PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 10, 2015 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-15-20 AND TENTATIVE PARCEL MAP NO. 15-133 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 355 ROCHESTER STREET**

DATE: **JULY 31, 2015**

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

PRESENTATION BY: **STEPHANIE ROXAS, ASSOCIATE PLANNER**

FOR FURTHER INFORMATION CONTACT: **STEPHANIE ROXAS, AICP (714) 754-5667**
stephanie.roxas@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

1. ***Design Review PA-15-20*** for a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,665 square feet (front unit) and 2,598 square feet (rear unit) with attached two-car garages. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. The proposal does not involve a request for any deviations.

2. ***Tentative Parcel Map No. PM-15-133*** to subdivide an 8,779 square-foot parcel into two fee-simple lots consistent with the requirements of Article 2.5, Residential Small Lot Subdivision Ordinance.

APPLICANT

The applicant is Kasey O'Keeffe, authorized agent for the property owner, Jonathon Ginger.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location:	355 Rochester APN: 425-021-08	Application Number:	PA-15-20 PM-15-133
Request:	Design Review and subdivision of a two unit two-story residential development.		

SUBJECT PROPERTY:		SURROUNDING PROPERTIES:	
Zone:	R2-MD	North:	R2-MD, Multi-Family Residential, Medium Density
General Plan:	MDR	South:	R2-MD, Multi-Family Residential, Medium Density
Lot Dimensions:	65 FT x 135 FT	East:	R2-MD, Multi-Family Residential, Medium Density
Lot Area:	8,779 square feet (not including public easement)	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 **or** No minimum per Small Lot Subdivision Standards	Parcel 1 - 3,784 SF Parcel 2 – 4,995 SF Total Lot = 8,779 SF
Open space (development lot)	30% of total lot area per Small Lot Subdivision Standards	3,118 SF (35 %)
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	260 SF (Parcel 1) (15'-9"' x 16' – 6") 650 SF (Parcel 2) (41'-6" x 15'-8") Minimum 6.5 ft. dimension
Density:		
Medium Density Residential Land Use	Max. 12 units per acre	12 units per acre
Zone – R2-MD	1 du/3,630 SF Max. 2 dwelling units	1 du/4,389 SF 2 dwelling units
Building Height	Two-stories / 27 ft.	25'-6"
Distance between main buildings	Subject to Building/Fire Code	14'-7" ft.
Building Setbacks:		
Front (Rochester Street)	20 ft.	20 ft.
Side (west interior)	5 ft.	5'-0" Parcel 2 12'-0" Parcel 1
Side (east interior)	5 ft.	5'- 6"
Rear (interior)	10 ft.	10'-6" ft.
Second Story Ratio:		
% ratio of 2nd floor to 1st floor (Parcel 1)	100%	70 %
% ratio of 2nd floor to 1st floor (Parcel 2)	100%	68 %
Driveway Length	19 ft.	20 ft. (Parcel 1)
Driveway Width	10 ft.	10 ft. (Parcel 2)
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	20-4' x 20-4" for two car garage
Final Action	Planning Commission	
CEQA Review	Exempt, Class 3 for New Construction	
Notes: Project is not subject to the Residential Design Guidelines for average side yard setback.		

BACKGROUND

Project Site/Environs

The subject project site is an 8,779 square-foot parcel located on the south side of Rochester Street between Tustin and Santa Ana Avenues. The project site is currently developed with two single-story residential units in two separate structures and a two-car garage. Access to the site is currently provided from Rochester Street. 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 of the subject property (359 Rochester Street) is developed as a single family two-story residence. The property to the west (349 Rochester Street) is developed with three units and a detached garage at the rear that takes access from Raymond Avenue. There is a multiple family condominium development to the south of the site.

ANALYSIS

Design Review PA-15-20

The proposed project consists of two detached, single-family residences with an attached two-car garage. The property would be subdivided into two separate fee simple lots. Parcel 1 is proposed at the front portion of the development lot, and includes a lot area of 3,784 square feet. Parcel 2 is proposed at the rear portion of the development lot, and will be accessed by a 10-foot wide driveway from Rochester Street.

The front unit is oriented towards Rochester Street taking direct access to the two-car garage and the open parking spaces are provided in front of the garage. The rear unit includes a side facing garage with two separate open parking spaces, one parallel to the garage and one at the west side. Each home is custom designed to blend into the surrounding environment. The rear unit (Parcel 2) will have access from a 10-foot wide driveway along the western portion of the property. Elevations are enhanced with wall offsets, gable roofs, combination of materials, horizontal and vertical articulation, as well as accents and details.

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.

Each units includes living areas and an office on the first level and three bedrooms on the upper level. The units are designed with offsets and architectural enhancement consistent with the recommendations of the Residential Design Guidelines and the footprint of the upper level is smaller allowing a maximum 70 percentage of second floor to first floor ratio.

	Overall SF	First Floor	2nd Floor	Garage Size	Massing Ratio
PLAN 1	2,665 SF	1,395 SF	1,270 SF	400 SF	70 %
PLAN 2	2,598 SF	1,360 SF	1,238	453 SF	68%

Tentative Parcel Map PM-2015-133

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 property is divided into two parcels; the front parcel taking direct access from Rochester Street and the rear parcel connected to the public street with a 10-foot wide driveway. No common areas are proposed and the property is suitable to 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 comply 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 fireplace chimneys as accent points and the elevations are finished with a combination of smooth plaster, stone veneer and horizontal wood siding. Windows on the side yards are limited and are mostly high sill windows to minimize privacy issues.

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 10 dwelling unit per 3,630 square feet, or 12 dwelling units per acre. 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. 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-15-20 and Parcel Map PM-15-133, 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 development standards of the Small Lot Subdivision Ordinance. 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. To create variation in the exterior elevations, the project uses multiple finishes and materials, including horizontal wood siding, stone veneer, wood trellises, and smooth plaster. In addition, the proposed elevations incorporate front trellises and bay windows to provide building articulation and create visual interest. The variety of the exterior materials, along with combination of façade treatments, provides a desirable street frontage on Rochester Street.

- *The proposed project meets the minimum Code-required side setbacks (5 feet) and rear setbacks (10 feet).*

  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. Specifically, a narrow portion (20 feet) of the unit on Parcel 2 is at 5 feet from the side property line and the unit on Parcel 1 is separated from the westerly property line with the driveway and landscaping. The 5-foot setback applies to only 20 feet of the side property line on the east for Parcel 1 and 21 feet for Parcel 2. Therefore, the setbacks of existing neighboring structures were considered in the design of the proposed project.

  The project site abuts a two-story residence immediately to the east. To maximize privacy between the properties, the proposed second story will be setback a minimum of 15.5 feet from the nearest existing second story structure. The abutting parcels to the west and south of the project site contain single-story multi-family

residential units. The applicant took the window locations of existing structures into consideration when designing the project to minimize privacy impacts to surrounding uses.

- *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 independently and promotes home ownership opportunities. The subdivision is consistent with applicable development standards contained in the Zoning Code. The project provides private open space areas and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure.

- *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 are 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 as noted in Condition #5, and the applicant concurs with this requirement.

- *Low water usage landscaping will be installed at the project site.*

  The proposed conceptual plans include a mixture of permeable landscape and gravel on both parcels. The applicant plans to install low water usage landscaping as prescribed by the Water Use Classification of Landscape Species (WUCOLS) manual, a guide used by landscape architects to manage water usage while maintaining an aesthetic appearance. A condition is included requiring the submission of a detailed landscape plan subject to approval by the Planning Division.

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.

STEPHANIE ROXAS, AICP
Associate Planner

CLAIRE FLYNN, AICP
Assistant Director
Development Services

Attachments:
1. Maps – Location, Zoning, and 500' Radius
2. Existing Site Photos
3. Applicant's Project Description/Justification Letter
4. Draft Planning Commission Resolutions and Exhibits
5. Color Renderings
6. 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: Kasey O' Keefe
414 Emerald Bay
Laguna Beach, CA 92651

Owner: Jonathon Ginger
370 Cypress Drive
Laguna Beach, CA 92651

Attachment 1

Location Map

Zoning Map

ROCHESTER ST
R2-MD
317
321
325
329
330
333
336
340
343
344
345
347
349
350
356
359
360
362
363
366
367
369
370
372
375
378
379
382
383
387
332
339
1741

500' Radius Map

SITE PHOTOS

Existing single-story structures to be demolished

Existing driveway

The property immediately to the west (349 Rochester Street) is developed with three units and detached garage at the rear that takes access from Raymond Avenue.

The property to the east of the subject property (359 Rochester Street) is developed as single family two-story residence.

Rochester Street contains a mixture of single-story and two-story homes.

KASE
KASE DESIGN STUDIO

PROJECT DESCRIPTION

DATE May 29th, 2015

Proposed new small lot sub-division located at 355 Rochester Street. Demo all existing structures on site. Create new multi-family sub-division consisting of two (2) new free standing type V-B dwelling units. Front unit includes 2 story, fully sprinklered, 4 bedrooms, 3.5 bathrooms (2,665 sq.ft.) building with attached 2-car garage (400 sq. ft.) and 2 guest parking spots in driveway. Rear unit includes 2 story, fully sprinklered, 4 bedrooms, 4 bathrooms (2,598 sq. ft.) with attached 2-car garage (453 sq. ft.) and 2 guest parking spots.

Design complies with development standards. Building envelope fits within required setbacks and offers an additional 10% over required open space. Articulation of architecture and variety of materials further the goal set forth in the Residential Guidelines created by City of Costa Mesa.

Designer
Kasey O'Keefe

5/29/2015

949.434.5075
www.KASEdesignstudio.com
kasey@KASEdesigngroup.com
310.896.1333

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-20 AND TENTATIVE PARCEL MAP NO. PM-15-133 FOR PROPERTY AT 355 ROCHESTER STREET IN R2-MD ZONE

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

WHEREAS, an application was filed by Kasey O' Keefe, as the authorized agent on behalf of the property owner, Jonny Ginger, requesting approval of the following:

1) ***Design Review PA-15-20*** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,665 square feet (front unit) and 2,598 square feet (rear unit) with attached two-car garages;

2) ***Tentative Parcel Map No. PM-15-133*** to subdivide an 8,779-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 10th, 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-15-20 and Tentative Parcel Map PM-15-133.

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-15-20 and Tentative Parcel Map PM-15-133 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 10th day of August, 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 August 10th, 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 proposed second story will be setback at least 15.5 feet away from the nearest existing second story structure. The window locations and setbacks of existing neighboring structures were considered in the design of the proposed project to maximize privacy between the properties. A required six-foot tall decorative block wall along the perimeter of the development lot will improve the aesthetics of the site. The exterior elevations of the proposed homes incorporate a variety of materials and architectural enhancement as well as locating windows in areas away from sensitive views of neighboring residences.

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. In addition, the second floor massing is smaller compared to the first floor with a 70% maximum for both structures. The project uses multiple finishes and materials to create variation and visual interest in the exterior elevations, including the use of horizontal wood siding, stone veneer, wood trellises, and smooth plaster.

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 10 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. The project will use low water usage landscaping and permeable hardscape.

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. Adequate sidewalk easement along the front property line along Rochester Street is provided to ensure the public access and ADA compliance exists for the public sidewalk.

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 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. The City shall have the right to choose its own legal counsel to represent the City's interests, and the applicant shall indemnify City for all such costs incurred by City.

2. The expiration of Planning Application PA-15-20 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-15-133 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.

3. The conditions of approval for PA-15-20 and Tentative Parcel Map PM-15-133 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.

4. 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.

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. 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 maintenance or homeowner's 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 Maintenance Association or Homeowner's Association shall 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.

14. Prior to the issuance of building permits, a detailed landscape plan shall be submitted for review and approval by the Planning Division.

Utilities 15. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

Eng. 16. Submit subdivision application and comply with conditions of approval and code 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.

Plng.

1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
4. All on-site utility services shall be installed underground.
5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
9. 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.

10. 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. 11. 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.

12. Submit grading plans, an erosion control plan and a hydrology study.

13. 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.

14. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.

15. 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

16. 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

17. 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 18. 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.

19. The project shall provide an automatic fire sprinkler system according to NFPA 13D.

20. 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. 21. 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.

22. Close unused drive approaches with full height curb and gutter per City Standards.

Eng. 23. 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.

24. Submit updated Title Report of the subject property.

25. The Parcel Map shall be developed in full compliance of CCMMC Sec 13-208 through 13-261 inclusive.

26. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.

27. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.

28. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.

29. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.

30. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained

prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

31. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

32. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

33. 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.

34. 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.

35. 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.

36. 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.

37. 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.

38. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.

39. 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:

Sanit.	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-15-20 AND TENTATIVE PARCEL MAP NO. PM-15-133 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 Kasey O' Keefe, as the authorized agent on behalf of the property owner, Jonny Ginger, requesting approval of the following:

1) ***Design Review PA-15-20*** to construct a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,665 square feet (front unit) and 2,598 square feet (rear unit) with attached two-car garages;

2) ***Tentative Parcel Map No. PM-15-133*** to subdivide an 8,779-square foot parcel into two, fee-simple residential lots;

WHEREAS, a duly noticed public hearing held by the Planning Commission on August 10, 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-15-20 and Tentative Parcel Map No. PM-15-133.

DENIED this 10th day of August, 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 August 10th, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:

1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
3. The proposed project is not consistent with the General Plan or Zoning Code.

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-15-20 and Tentative Parcel Map No. PM-15-133. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

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

Attachment 5

RENDERINGS

View from Rochester Street

View from Rochester Street

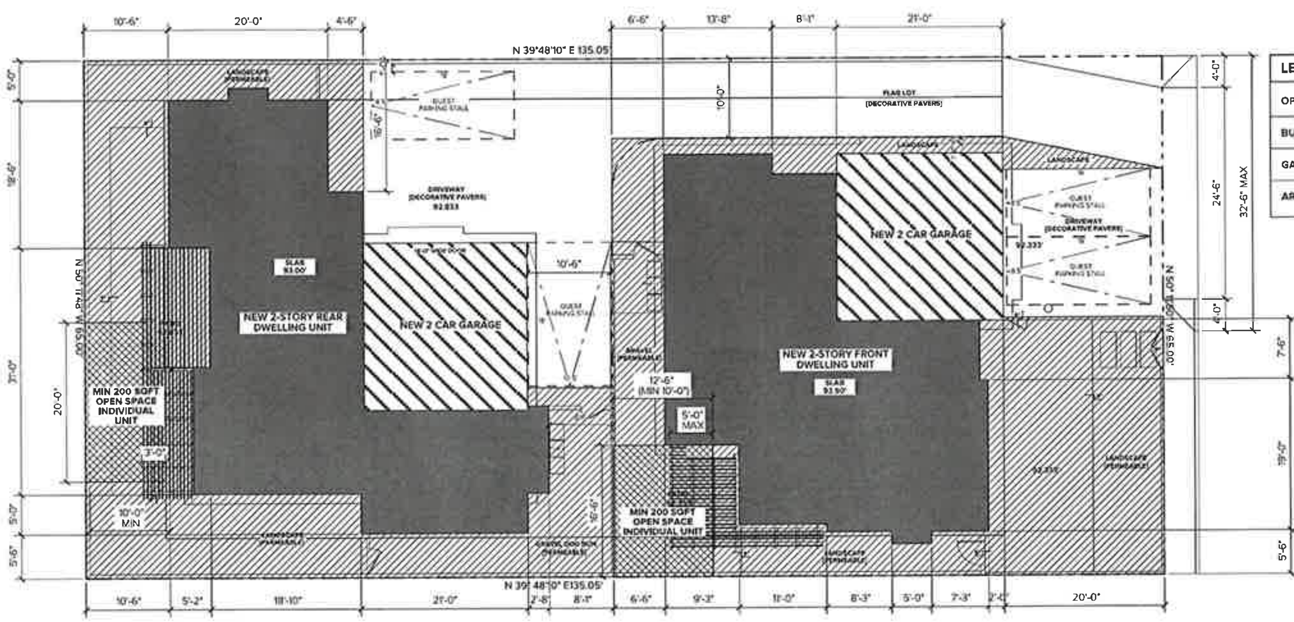
ATTACHMENT 6

RENDERING

RENDERING

OPEN SPACE DIAGRAM

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



PROJECT SUMMARY

PROJECT ADDRESS:	355 ROCHESTER STREET
PROJECT DESCRIPTION:	NEW SMALL LOT SUBDIVISION, WITH TWO FREE STANDING FOUR BEDROOM S.F.R. WITH TWO CAR GARAGES/ TWO GUEST PARKING SPOTS
ZONE:	R2-MD MULTIPLE FAMILY RESDENTIAL (MEDIUM DENSITY)
BUILDING TYPE:	R-2
OCCUPANCY GROUP:	RESIDENCE / GARAGE-U
CONSTRUCTION TYPE:	TYPE V-B, FULLY SPRINKLERED BUILDING & GARAGE
NUMBER OF STORIES:	TWO STORY
APPLICABLE CODES:	2013 California Building Code 2013 California Plumbing Code 2013 California Mechanical Code 2013 California Electrical Code 2013 Energy Code 2013 California Residential Code
LEGAL DESCRIPTION:	PORTION LOT 116 NEWPORT HEIGHTS M.M. 4/83

FLOOR AREA CALCULATIONS

1.FRONT UNIT SQUARE FOOTAGE

FIRST FLOOR	1,395 SQFT
SECOND FLOOR	1,270 SQFT
TOTAL LIVABLE	**2,665 SQFT**
GARAGE	400 SQFT

2.REAR UNIT SQUARE FOOTAGE

FIRST FLOOR	1,360 SQFT
SECOND FLOOR	1,238 SQFT
TOTAL LIVABLE	**2,598 SQFT**
GARAGE	453 SQFT

OPEN SPACE CALCULATION

LOT AREA 135.05' X 65'=	**8,778.25 SQFT**
OPEN SPACE REQUIRED 8,778.25 X 30% =	**2,633.475 SQFT**
FRONT UNIT=	**1,551 SQFT**
REAR UNIT=	**1,603 SQFT**
TOTAL OPEN SPACE PROVIDED	**3,154 SQFT**

SETBACKS

SIDE YARD	**5'-0"**
FRONT YARD	**20'-0"**
REAR YARD	**10'-0"**

SHEET INDEX

- A-0.0 COVER SHEET
- C-0.1 SURVEY
- A-0.5 SITE PLAN
- A-1.0 REAR UNIT & FRONT UNIT FIRST FLOOR PLANS
- A-1.1 REAR UNIT & FRONT UNIT SECOND FLOOR PLANS
- A-1.2 REAR UNIT & FRONT UNIT ROOF PLAN
- A-3.0 WEST & EAST, FRONT/REAR UNIT BUILDING ELEVATIONS
- A-3.1 NORTH & SOUTH, FRONT/REAR UNIT BUILDING ELEVATIONS

PROJECT CONTACTS

PROPERTY OWNER
Jonny Ginger, Josh Ginger, Cecily Myrho
370 Cypress Dr.
Laguna Beach, CA 92651

DESIGNER
KASE Design Studio
414 Emerald Bay
Laguna Beach CA
(949) 484-5075 tele

SURVEYOR / CIVIL ENGINEER
Robin B. Hamers & Assoc., INC
Civil Engineer
234 E. 17th Street, Suite 205
Costa Mesa, CA 92627
(949) 548-1192

HEIGHT

MAXIMUM HEIGHT	**27'-0"**
MAXIMUM STORIES	**2 STORIES**

PARKING

FRONT UNIT 2 GARAGE SPACES / 2 OPEN GUEST SPACES

REAR UNIT 2 GARAGE SPACES / 2 OPEN GUEST SPACES

1617.60 SQFT OF LOT DEVOTED TO DRIVEWAY AND OPEN PARKING

18.40% PERCENTAGE OF LOT DEVOTED TO DRIVEWAY AND OPEN PARKING

DOCUMENTS REQUIRED

(1) PROJECT APPROVAL IS SUBJECT TO SUBMISSION OF COMPLETE ORGANIZATIONAL DOCUMENTS SETTING FORTH A PLAN OR MANNER OF PERMANENT CARE AND MAINTENANCE OF ANY OPEN SPACES, RECREATIONAL AREAS AND COMMONLY USED AREAS/FACILITIES. NO SUCH DOCUMENTS SHALL BE ACCEPTABLE UNTIL APPROVED BY THE CITY ATTORNEY AS TO LEGAL FORM AND EFFECT, AND BY THE PLANNING DIVISION AS TO SUITABILITY FOR THE PROPOSED USE OF THE OPEN AREAS.

(2) PRIOR TO ENTERING INTO A SALES AGREEMENT FOR ANY PROPERTY WITHIN A SMALL LOT SUBDIVISION, THE DEVELOPER SHALL DISCLOSE GENERAL INFORMATION REGARDING THE PROPERTY TO THE FUTURE HOMEBUYERS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

a. THE TYPE, THICKNESS, AND R-VALUE OF THE INSULATION THAT HAS BEEN INSTALLED IN THE HOME.
b. ANY EXPOSED HAZARDS DURING AND AFTER CONSTRUCTION (LEAD-BASED PAINT, ASBESTOS, ETC.).
c. USES OTHER THAN RESIDENTIAL IN PROXIMITY TO THE PROJECT.
d. UNUSUAL ADJACENT ZONING.
e. DISTANCE TO AIRPORT IF WITHIN TWO MILES.
f. WHERE SOILS, FILLED GROUND AND GEOLOGIC INFORMATION IS AVAILABLE.
g. ANY SPECIAL COSTS THAT WILL BE INCURRED BY THE LOT BUYER AS A RESULT OF THE INSTALLATION OF A BUILDING FOUNDATION OR ANY OTHER CONSTRUCTION DUE TO UNUSUAL SOIL/GEOLOGICAL CONDITIONS.
h. IF THERE IS FILL IN EXCESS OF TWO (2) FEET.
i. SCHOOLS SERVICING SUBDIVISION AND ANY SPECIAL CONDITIONS.
j. ANY UNUSUAL FLOODING CONDITIONS.
k. CONDITIONS OF APPROVAL BY THE CITY AND ANY RESALE RESTRICTIONS.
l. DEDICATIONS AND EASEMENTS.
m. PROJECT PHASING PLAN.
n. CC&RS.

(3) ALL SMALL LOT SUBDIVISIONS SHALL FILE A DECLARATION OF COVENANTS TO BE SUBMITTED WITH THE APPLICATION FOR APPROVAL. THE DECLARATION OF COVENANTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING PROVISIONS:

a. THE HOMEOWNERS' ASSOCIATION OR A MAINTENANCE ASSOCIATION (AS APPLICABLE) SHALL BE ESTABLISHED PRIOR TO THE SALE OF ANY UNIT(S).
b. MEMBERSHIP IN THE HOMEOWNERS OR MAINTENANCE ASSOCIATION SHALL BE MANDATORY FOR EACH OWNER AND ANY SUCCESSIVE OWNER.
c. PROVISIONS TO RESTRICT PARKING UPON OTHER THAN APPROVED AND DEVELOPED PARKING SPACES AND TO REQUIRE THAT GARAGES BE KEPT AVAILABLE FOR RESIDENT PARKING SHALL BE WRITTEN INTO THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR EACH PROJECT.
d. IF THE DEVELOPMENT IS CONSTRUCTED IN INCREMENTS OR PHASES WHICH REQUIRE ONE OR MORE FINAL MAPS, RECIPROCAL COVENANTS, CONDITIONS, AND RESTRICTIONS AND RECIPROCAL MANAGEMENT AND MAINTENANCE AGREEMENTS SHALL BE ESTABLISHED WHICH WILL CAUSE A MERGING OF INCREMENTS AS THEY ARE COMPLETED, AND EMBODY ONE HOMEOWNERS' ASSOCIATION WITH COMMON AREAS FOR THE TOTAL DEVELOPMENT.
e. THE DECLARATION OF COVENANTS SHALL CONTAIN LANGUAGE OR PROVISIONS SUBSTANTIALLY AS FOLLOWS:
i. "THE COVENANTS, CONDITIONS AND RESTRICTIONS OF THIS DECLARATION SHALL RUN TO THE CITY OF COSTA MESA INSOFAR AS THEY SHALL APPLY TO THE MAINTENANCE OF THE "COMMON AREAS" AS HEREIN DEFINED."
ii. "IN THE EVENT THE ASSOCIATION OR OTHER LEGALLY RESPONSIBLE PERSON(S) FAIL TO MAINTAIN THE COMMON AREA IN SUCH MANNER AS TO CAUSE SAME TO CONSTITUTE A PUBLIC NUISANCE, THE CITY MAY, UPON PROPER NOTICE AND HEARING, INSTITUTE SUMMARY ABATEMENT PROCEDURES AND IMPOSE A LIEN FOR THE COSTS OF SUCH ABATEMENT UPON THE COMMON AREA, INDIVIDUAL UNITS OR THE WHOLE THEREOF AS PROVIDED BY LAW."
(ORD. NO. 14-04, § 28., 4-1-14; ORD. NO. 15-03, § 2, 4-21-15)

SEC. 13-42.3. - DEVELOPMENT STANDARDS AND REQUIREMENTS.

(A) APPLICABILITY. THE PROVISIONS OF THIS SECTION SHALL APPLY TO ALL NEW RESIDENTIAL SMALL LOT SUBDIVISIONS OF 15 LOTS OR LESS IN MULTI-FAMILY ZONES AND OVERLAY ZONES WHERE RESIDENTIAL AND LIVE/WORK DEVELOPMENT ARE PERMITTED.

(B) DEVELOPMENT STANDARDS. TABLE 13-42 IDENTIFIES THE DEVELOPMENT STANDARDS FOR SMALL LOT SUBDIVISION DEVELOPMENTS. SEE ALSO ARTICLE 9 GENERAL SITE IMPROVEMENT STANDARDS OF THIS CHAPTER FOR ADDITIONAL REQUIREMENTS. PROJECTS SHALL COMPLY WITH ALL APPLICABLE STANDARD PLANS AND SPECIFICATIONS AND ADOPTED CITY AND STATE CODES, AS WELL AS THE FOLLOWING PROVISIONS:

(1) THE LOCATION AND ORIENTATION OF ALL BUILDINGS SHALL BE DESIGNED AND ARRANGED TO PRESERVE NATURAL FEATURES BY MINIMIZING THE DISTURBANCE TO THE NATURAL ENVIRONMENT. NATURAL FEATURES SUCH AS TREES, GROVES, WATERWAYS, SCENIC POINTS, HISTORIC SPOTS OR LANDMARKS, BLUFFS OR SLOPES SHALL BE DELINEATED ON THE SITE PLAN AND CONSIDERED WHEN PLANNING THE LOCATION AND ORIENTATION OF BUILDINGS, OPEN SPACES, UNDERGROUND SERVICES, WALKS, PAVED AREAS, PLAYGROUNDS, PARKING AREAS AND FINISHED GRADE ELEVATIONS. PRE-EXISTING DEVELOPMENT SHOULD GUIDE THE BUILDING SETBACKS AND NEW DEVELOPMENT SHOULD PRESERVE THE EXISTING CHARACTER OF THE NEIGHBORHOOD.

(2) THE SITE DESIGN MUST CONSIDER BOTH THE DESIGN ELEMENTS OF EACH UNIT AND HOW THESE DESIGNS WILL ENHANCE THE OVERALL NEIGHBORHOOD CHARACTER AND VITALITY OF THE STREET AND SIDEWALK. BUILDING SETBACKS AND SITE PLANNING MUST RELATE TO SURROUNDING BUILT FORM, RESPECTING THE OVERALL NEIGHBORHOOD CHARACTER AND EXISTING TOPOGRAPHY. ADDITIONALLY, EACH UNIT MUST EXHIBIT A HIGH LEVEL OF DESIGN QUALITY WITH WELL-ARTICULATED ENTRIES AND FACADES, PROPORTIONATE WINDOWS, QUALITY BUILDING MATERIALS AND CONTEXTUAL LANDSCAPING.

(3) ALL STRUCTURES PROPOSED TO BE CONSTRUCTED WITHIN A PROJECT SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:

A. EACH UNIT SHALL BE PROVIDED WITH DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO A PUBLIC STREET, OR AN ALLEY OR A COMMON DRIVE CONNECTING TO A PUBLIC STREET/ALLEY.

B. STRUCTURES HAVING DWELLING UNITS ATTACHED SIDE BY SIDE SHALL BE COMPOSED OF NO MORE THAN FOUR (4) DWELLING UNITS.

C. STRUCTURES HAVING DWELLING UNITS ATTACHED SIDE BY SIDE SHALL INCLUDE A BREAK IN THE FACADE BY HAVING AN OFFSET IN THE FRONT BUILDING LINE.

D. STRUCTURE SHALL BE CONSTRUCTED TO MINIMIZE IMPACT OF THE PROPOSED DEVELOPMENT ON THE LIGHT, AIR AND PRIVACY OF ADJACENT PROPERTIES.

(4) ON-SITE LIGHTING SHALL BE PROVIDED IN ALL PARKING AREAS, VEHICULAR ACCESS WAYS, AND ALONG MAJOR WALKWAYS. THE LIGHTING SHALL BE DIRECTED ONTO DRIVEWAYS AND WALKWAYS WITHIN THE PROJECT AND AWAY FROM DWELLING UNITS AND ADJACENT PROPERTIES, AND SHALL BE OF A TYPE APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.

(5) THE DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF CHAPTER XI, SUBDIVISIONS, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, LAND DEDICATION AND IMPROVEMENTS, SUCH AS DRAINAGE IMPROVEMENTS AND PAYMENT OF FEES.

(6) OUTSIDE UNCOVERED AND UNENCLOSED STORAGE OF BOATS, TRAILERS, RECREATIONAL VEHICLES AND OTHER SIMILAR VEHICLES SHALL BE PROHIBITED UNLESS SPECIFICALLY DESIGNATED AREAS FOR THE EXCLUSIVE STORAGE OF SUCH VEHICLES ARE SET ASIDE ON THE FINAL MASTER PLAN AND PROVIDED FOR IN THE COVENANTS, CONDITIONS, AND RESTRICTIONS. WHERE SUCH AREAS ARE PROVIDED, THEY SHALL BE ENCLOSED AND SCREENED FROM VIEW ON A HORIZONTAL PLANE FROM ADJACENT AREAS BY A COMBINATION OF SIX-FOOT HIGH OPAQUE FENCES AND PERMANENTLY MAINTAINED LANDSCAPING.

Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE 7/7/15

SCALE 1/4" = 1'-0"

PROJECT NUMBER 2014.03

This document contains information proprietary to KASE Design Studio and is furnished in confidence for the limited purpose of evaluation, bidding or review. This document or its contents may not be used for any other purpose and may not be reproduced or disclosed to others without the prior written consent of KASE Design Studio. All rights reserved. ©Copyright 2014

SUBMITTALS 05/29/2015 DESIGN REVIEW

PROJECT NAME

GINGER HOMES

PROJECT ADDRESS

355 ROCHESTER STREET, COSTA MESA, CA 92627

SHEET NAME

COVER SHEET

SHEET NUMBER

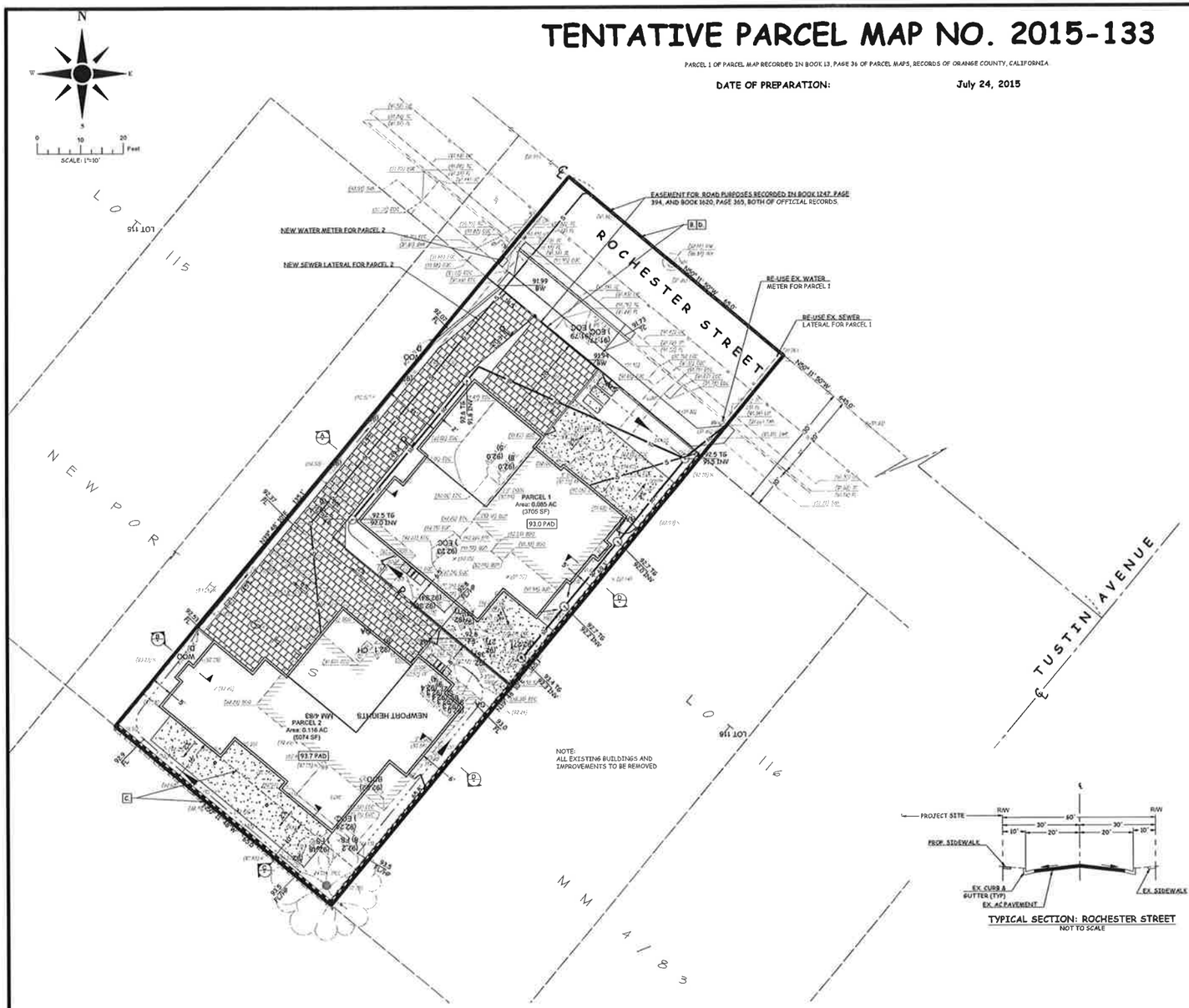
A0.0

TENTATIVE PARCEL MAP NO. 2015-133

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

DATE OF PREPARATION: July 24, 2015

REVISIONS		
#	DATE	DESCRIPTION



NOTES:

0.246 ACRES GROSS
0.202 ACRES NET
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO PARKS TO BE DEDICATED

PROPOSED LAND USE:

2 SINGLE FAMILY RESIDENCES

ASSESSOR'S PARCEL NUMBERS:

425-021-08

SETBACK REQUIREMENTS:

FRONT 20'
SIDES 5'
REAR 10'

LEGAL DESCRIPTION:

THE NORTHWESTERLY 45 FEET OF THE SOUTHEASTERLY 615 FEET OF THE SOUTHWESTERLY HALF OF LOT 116 OF NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING OF THE CENTERLINE OF ROCHESTER STREET BEING NORTH 50°11'50" WEST PER TRACT NO. 1193, M.M. 109/48-49.

OWNER/SUBDIVIDER:

JOSH L. GINGER
355 ROCHESTER STREET
COSTA MESA, CA 92627

SITE ADDRESS:

355 ROCHESTER STREET
COSTA MESA, CA 92627

FLOOD ZONE:

ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

ESTIMATED GRADING QUANTITIES:

RAW CUT: 0 CY
RAW FILL: 300 CY
IMPORT: 300 CY

ENGINEER:

ROBIN 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

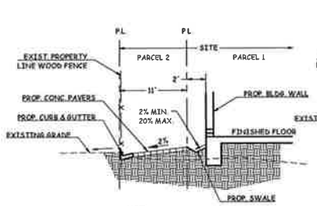
CENTERLINE
CURB & GUTTER
DRAINAGE SWALE
PROPERTY LINE
SEWER
TRACT BOUNDARY
WATER MAIN
WATER METER

EASEMENTS:

A. EASEMENT FOR THE PIPELINE PURPOSES AS GRANTED TO: LA HABRA VALLEY LAND AND WATER COMPANY IN A DOCUMENT RECORDED JUNE 30, 1908 IN BOOK 158, PAGE 337, OF DEEDS (EASEMENT IS NOT LOCATED OF RECORD)
B. EASEMENT FOR THE ROAD PURPOSES IN A DOCUMENT RECORDED IN BOOK 1247, PAGE 394, AND BOOK 1620, PAGE 365, BOTH OF OFFICIAL RECORDS (ROCHESTER STREET)
C. EASEMENT FOR POLE LINES AND CONDUITS AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1371, PAGE 324, OF OFFICIAL RECORDS
D. EASEMENT FOR GAS PIPES TO SOUTHERN CALIFORNIA GAS COMPANY AS GRANTED SEPTEMBER 16, 1947 IN BOOK 1580, PAGE 931, OF OFFICIAL RECORDS (EASEMENT IS LOCATED IN ROCHESTER STREET)

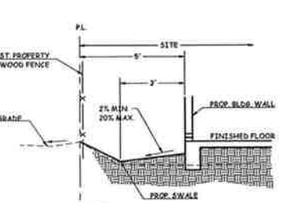
TYPICAL SECTION: ROCHESTER STREET
NOT TO SCALE

VICINITY MAP
NOT TO SCALE



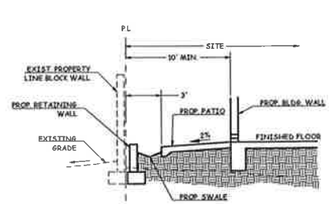
NOTE:
VERTICAL SEPARATION BETWEEN FINISHED FLOOR AND FINISHED GRADE(SOIL) SHALL BE 8" MINIMUM

SECTION A
NOT TO SCALE



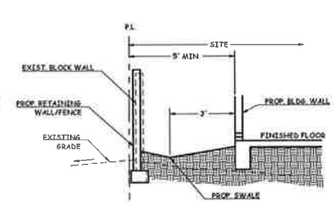
NOTE:
VERTICAL SEPARATION BETWEEN FINISHED FLOOR AND FINISHED GRADE(SOIL) SHALL BE 8" MINIMUM

SECTION B
NOT TO SCALE



NOTE:
VERTICAL SEPARATION BETWEEN FINISHED FLOOR AND FINISHED GRADE(SOIL) SHALL BE 8" MINIMUM

SECTION C
NOT TO SCALE



NOTE:
VERTICAL SEPARATION BETWEEN FINISHED FLOOR AND FINISHED GRADE(SOIL) SHALL BE 8" MINIMUM

SECTION D
NOT TO SCALE

37

REGISTERED PROFESSIONAL ENGINEER ROBIN B. HAMERS 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

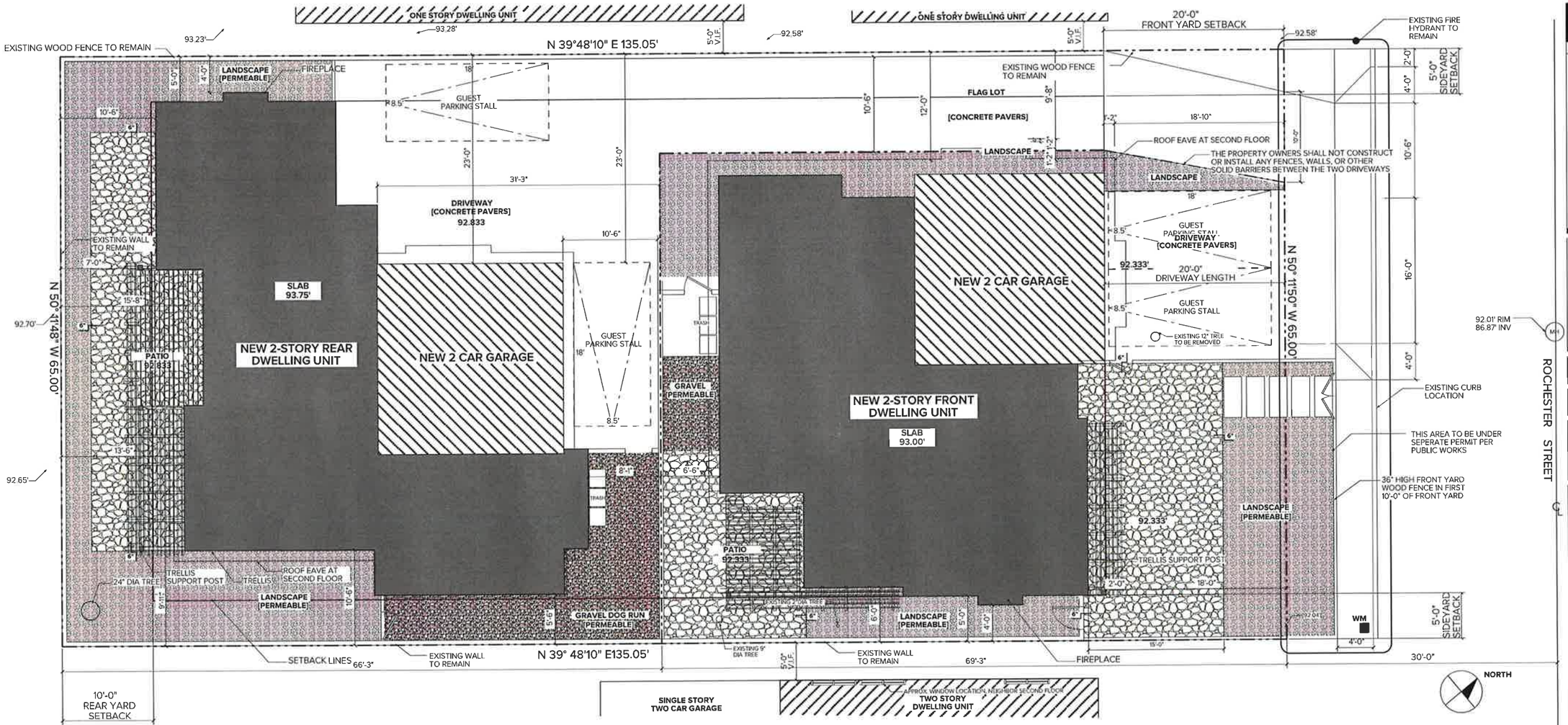
7/24/15
ROBIN B. HAMERS R.C.E. 31720 DATE

TENTATIVE PARCEL MAP NO. 2015-133 & PRELIMINARY GRADING PLAN

355 ROCHESTER STREET
COSTA MESA, CA 92627

SHEET **1** OF 1

ROBIN B. HAMERS R.C.E. 31720



KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

This document contains information proprietary to KASE Design Studio and to Architect's client for the limited purpose of evaluation, bidding or negotiating a contract. This document may not be used for any other purpose and may not be reproduced or disclosed to others without the prior written consent of KASE Design Studio. All rights reserved. ©Copyright 2015

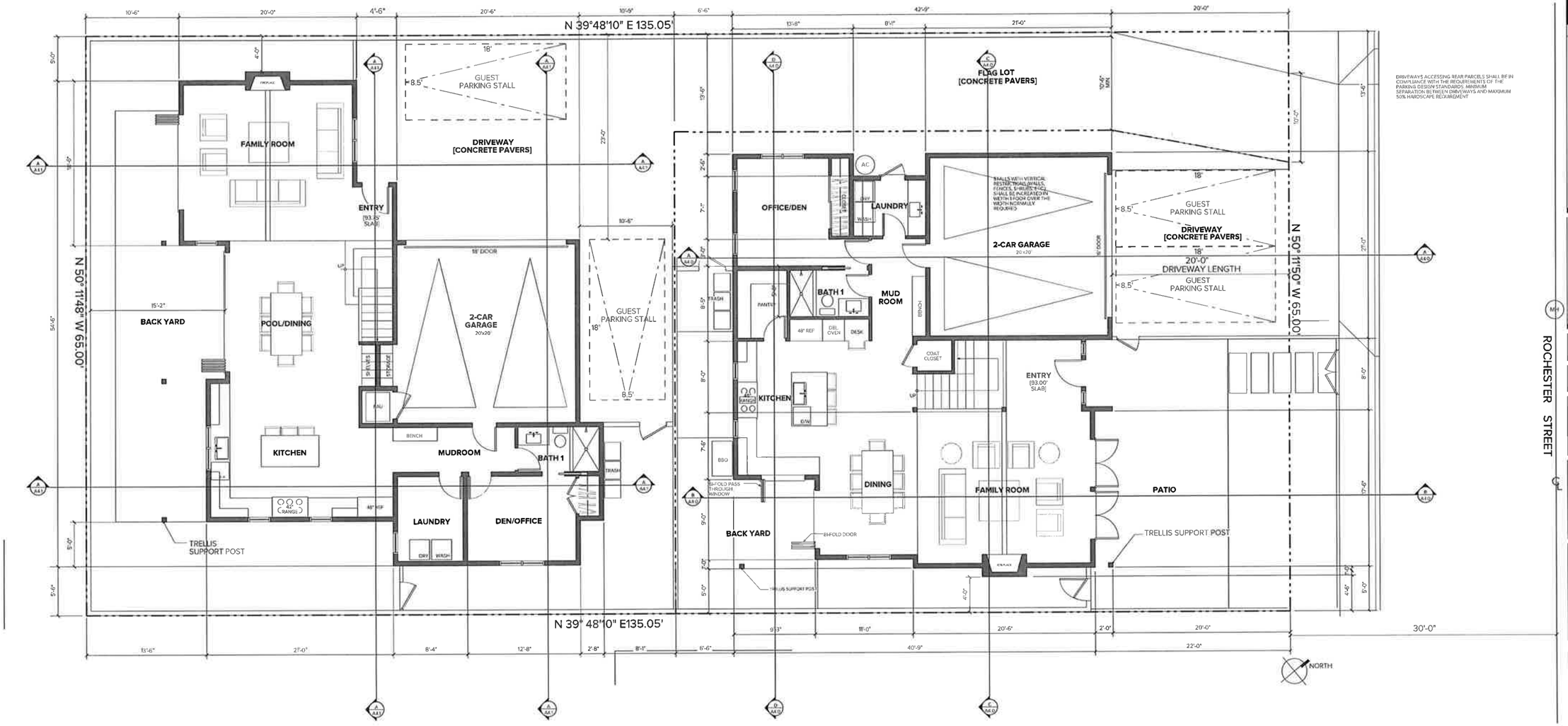
SUBMITTALS

PROJECT NAME
GINGER HOMES

PROJECT ADDRESS
355 ROCHESTER STREET, COSTA MESA, CA 92627

SHEET NAME
SITE PLAN

SHEET NUMBER
A0.5



DRIVEWAYS ACCESSING REAR PARCELS SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE PARKING DESIGN STANDARDS. MINIMUM SEPARATION BETWEEN DRIVEWAYS AND MAXIMUM 50% HARDSCAPE REQUIREMENT

ROCHESTER STREET

KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

This document contains information proprietary to KASE Design Studio and is furnished to recipients for the limited purpose of evaluation, bidding or construction. This document shall not be used for any other purpose and may not be reproduced or disclosed to others without the prior written consent of KASE Design Studio. All rights reserved. ©Copyright 2015

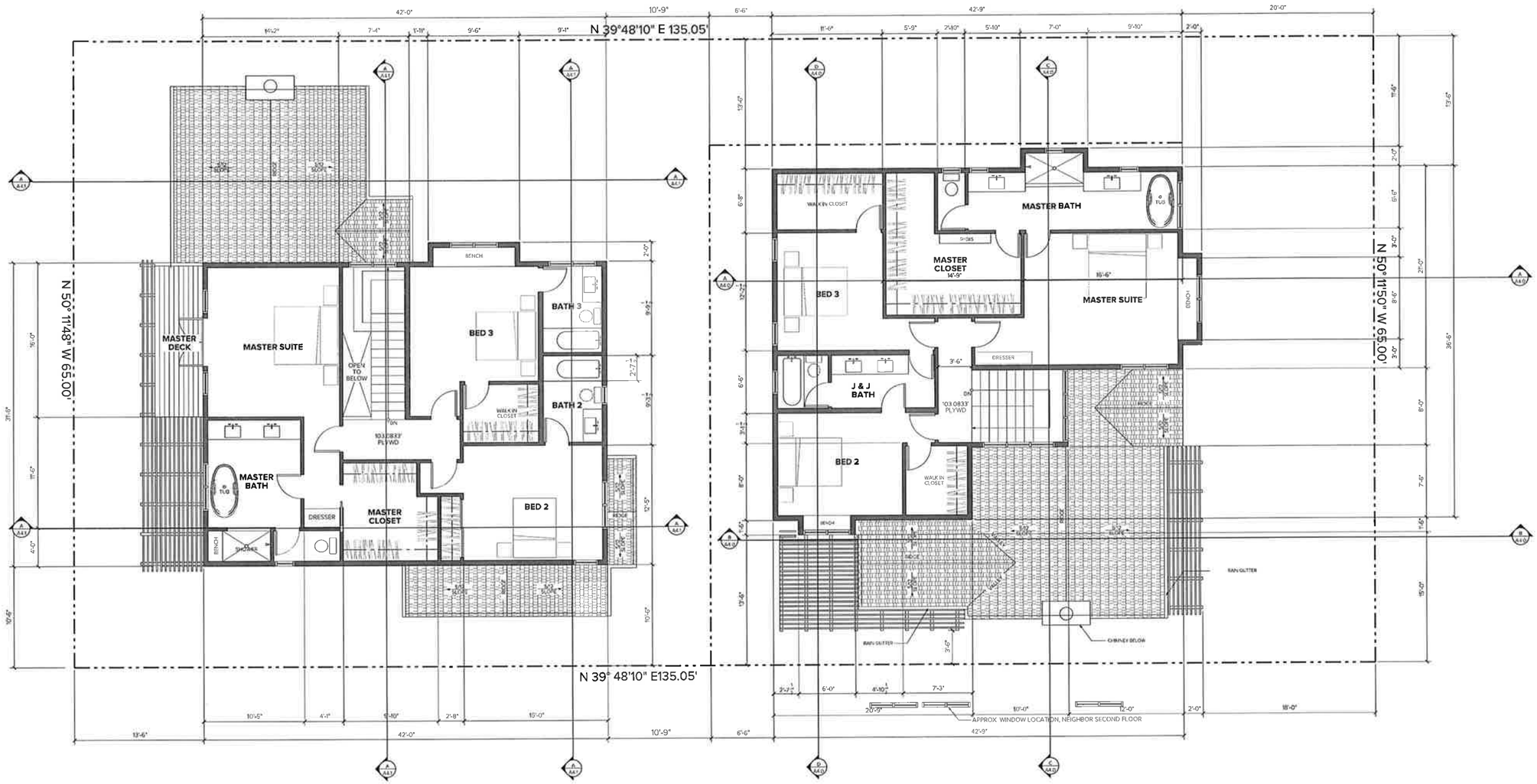
SUBMITTALS

PROJECT NAME
GINGER HOMES

PROJECT ADDRESS
355 ROCHESTER STREET, COSTA MESA, CA 92627

SHEET NAME
FIRST FLOOR PLANS

SHEET NUMBER
A1.0



KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

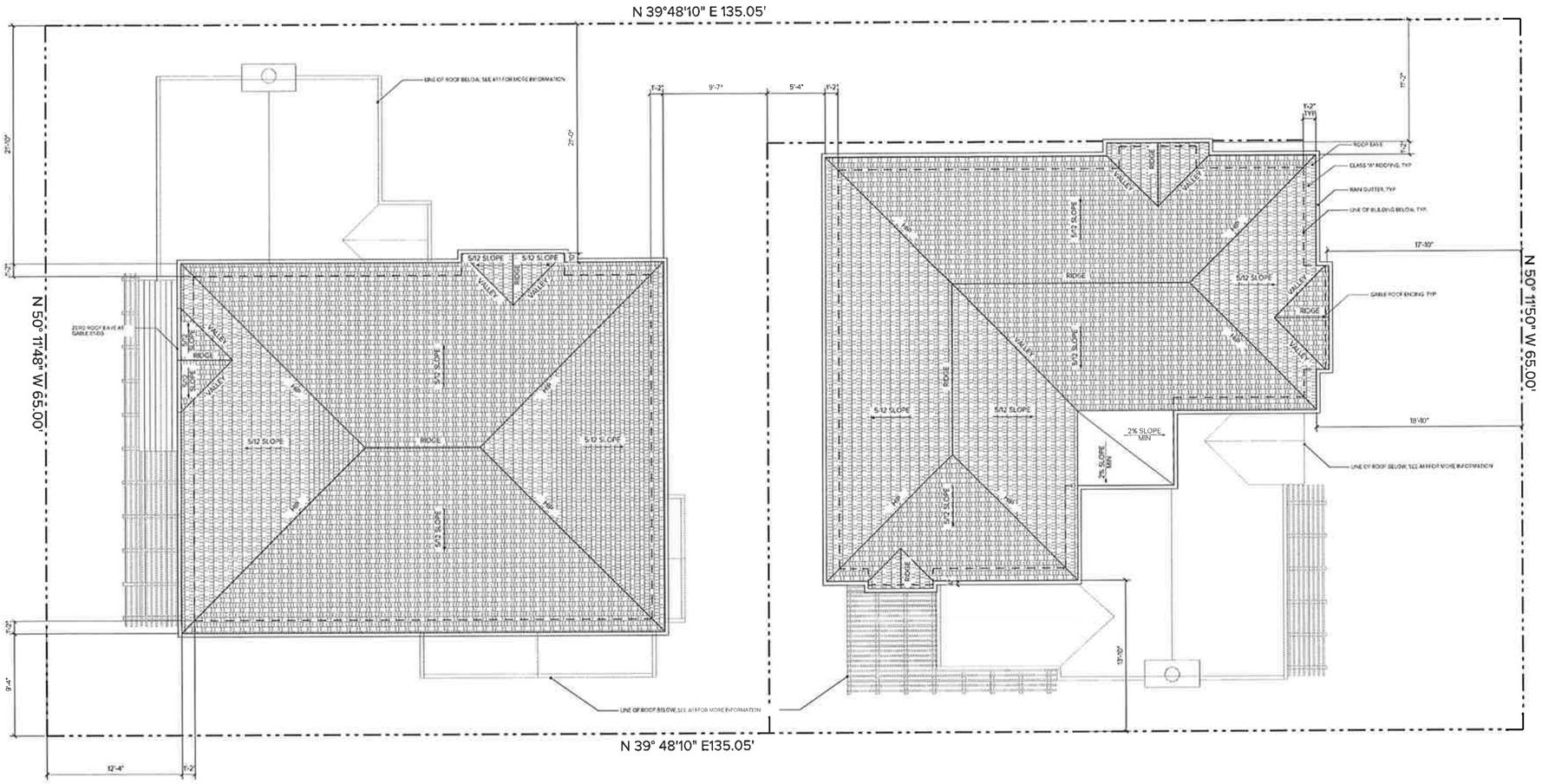
SUBMITTALS

PROJECT NAME
GINGER HOMES

PROJECT ADDRESS
355 ROCHESTER STREET,
COSTA MESA, CA 92627

SHEET NAME
SECOND FLOOR PLANS

SHEET NUMBER
A1.1



KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

This document is and shall remain the property of KASE Design Studio and is furnished as a courtesy for the joint purpose of evaluation, bidding or review. This document or its contents may not be used for any other purpose and may not be reproduced or copied in whole or in part without written consent of KASE Design Studio. All rights reserved. ©Copyright 2015

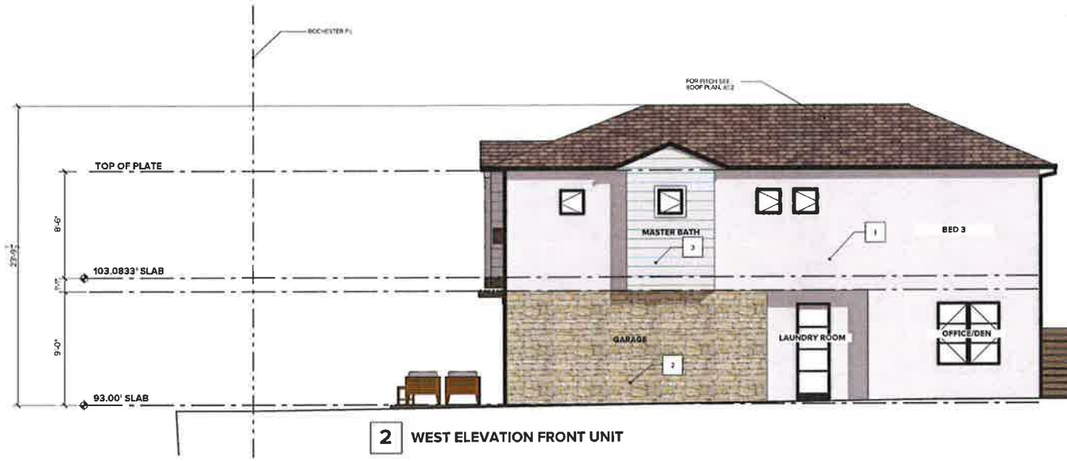
SUBMITTALS

PROJECT NAME
GINGER HOMES

PROJECT ADDRESS
355 ROCHESTER STREET,
COSTA MESA, CA 92627

SHEET NAME
ROOF PLANS

SHEET NUMBER
A1.2

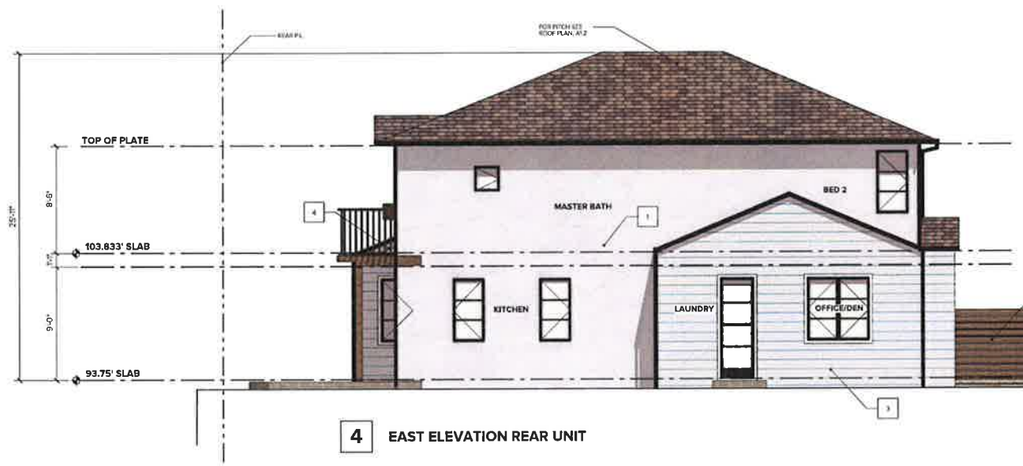


2 WEST ELEVATION FRONT UNIT

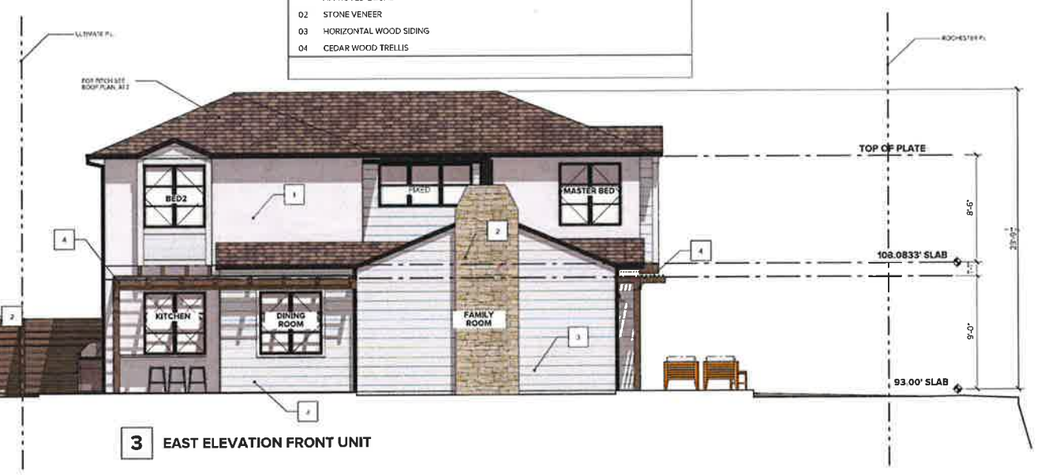
1 WEST ELEVATION REAR UNIT

EXTERIOR FINISH LEGEND, [EXT FIN]

01	SMOOTH TROWEL PLASTER WITH FABRIC MESH TO PREVENT CRACKING BY LA HABRA OR APPROVED EQUAL
02	STONE VENEER
03	HORIZONTAL WOOD SIDING
04	CEDAR WOOD TRELLIS



4 EAST ELEVATION REAR UNIT



3 EAST ELEVATION FRONT UNIT

KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

This document contains information proprietary to KASE Design Studio and is furnished in confidence for the limited purpose of evaluation, bidding or negotiating a contract with KASE Design Studio. It may not be used for any other purpose and may not be reproduced or disclosed to others without the prior written consent of KASE Design Studio. All rights reserved. (C) Copyright 2015

SUBMITTALS
05/29/2015 DESIGN REVIEW

PROJECT NAME
GINGER HOMES

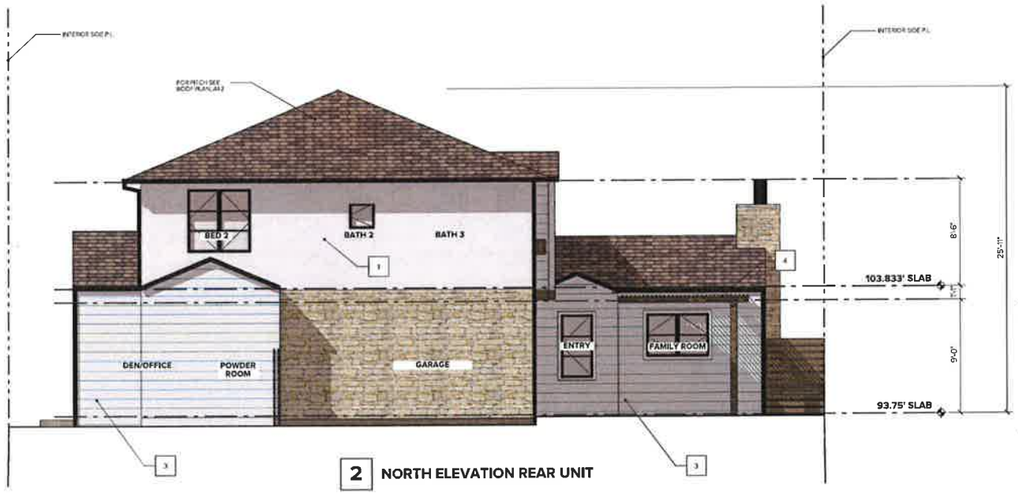
PROJECT ADDRESS
355 ROCHESTER STREET,
COSTA MESA, CA 92627

SHEET NAME
EXTERIOR ELEVATIONS

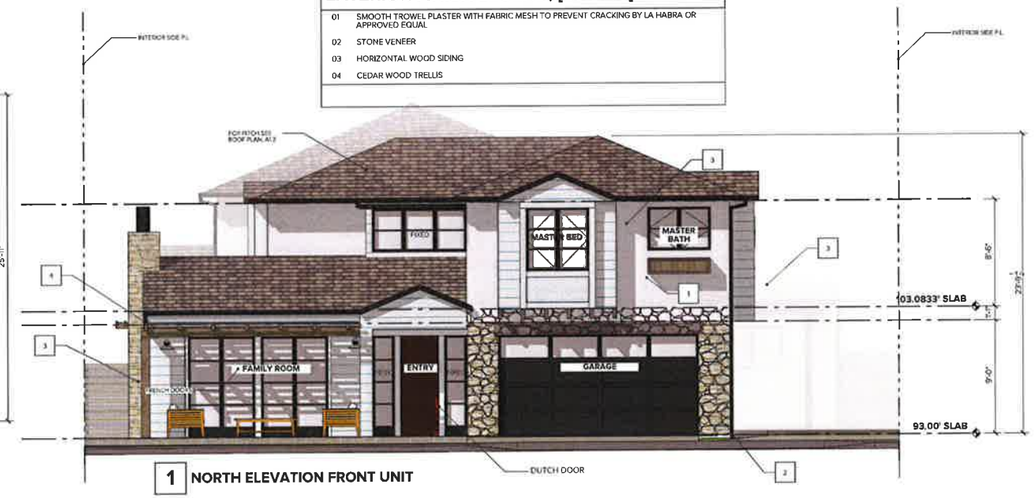
SHEET NUMBER
A3.0

EXTERIOR FINISH LEGEND, [EXT FIN]

01	SMOOTH TROWEL PLASTER WITH FABRIC MESH TO PREVENT CRACKING BY LA HABRA OR APPROVED EQUAL
02	STONE VENEER
03	HORIZONTAL WOOD SIDING
04	CEDAR WOOD TRELLIS

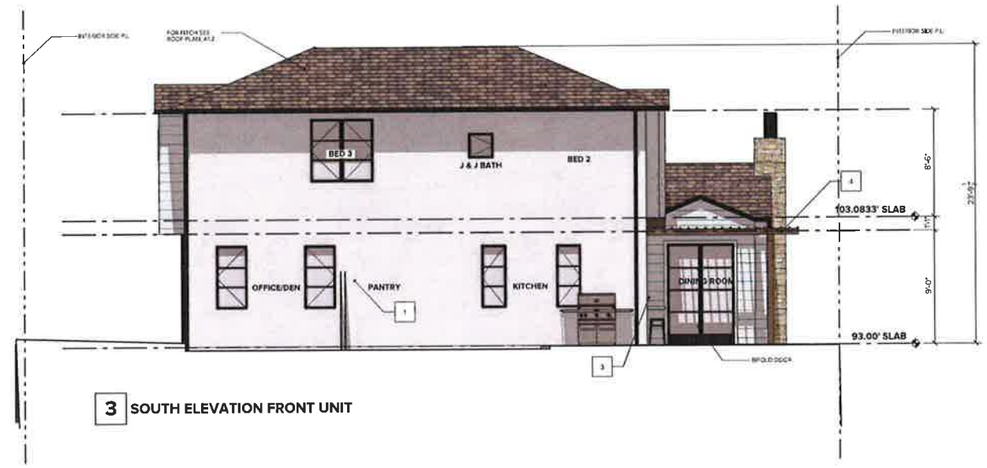


2 NORTH ELEVATION REAR UNIT



1 NORTH ELEVATION FRONT UNIT

4 SOUTH ELEVATION REAR UNIT



3 SOUTH ELEVATION FRONT UNIT

KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

This die-cutting-edge information is proprietary to KASE Design Studio and is furnished to each client for the exclusive use in connection with the project. This document or its contents may not be used for any other purpose and may not be reproduced or disclosed without the prior written consent of KASE Design Studio. All rights reserved. ©Copyright 2013

SUBMITTALS
05/29/2015 DESIGN REVIEW

PROJECT NAME
GINGER HOMES

PROJECT ADDRESS
355 ROCHESTER STREET,
COSTA MESA, CA 92627

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1

KASE
Design Studio
admin@kasedesignstudio.com
949.484.5075

REVISIONS

DATE
7/28/15

SCALE
1/4" = 1'-0"

PROJECT NUMBER
2014.03

This document contains information proprietary to KASE Design Studio and is furnished in confidence for the limited purpose of evaluation, bidding or review. No other use of the contents may be made without the express written consent of KASE Design Studio. Any other reproduction or disclosure whatsoever without the prior written consent of KASE Design Studio. All rights reserved. ©Copyright 2015

SUBMITTALS
05/29/2015 DESIGN REVIEW

PROJECT NAME
GINGER HOMES

PROJECT ADDRESS
355 ROCHESTER STREET,
COSTA MESA, CA 92627

SHEET NAME
RENDERINGS

SHEET NUMBER
A3.2