access and provisions of on-site fire hydrants.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-14-48 shall coincide with the expiration of the approval of the Tentative Tract Map 17824 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, code requirements, and special district requirements of PA-14-48 and T-17824 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

3. A decorative perimeter block wall a minimum of 6 feet in height shall be constructed along the boundaries of the site, prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them.

4. The interior fences or walls between the units shall be a minimum of six feet in height. All private property fencing shall consist of stained and pre-treated lumber materials (i.e. redwood for example) and not unstained pine planks.

5. The perimeter walls along Mesa Verde Drive East and Andros Street incorporate landscape planters between the wall and back of public sidewalk, with landscape materials subject to the approval by the Development Services Director.

6. 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. The private cul de sac shall also be enhanced with pervious pavers, colored concrete, or other treatment to the satisfaction of the Development Services Director.

7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

8. Prior to issuance of building permits, developer shall contact the U.S. 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.

9. If the project is constructed in phases, the perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.

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. Specifically, enhancements to the rear and side elevations shall include enhanced detailing including articulation, projections and use of varied building materials as required in the City's

Residential Design Guidelines, and shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development. 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. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

15. 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. Any future vehicle gate along Mesa Verde Drive shall be subject to the review and approval by the Transportation Services Manager.

16. 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 maintenance association effectively manage parking and contract with a towing service to enforce the parking regulations. All parking
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 private street and perimeter landscaping in perpetuity by the maintenance association. The CC&Rs shall also contain the buyer's notice as an exhibit.
d. 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.
e. The CC&Rs shall contain provisions requiring that the maintenance 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.
f. 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.

17. The CC&Rs shall be recorded and a Maintenance Association be established prior to issuance of certificates of occupancy.

18. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map 17824.

19. 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.

20. Prior to release of any utilities, the applicant shall provide proof of

establishment of a maintenance association.

21. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

    a. The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.

    b. The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.

    c. All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.

    d. Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.

    e. Glare shields may be required for select light standards.

22. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

    a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.

    b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.

    c. Water excavated soil piles hourly or covered with temporary coverings.

    d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.

    e. Wash mud-covered tired and under-carriages of trucks leaving construction sites.

    f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would

otherwise be carried off by trucks departing project sites.

g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.

h. Cease grading during period when winds exceed 25 miles per hour.

23. Permanently installed wood burning devices are not permitted. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

24. All rubber tired dozers and graders used during the grading phase of construction shall be powered by Tier 3 engines.

25. The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

    - Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
    - Buildings shall be oriented north/south where feasible.

26. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

27. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

28. 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. 29. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).

30. 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. Pay Park fee prior to certificate of occupancy. Applicable fee shall be that fee in effect at the time the subdivision application is filed with the City.

4. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all 2-car garages, and a minimum 10-foot by 20-foot clear interior dimension shall be provided for 1-car garages, if proposed.

5. Minimum garage door width shall be 16 feet (2-car garages).

6. All garages shall be provided with automatic garage door openers.

7. Grading materials delivery, equipment operation, and other construction-related activity shall be limited to be-tween the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

8. 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.

9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.

10. All on-site utility services shall be installed underground.

11. 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.

12. 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. 13. 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. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11B of the 2013 California Building Code.

14. Prior to the issuance of Grading Permits, the project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.

15. Submit a precise grading plan, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:

    - An excavation which does not exceed 50 CY on any one site and which is less than 2 feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).

    - A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and

does not obstruct a drainage course.

- A fill less than 3 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

16. Submit a soils report for this project. Soils 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 slopes or the 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. Lots 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 of noncombustible material if they project into the 5 feet (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. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Transportation Services Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

22. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.

Fire

23. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.

24. Provide "blue dot" reflective markers for all on-site fire hydrants.

25. The project shall provide an automatic fire sprinkler system according to NFPA 13 R.

Street Trees

26. Plant eight (8) 24" Box Arbutus 'Marina' (single trunk/standard form) in expanded planter to be 5' (not 3') in width along Mesa Verde Drive East frontage. Proposed Pyrus calleryana 'Aristocrat' on Andros Street change to two (2) 24" Box Pyrus calleryana 'Redspire'. Items to be incorporated into site landscape plan. Responsibility for the maintenance

of proposed landscape planters along Mesa Verde Drive East should be determined and documented as binding.

WQMP

27. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

28. The project shall comply with the NPDES requirements, as follows:

    a. Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project Applicant shall provide the City Engineer with evidence that an NOI has been filed with the Storm Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.

    b. Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the Applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:

        - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges;
        - Describe post-construction BMPs for the project;
        - Explain the maintenance program for the project's BMPs.

    c. List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

29. A WQMP 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.

30. Location of the BMPs shall not be within the public right-of-way.

31. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

32. During demolition, grading, and excavation, workers shall comply with the

requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

33. Prior to demolition activities, removal and/or abatement of asbestos containing building materials, lead based paints, and hazardous materials associated with the existing building materials, an investigation shall be conducted by a qualified environmental professional in consultation with the Costa Mesa Fire Department. An asbestos and hazardous materials abatement plan shall be developed by the qualified environmental professional, in order to clearly define the scope and objective of the abatement activities. The Applicant shall conduct demolition consistent with the abatement plan, applicable state requirements and City standard conditions.

34. As final building plans are submitted to the City of Costa Mesa for review and approval, the Costa Mesa Police Department shall review all plans for the purpose of ensuring that design requirements are incorporated into the building design to increase safety and avoid unsafe conditions. These measures focus on security measures are recommended by the Police Department, including but not limited to, the following:

    - Lighting shall be provided in open areas and parking lots.
    - Required building address numbers shall be readily apparent from the street and rooftop building identification shall be readily apparent from police helicopters for emergency response agencies.
    - Landscaping requirements (e.g. minimize use of hedges, use of low height shrubs for greater visibility).
    - Emergency vehicle parking areas shall be designated within proximity to buildings.
    - Prior to the issuance of a Building Permit, the City of Costa Mesa Police Department shall review and approve the developer's project design features to satisfy local requirements. The applicant shall then pay the appropriate fee in effect to mitigate the project's proportionate impact to additional demands on police protection services, if any.

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.

EXHIBIT B1

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

February 6, 2015

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

SUBJECT: Tentative Tract No. 17824
LOCATION: 2880 Mesa Verde Drive East

Dear Commissioners:

Tentative Tract Map No. 17824 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one parcel into thirteen (13) numbered lots and four (4) lettered lots. Vesting Tentative Tract Map No. 17824 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 Section 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. 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 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 Mesa Verde Drive East and Andros 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.

8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager.

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.costamesaca.gov

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. Comply with any 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. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer.

11. The Subdivider shall submit a cash deposit of $730 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

12. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

13. 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 to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

14. 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.

15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

16. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

17. Dedicate easements as needed for public utilities.

18. 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.

19. 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.

20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

21. The elevations shown on all plans shall be on Orange County benchmark datum.

22. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17824)

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING REZONE R-14-05 FOR A REZONE (OR CHANGE) OF THE ZONING CLASSIFICATION OF A 2-ACRE DEVELOPMENT SITE FROM I&R (INSTITUTIONAL AND RECREATIONAL) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R1), PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT T-17824, FOR THE PROPOSED DEVELOPMENT OF A 2-STORY, 10-UNIT DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT 2880 MESA VERDE DRIVE EAST.

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

WHEREAS, an application was filed by Pinnacle Residential, representing First Church of Christ Scientist, requesting approval of the following:

1. ***Initial Study/Negative Declaration.***
2. ***Rezone R-14-05:*** An ordinance to rezone a 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District). The maximum allowable General Plan density is 7.26 dwelling units per acre, or a maximum of 14 dwelling units.
3. ***Planning Application PA-14-48:*** A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. The lot sizes range from 8,712 square feet to 6,902 square feet (excluding the private street); the minimum lot size allowed is 6,000 square feet.
4. ***Tentative Tract Map T-17824:*** Subdivision of the property into 10 fee simple lots for homeownership.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 22, 2015 with all persons having the opportunity to speak and be heard 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** Rezone R-14-05, Planning Application PA-14-018 and Tentative Tract Map TT-17824.

PASSED AND ADOPTED this 22nd day of June, 2015.

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

STATE OF CALIFORNIA)
) ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on June 22, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The proposed rezone is not consistent with the Zoning Code and the General Plan.

B. The proposed project does not comply with Title 13, Section 13-29(g)(5), Master Plan, of the Municipal Code due to the following:

The project does not meet 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.

C. The subdivision of the property for a single family residential development is not consistent with the City's General Plan and Zoning Code.

D. The Costa Mesa Planning Commission has denied Rezone R-14-05, Planning Application PA-14-48, and Tentative Tract Map TT-17824. 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.

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

ATTACHMENT 5

LEE, MEL

From: Robert Petrina <captainrobpetrina@gmail.com>
Sent: Friday, April 24, 2015 1:41 PM
To: LEE, MEL
Subject: 2880 Mesa Verde

Mr Lee

I would like to formally oppose the project at 2880 Mesa Verde. My wife and I have attended the meeting regarding this matter and voiced our concerns for our neighborhood. I do not think the proposal goes far enough to insure minimum impact for the existing neighbors.

My wife and I are the "Neighborhood Watch Liaisons" for the Serang Place which is directly across the street from the proposed building site.We have lived on Serang Place for over a decade and have seen the problems that I will draw to your attention.

1. On Serang PLace we have a huge problem with our street being an overflow parking area for surrounding neighborhoods. We are constantly towing cars from our block from the apartments across Adams Ave. They only allow 1 car per unit and there is a constant flow of people dropping off cars from the complex. I feel that another 13 homes directly across the street would add to this problem. I have read about the proposal regarding mandatory garage parking and guest parking but we feel our street would still be used as overflow parking which would not be fair for our neighbors most who have lived there since the houses were new. Please remember that we also have the business complex of Mesa Verde, we have the Church and the Craft fair form Piece Makers and all these cars seem to end up on our street. Piece Makers uses the parking lot at 2880 Mesa Verde for their overflow parking now so when that lot becomes houses where do you think all these people will park.

2. We are also concerned about the traffic on Mesa Verde. There has been no talk of a stop sign, cross walk, or left hand turning lane for the people traveling south on Mesa Verde. The proposal has these new buildings as family residences and the local elementary school is in our side of the track. How should these people walk their children to school?

Please be fair to the people that already live in this neighborhood. There has not been enough planning to make sure the current residents are minimally impacted and I don't believe anybody has thought enough about the traffic repercussions. It would be unfair for the long term residents on our street to come home and find three times as many cars parked in front of their homes.

Thank you for taking the thoughts and concerns of all the residents on Serang Place before making a final decision on this project. We all believe there needs to be more planning before somebody throws up another 13 houses because it seems to financially beneficial.

Sincerely

Robert, JeeAnn Petrina
2850 Serang Place

Dennis & Sandra Bucher

1649 Minorca Dr.
Costa Mesa, CA 92626

April 21, 2015

Mel Lee, AICP, Senior Planner
City of Costa Mesa,
77 Fair Dr.
Costa Mesa, CA 92628

Re: Pinnacle Residential Project
2880 Mesa Verde Drive E

We are objecting to the current proposal to build 13 two story homes in the church lot behind our home on Minorca Dr. This project would totally change the personality of the neighborhood.

We purchased our home in 1972 largely due to the privacy and decreased noise that having a non-residential neighbor behind us would provide. We also appreciated the feel of the neighborhood of single story homes, tree lined streets and spacious lots. It was what made the Mesa Verde neighborhood so appealing.

Our lot is 80'X100'. Our understanding is that the lots behind us would be much smaller and more dense, causing increased noise and activity. We remodeled our home to meet the existing code and feel that changing the code would not be fair and would rob us of our privacy. These homes would be looking right into our yard. Not only would the height of the new homes (25'11" high) be significant, but the fact that the church lot itself is considerably higher than ours is also a consideration. In addition, the proposed variance would allow the homes to be built too close to the dividing fence. It would truly be invasive and destroy our privacy. Two story structures and small lots would cause the area to be crowded.

Already Mesa Verde E has become very busy in the afternoon, as people try to avoid the Harbor/Adams intersection. The crossing of Mesa Verde East from Minorca is already a hazardous one, due to decreased visibility with the street curve and speed of traffic moving toward Baker.

Another consideration is the parking plan. With large homes, it should be considered that there could possibly be 4 cars per home. When only 4 parking places are planned, where would there be for guests to park in the event of a party for instance? There is no parking on Adams or Mesa Verde East and therefore they would have to park on Minorca Dr. Currently, all of the homes on Minorca have 3-4 cars each already. This would only make parking more of a problem.

We have gone to considerable expense to landscape our back yard to decrease the increasing traffic noise created by the increasing traffic on Adams. The noise would be greatly increased by the 13 two story homes so close to us, to say nothing of all the noise, traffic and dust that would result from the construction.

We would appreciate your considering our concerns and opposing this plan.

Dennis Bucher Sandra Bucher

Dennis and Sandra Bucher (714)556-8864

Received
City of Costa Mesa
Development Services Department

APR 22 2015

April 20, 2015

Received
City of Costa Mesa
Development Services Department

APR 22 2015

Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

We would like to go on record as opposing the 13-unit residential development project by Pinnacle Residential at 2880 Mesa Verde Drive East, called Pinnacle Residential Project (Rezone R-14-05, Planning Application No. PA-14-48, and Tentative Tract Map T-17824).

Reasons for our opposition include the following:

1. Rezoning from Institutional to Residential includes an understood shift in traffic. Though the company report indicates there would be additionally only 42 extra traffic movements, there would indeed be many more than that. Houses that have four bedrooms and 4 parking spaces each, obviously built for families of four or more, are not going to have only two car trips per unit per day as the developer suggests.

2. The infringement on personal space and privacy of existing residences next door to the place of proposed development would be significant, and in some places such privacy and space would be altogether eliminated. Long-time residents bought their properties because of the privacy the locations afforded. They trusted that such privacy would continue. Rezoning and building 25 foot tall buildings just outside the fences is a violation of that privacy and open space environment to the highest order and destroy a sense of openness that home owners counted on. It would become a stifling environment, bordering on suffocation. And it would make the present homes less attractive to potential buyers rather than more attractive as the developer suggests.

3. Utilities are a growing problem with the residential area as it is. We are asked to cut our water use by 20 - 25 %. Now we are asked to allow 13 more homes to be built next door, all of which will use way more water than those of us who have lived here for years. Most of our homes are inhabited by two people only, while the new residences are built for four or more people, many of them children or young people--all of which use way more water. Why should we cut water so that the new people can use it all up?

4. The construction company is asking for variances on the property of from 3 to 13 feet, rather than the 20 feet required on all sides by the City of Costa Mesa. There is not adequate reasoning for such variances. Those neighbors who live next door need the 20 feet allowed by the City of Costa Mesa to keep any sense of personal space to their homes.

We would prefer that the planning commission kept the zoning as is--for institutional and recreational. However, if the City of Costa Mesa deems it necessary to put in residences, we suggest the following: If the construction company must build on this piece of ground, let them build one-story houses (to be consistent with most residences in the neighborhood) and let them adhere to the City of Costa Mesa's currently stipulated 20 foot variances.

Winton & Shirley Felt
1645 Minorca Drive, Costa Mesa, CA 92626 (714) 957-3399

Winton Felt & Shirley Felt 4/20/15

Mel Lee, AICP, Senior Planner
City of Costa Mesa
77 Fair Dr
Costa Mesa, CA 92628

Greetings,

Gayle and I have lived on the corner at 1653 Minorca for 15 years now and have enjoyed this little neighborhood very much. One of the central reasons we purchased this house was because of the large, tree-dotted lot that backs up to our property, South of Minorca Drive (the Christian Science property). This property serves as a large buffer (noise) from the day to day noise that goes on in a typical neighborhood. From our living room looking south across the open lot, we are able to see sky and tree tops all the way to Adams Ave, every day. During the Fourth of July, we can see the fireworks show from Fairview Park and even farther, the fireworks over the Huntington Beach Pier. Wildlife typically comes and goes over our fence with weekly sightings such as coyote, raccoon, possum, red-tail hawks, cooper's hawks, owls, etc.. Our home's value and our day to day enjoyment of our property has a lot to with the open space behind our house.

Unfortunately, the housing development planned for the Christian Science Center will directly impact our quality of life, and will certainly reduce the value of our property. Instead of open sky, trees, lawn, and a small, single-story building 40 feet behind our fence-line, we will now, every day, see a 25 foot tall house, only ten feet behind our backyard fence. There will be an explosion of street noise associated with automobiles, alarms, slamming doors, engines, horns, etc, only 10 feet behind a fence that for 55 years has only known quiet. There will be large, second story windows looking down into our home and backyard. Our property will never be the same.

We understand the property has been sold and that the change in our city almost demands that more housing options be pursued, but we love our house and we don't want it changed if it will change in a negative way. Concessions by the developer are in order if these new homes are going to be built this close to my lot line.

Thank you.

Ed and Gayle Burke
1653 Minorca Dr
Costa Mesa, CA 92626
(714)241-0323

Received
City of Costa Mesa
Development Services Department

APR 24 2015

PH-1

LEE, MEL

From: Kown Shabdeen <sabishab1@sbcglobal.net>
Sent: Sunday, March 08, 2015 9:38 PM
To: LEE, MEL
Subject: [BULK]

Importance: Low

Mel Lee
Senior Planner
Costa Mesa.

Dear Mr. Lee,

Being a resident of Mesa Verde Costa Mesa M. Kowm Shabdeen residing at 2855 Serang Place hereby wish to state my concerns of the New Home development that is proposed at 2880 Mesa verde drive East.
We the residents have submitted a petition with regards to the parking of vehicles on our street by guests visiting the large apartment complex on 2775 Mesa Verde East Drive, mostly on Friday, Saturday and Sunday for over 72 hours, even on Friday's during street sweeping.
The development plans call for 13 homes and 6 communal parking which I feel is going to create more parking issues along with the existing one.
If the entrance to the proposed development were to be on Andros rather than Mesa Verde Dr. East,it would provide benefits as well as solutions for further problems.
The traffic on Mesa Verde east is already high and a perimeter wall along Mesa Verde Dr. will match with existing wall.
Entrance from Andros would provide two quickly accessible routes of entrance or exit- either Royal palm or Mesa Verde dr E.
Thought I should address my concerns and I should to be at the City meeting tomorrow.
Sincerely,

M. Kowm Shabdeen,

PH-1

LEE, MEL

From: JT <jon.tyrrell@gmail.com>
Sent: Thursday, March 05, 2015 11:59 PM
To: LEE, MEL
Subject: Proposed housing development at 2880 Mesa Verde Dr E

Mel Lee
Senior Planner
Costa Mesa

Dear Mr. Lee,

My name is Jonathan Tyrrell and I'm a resident of Costa Mesa who lives in Mesa Verde. I'm currently a full-time caregiver for my mother who is bedridden at this point in her life, so I'll be unable to attend the City Planning Commission hearing for the proposed development at 2880 Mesa Verde Dr. East.

I wrote to Robert Dickson and received your contact information for follow up.

I have some concerns and suggestions for consideration about the proposed development that I'd like to list here to be addressed by the planning commission.

1. The development plans call for 13 homes with 2-car garages and 6 communal guest parking spaces. Does this adequately account for a household with more than 2 vehicles, such as driveway space or area on the complex streets for parking?

2. When those 6 guest parking spaces are filled, where will the overflow parking take place? With a proposed entrance on Mesa Verde Dr E, it's reasonable to think that parking needed in excess of what has been provided will spill over onto Serang Place. We already currently have problems with non-resident parking on Serang from the apartments at 2775 Mesa Verde Dr E since adequate parking has not been planned or alotted for there.

3. If the entrance to the proposed development were to be on Andros rather than Mesa Verde Dr E, it would provide positive benefits as well as solutions to potential problems:

a. A perimeter wall along Mesa Verde Dr E would match the other cul-de-sac or loop streets on Mesa Verde.

b. An entrance to the development from Andros would provide a buffer for through traffic on Mesa Verde Dr E that intensifies at various hours of the day from Harbor Blvd via Baker.

c. This entrance to the development from Andros would provide two quickly accessible routes of entrance or exit -- either Mesa Verde Dr E or Royal Palm.

d. As well, said entrance would provide adequate overflow parking for the development when needed along Andros street on the side with no homes.

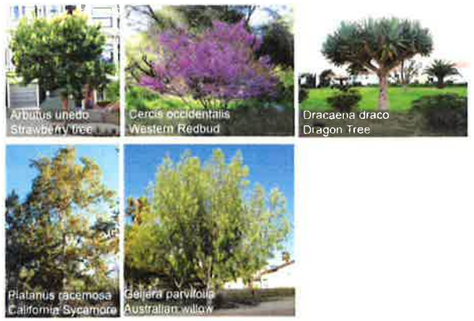
Thank you for the opportunity to express these concerns and recommendations, and please feel free to contact me with any questions.

Sincerely,

Jonathan Tyrrell
2845 Serang Place
Costa Mesa

ATTACHMENT 6

PROPOSED TREES



PROPOSED PLANT SCHEDULE

TREES BOTANICAL NAME	COMMON NAME	SIZE
ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX
DRACAENA DRACO	DRAGON TREE	24" BOX
GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	24"-48" BOX
PIRUS CALLERYANA REDSPIRE	ARISTOCRAT FLOWERING PEAR	24" BOX

SHRUBS BOTANICAL NAME	COMMON NAME	SIZE
AGAVE ATTENUATA	AGAVE	5 GAL
ALOE ARBORESCENS	ALOE	5 GAL
ALOE STRICTA	ALOE	5 GAL
BOUGAINVILLEA X. 'ROSENKA'	BOUGAINVILLEA	5 GAL
CARISSA MACROCARPA 'PROSTRATA'	PROSTRATE NATAL PLUM	1 GAL
CRASSULA ARGENTEA	JADE PLANT	5 GAL
DIANELLA SPP	DIANELLA	5 GAL
EUPHORBIA TIRUCALLI 'STICKS ON FIRE'	PENCIL TREE	5 GAL
FURCRAEA FOETIDA	MAURITIUS HEMP	15 GAL
LEONOTIS LEONURUS	LION'S TAIL	5 GAL
LIGUSTRUM TEXANUM	TEXAS PRIVET	15 GAL
LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	5 GAL
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL

MAINTENANCE RESPONSIBILITIES

- (A) H.O.A MAINTAINED LANDSCAPE AREA
- (B) PRIVATE HOMEOWNER MAINTAINED LANDSCAPE FRONT YARDS (DEVELOPER INSTALLED)
- (C) PRIVATE HOMEOWNER LANDSCAPE MAINTAINED/INSTALLED

LEGEND

1. 4'-0" STABILIZED DECOMPOSED GRANITE PATHWAY
2. 6'-0" CMU PERIMETER WALL 'TYPE' T.B.D.
3. CONCRETE UNIT PAVERS
4. 6" CONCRETE MOW CURB
5. MAN GATE FOR MAINTENANCE
6. SIDE YARD GATE TYP.
7. PROJECT I.D. MONUMENT

NOTE: LANDSCAPE SHALL MEET CURRENT WATER CONSERVATION REQUIREMENTS MANDATED BY STATE

0 16 32 48 64 feet
1/16" = 1'-0"

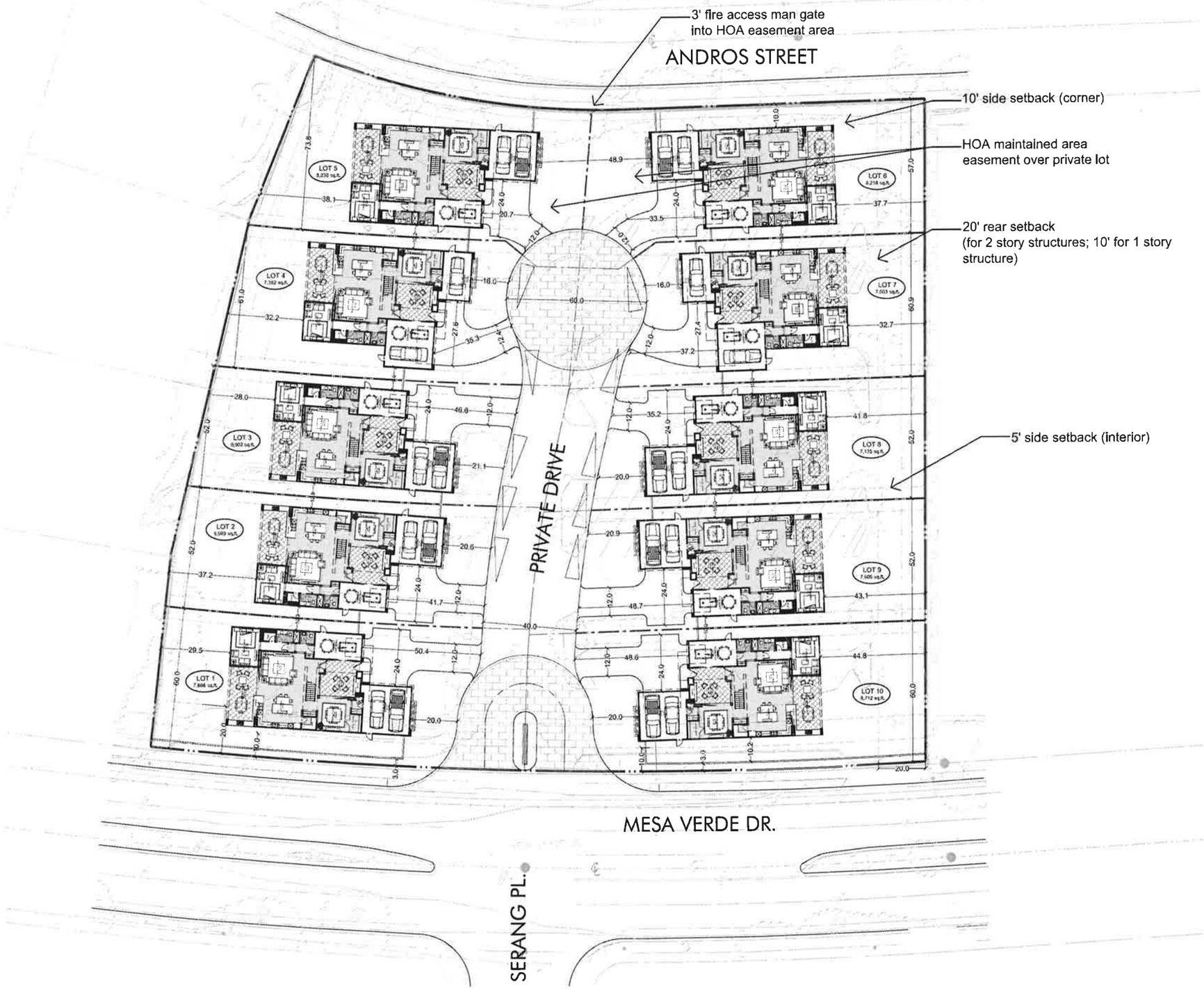
BGB | DESIGN GROUP
Landscape Architecture Planning Urban Design

Preliminary Landscape Plan

2880 MESA VERDE DRIVE, COSTA MESA CA

PINNACLE RESIDENTIAL

06/11/2015



SITE SUMMARY

SITE:	2.0 ac. *(87,120 sq.ft.)*
UNITS:	10 du
DENSITY:	5.0 dua.

UNIT SUMMARY

PLAN 1: 4 du (3,311 sqft.)

2-story; 4br+bonus, 3.5 ba, 3 car garage

PARKING

Required

garage	20 spaces *(2.0 covered spaces / unit)*
open	20 spaces *(2.0 spaces / unit)*
total	40 spaces

Provided

garage	20 spaces
open	30 spaces
total	50 spaces

OPEN SPACE

Required 34,848 sq.ft. (40%)

Provided 41,437 sq.ft. (47%)

DEVELOPMENT STANDARDS

(table 13-32 of the Costa Mesa Municipal Code)

MINIMUM LOT AREA:	6,000 sq.ft.
MINIMUM LOT WIDTH:	Interior Lot: 50 ft Corner Lot: 60ft
NUMBER STORIES/HEIGHT:	2 stories/27 ft
MINIMUM OPEN SPACE:	40% total lot
DISTANCE BETWEEN BUILDINGS:	10 ft.
SETBACKS:	
FRONT:	20 ft
REAR:	20 ft. (2 story) 10 ft. (1 story)
SIDE:	5 ft. 10 ft. (abutting public street)
DRIVEWAY WIDTH:	10 ft.
DRIVEWAY LENGTH:	19 ft

ARCHITECTURAL SITE PLAN

SCALE 1"=20'

0 20 40 80

COSTA MESA, CA.

PINNACLE RESIDENTIAL

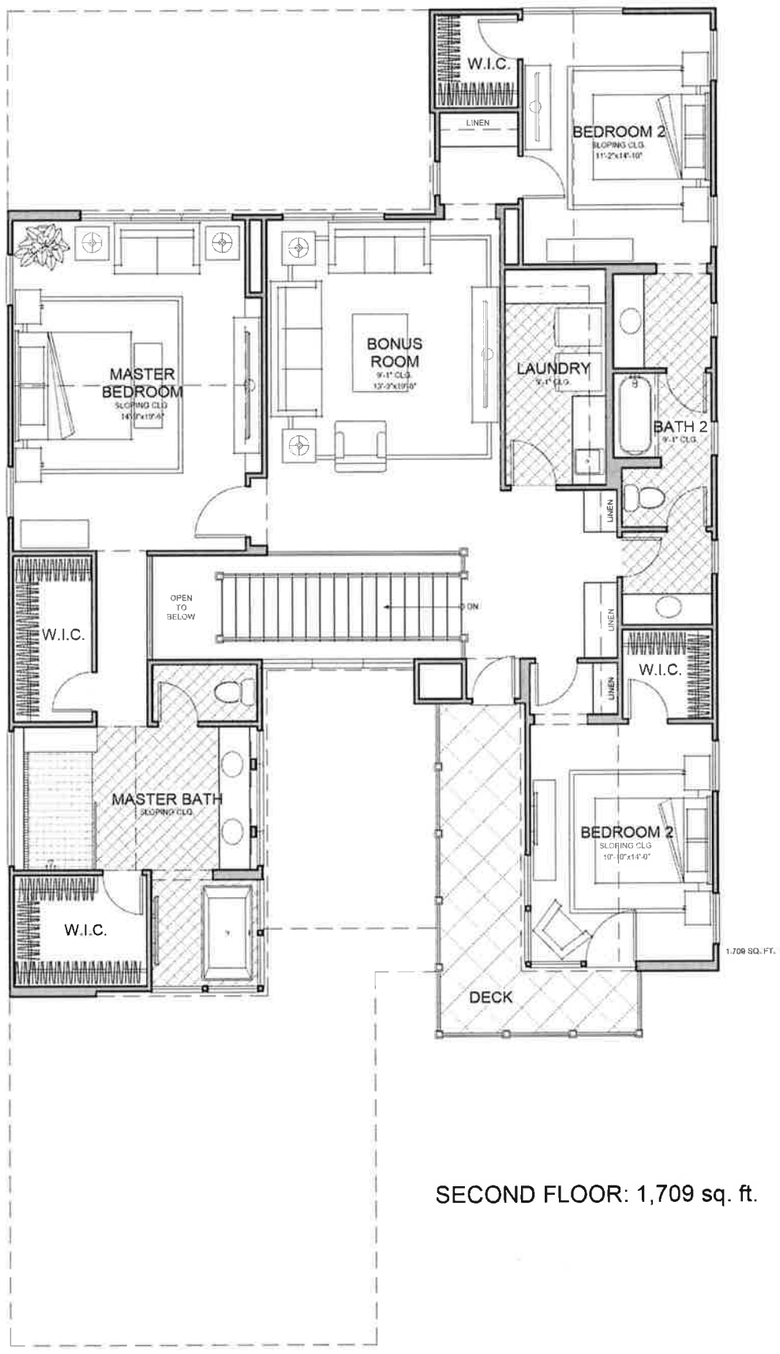
MESA VERDE EAST

DAHLIN group
18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

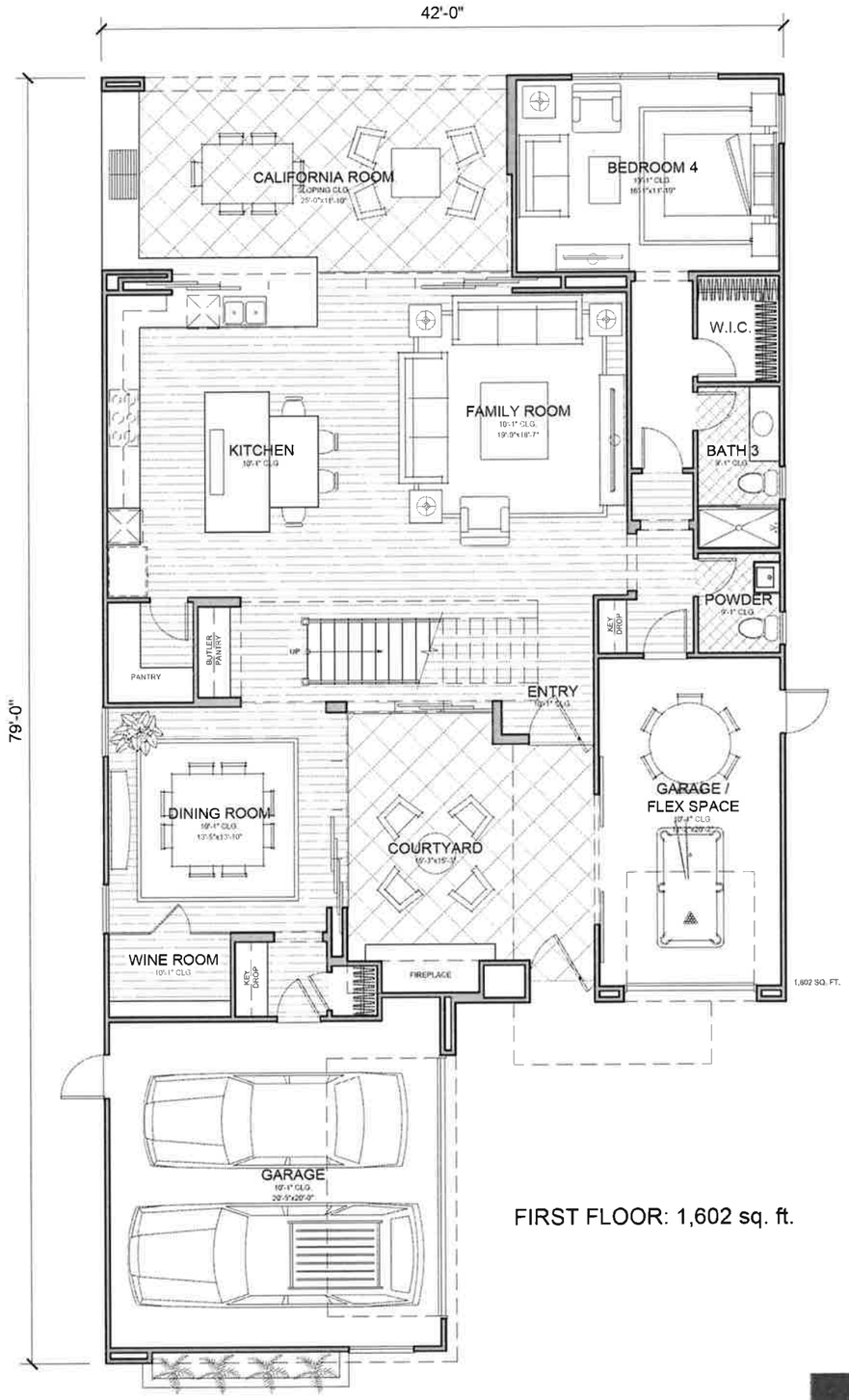
JOB NO. 1216.001

DATE 5/26/15

A0.1



SECOND FLOOR: 1,709 sq. ft.



FIRST FLOOR: 1,602 sq. ft.

3,311 sq. ft. w/o GARAGE

4 BEDROOM + BONUS
3.5 BATH

3 CAR GARAGE	671 sq. ft.
COURTYARD	221 sq. ft.
CALIFORNIA RM.	307 sq. ft.

PLAN 1
FIRST AND SECOND FLOOR PLANS

0 4 8 16

JOB NO. 1216.001
DATE 6/05/15

18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

A1.1

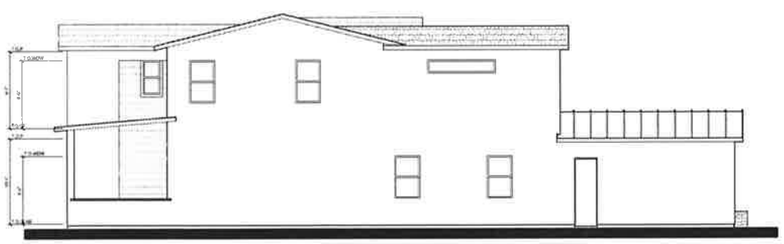
COSTA MESA, CA.

PINNACLE RESIDENTIAL

MESA VERDE EAST

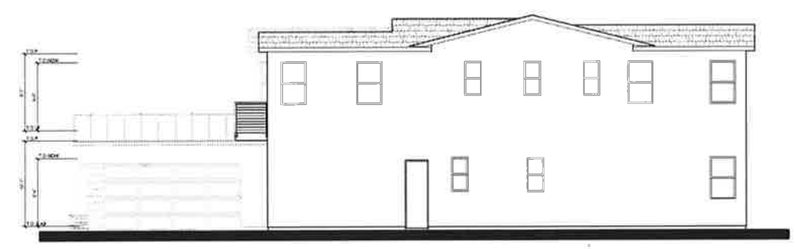
FRONT ELEVATION

A - COMP. SHINGLE ROOF
B - STONE
C - SIDING
D - STUCCO
E - CABLE RAILING
F - WOOD TRIM
G - CONCRETE
H - ROLL UP GARAGE DOOR
I - COACH LIGHT
J - WOOD FASCIA



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

PLAN 1 A
EXTERIOR
ELEVATIONS

COSTA MESA, CA.

PINNACLE RESIDENTIAL

MESA VERDE EAST

-71-

DAHLIN group

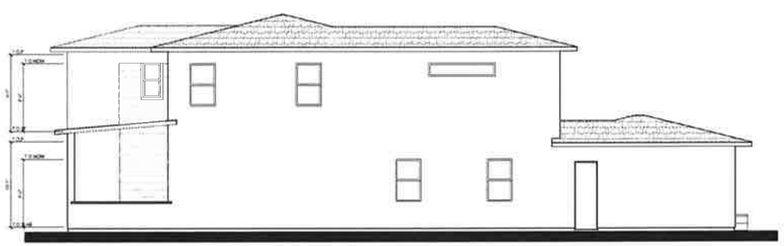
18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

JOB NO. 1216.001
DATE 6/05/15

A1.2

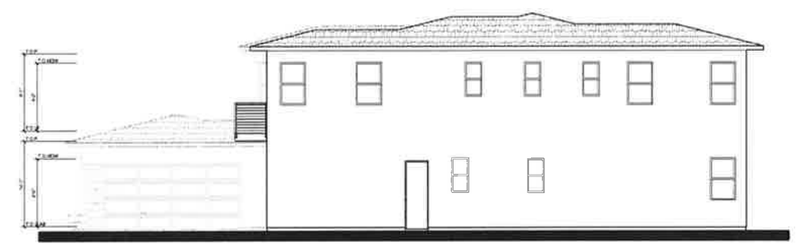
FRONT ELEVATION

A - COMP. SHINGLE ROOF
B - STONE
C - SIDING
D - STUCCO
E - CABLE RAILING
F - WOOD TRIM
G - CONCRETE
H - ROLL UP GARAGE DOOR
I - COACH LIGHT
J - WOOD FASCIA



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

PLAN 1 B
EXTERIOR
ELEVATIONS

COSTA MESA, CA.

PINNACLE RESIDENTIAL

MESA VERDE EAST

DAHLIN group

JOB NO. 1216.001
DATE 6/05/15

18818 Teller Avenue
Suite 260
Irvine, CA 92612
949-250-4680

A1.3

TENTATIVE TRACT NO. 17824

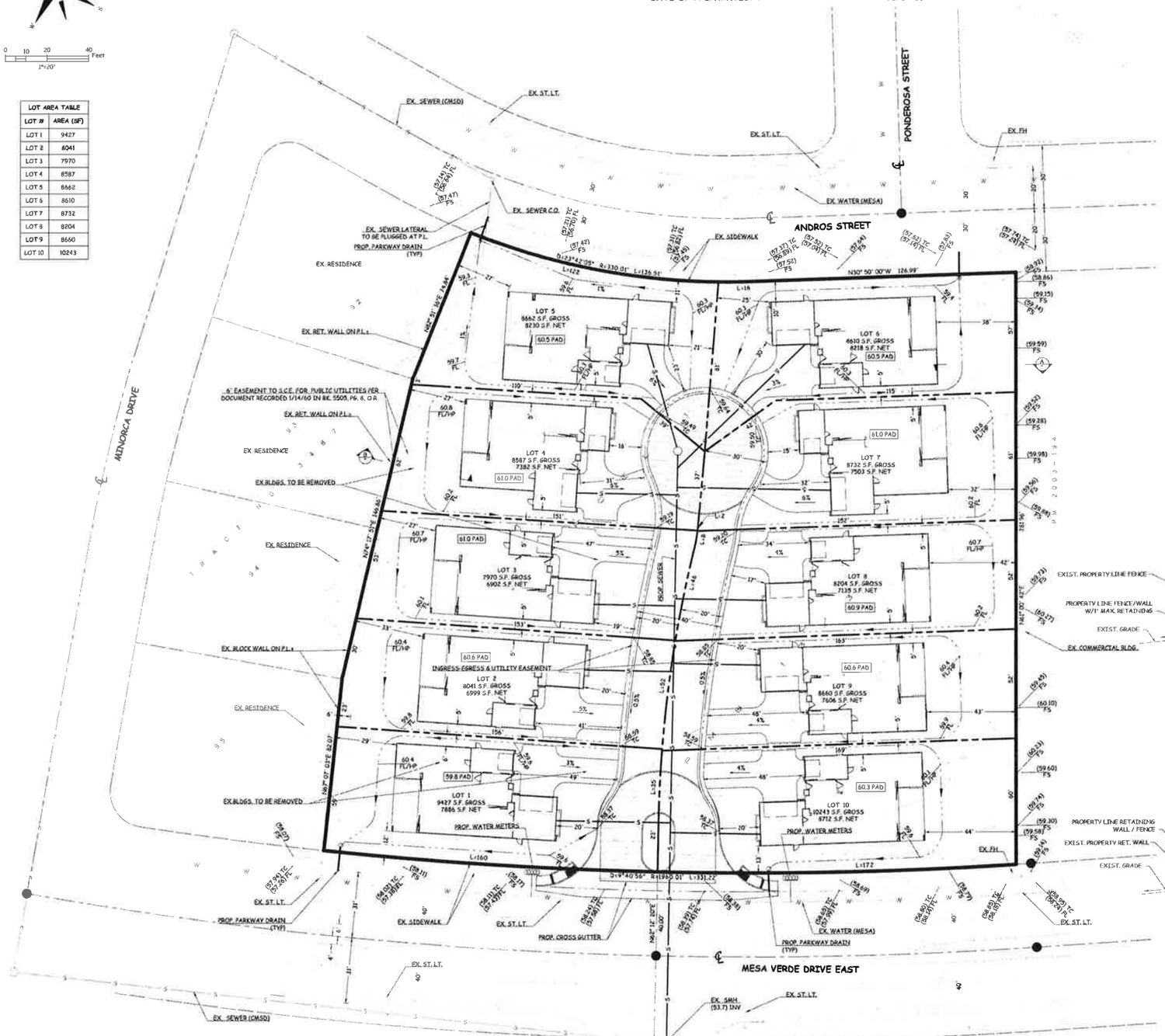
PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 13, PAGE 36 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DATE OF PREPARATION: June 10, 2015

#	DATE	DESCRIPTION
		REVISIONS

0 10 20 40 Feet
1"=20'

LOT AREA TABLE	
LOT #	AREA (SF)
LOT 1	9427
LOT 2	8041
LOT 3	7970
LOT 4	8587
LOT 5	8662
LOT 6	8610
LOT 7	8732
LOT 8	8204
LOT 9	8660
LOT 10	10243



NOTES:
2.00 ACRES GROSS AND NET
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO LAND OR PARKS TO BE DEDICATED

PROPOSED LAND USE:
10 SINGLE FAMILY RESIDENCES.

ASSESSOR'S PARCEL NUMBERS:
139-313-08

SETBACK REQUIREMENTS:
FRONT 20'
SIDES 5'
REAR 10'

LEGAL DESCRIPTION:
ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL 1 OF PARCEL MAP RECORDED IN BOOK 13, PAGE 36 OF PARCEL MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYOR HORIZONTAL CONTROL STATION G.P.S. NO. 6135 AND STATION G.P.S. NO. 6131RI BEING NORTH 19° 38' 03" WEST PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

OWNER/SUBDIVIDER:
PINNACLE RESIDENTIAL
20 ENTERPRISE, SUITE 320
ALISO VIEJO, CA
(949) 207-3270

SITE ADDRESS:
2880 MESA VERDE DRIVE
COSTA MESA, CA 92626

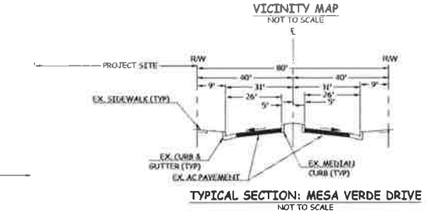
FLOOD ZONE:
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

ESTIMATED GRADING QUANTITIES:
RAW CUT: 1260 CY
RAW FILL: 1780 CY
IMPORT: 520 CY

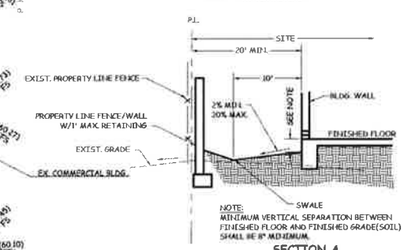
ENGINEER:
ROBINS B. HAMERS & ASSOCIATES, INC.
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192

LEGEND:
AC ASPHALTIC CONCRETE
EX EXISTING
FH FIRE HYDRANT
FS FINISHED SURFACE
ST LT STREET LIGHT
SF SQUARE FEET
TC TOP OF CURB
CENTERLINE
CURB & GUTTER
DRAINAGE SWALE
PROPERTY LINE
S SEWER
TRACT BOUNDARY
W WATER MAIN
WATER METERS

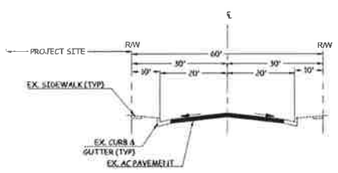
VICINITY MAP
NOT TO SCALE



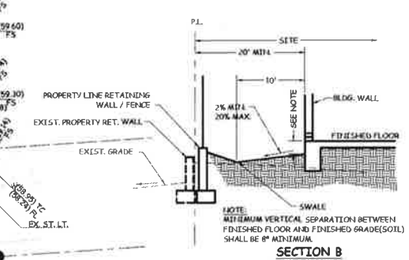
TYPICAL SECTION: MESA VERDE DRIVE
NOT TO SCALE



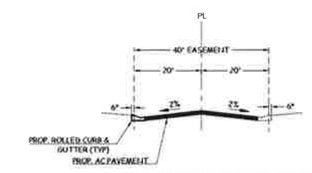
SECTION A
NOT TO SCALE



TYPICAL SECTION: ANDROS STREET
NOT TO SCALE



SECTION B
NOT TO SCALE



TYPICAL SECTION: PRIVATE STREET
NOT TO SCALE

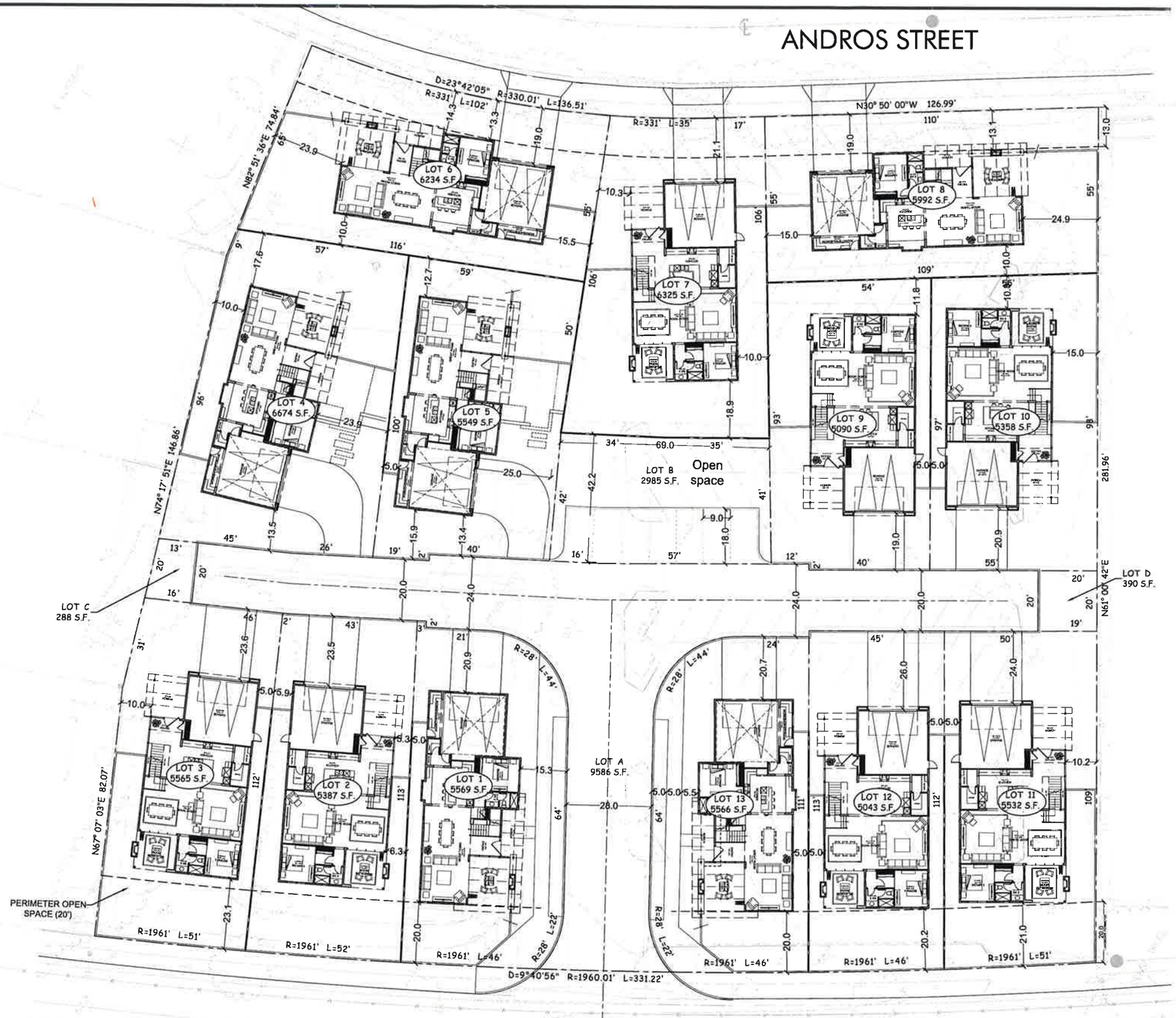
NO. RCE 31720 CIVIL STATE OF CALIFORNIA

PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192
ROBIN B. HAMERS R.C.E. 31720 — 6/10/15 DATE

TENTATIVE TRACT NO. 17824
& PRELIMINARY GRADING PLAN

2880 MESA VERDE DRIVE
COSTA MESA, CA 92626

SHEET 1 OF 1



TECHNICAL SITE PLAN

ORIGINAL SITE PLAN (FOR REFERENCE)

SITE SUMMARY

SITE:	2.0 ac. *(87,120 sq.ft.)*
UNITS:	13 du
DENSITY:	6.5 dua.

UNIT SUMMARY

PLAN 1: 4 du (2,540 sqft.)
2-story; 4br+3.5 ba
PLAN 2: 9 du (2,956 sqft.)
2-story; 4br+3.5 ba

PARKING

Required

garage	26 spaces *(2.0 covered spaces / unit)*
open	26 spaces *(2.0 spaces / unit)*
total	52 spaces

Provided

garage	26 spaces
open	33 spaces
total	59 spaces

OPEN SPACE

Required 39,204 sq.ft. (45%)
Provided 46,646 sq.ft. (53%)

LOT SUMMARY

LOT	LOT SIZE
1	5,569 sq.ft.
2	5,387 sq.ft.
3	5,565 sq.ft.
4	6,674 sq.ft.
5	5,549 sq.ft.
6	6,234 sq.ft.
7	6,325 sq.ft.
8	5,992 sq.ft.
9	5,090 sq.ft.
10	5,358 sq.ft.
11	5,532 sq.ft.
12	5,043 sq.ft.
13	5,566 sq.ft.
	73,884 sq.ft.

not to scale

Click here to view Attachment 7.

ATTACHMENT 7
INITIAL STUDY/NEGATIVE DECLARATION IS UNDER SEPARATE COVER

ATTACHMENT 8

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Edmund G. Brown Jr.
Governor

Ken Alex
Director

April 28, 2015

Mel Lee
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

Subject: Mesa Verde East Project
SCH#: 2015031099 -JY

Dear Mel Lee:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on April 27, 2015, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Received
City of Costa Mesa
Development Services Department

MAY 04 2015

1400 TENTH STREET P.O. BOX 3044 SACRAMENTO, CALIFORNIA 95812-3044
TEL (916) 445-0613 FAX (916) 323-3018 www.opr.ca.gov

Document Details Report
State Clearinghouse Data Base

SCH# 2015031099
Project Title Mesa Verde East Project
Lead Agency Costa Mesa, City of

Type Neg Negative Declaration

Description The project involves the demolition of the existing site improvements and the construction of a 13-unit, 2-story, detached, small lot residential common interest development. To facilitate the project, the property is proposed to be rezoned to PDR-LD and the residential project developed as a master plan per the Planned Development Standards for small lot development as outlined in Zoning Code Section 13-58 (Planned Development Standards).

Lead Agency Contact

Name Mel Lee
Agency City of Costa Mesa
Phone 714 754 5611 **Fax**
email
Address 77 Fair Drive
City Costa Mesa **State** CA **Zip** 92626

Project Location

County Orange
City Costa Mesa
Region
Lat / Long 33° 40' 29" N / 117° 55' 35" W
Cross Streets Adams Avenue & Mesa Verde Drive East
Parcel No. 139-313-08
Township 6S **Range** 10W **Section** 4 **Base**

Proximity to:

Highways
Airports
Railways
Waterways Santa Ana River
Schools Adams ES
Land Use PLU: Church, Z: I&R
GP: Low Density Residential

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Fish and Wildlife, Region 5; Department of Parks and Recreation; Department of Water Resources; Resources, Recycling and Recovery; Caltrans, District 12; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 8; Department of Toxic Substances Control; Native American Heritage Commission

Date Received 03/27/2015 **Start of Review** 03/27/2015 **End of Review** 04/27/2015

Note: Blanks in data fields result from insufficient information provided by lead agency.

AIRPORT LAND USE COMMISSION
FOR ORANGE COUNTY

3160 Airway Avenue • Costa Mesa, California 92626 • 949.252.5170 fax: 949.252.6012

April 20, 2015

Mr. Mel Lee, AICP
Senior Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Subject: Pinnacle Residential Project

Dear Mr. Lee:

Thank you for the opportunity to review the Negative Declaration (ND) for the proposed Pinnacle Residential Project in the context of the Airport Land Use Commission's (ALUC) *Airport Environs Land Use Plan (AELUP) for John Wayne Airport (JWA).* The proposed project includes construction of a 13-unit, two-story residential development on a 2-acre site located at 2880 Mesa Verde Drive East.

The proposed project is located within the Federal Aviation Regulation (FAR) Part 77 Notification Area for JWA. The initial study states that the proposed maximum height for the project is 2-stories. We recommend that the project proponent utilize the Notice Criteria Tool on the FAA website https://oeaaa.faa.gov/oeaaa/external/portal.jsp to ensure that the proposed project does not penetrate the notification surface. The results from the Notice Criteria Tool should be included in the ND.

With respect to building height and noise restrictions, the proposed project is located outside the Obstruction Imaginary Surfaces and also outside of the 60 dBA and 65 dBA CNEL noise contours for JWA. The proposed project would not be subject to any special noise reduction requirements or interfere with airspace reserved for air navigation.

Thank you again for the opportunity to comment on the initial study. Please contact Lea Choum at (949) 252-5123 or via email at lchoum@ocair.com should you have any questions related to the Airport Land Use Commission for Orange County.

Sincerely,

Kari A. Rigoni
Executive Officer

Received
City of Costa Mesa
Development Services Department

APR 22 2015

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1965 Placentia Avenue
Costa Mesa, CA 92627
tel 949.631.1200
fax 949.574.1036
info@MesaWater.org
MesaWater.org

March 26, 2015

Michael R. Murphy
Pinnacle Residential
20 Enterprise, Suite 320
Aliso Viejo, CA 92656

Subject: 2880 Mesa Verde Drive East (13 Homes)

Dear Michael:

Please be advised that proper applications and financial arrangements will be completed with the Mesa Water District (Mesa Water®) for the installation of domestic water services, water mains, fire hydrants and fire services in the City of Costa Mesa.

The subject projects are within the boundaries of Mesa Water®. The aforementioned water systems are to be installed by the developer as per Mesa Water's standard specifications and, upon completion of construction, will be delivered to Mesa Water® to become part of Mesa Water's distribution facilities.

Engineering Plan Check deposit, Inspection deposit and Construction Performance Bond shall be paid and an Application Permit (A.P.) completed by the applicant prior to the approval of the plans and issuance of the A.P.

Additionally, Capacity Charges shall be collected by Mesa Water® prior to approval of plans or execution of a service agreement.

The developer shall contact Mesa Water® immediately so the proposed project development can be evaluated and the appropriate project requirements and deposits can be determined.

There is sufficient water supply and adequate pressure to serve this project, including fire protection. However, the developer will also be required to provide necessary improvements to existing impacted infrastructure and be responsible for all associated costs resulting from development activities as identified through the plan check review and approval process.

Very truly yours,

Phil Lauri, P.E.
District Engineer

PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: JUNE 22, 2015 **ITEM NUMBER** PH-2

SUBJECT: **REZONE R-14-05, PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT MAP T-17824 FOR A 10-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2880 MESA VERDE DRIVE EAST**

DATE: **JUNE 19, 2015**

FROM: **MEL LEE, SENIOR PLANNER** MEL

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

Attached to this memo is a revised Engineering letter (Exhibit B1 of the draft Planning Commission resolution) reflecting the proposed 10-unit single family residential development. The letter attached to the staff report was for the original 13-unit version of the project.

Attachment: Revised Engineering Conditions Letter

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Pinnacle Residential
20 Enterprise, Suite 320
Aliso Viejo, CA 92656

First Church of Christ Scientist
2880 Mesa Verde Drive East
Costa Mesa, CA 92626

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

June 18, 2015

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

SUBJECT: Tentative Tract No. 17824
LOCATION: 2880 Mesa Verde Drive East

Dear Commissioners:

Tentative Tract Map No. 17824 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one parcel into ten numbered lots and one lettered lot. Tentative Tract Map No. 17824 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 Section 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. 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 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 Mesa Verde Drive East and Andros 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.

8. 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.

9. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer.

10. The Subdivider shall submit a cash deposit of $730 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract 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 to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

13. 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 Homeowner 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.

14. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

15. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

16. Dedicate easements as needed for public utilities.

17. 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.

18. 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.

19. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

20. The elevations shown on all plans shall be on Orange County benchmark datum.

21. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

22. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,

Fariba Fazeli, P.E.
City Engineer

(Engr. 2015/Planning Commission Tract 17824)