



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 27, 2015

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-15-19 AND TENTATIVE PARCEL MAP NO. 15-129 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 189 MERRILL PLACE

DATE: JULY 17, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: RYAN LOOMIS (714) 754-5608
ryan.loomis@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

- 1. Design Review PA-15-19** for a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,822 square feet (unit on Parcel A) and 1,943 square feet (unit on Parcel B) with attached two-car garages and off-street open parking at 189 Merrill Place. The proposal features three bedroom/3.5 bath two-story wood frame construction for both units. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. The proposal does not involve any request for a variance or other deviations.
- 2. Tentative Parcel Map No. PM-15-129** to subdivide a 7,281 square-foot parcel into two fee-simple lots, including a 2,853 square-foot lot (Parcel A) and 4,428 square-foot lot (Parcel B), and is consistent with the requirements of Article 2.5. Residential Small Lot Subdivision Ordinance.

APPLICANT

The applicant is George W. Seitz, authorized agent for the property owner, Byron & Shannon Tarnutzer Trust.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location:	189 Merrill Place APN: 426-131-14	Application Number:	PA-15-19
Request:	Design Review of a two unit two-story residential development.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD	North:	R2-MD Multi-Family Residential, Medium Density
General Plan:	MDR	South:	R2-MD Multi-Family Residential, Medium Density
Lot Dimensions:	52 FT x 140 FT	East:	R2-MD Multi-Family Residential, Medium Density
Lot Area:	7,281 square feet	West:	R2-MD Multi-Family Residential, Medium Density
Existing Development:	One parcel with two units one-story residential development		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed R2-MD zone	Proposed/Provided
Lot Area	12,000 SF new lots <u>or</u> No minimum per Small Lot Subdivision Standards	Parcel A- 2,853 SF Parcel B- 4,428 SF Total Lot= 7,281 SF
Open space (development lot)	30% of total lot area per Small Lot Subdivision Standards	3,267 SF (45%)
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	378 SF (Parcel A) (23'-8" x 16'-0") 525 SF (Parcel B) (25'-0" x 21'-0")
Density:		
Medium Density Residential Land Use Zone – R2-MD	Max. 12 units per acre 1 du/3,630 SF Max. 2 dwelling units	12 units per acre 1 du/3,640.5 SF 2 dwelling units
Building Height	Two-stories / 27 ft.	24'-0"
Distance between main buildings	No Minimum /SLO	21 ft.
Building Setbacks:		
Front (Merrill Pl)	20 ft.	20 ft.
Side (west interior) ¹	5 ft.	5 ft. (Both Parcels)
Side (east interior) ¹	5 ft.	5 ft. (Parcel B)
Rear (interior)	10 ft.	10 ft.
% ratio of 2nd floor to 1st floor (Parcel A)	100%	97%
% ratio of 2nd floor to 1st floor (Parcel B)	100%	80%
Driveway Length	19 ft.	20 ft. (Parcel A)
Driveway Width	10 ft.	16 ft. (Parcel A) 10 ft. (Parcel B)
Parking	Two garage and two open per unit	Two garage and two open per unit
Total	8 spaces	8 spaces
Garage Space	20' x 20' for two car garage	20' x 20' for two car garage
Final Action	Planning Commission	
CEQA Review	Exempt, Class 3 for New Construction	
1.	As 1,800 SF and 1,900 SF structures, these buildings are exempt from the average 10-foot side yard setback requirement for two-story structures in the Residential Design Guidelines.	

BACKGROUND

Project Site/Environs

The subject project site is a 7,281 square-foot parcel located on the south side of Merrill Place between Orange and Elden Avenues. The project site is currently developed with two single-story multi-family residential units. The proposed project will replace the two residential units. Existing driveway and access is provided off of Merrill Place. The property is zoned R2-MD with a maximum development potential of 2 dwelling units (12 dwelling units per acre).

The property immediately to the east (2133 Orange Avenue) of the subject property is developed as one-story multi-family residences. The property to the west (185 Merrill Place) is developed with a two-story duplex. The property to the north across Merrill Place (188 Merrill Place) is developed with a two-story duplex. The property to the south of the subject property is developed with ten one-story multi-family residences.

The design of the homes was created by George W. Seitz architectural firm. Each home is custom designed to blend harmoniously into the surrounding environment. Both residences will be oriented toward Merrill Place with garage access for both units off of Merrill Place. The rear unit (Parcel B) will have access from a 10-foot wide driveway along the eastern portion of the property. Elevations are enhanced with premium materials, wall offsets, gable roofs, combination of materials, horizontal and vertical articulation, as well as accents and details.

ANALYSIS

Design Review PA-15-19

The proposed project consists of two detached, single-family residences with attached two-car garages. The property would be subdivided into two separate fee simple lots, and the proposed residences will be separated each by a total of 21 feet. Parcel A is proposed as the front portion of the development lot, and includes a lot area of 2,853 square feet. Parcel B is proposed on what is considered the rear portion of the development lot, and will be accessed by a 10-foot wide driveway off of Merrill Place. The proposed lot area for Parcel B is 4,428 square feet. The table below provides a complete development summary.

PA-15-19 Development Summary						
	Lot Area	Building Area	No. Bed/Bath	Parking	Private Open Space	Building Height
Parcel A	2,853 SF	1,822 SF	3bed/3.5bath	4 total- (2 garage & 2 open)	378 SF	24'-0"
Parcel B	4,428 SF	1,943 SF	3bed/3.5bath	4 total- (2 garage & 2 open)	525 SF	24'-0"
Total	7,281 SF	3,765 SF	6bed/7bath	8	903 SF	

The project layout, floor plans and elevations comply with the Small Lot Subdivision Standards and the Residential Design Guidelines. The residences are two stories in height and will not exceed the 27-foot height maximum requirements. Both units meet all development lot setback requirements of Article 2.5., Residential Small Lot Subdivision

Ordinance, including a 20-foot front setback, 5-foot interior setbacks, and a 10-foot rear setback. A total of 45 percent of the development lot area is provided as open space and landscaping, which includes 378 square feet of private open space for Parcel A and 525 square feet for Parcel B. Both private open space areas will be located within the rear portions of each home, and be accessed from the adjacent kitchen and living room. Each unit will include attached two-car garages accessed from a driveway, and trash bins can be stored within the garages.

The two proposed units each have three bedrooms, and include an open floor plan for living, dining, and kitchen areas. The unit on Parcel A includes an office, laundry room, and small deck off the master bedroom on the second floor. The proposed deck will not provide views into neighboring properties as the deck faces Parcel B and is more than 15 feet from the easterly property line. The unit on Parcel B includes an office on the first floor, and a laundry room on the second floor, along with a second floor deck proposed off the master bedroom. The proposed deck will not provide views into neighboring properties as the deck is 25 feet from easterly property line. Both units have gable roofs made of composite slate roofing, a combination of both horizontal lap siding, vertical batt & board siding, shingle siding, and stone veneer along the bottom portion of the units. Each unit also provides window treatments, including shutters for large windows along the first floor elevations. The front unit (Parcel A) features additional architectural features and materials, including a decorative wood column entryway. Each new home will have a sectional overhead garage door.

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

Tentative Parcel Map PM-2015-129

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

Residential Design Guidelines

The design of the proposed residences meet the intent of the City's Residential Development Standards and Design Guidelines. The design of the two-story homes, as conditioned, complies with the building mass and form, setback requirements, elevation treatment and window placement guidelines. The proposed residences include elevations with varied roof forms. Both homes incorporate second story balconies, a combination of horizontal and vertical siding, shingle siding and enhanced windows to provide visual interest.

The setbacks for the proposed project includes 5-foot interior side setbacks for the second story portion of the buildings along the westerly property line. Residences with less than 2,700 square feet of living area (excluding the garage) are not required to comply with an average second-story side setback of ten feet. Both units are less than 2,700 square feet of living area. In regards to second story views into neighboring properties, the project should not result in privacy impacts to the single story units along the easterly property line due to the adjacent property having single story structures and deeper setbacks. The unit on Parcel A

also has a deeper interior side setback (approximately 18 feet) from the eastern property line. The deck proposed along the rear portion of Parcel A will be located 18 feet from the easterly property line. In addition, the single-story structure located east of the project site on the rear portion of the development lot, is located approximately 30 feet from property line. The proposed unit on Parcel B will have a single-story garage located along the 5-foot easterly interior side setback. In regards to neighboring properties along the westerly property line, the project should not result in privacy impacts to the neighboring two-story units. As shown in Attachment 5, the proposed windows for Parcel A abut the one-story portion of the neighboring unit. For Parcel B, the proposed windows along the second story include bathroom clerestory windows, a 2-foot wide bedroom window, and a 5-foot wide stair landing window. The only window that potentially aligns with the adjacent 2-story building's windows, includes the 5-foot wide stair landing window. The proposed stair landing window aligns with a small 2-foot wide bay window on the neighboring unit. Due to the small size of the bay window, and the fact that the stair landing window will be above line of sight, the view impacts to neighboring properties will be limited.

General Plan Conformance

The proposed development is a small lot subdivision development of two detached single family residences. The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 3,630 square feet, or 12 dwelling units per acre. The proposal is 1 dwelling unit per 3,640.5 square feet, or 11.9 dwelling units per acre, which is below the 12 dwelling units per acre allowed in the Medium Density Residential land use designation. The project also complies with Land Use Objective LU-1A.4: "Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities" in that the two parcels will be sold independent of one another, therefore promoting homeownership opportunities.

Expiration of Projects

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map. The planning application and map would expire in 24 months (July 2017). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Design Review PA-15-19 and Parcel Map PM-15-129, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- *The proposed project complies with the General Plan and with the Zoning Code standards.* The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The project design

complies with all development standards of the Small Lot Subdivision Ordinance, including five foot side setbacks permitted due to the excellence in design of the project. The proposed project does not exceed the maximum density of less than 12 units per acre, consistent with the General Plan designation of Medium Density Residential.

- The proposed project meets the purpose and intent of the Residential Design Guidelines. The design of the two-story homes complies with the building mass and form, setbacks, elevation treatments, window placement, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The exterior elevations of the proposed homes incorporate front porches and enhanced windows to provide visual interest. The combination use of horizontal and vertical siding, along with combination of façade treatments, provides a broken building facades to promote variety and interest.
- The setbacks of existing neighboring structures were considered with regard to the proposed five foot interior setbacks. The Small Lot Subdivision Ordinance allows for a minimum 5-foot interior side setback for single stories and second stories when less than 2,700 square feet. The proposed buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the side and rear yards of the abutting homes, and places the homes to maximize distances from all adjacent dwellings.



Specifically, the proposed units maintain adequate setback to the easterly interior side property line. The unit on Parcel A proposes an 18-foot side setback, and Parcel B maintains a 5-foot side setback from the easterly side property line. The portion of the building on Parcel B along the easterly property line will be a single-story garage, and the second-story will be set back an additional 20 feet. The residence to east has single story structures, and the structure along the rear portion of the property (closest to Parcel B) is approximately 30 feet from the property line. In addition, an existing 6-foot

fence is located along the property line, and the proposed project will be required to provide a decorative 6-foot block wall. Regarding the second story decks for each proposed unit, the second-story deck proposed for Parcel A faces the easterly property line, however the deck maintains the 18-foot setback. The proposed deck for Unit B also faces east, and will be located 25 feet from the easterly property line. Therefore, the project minimizes the potential privacy impacts to surrounding properties along the easterly property.

In regards to the westerly setback, the proposed units maintain a 5-foot setback along the westerly property line. The proposed units are less than 2,700 square feet, therefore are permitted to have 5-foot setbacks for second stories. The main

residence for the property to the immediate west is located at the 5-foot minimum setback from the property line. The proposed project should not result in privacy impacts to the neighboring two-story units. As shown in Attachment 5, the proposed windows for Parcel A abut the one-story portion of the neighboring unit. For Parcel B, the proposed windows along the second story include bathroom clerestory windows, a 2-foot wide bedroom window, and a 5-foot wide stair landing window. The only window that potentially aligns with the adjacent 2-story building windows, includes the 5-foot wide stair landing window. The proposed stair landing window aligns with a small 2-foot wide bay window. Due to the small size of the neighboring window, and the fact that the stair landing window will be above line of sight, the view impacts to neighboring properties will be limited.

Regarding the rear setback (southerly property line), Parcel B will be only unit along the rear property line. The unit on Parcel B proposes a 10-foot setback, as permitted by the Small Lot Subdivision Ordinance. The adjacent multi-family residences along the southerly property line are single-story, and provide for a 20-foot rear setback. Therefore, the project minimizes the potential privacy impacts to surrounding properties along the southerly property line.

- The proposed project is conditioned to include a 3-foot sidewalk easement along Merrill Place right-of-way. To maintain ADA compliant sidewalks per the Public Services Division, the project will require a 3-foot easement along the front property line abutting Merrill Place R.O.W. The proposed project still provides for a 20-foot driveway and 20-foot front setback for Parcel A with the proposed easement. No modifications are required.
- The proposed subdivision is consistent with the General Plan and Zoning Code. The subdivision complies with General Plan Land Use Objective LU-1A.4 in that it allows the units to be sold independent of one another and creates home ownership opportunities. The subdivision is consistent with applicable development standards contained in the Zoning Code. The subdivision also provides for future natural heating and cooling. The project provides private open space areas under partial roof canopies and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. In addition, the buildings are situated in a fashion that minimize southern exposure. The window placement for both units is maximized on the west and east side of the units to minimize the southerly sun exposure.
- The landscape concept plan is consistent with the City's standards for multi-family development. Specifically, the plan includes landscaping within the private open space areas, and along the driveway and parking areas for each unit. The concept plan shows approximately three 24" box trees along the front, middle and rear portion of the development lot, shrubs along the driveway and side property lines to encourage privacy, and drought tolerant turf or ground cover throughout the project.
- The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property. The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a

corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. In this case, as a 2-unit small lot development, Code does not require that an HOA be established. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. Because there are no common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

- *New Perimeter Block Walls Required.* Code requires a 6-foot high masonry wall around the perimeter of the proposed development lot; however, special exceptions can be made for upgraded fencing material such as redwood, cedar, “green lumber”, and other pre-treated/pre-stained wood fencing, etc. Staff is applying the Code-required block wall to this development, and this is further described pursuant to a condition of approval.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. In urbanized areas, up to three single-family residences may be constructed or converted under the Class 3 exemption.

LEGAL REVIEW

The draft resolutions have been reviewed and 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

The Planning Commission has the following alternatives:

1. *Approve the project with modifications.* The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting

to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

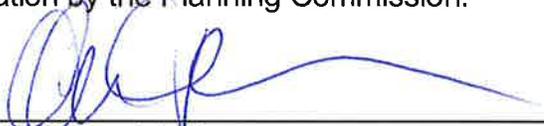
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

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



RYAN LOOMIS
Associate Planner



CLAIRE FLYNN, AICP
Assistant Director
Development Services

- Attachments:
1. Vicinity Map, Zoning Map and 500' Radius Map
 2. Existing Color Site Photos
 3. Applicant's Project Description
 4. Draft Planning Commission Resolutions and Exhibits
 5. Project Plans/Color Elevations

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

Applicant: George W. Seitz
18023-A Sky Park Circle
Newport Beach, CA 92614

Owner: Byron & Shannon Tarnutzer Trust
2671 Bayshore Drive
Newport Beach, CA 92663

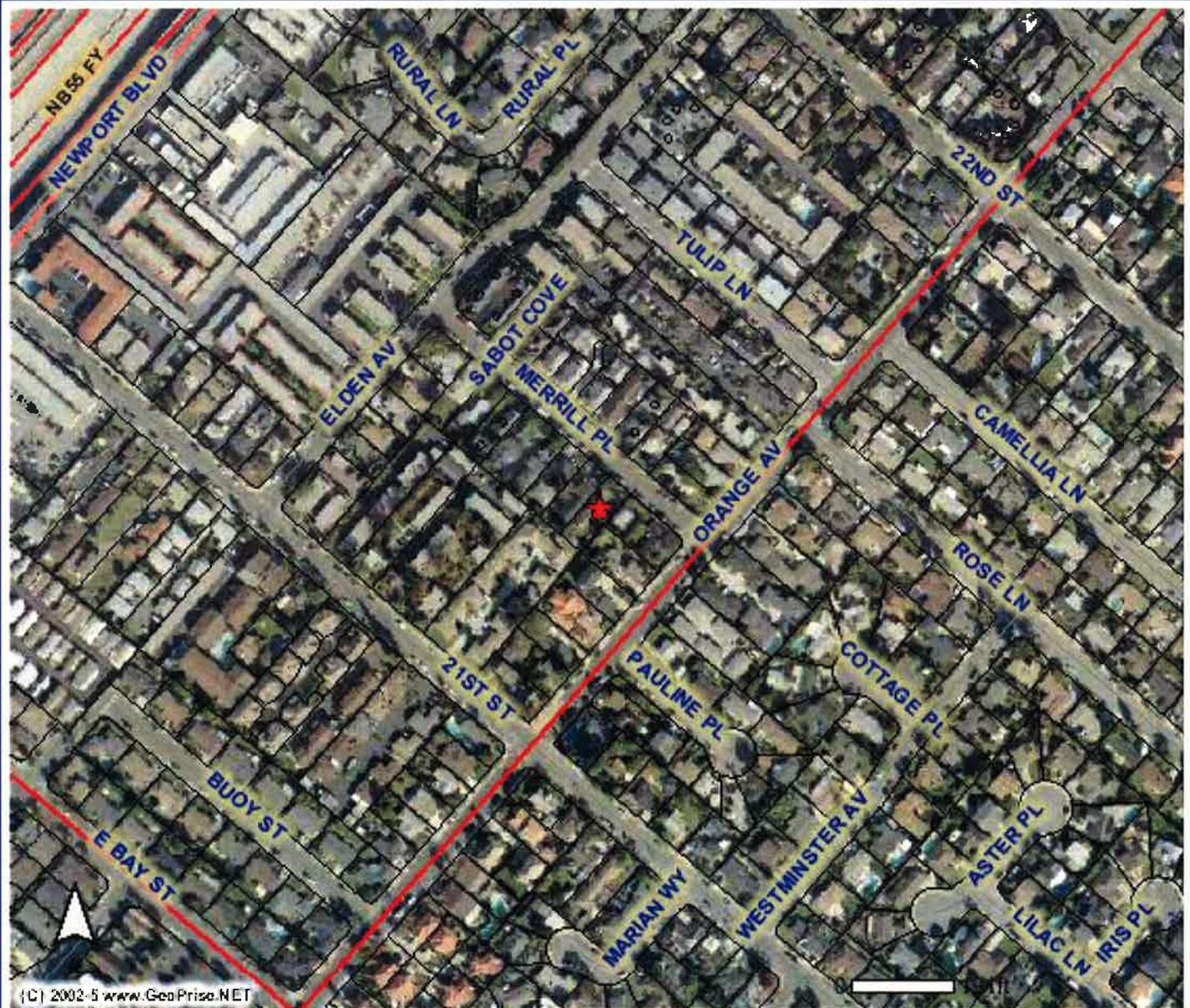
Overview Map



Legend

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

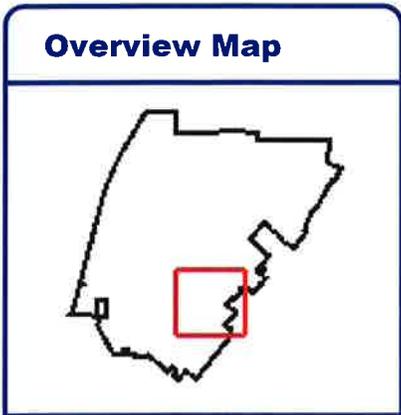
Map Display



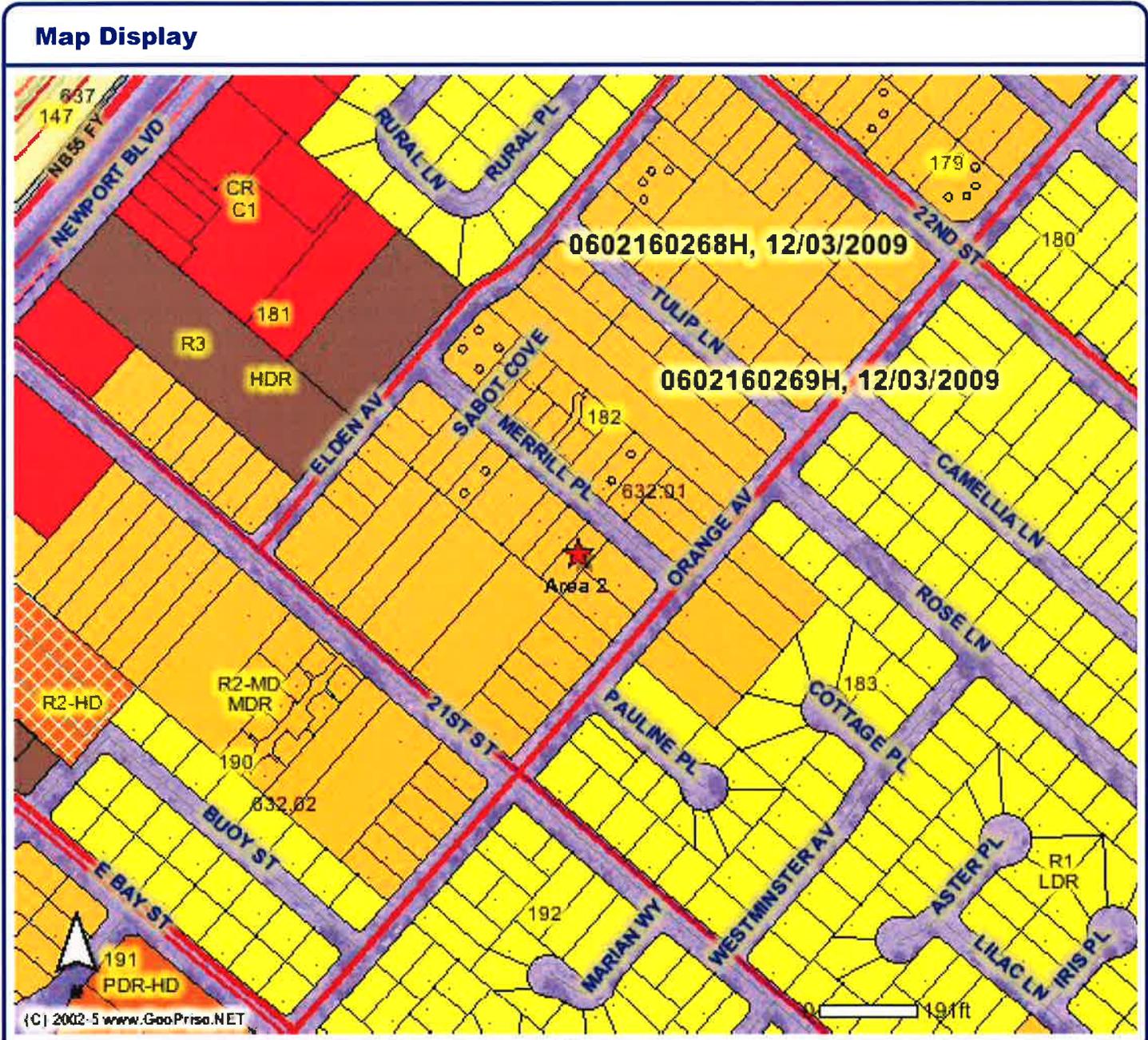
(C) 2002-5 www.GeoPrise.NET

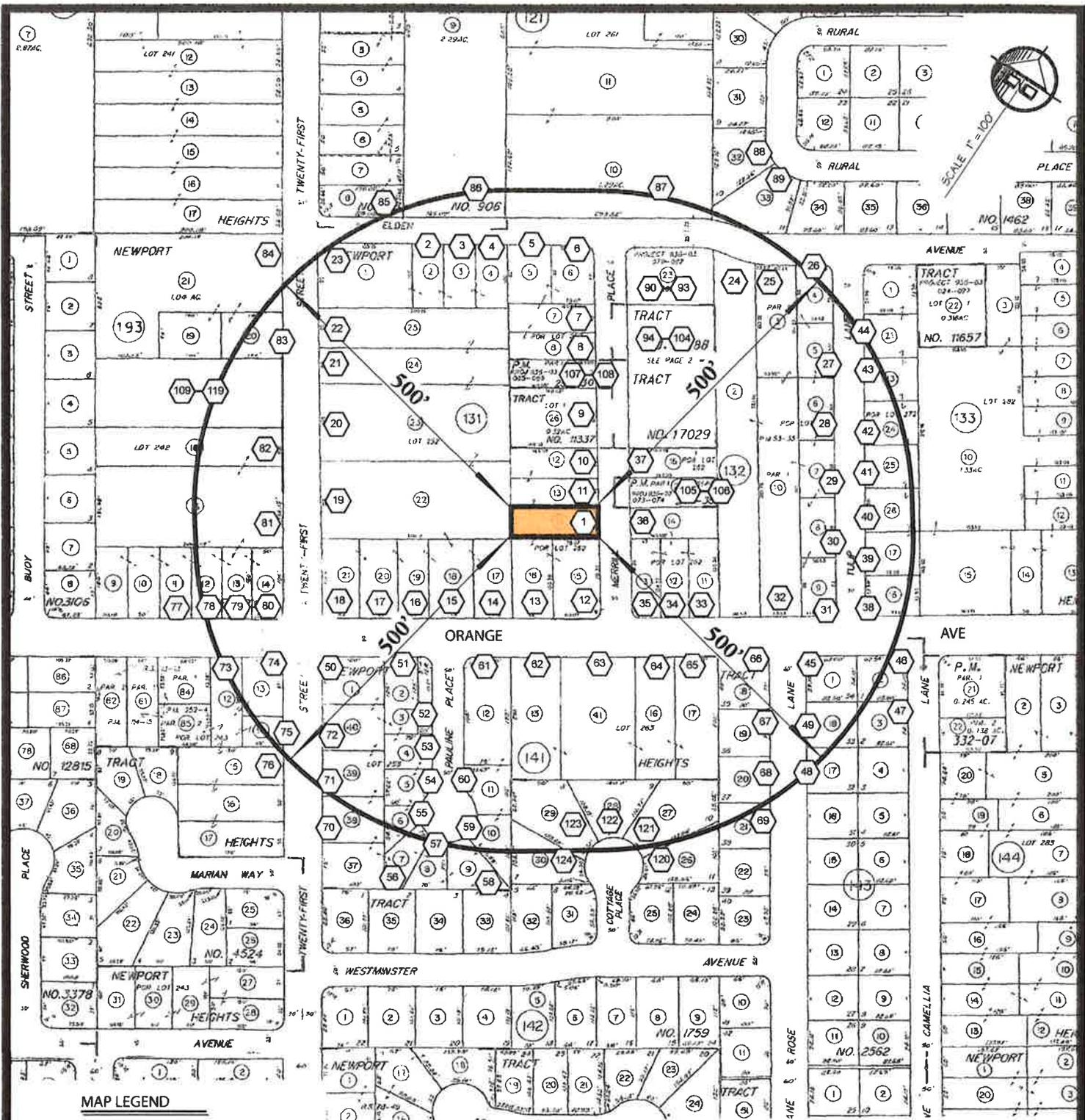
City of Costa Mesa

ZONING MAP: 189 MERRILL PLACE - [Created: 7/14/2015 5:44:26 PM] [Scale: 368.4] [Page: 8.5 x 11 / Portrait]



Legend





MAP LEGEND

-  Indicates Map key Number
-  Indicates Assessor's Parcel Number



Public Notification
Boundary

For
189 Merrill Pl.
Costa Mesa CA 92627
APN 426-131-14
April 16, 2015

JN 15067



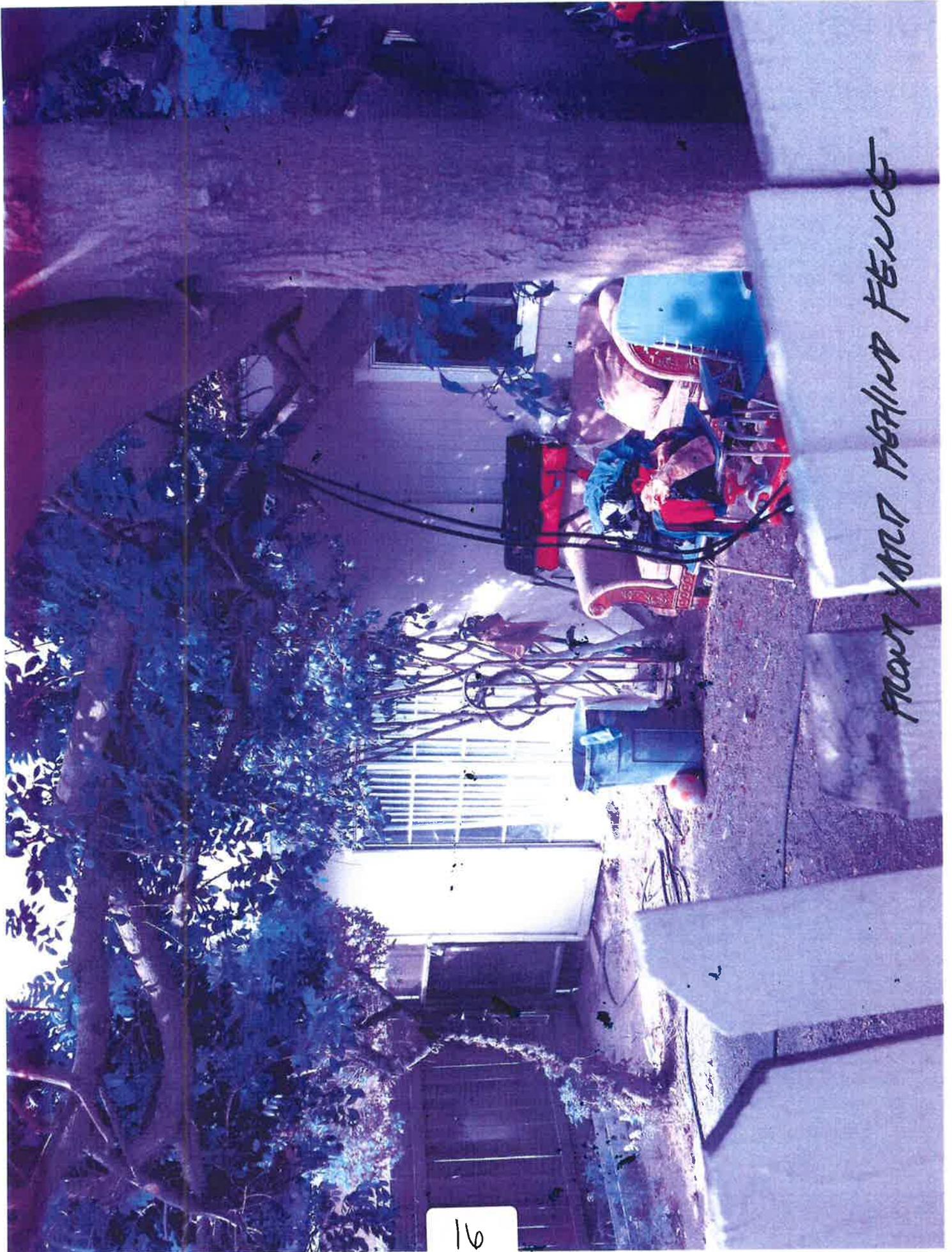
WEST PROPERTY CUR FENCE & ADJACENT HOUSE



14



DRIVEWAY & EAST SIDE OF 16095



FRONT YARD BUSHING FENCE

16

ATTACHMENT 3

CUSTOM RESIDENCES

189 Merrill Place
Costa Mesa, CA

PROJECT DESCRIPTION

May 13, 2015

Demolition of an existing residential unit and construction of two 2-story residences with attached 2-car garages. Project will include a lot subdivision to provide separate parcels for each residence. The project will be consistent with other property improvements in the area.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-19 AND TENTATIVE PARCEL MAP NO. PM-15-129 FOR PROPERTY AT 189 MERRILL PLACE IN THE R2-MD ZONE

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

WHEREAS, an application was filed by George W. Seitz, as the authorized agent on behalf of the property owner, Byron & Shannon Tarnutzer Trust, requesting approval of the following:

- 1) **Design Review PA-15-19** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 1,822 square feet and 1,943 square feet with attached two-car garages;
- 2) **Tentative Parcel Map No. PM-15-129** to subdivide a 7,281-square foot parcel into two, fee-simple residential lots;

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

WHEREAS, the two-unit project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), Construction and Conversion of Small Structures.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-19 and Tentative Parcel Map PM-15-129.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-15-19 and Tentative Parcel Map PM-15-129 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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

PASSED AND ADOPTED this 27th day of July, 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 July 27th, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary,
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(14) because:

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Findings: The design of the two-story homes complies with the building mass and form, window placement, setbacks, elevation treatments, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the rear yards of the abutting homes and places the buildings away from the neighboring residence located to the east and has sufficient buffer between the residences located to the west. The use of clerestory windows along the west elevation for Parcel B will limit views into the neighboring property. A required six-foot tall decorative block wall along the perimeter of the development lot will improve the aesthetics of the site and the abutting properties. The exterior elevations of the proposed homes incorporate second-story porches away from sensitive views of neighboring residences, and enhanced windows to provide visual interest.

Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid flat two-story walls.

Facts in Support of Finding: The subject site is in a neighborhood with both single-story and two-story residences. The combination of horizontal and vertical siding and shingle siding for both units provides a vertical break between the first and second story. The second floors of both units increase the overall aesthetic.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Finding: The creation of the subdivision and related improvements is consistent

with the General Plan and the Zoning Code.

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

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

Facts in Support of Finding: The proposed project has a density of 11.9 units per acre, consistent with the General Plan designation of High Density Residential, which allows 12 dwelling units per acre.

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

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

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

Facts in Support of Finding: The project provides private open space areas under partial roof canopies and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. In addition, the building orientation and window placement for both units is minimized along the southern elevation to minimize sun exposure.

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

Facts in Support of Finding: The proposed project does not interfere with the public right of way. A 3-foot wide easement along the front property line along Merrill Place right-of-way (R.O.W.) is required to ensure the public access and ADA compliance exists for the sidewalk along Merrill Place R.O.W.

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

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

- C. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for New Construction or Conversion of Small Structures.

Facts in Support of Finding: In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The project proposes to construct two residential units and therefore qualifies for a Class 3 exemption.

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

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-15-19 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-15-129 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
 2. The conditions of approval for PA-15-19 and Tentative Parcel Map PM-15-129 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association shall be optional. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, the CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
 4. The applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
 5. Code requires a 6-foot high masonry wall around the perimeter of the proposed development lot. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
 6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. Applicant shall provide additional enhancement of the second-story elevations. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
10. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
11. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
12. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
 - a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was

originally designed and to allow for inspections by the association to verify compliance with this condition.

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

13. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
- Utilities 14. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Eng. 15. Dedicate a 3-foot public sidewalk easement to the City of Costa Mesa behind the right-of-way line on Merrill Place.
- Eng. 16. Submit subdivision application and comply with conditions of approval and code requirements.
- Eng. 17. Applicant is informed Merrill Place will be under a "NO OPEN CUT" moratorium. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.

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.

- PIng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
4. All on-site utility services shall be installed underground.
5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property.

The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
10. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.
11. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
- Bldg. 12. Comply with the requirements of the adopted 2013 California Residential Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
13. Submit grading plans, an erosion control plan and a hydrology study.
14. Submit precise grading plans, an erosion control plan and a hydrology study. A precise grading and a hydrology report plan shall not be required if any of the following are met:
 - 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

- 3- A fill less than 3 ft. in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
- 15. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
- 16. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus two percent (2%). 2013 California Residential Code CRC 403.1.7.3
- 17. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3
- 18. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).
- Fire 19. 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.
- 20. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
- 21. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Trans. 22. Construct residential driveway approach at locations specified on submitted site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
- 23. Close unused drive approaches with full height curb and gutter per City Standards.
- Eng. 24. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
- 25. Submit updated Title Report of the subject property.
- 26. The Parcel Map shall be developed in full compliance of CCMMC Sec 13-208 through 13-261 inclusive.
- 27. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
- 28. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.

29. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
30. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
31. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
32. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
33. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
34. A Construction Access Permit and deposit of \$580 will be required by City of Costa Mesa, Engineering Division, prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
35. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
36. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
37. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Off-site Plan, including four (4) feet clear around obstructions in the sidewalk.
38. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
39. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
40. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil

Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

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

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|--------|---|
| Sani. | 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District. |
| | 2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (949) 654-8400. |
| | 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 (949) 654-8400 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 (949) 654-8400 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement. |
| | 6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| School | 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |
| Water | 10. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District |

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-19 AND TENTATIVE PARCEL MAP NO. PM-15-129 FOR PROPERTY AT 189 MERRILL PLACE IN THE R2-MD ZONE

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

WHEREAS, an application was filed by George W. Seitz, as the authorized agent on behalf of the property owner, Byron & Shannon Tarnutzer Trust, requesting approval of the following:

- 1) ***Design Review PA-15-19*** to construct a two-unit, two-story detached single-family residential development;
- 2) ***Tentative Parcel Map No. PM-15-129*** to subdivide a 7,281-square foot parcel into two, fee-simple residential lots;

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-15-19 and Tentative Parcel Map No. PM-15-129.

DENIED this 27th day of July, 2015.

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

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(13) because:
1. There creation of the subdivision and related improvements is not consistent with the General Plan, any applicable specific plan, and this Zoning Code.
 2. The proposed use of the subdivision is not compatible with the General Plan.
 3. The subject property is not physically suitable to accommodate the subdivision in terms of type, design and density of development, and will result in substantial environmental damage or public health problems, based on noncompliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.
 4. The design of the subdivision does not provide for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.
 5. The division and development will interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
 6. The discharge of sewage from this land division into the public sewer system will violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code Section 13000).
- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- D. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-15-19 and Tentative Parcel Map No. PM-15-129. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

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



PROPERTY LINE FENCING

TWO CUSTOM RESIDENCES

189 MERRILL PLACE
for
M/M BYRON TARNUTZER

George W. Seitz
Architect

18023-A Sky Park Circle
Irvine California 92614
949.250.1018



STREET VIEW - EXISTING



STREET VIEW - PROPOSED

PROJECT INFORMATION

OWNER:

Byron & Shannon Tarnutzer
Living Trust
2671 Bayshore Drive
Newport Beach CA 92663
949.955.3033

LEGAL DESCRIPTION:

Newport Heights Lot 292 NWLY 52
3ELY 182.3' SWLY 1/2 - Ex St
Tract 516

ASSESSOR'S PARCEL NUMBER:

426-131-14

PARCEL MAP NUMBER:

2015-129

ADDRESS:

189 Merrill Place

ZONE:

R2 - MD

OCCUPANCY:

R-3U

CONSTRUCTION:

2-story Type 1/6

LOT AREA:

Parcel A: 2,963 sq ft
Parcel B: 4,428 sq ft
Total Lot Area (existing): 7,281 sq ft

RESIDENCE - PARCEL A:

Lower Level: 721 sq ft
Upper Level: 1,101 sq ft
Total Habitable Area: 1,822 sq ft
Garage: 413 sq ft
Total Habitable & Garage: 2,235 sq ft

RESIDENCE - PARCEL B:

Lower Level: 377 sq ft
Upper Level: 1,369 sq ft
Total Habitable Area: 1,746 sq ft
Garage: 146 sq ft
Total Habitable & Garage: 1,892 sq ft

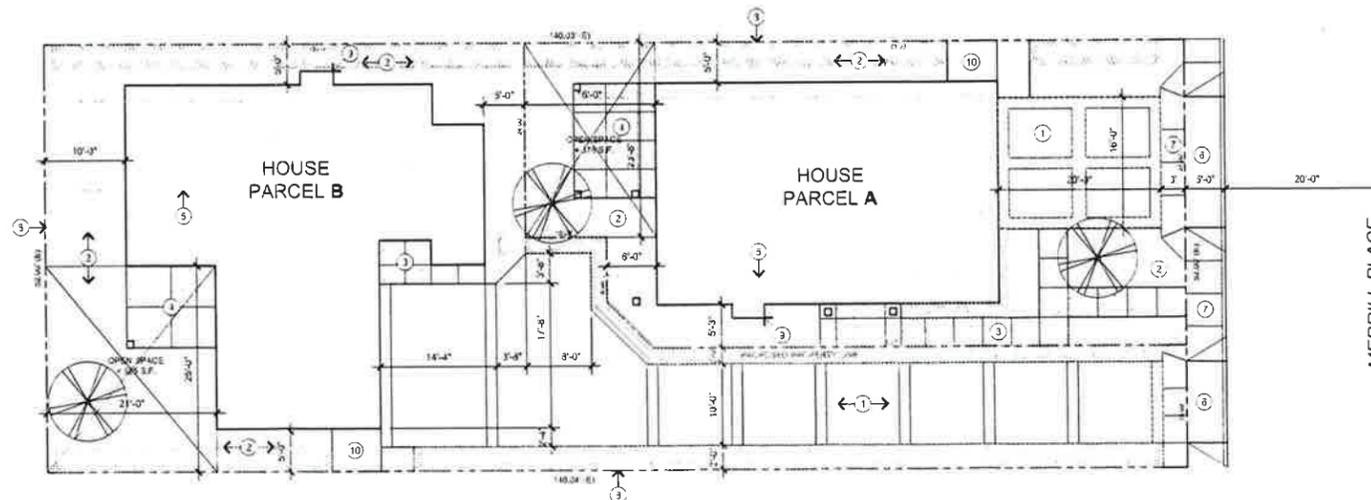
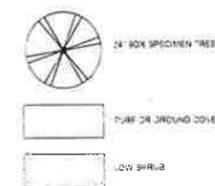
OPEN SPACE - TOTAL:

Site Area - Total: 7,281 sq ft
Parcel A footprint & driveway: 1,454 sq ft
Parcel B footprint & driveway: 2,460 sq ft
Open Space remaining: 3,267 sq ft
= 44.9% of existing site area = minimum required of 40%

KEY NOTES

- DRIVEWAY PAVING W/ INTEGRAL COLOR CONCRETE AND STONE BANDING
- LANDSCAPE AND/OR FARD
- INTEGRAL COLOR CONCRETE ENTRY WALK
- CONCRETE PATIO PAVING
- EXIS STRUCTURE TO BE REMOVED
- CONCRETE DRIVEWAY APRON PER CITY STANDARD
- NEW CITY SIDEWALK
- 1" HIGH WHITE VINYL PROPERTY LINE FENCE - SEE PHOTO THIS SHEET
- 2" ENCROACHMENT OF CHIMNEY INTO SIDEYARD
- TRASH AREA W/ FENCE & GATE TO MATCH PROPERTY LINE FENCE

CONCEPTUAL LANDSCAPE



35

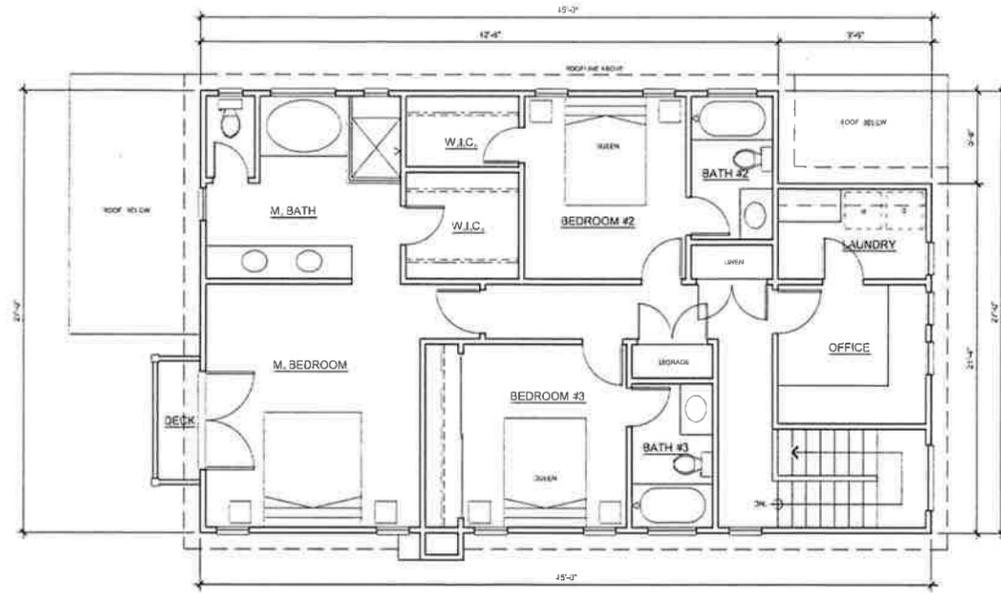
SITE PLAN

1/8" = 1'-0" 1

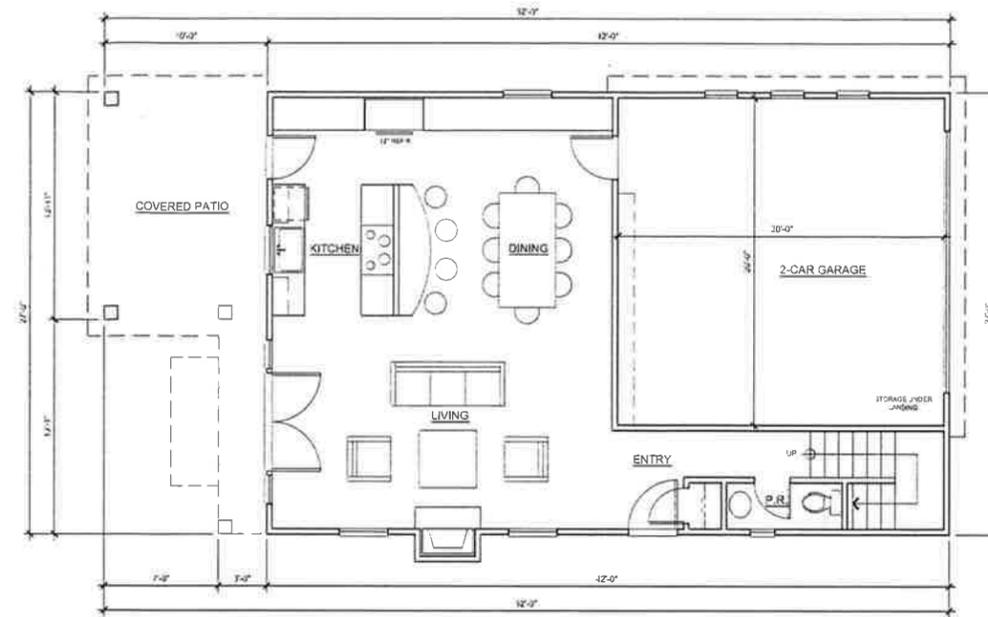
CUSTOM RESIDENCES
for
M/M BYRON TARNUTZER
189 MERRILL PLACE
COSTA MESA, CA

SITE PLAN

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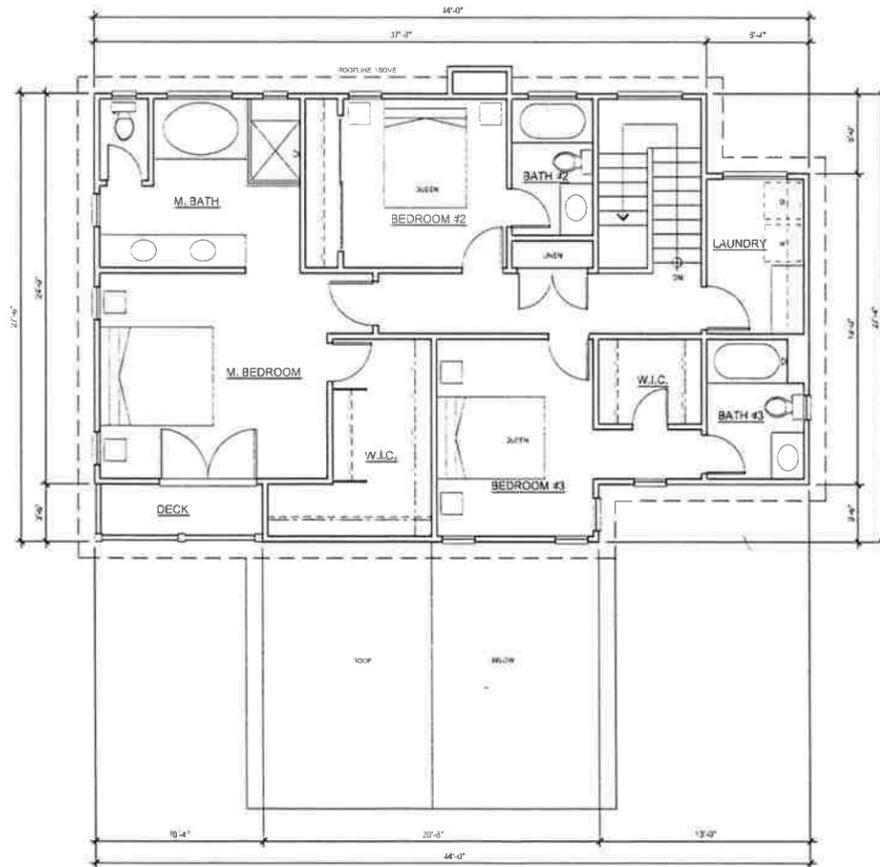
UPPER LEVEL



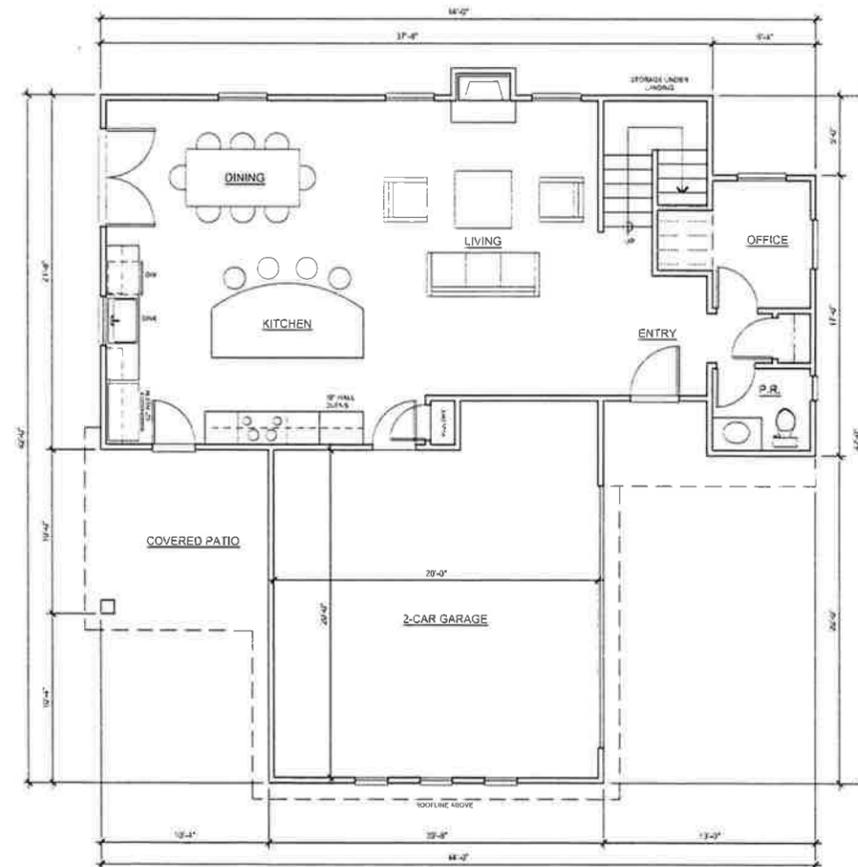
LOWER LEVEL

FLOOR PLANS - HOUSE A

1/4" = 1'-0" 1



UPPER LEVEL



LOWER LEVEL

FLOOR PLANS - HOUSE B

1/4" = 1'-0" 2

NO	REVISION	DATE

George W. Seitz
Architect
 18023-A Sky Park Circle
 Irvine California 92614
 949.250.1018

CUSTOM RESIDENCES
 for
 M/M BYRON TARNUTZER
 189 MERRILL PLACE
 COSTA MESA, CA

FLOOR PLANS

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Job No.	

36



SOUTH ELEVATION

1/4" = 1'-0" 2



WEST ELEVATION

1/4" = 1'-0" 1



NORTH ELEVATION

1/4" = 1'-0" 2



EAST ELEVATION

1/4" = 1'-0" 2

KEY NOTES

- 1. COMPO SLATE ROOFING
 - 2. BATT & BOARD SIDING
 - 3. SHINGLE SIDING
 - 4. LAP SIDING
 - 5. 2 x TRIM
 - 6. STONE VENEER
 - 7. WINDOW ASSEMBLY
 - 8. DOOR ASSEMBLY
 - 9. SECTIONAL OVERHEAD DOOR
 - 10. DECORATIVE WOOD COLUMN
- ALL SIDING & TRIM PRIMED & PAINTED

no	revision	date

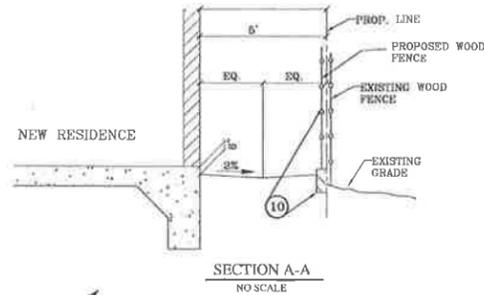
George W. Seitz
 Architect
 18023-A Sky Park Circle
 Irvine California 92614
 949.250.1018

CUSTOM RESIDENCES
 for
 M/M BYRON TARNUTZER
 189 MERRILL PLACE
 COSTA MESA, CA

ELEVATIONS
 HOUSE B

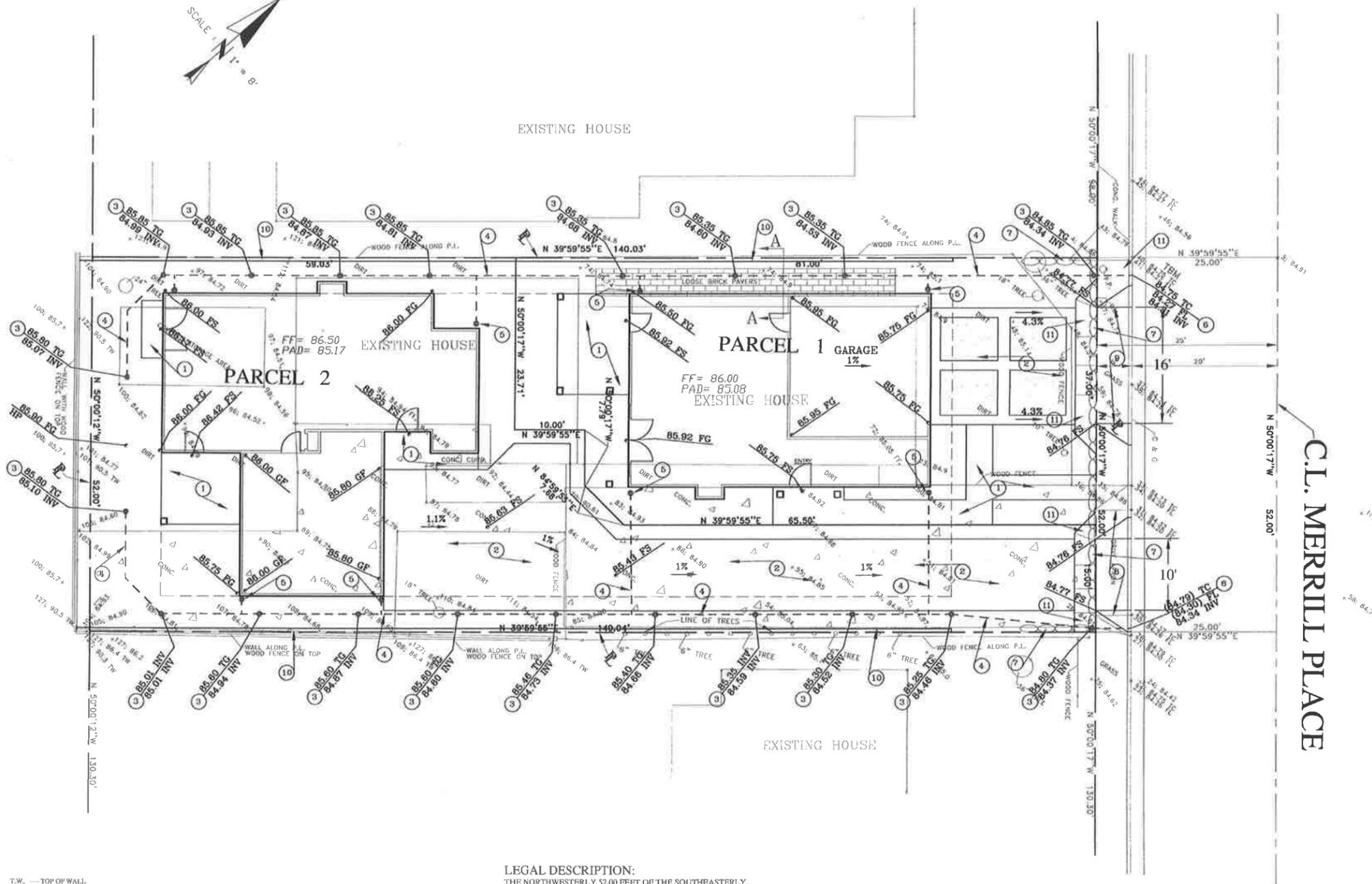
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job no:	of sheets

38



NOTES:
 AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL OFF-SITE IMPROVEMENTS FROM THE PUBLIC SERVICES DEPARTMENT.
 ALL GRADING SHALL COMPLY PER SOILS REPORTS RECOMMENDATIONS.
 SURVEYOR OR ENGINEER SHALL MONUMENT PROPERTY CORNER BEFORE STARTING GRADING, EITHER WITH PERMANENT MONUMENTS OR TEMPORARY 1FT, LONG 1/2" DIAMETER METAL ROD DRIVEN INTO THE GROUND TO NEAR FLUSH AND MARKED WITH PAINT.
 ALL ON-SITE PLUMBING SHALL COMPLY WITH 2001 CPC REQUIREMENTS.
 A FULL SITE SURVEY IS REQUIRED TO ESTABLISH PROPERTY LINES AND BUILDING SETBACKS.

- CONSTRUCTION NOTES:**
1. CONSTRUCT 4" MIN THICKNESS PCC PATIO/WALKWAY
 2. CONSTRUCT ON-SITE DRIVEWAY, USE 6" PCC OVER 90% MIN COMPACTED SUBGRADE SHALL BE PER SOIL ENGINEER'S RECOMMENDATIONS.
 3. CONSTRUCT 6" DIA. AREA DRAIN INLET (DOMED GRATE), NDS MODEL 80.
 4. CONSTRUCT 4" DIA P.V.C. (SCH 40 OR SDR 35) DRAIN PIPE AT 0.50% MIN SLOPE
 5. CONNECT ROOF DOWNSPOUT TO UNDERGROUND DRAIN SYSTEM OR OUTLET ONTO CONCRETE
 6. CONSTRUCT 3" PARKWAY DRAIN PER CITY OF COSTA MESA STDS, 418
 7. INSTALL SINGLE ROW OF SANDBAGS (2 BAGS HIGH) FOR EROSION CONTROL.
 8. REMOVE EXISTING AND CONSTRUCT TYPE I DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD DRAWING NO. 513 OVER 6" CMB AND MODIFIED PER DETAIL ON THIS DRAWING TO COMPLY WITH A.D.A. REGULATIONS (W=10', X=3')
 9. CONSTRUCT TYPE I DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD DRAWING NO. 513 OVER 6" CMB (W=16', X=9')
 10. CONSTRUCT LOW CURBING WALL WITH WOOD FENCE ON TOP ALONG PROPERTY LINE TO ALLOW FOR GRADE DIFFERENCES (6" TOTAL HEIGHT MAX.)
 11. CONSTRUCT STANDARD SIDEWALK PER CITY OF COSTA MESA STANDARD DRAWING NO. 411



DIRT QUANTITY ESTIMATE:
 (FOR PERMIT PURPOSES ONLY)
 CUT 0 CU. YDS.
 FILL 410 CU. YDS.
 NOTE: ANY OVBREX. AND EXCAVATION FOR WALL FOOTINGS HAS NOT BEEN CALCULATED. SHRINKAGE AND/OR SUBSIDENCE HAS NOT BEEN CALCULATED.

- LEGEND:**
- P.C.C. CONCRETE
 - BLOCK RETAINING WALL
 - DIRECTION OF FLOW
 - PROPOSED ELEVATION
 - FS --- FINISH SURFACE ELEV.
 - F.G. --- FINISH GRADE ELEV.
 - T.C. --- TOP OF CURB
 - E.G. --- EXISTING GRADE ELEV.
 - *56: 98.90 IC --- ELEVATION OF SHOT SURVEY PT. REF. NO.
 - T.W. --- TOP OF WALL
 - T.S.W. --- TOP OF STEM WALL
 - T.F.C. --- TOP OF FOUND. CURB
 - F.L. --- FLOW LINE
 - G.B. --- GRADE BREAK
 - P.F. --- FINISH FLOOR
 - G.F. --- GARAGE FLOOR
 - T.F. --- TOP OF FOOTING
 - INV. --- PIPE INVERT ELEV.

LEGAL DESCRIPTION:
 THE NORTHWESTERLY 52.00 FEET OF THE SOUTHEASTERLY 182.30 FEET OF THE SOUTHWESTERLY HALF OF LOT 262 OF NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 86 OF MISCELLANEOUS MAPS.

LOT AREA
 ACRES 0.167
 7,280 S.F.

PROPERTY OWNER :
 MR. & MRS. BYRON TARNUTZER
 1601 DOVE STREET STE. 180
 NEWPORT BEACH, CA 92660
 (949) 939-1556

BENCHMARK :
 ESTABLISHED A T.B.M. AT THE TOP OF CURB ON MERRILL PLACE AT THE N.W. CORNER OF THIS PROPERTY
 ELEVATION = 84.75 TC

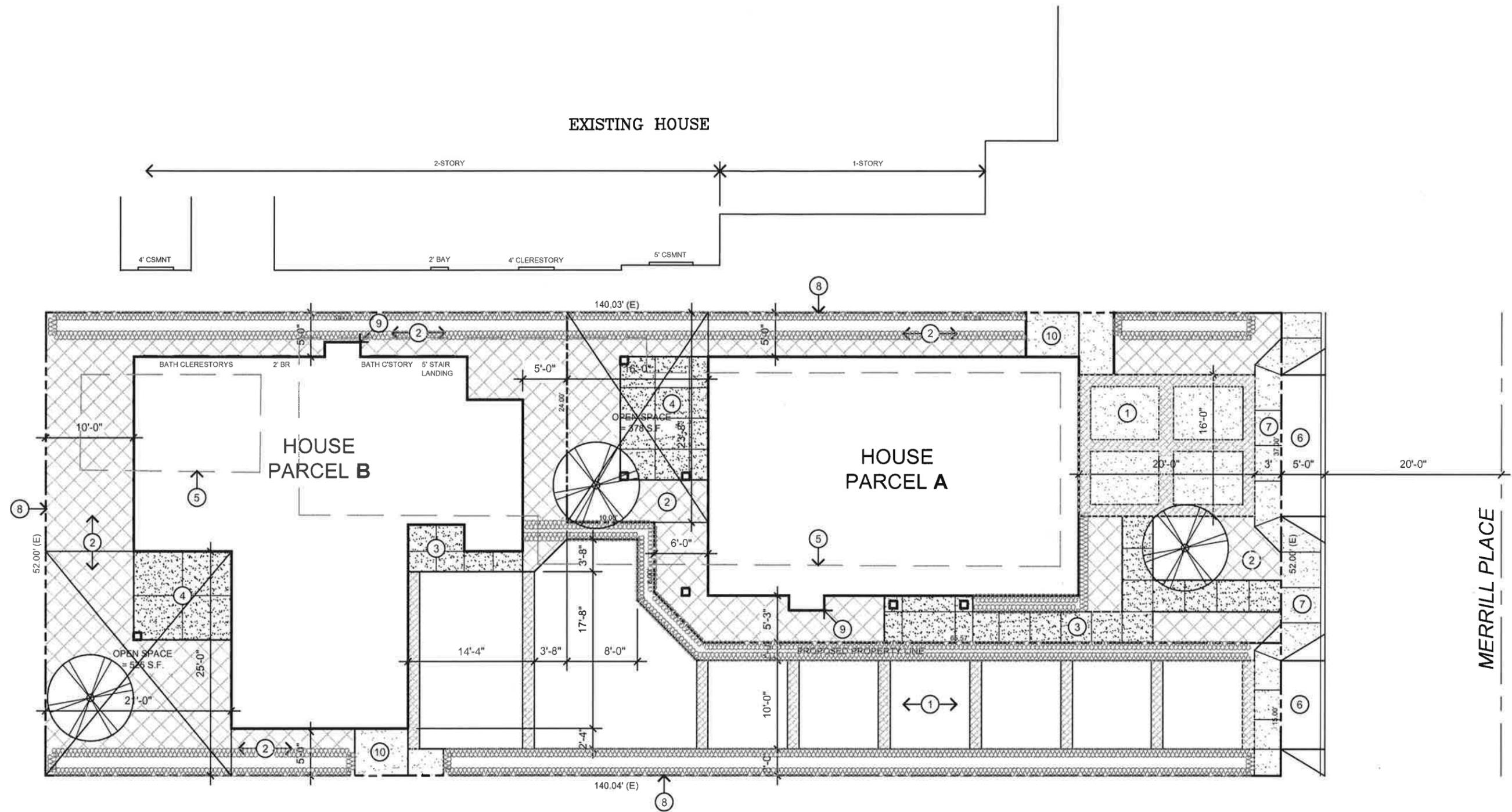
PREPARED BY :
 DUCA-McCOY, INC.
 3840 E. COAST HIGHWAY
 CORONA DEL MAR, CA 92625
 (949) 675 4487
 PETE I. DUCA R.C.E. 24668

"PRELIMINARY"
GRADING PLAN
 OF
 189 MERRILL PLACE
 COSTA MESA, CA

NOTE:
 ANY OR ALL EASEMENTS OF RECORD AFFECTING THIS PROPERTY MAY NOT BE SHOWN. A CURRENT TITLE REPORT WILL BE REQUIRED IN ORDER TO LOCATE ANY EASEMENTS OF RECORD.

DATE

SHEET 1 OF 1



SITE STUDY
 189 MERRILL PLACE
 COSTA MESA, CA

1/8" = 1'-0"

