



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: AUGUST 10, 2015

ITEM NUMBER:

PH-3

SUBJECT: PLANNING APPLICATION PA-15-24 AND TENTATIVE PARCEL MAP NO. 15-135 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AT 215 KNOX PLACE

DATE: JULY 31, 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-15-24** for a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,579 square feet each, with attached two-car garages and off-street open parking at 215 Knox Place. The proposal features a 4 bedroom/3 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-15-135** to subdivide a 8,006 square-foot parcel into two fee-simple lots, including a 4,003 square-foot lot (Parcel 1) and 4,003 square-foot lot (Parcel 2), and is consistent with the requirements of Article 2.5. Residential Small Lot Subdivision Ordinance.

APPLICANT

The applicant is Ryan Oldham, authorized agent for the property owner, RREG Investment Series, LLC Series I021.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location:	215 Knox Place APN: 425-333-21	Application Number:	PA-15-24 and PM-15-135
Request:	Design Review of a two unit, two-story residential development per SLO.		

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:	100 FT x 80.06 FT	East:	R2-MD, Multi-Family Residential, Medium Density
Lot Area:	8,006 square feet	West:	R2-MD, Multi-Family Residential, Medium Density
Existing Development:	One parcel with one unit 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	Unit 1- 4,003 SF Unit 2- 4,003 SF
Open space (development lot)	30% of total lot area per Small Lot Subdivision Standards	3,806 SF (47.6%)
Open space (individual unit)	200 SF with no dimension less than 10 feet per Small Lot Subdivision Standards	200 SF (Parcel 1) (20' x 10') 200 SF (Parcel 2) (20' x 10')
Density:		
High Density Residential Land Use Zone – R2-MD	Max. 12 units per acre	10 units per acre
	1 du/3,630 SF Max. 2 dwelling units	1 du/4,003 SF 2 dwelling units
Building Height	Two-stories / 27 ft.	24'-3"
Distance between main buildings	No Minimum /SLO	10 ft.
Building Setbacks:		
Front (Knox Pl)	20 ft.	20 ft.
Side (west interior)	5 ft.	5 ft. (Parcel 1) ¹
Side (east interior)	5 ft.	5 ft. (Parcel 2) ¹
Rear (interior)	10 ft.	10 ft.
% ratio of 2nd floor to 1st floor	100%	74%
Driveway Length	19 ft.	19 ft.* (*Public Services requires 1-foot easement along front PL)
Parking	Two garage and two open per unit	Two garage and two open per unit
Total	8 spaces	8 spaces

Final Action	Planning Commission
CEQA Review	Exempt, Class 3 for New Construction
1. Proposed units less than 2,700 square feet are not subject to the 10-foot average side yard setback requirement.	

BACKGROUND

Project Site/Environs

The subject project site is an 8,006 square-foot parcel located on the south side of Knox Place, between Orange and Westminster Avenues. The project site is currently developed with a single-story residential unit, which will be replaced by the proposed project. Existing driveway and access is provided off of Knox Place from two driveway aprons, forming a horseshoe style driveway. The existing unit provides for a one-car garage, and open parking for approximately 4 cars, for a total of approximately 5 on-site parking spaces. 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 west (1570 Orange Ave) of the subject property is developed as a one-story duplex. The property to the east (219 Knox Place) is developed with three detached one-story multi-family residential units. The properties to the north, across Knox Place, include a one-story triplex (1580, 1582, 1582 ½ Orange Ave), a two-story duplex (214 Knox Place), and a two-story single family residence (216 Knox Place). The property to the south of the subject property is developed with multi-family residences.

The design of the proposed project was created by Oldham architects firm. Each home is developed with a contemporary architectural style utilizing wood siding, stucco, standing seam metal roofs, flat roof areas, and composite shingle roofing. The homes are custom designed to blend harmoniously into the surrounding environment. Both residences will be oriented toward Knox Place with garage access for both units off of Knox Place from individual driveway aprons. 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-15-24

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 5-foot setback, for a total of 10 feet. Parcel 1 is proposed as the westerly portion of the development lot, and includes a lot area of 4,003 square feet. Parcel 2 is proposed on the easterly portion of the development lot, and also includes a lot area of 4,003 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 1	4,003 SF	2,579 SF	4bed/3.5bath	4 total- (2 garage & 2 open)	200 SF	24'-3"
Parcel 2	4,003 SF	2,579 SF	4bed/3.5bath	4 total- (2 garage & 2 open)	200 SF	24'-3"
Total	8,006 SF	5,158 SF	8bed/7bath	8	400 SF	

The project layout, floor plans and elevations comply with the Small Lot Subdivision Standards and the Residential Design Guidelines. 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. The two proposed units each have similar floor plans, and include four bedrooms, three and a half bathrooms, and an open area for living, dining, and kitchen areas. Each unit will also include a laundry room on the second floor. In regards to architecture, both units have a combination of hip and gable roofs. The hip roofs are designed as a standing seam metal roofing, and the gable roofs will consist of composite asphalt roofing. The residences are two stories in height and will not exceed the 27-foot height maximum requirements. Each unit will include attached two-car garages, and two open parking spaces along an 18' x 19' driveway. This will provide for approximately 3 additional on-site parking spaces from the existing project. The trash bins for each unit will be stored adjacent to garage within the 5-foot side yard setback.

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.

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. As discussed above, the proposed residences include elevations with varied roof forms, a combination of horizontal or vertical siding, plaster finish and enhanced windows to provide visual interest.

The project proposes to divide one large development lot into two new parcels along Knox Place. Parcel 1 is the westerly property, and the proposed interior side setbacks for Parcel 1 include a 5-foot setback for the first and second story portion of the building from the westerly property line. Parcel 2 is the easterly property, and the proposed interior side setbacks for Parcel 2 includes a 5-foot setback for the first story portion of the unit, and an 8-foot setback for the second story. 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 the front and rear setbacks, both units will maintain a 20-foot front setback and a 10-foot rear setback per Code.

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 proposed project will develop with one dwelling unit per 4,003 square feet, or 10 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.

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 and due to the units being less than 2,700 square feet. 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 proposed project provides variation to street-facing elevations to reduce visual prominence, provide visual interest and relief from monotony.* Staff is requiring further enhancement to exterior elevations to differentiate the two units. The unit on Parcel 1 will include vertical board & batten siding, painted plaster finish, and a 12-inch horizontal trim board between the first and second stories. The proposed color scheme for the trim and vertical siding is a darker tone than the unit on Parcel 2, as shown below. The unit on Parcel 2 will include a combination of horizontal tongue & groove siding and painted plaster finish (see images below). The proposed color scheme for the trim and siding is a lighter tone than Parcel 1 unit, as shown below. Each unit also provides window treatments, including an aluminum awning for the windows within the front tower feature, which is an architectural feature proposed along the front elevation. The combination use of horizontal and vertical siding, plaster finish, along with combination of façade treatments and coloring all help to provide building facades that promote variety and interest.

Parcel 1



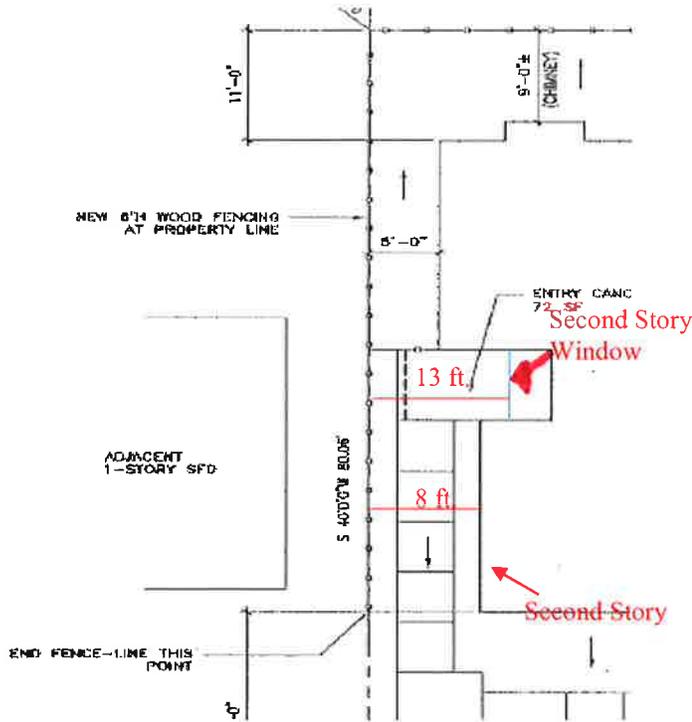
LOCATION	MANUFACTURER	COLOR	SWATCH
EYES & TRIM	JEFF LEWIS COLOR	GREEN WITH ENVY JLC514	
SIDING	JEFF LEWIS COLOR	CARBON JLC416	
GARAGE DOOR	JEFF LEWIS COLOR	ATLANTIC JLC314	
STUCCO	JEFF LEWIS COLOR	CANVAS JLC211	

Parcel 2



LOCATION	MANUFACTURER	COLOR	SWATCH
EYES & TRIM	BENJAMIN MOORE	WINTER WHITE 2140-10	
SIDING	BENJAMIN MOORE	STORM CLOUD GRAY 2140-10	
GARAGE DOOR	BENJAMIN MOORE	ASHWOOD MOSS 1481	
STUCCO	JEFF LEWIS COLOR	CANVAS JLC211	

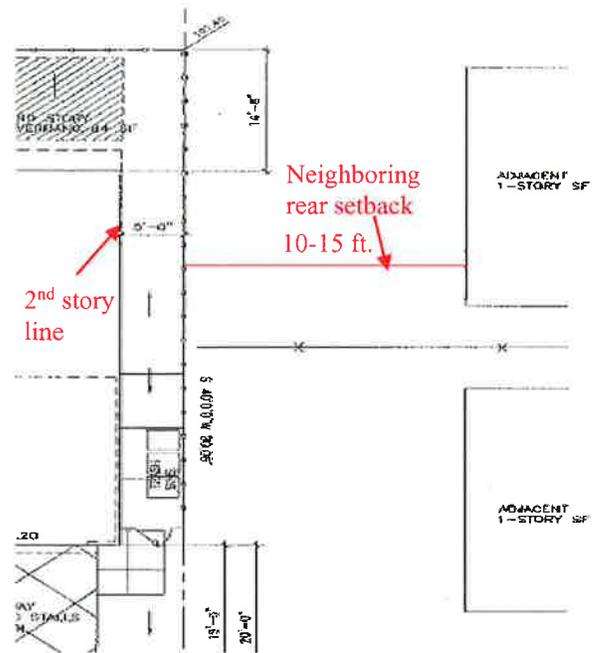
- The setbacks of existing neighboring structures, and visual impacts from second story windows were considered with regard to the proposed five-foot interior setbacks and ten-foot rear setback. The Small Lot Subdivision Ordinance allows for a minimum 5-foot interior side setback for single stories and 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.



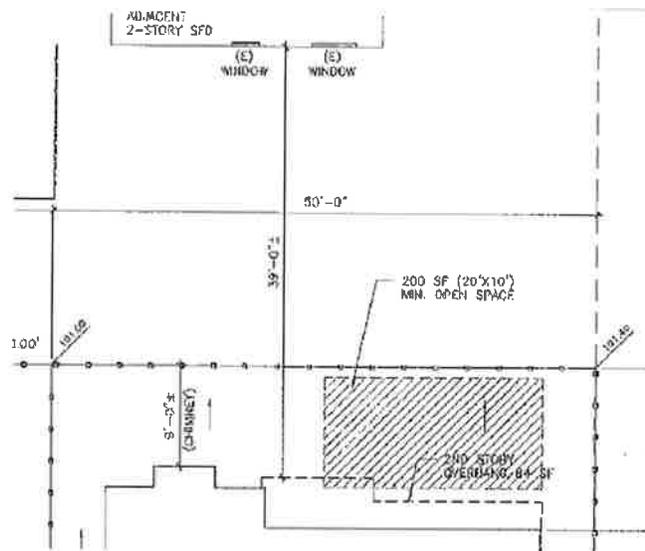
Specifically, the proposed units maintain adequate setback to the easterly interior side property line. The unit on Parcel 2 proposes a 5-foot side setback along the first story portion of the unit, an 8-foot setback along the second story. The only windows along the second story portion of Parcel 2, will be set back 13 feet behind the property line. The residences to east are single story structures and are approximately 5 feet from the property line. Therefore, the

project minimizes the potential privacy impacts to surrounding properties along the easterly property.

The existing one-story residences to the west are located about 10 to 15 feet from the side property line of the project site (or the rear property line of these neighboring properties).



In regards to the rear setbacks for Parcel 1 and Parcel 2, each unit will have a 10-foot rear setback from the southerly property line. An existing second-story residential unit with windows along the rear property line includes the multi-family unit behind Parcel 1. The abutting property's second story windows are set back approximately 39 feet behind the proposed second story portion of Parcel 1 (see image). Due to the large setback between second story windows, the proposed obscure glazing bathroom windows, and smaller size bedroom windows, the view impacts to neighboring properties will be limited. Therefore, the project minimizes the potential privacy impacts to surrounding properties along the southerly property line.



- The proposed project is conditioned to include a 1-foot sidewalk easement along Merrill Place right-of-way. To maintain ADA compliant sidewalks per the Public Services Division, the project will require a 1-foot easement along the front property line abutting Knox Place R.O.W. The proposed project still provides for a 19-foot driveway and 20-foot front setback for each parcel 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 use of smaller sized bedroom windows and window glazing for bathroom windows along the second floor southern elevation for both units, is provided to minimize sun exposure. The project also provides private open space areas under partial roof overhangs and entry canopies. Open space also incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. In addition, the open space areas will incorporate hardscape, including decks and concrete pavers.
- The project exceeds the development lot minimum open space requirement (30% required, 45% proposed). A total of 47.6 percent of the development lot area will be provided as open space and landscaping, which exceeds the required 30% development lot open space requirement. This open space includes a minimum of 200 square feet of private open space for each parcel. Both private open space areas will be located within the rear portions of each unit, and be accessed from the adjacent kitchen and dining room.
- 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 five 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.

Tentative Parcel Map PM-2015-135

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.

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 (August 2017). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

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/Tentative Parcel Map

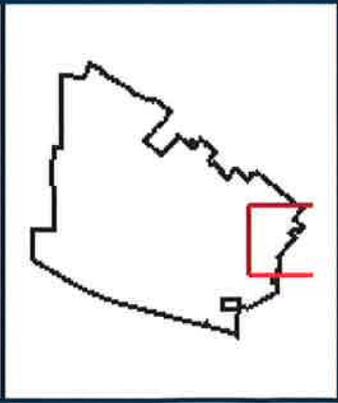
Distribution:

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

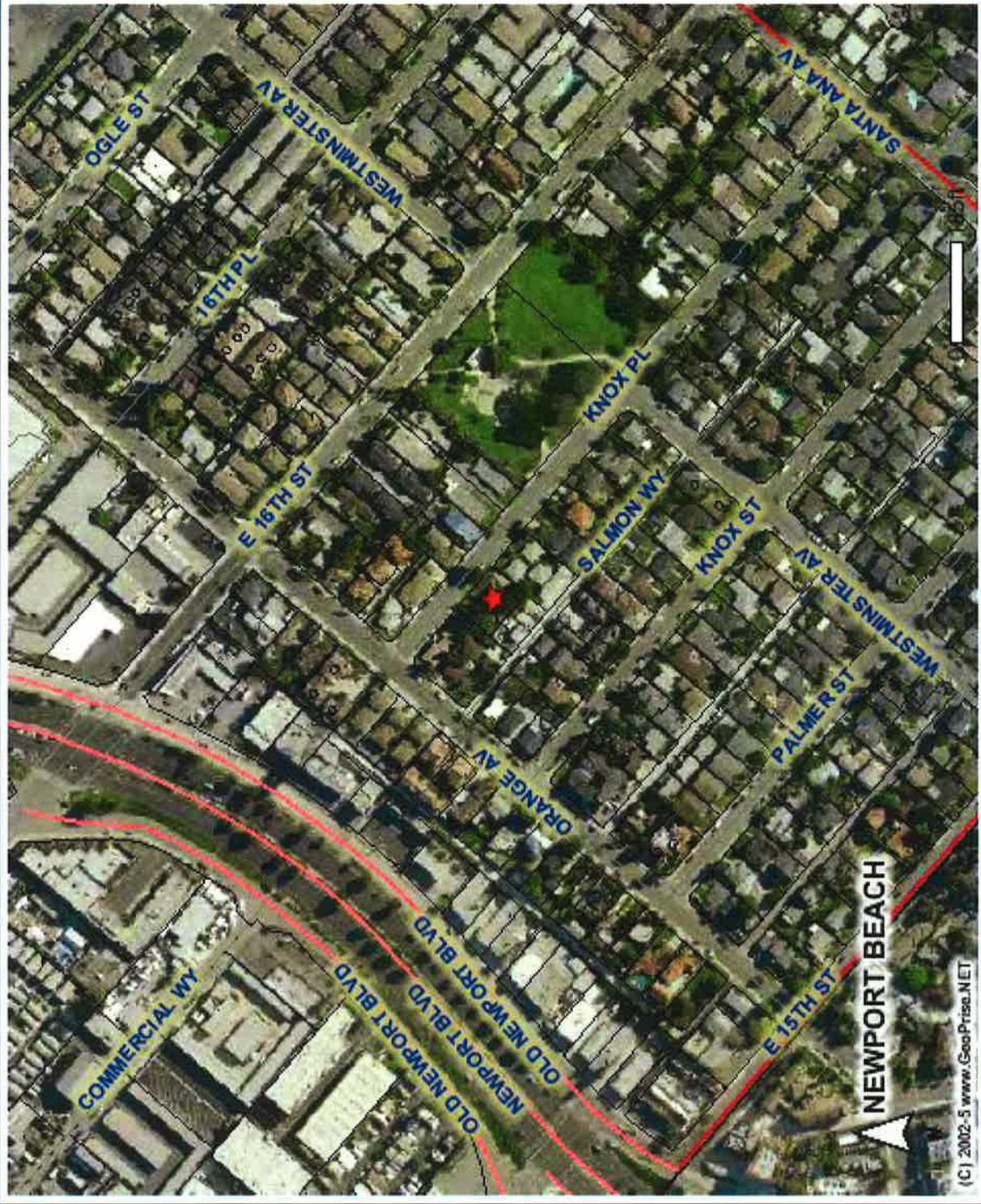
Applicant: Ryan Oldham
550 South Brea Blvd
Brea, CA 92821

Owner: RREG Investment Series, LLC Series I021
1520 N. El Camino Real, Suite 5
San Clemente, CA 92672

Overview Map



Map Display



Legend

- | | |
|------------------------------|--------------------|
| Address Points | Street Names |
| Freeway Roads | Street Centerlines |
| Collector Freeway Major | Parcel Lines |
| Newport BLVD Primary | City Boundary |
| SECONDARY Hydrology Channel- | Water Ways |

City of Costa Mesa

ZONING MAP: 215 KNOX PLACE - [Created: 7/30/2015 10:56:54 AM] [Scale: 355.7] [Page: 8.5 x 11 / Landscape]

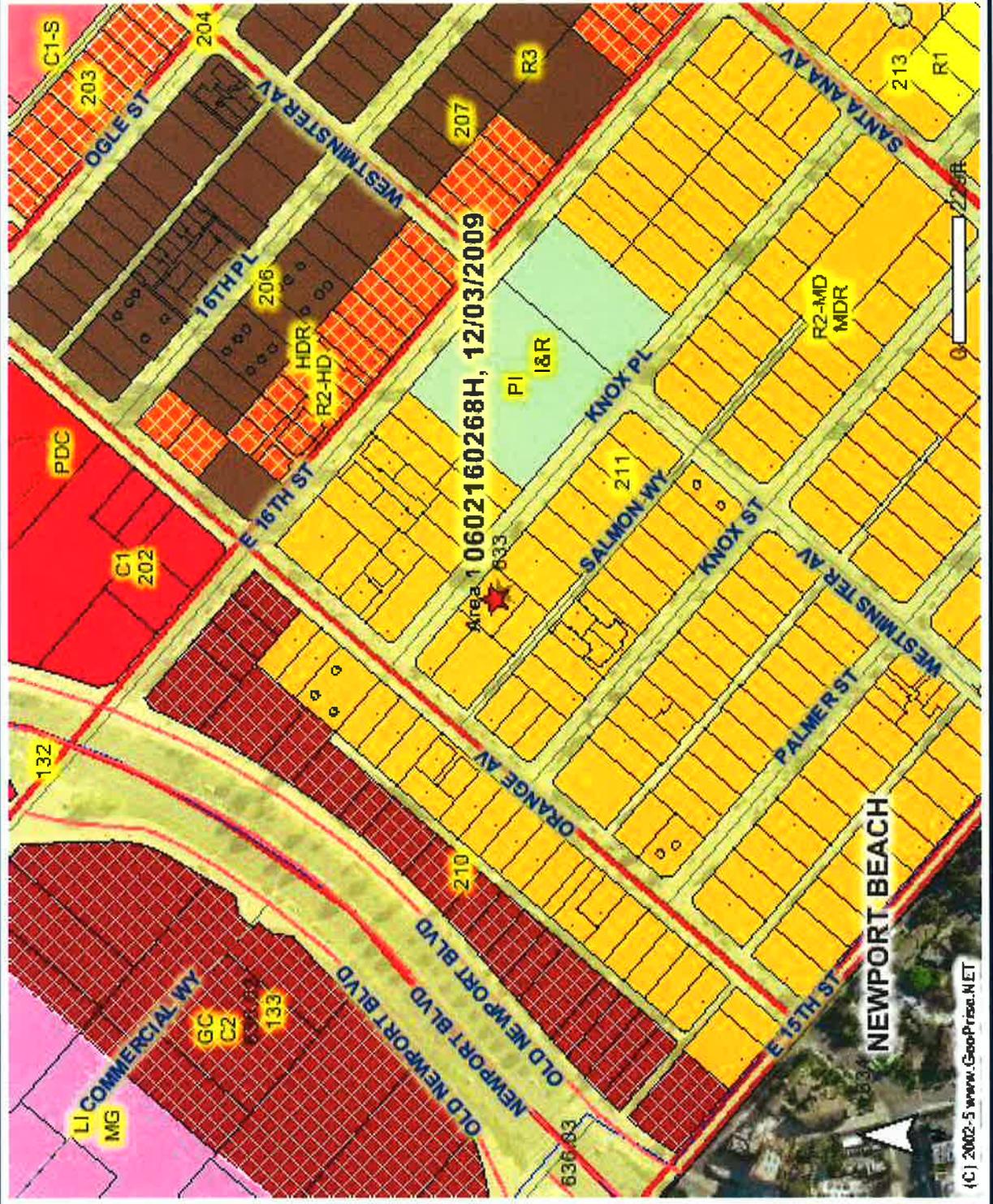
Overview Map



Legend

Address Points	Street Names
Freeway	Street Centerlines
Roads	Parcel Lines
Collector	City Boundary
Freeway	Water Ways
Major	
Newport Blvd Primary	
SECONDARY	
Hydrology	
Channels	

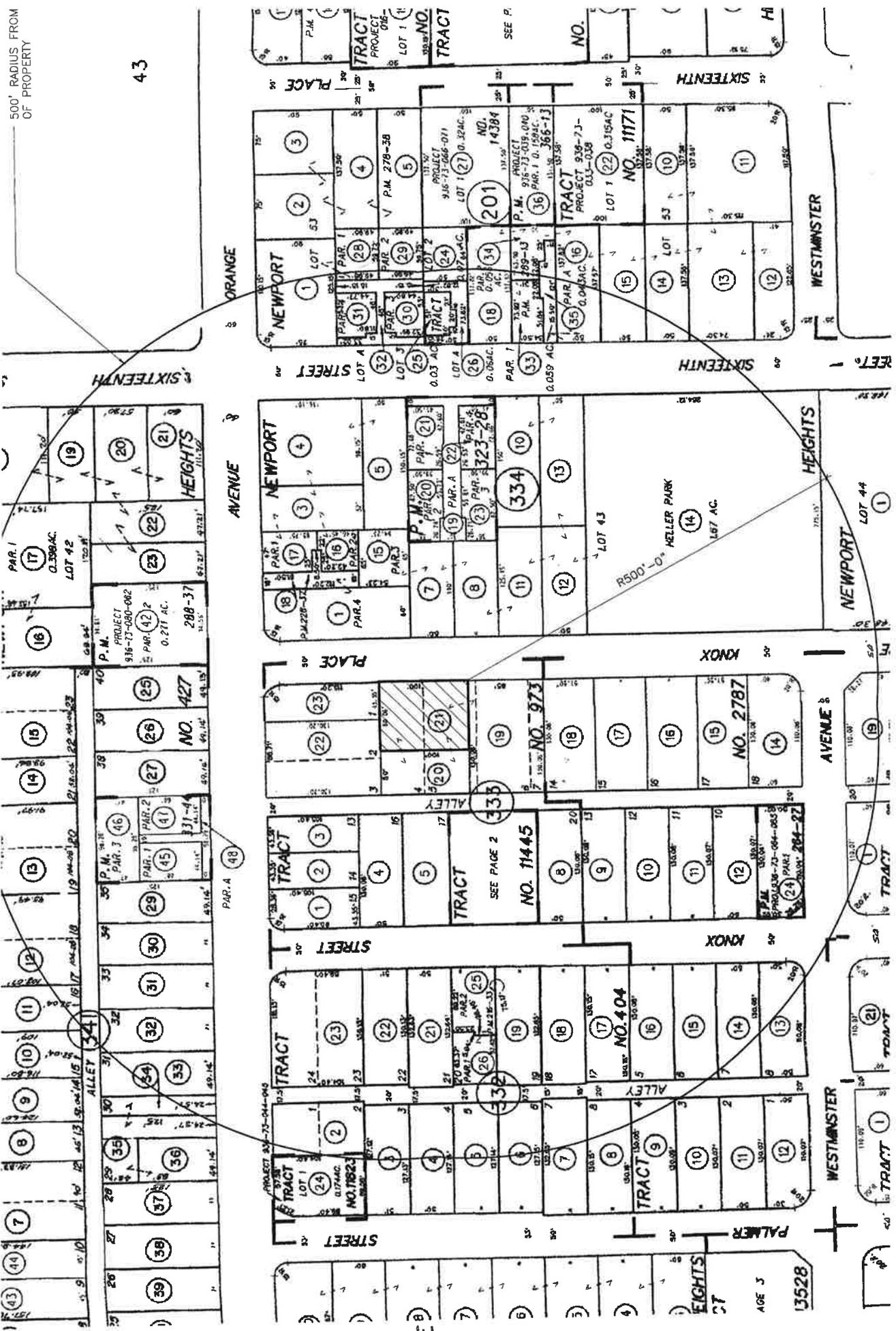
Map Display



(C) 2002-5 www.GeoPrise.NET

500' RADIUS FROM
OF PROPERTY

43



13528

AGE 3

WESTMINSTER

TRACT 1

TRACT 2

TRACT 3

TRACT 4

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 11

TRACT 12

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TRACT 26

TRACT 27

HEIGHTS

AGE 3

WESTMINSTER

TRACT 1

TRACT 2

TRACT 3

TRACT 4

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TRACT 27

HEIGHTS

AGE 3

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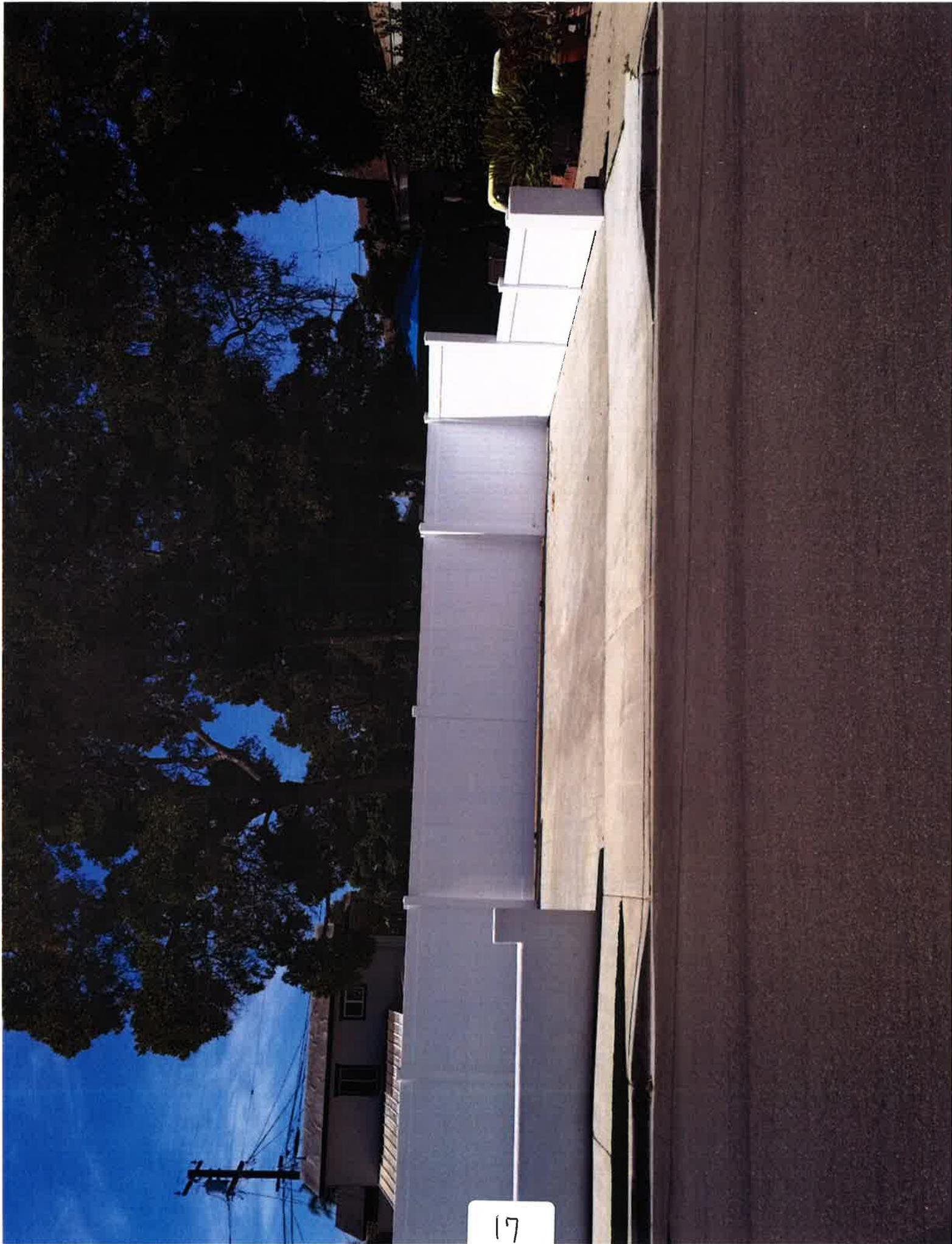
TRACT 9

TRACT 10





16



17



18

June 22, 2015

City of Costa Mesa Community Development

Re: 215 Knox Place

The following is a summary of the proposed project located at 215 Knox Place:

- 1) Demo existing single family structure and all site built features.
- 2) Grade building pad and prepare for new structures.
- 3) Build 2 new 2-story single family dwellings on lot. Each dwelling to be approximately 2,400 SF 2-Story single family homes with 4 Bedrooms & 3.5 Bathrooms. Construction to be wood framing over concrete slab foundation. Architecture to be in a contemporary style utilizing some wood siding, stucco, standing seam metal roof, flat roof areas, and comp. shingle roofing.
- 4) Develop remainder of lot for landscape, hardscape and parking areas.
- 5) Provide subdivision of lot per city requirements for construction of 2 homes.

Sincerely,



Ryan Oldham,
Project Architect

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-24 AND TENTATIVE PARCEL MAP NO. PM-15-135 FOR PROPERTY AT 215 KNOX 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 Ryan Oldham, as the authorized agent on behalf of the property owner, RREG Investment Series, LLC Series I021, requesting approval of the following:

1.) Design Review PA-15-24 for a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,579 square feet each, with attached two-car garages and off-street open parking at 215 Knox Place. The proposal features a 4 bedroom/3¹/₂ 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-15-135 to subdivide a 8,006 square-foot parcel into two fee-simple lots, including a 4,003 square-foot lot (Parcel 1) and 4,003 square-foot lot (Parcel 2), and is consistent with the requirements of Article 2.5. Residential Small Lot Subdivision Ordinance.

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-15-24 and Tentative Parcel Map PM-15-135.

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-15-24 and Tentative Parcel Map PM-15-135 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 location of the units takes into consideration the side yards of the abutting homes. The second story windows for Parcel 2 are 13 feet from the neighboring residence located to the east. For Parcel 1, there is a sufficient buffer between the proposed 5-foot setback for the second story windows and residences located to the west. Neighboring second story windows along the rear setback are approximately 39 feet from proposed second story windows for Parcel 1. The exterior elevations of the proposed homes also incorporate enhanced windows, including a variety of sizes, glazing, and window trim to provide visual interest. In addition, 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.

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 plaster finish, along with architectural features, such as a tower feature, canopies, and trim for both units provides a vertical break between the first and second story. The variety and articulation provided for the second floors of both units will also increase the overall aesthetics. Staff is requiring further enhancement to exterior elevations to differentiate the two units. The unit on Parcel 1 will include vertical board & batten siding, painted

plaster finish, and a 12-inch horizontal trim board between the first and second stories. The proposed color scheme for the trim and vertical siding is a darker tone than the unit on Parcel 2. The unit on Parcel 2 will include a combination of horizontal tongue & groove siding and painted plaster finish. The proposed color scheme for the trim and siding is a lighter tone than Parcel 1 unit.

- 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 10.9 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 use of smaller sized bedroom windows and window glazing for bathroom windows along the second floor southern elevation for both units, is provided 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 1-foot wide easement along the front property line along Knox Place right-of-way (R.O.W.) is required to ensure the public access and ADA compliance exists for the sidewalk along Knox 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-15-24 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-15-135 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-15-24 and Tentative Parcel Map PM-15-135 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 is 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. With specific regard to the interior fencing between the two new homes (not outside development lot perimeter), 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 homeowner's

or maintenance association, as applicable, 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 Homeowner's Association or Maintenance Association, as applicable, shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
- a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).
 - b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
 - c. 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. 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 15. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
- Eng. 16. Dedicate a 1-foot public sidewalk easement to the City of Costa Mesa behind the right-of-way line on Knox Place.
- Eng. 17. Applicant is informed Knox Place is under a "NO OPEN CUT" moratorium. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.
- Eng. 18. Release and relinquish all vehicular and pedestrian access rights to Knox Place to the City of Costa Mesa, except at approved locations.
- Pkwys. 19. Plant two (2) twenty-four inch (24") box-size Crape Myrtle, *Lagerstroemia faurei* 'Tuscarora' or 'Natchez' in the public right-of-way, one in front of each unit.

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 device 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:

- | | |
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| Sani. | <ol style="list-style-type: none"> 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-15-24 AND TENTATIVE PARCEL MAP NO. PM-15-135 FOR PROPERTY AT 215 KNOX 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 Ryan Oldham, as the authorized agent on behalf of the property owner, RREG Investment Series, LLC Series I021, requesting approval of the following:

1.) Design Review PA-15-24 for a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,579 square feet each, with attached two-car garages and off-street open parking at 215 Knox Place. The proposal features a 4 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-15-135 to subdivide a 8,006 square-foot parcel into two fee-simple lots, including a 4,003 square-foot lot (Parcel 1) and 4,003 square-foot lot (Parcel 2), and is consistent with the requirements of Article 2.5. Residential Small Lot Subdivision Ordinance.

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-15-24 and Tentative Parcel Map No. PM-15-135.

DENIED this 10th day of August, 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.

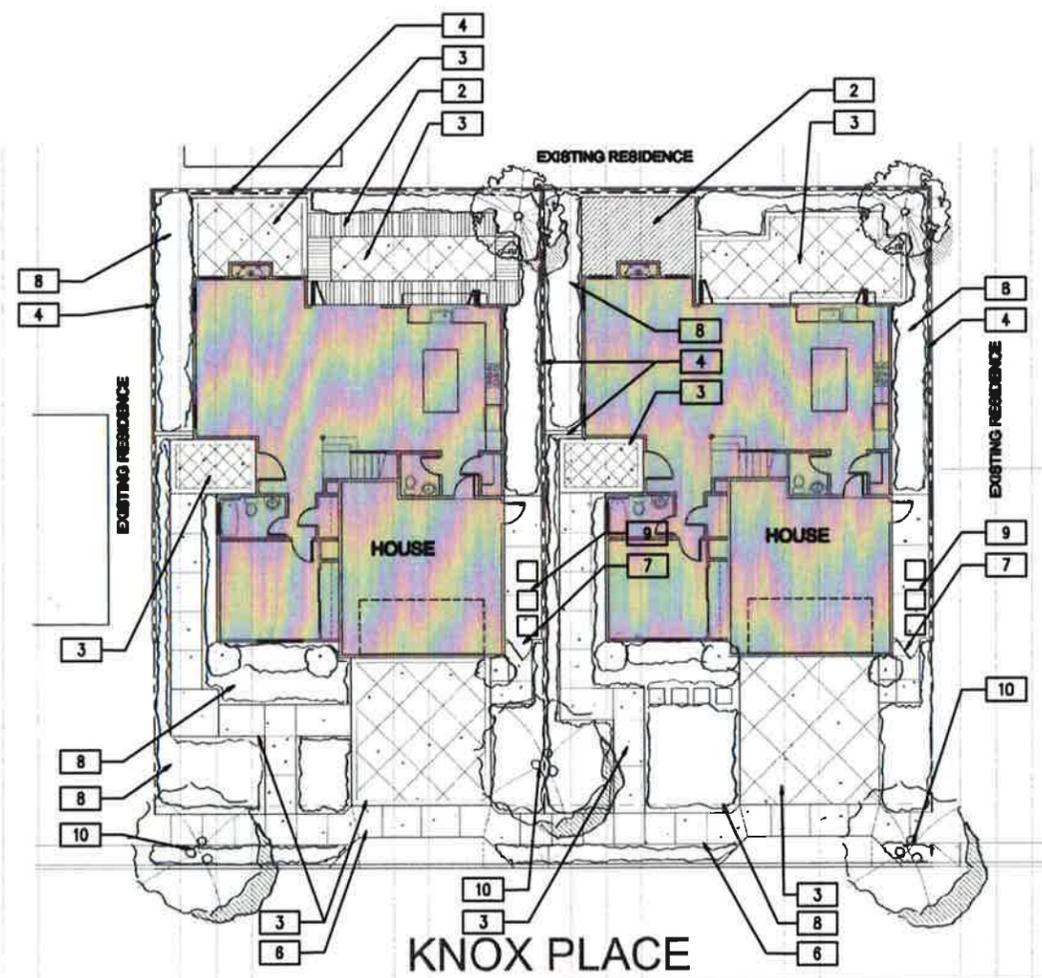


SAVAGE LAND DESIGN
LANDSCAPE ARCHITECTURE-LAND PLANNING-DESIGN

2014 State St., Ste. 200
Plymouth, CA 94963
Phone: 415.361.1111

215 Knox Place Costa Mesa, CA

LEGEND	
ITEM NO.	DESCRIPTION
1	---
2	WOOD DECK
3	CONCRETE PAVING
4	6" BLOCK WALL
5	---
6	SIDEWALK
7	WOOD GATE
8	LANDSCAPE AREA
9	TRASH STORAGE
10	24" BOX LAMBERTSOMBA FAUNO "TUSCANORA" OR "MATCHIEZ"



SQUARE FOOTAGE CALCULATIONS:
 CONCRETE PAVING 2036 SF
 LANDSCAPE AREA 2008 SF
 WOOD DECK 328 SF

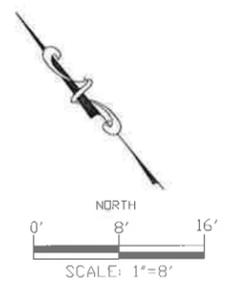
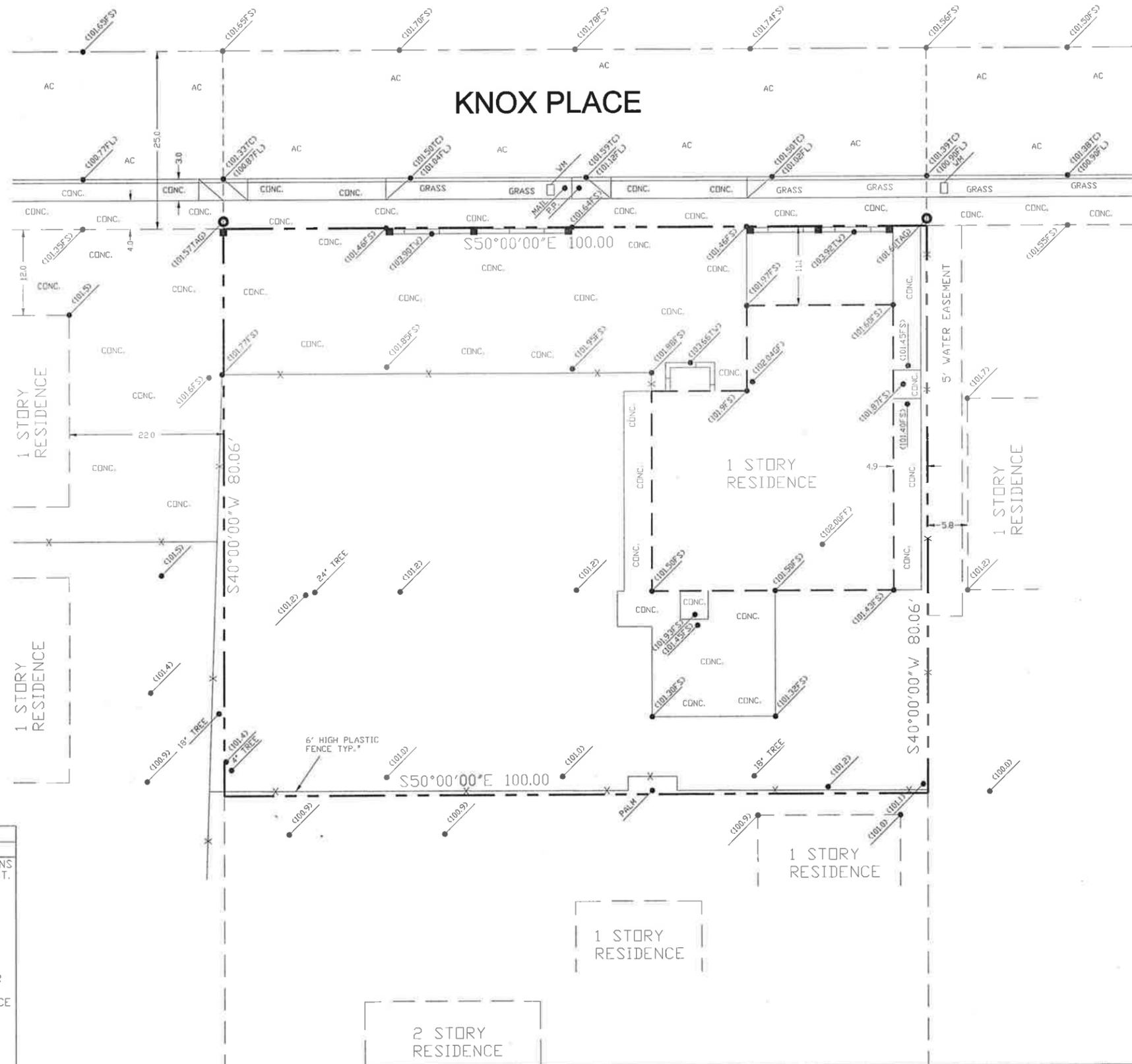
No.	Revision/Issue	Date



CONCEPTUAL
LANDSCAPE PLAN

DATE	7-30-16	NO.	
SHEET	1	OF	LC-1





NOTE: RECORD EASEMENTS ARE NOT PLOTTED IF ANY.

NOTE: INDICATES FOUND L&T L.S. 5411 1' O/S FROM P.L.

LEGEND	
	DESCRIPTION
(123.45)	MEAS. ELEVATIONS
()	REC. BRG. & DIST.
#	BRICK WALL
---	BUILDING
- - - -	LOT LINE
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
F.S.	FINISH SURFACE
M.H.	MAN-HOLE
A.C.	ASPHALT
T.G.	TOP-GRATE

RDM SURVEYING INC.
 RDN MIEDEMA L.S. 4653
 23016 LAKE FOREST DR. #409
 LAGUNA HILLS, CA 92653
 (949) 858-2924 OFFICE
 (949) 858-3438 FAX
 RDMSURVEYING@COX.NET

TOPOGRAPHIC SURVEY
 JOB: 5-54 DATE: 4/28/15

OWNER:
 44

LEGAL DESCRIPTION:
 LOT 4 AND THE NORTHWESTERLY 50 FEET
 OF LOT 5, TRACT NO. 973.
 EXCEPT THE SOUTHWESTERLY 50 FEET.

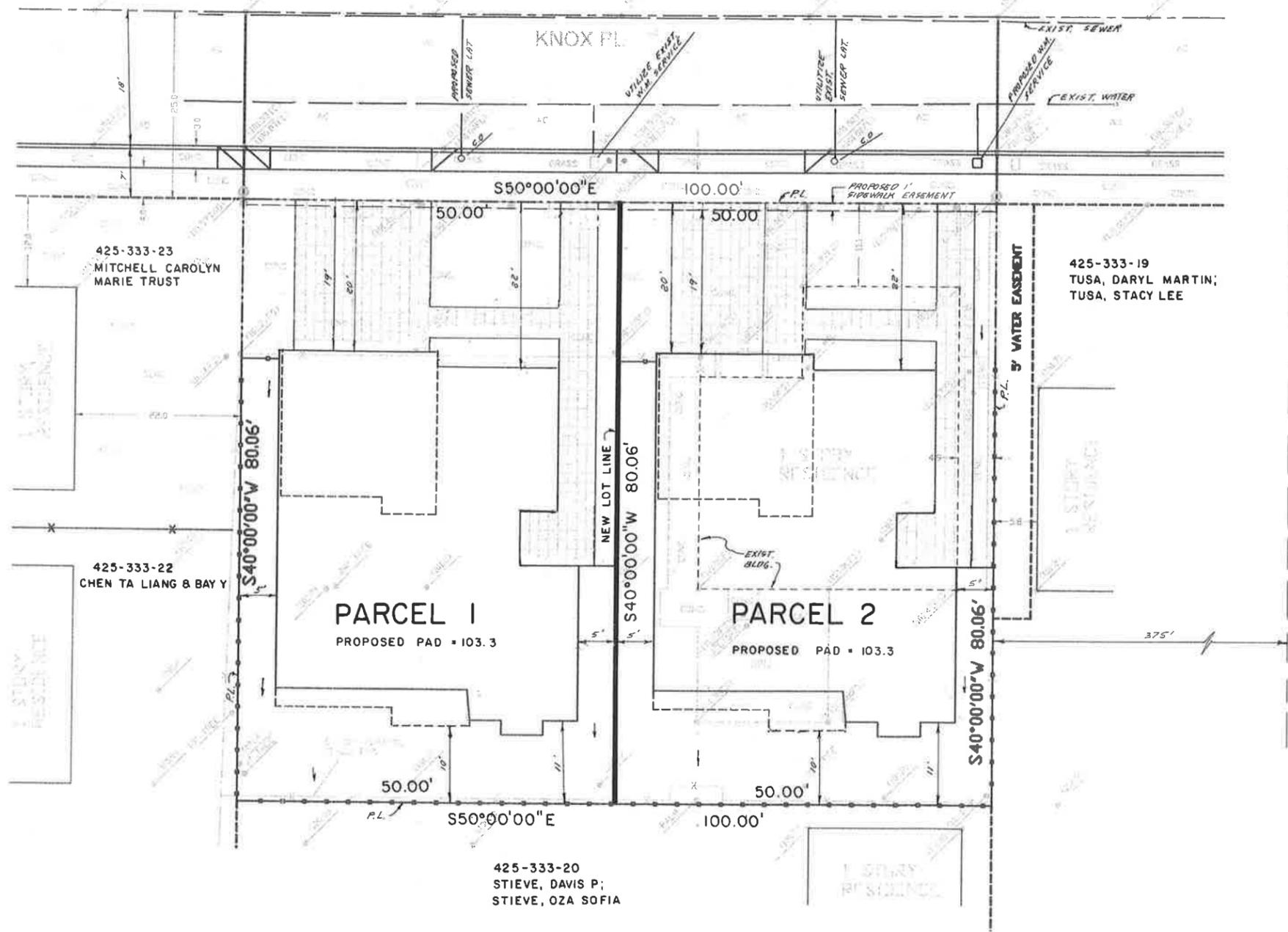
BENCH MARK:
 LEAD AND TAG ELEVATION= 101.60
 ELEVATION IS BASED ON CM-26-77
 COUNTY OF ORANGE ELEVATION= 95.60
 NAVD 88 DATUM

ADDRESS OF PROJECT:
 215 KNOX PLACE
 COSTA MESA, CA

TENTATIVE PARCEL MAP 2015-135



VICINITY MAP



OWNER / SUBDIVIDER

TOM ST. CLAIR
Rincon Real Estate Group
1520 N. El Camino Real
Unit 5
San Clemente, CA 92672
888.357.3553

PREPARER

ALPINE ENGINEERING
23011 MOULTON PKWY.
SUITE J-12
LAGUNA HILLS, CA 92653

DATE PREPARED

JULY 9, 2015

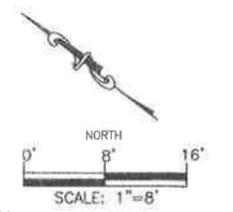
LEGAL DESCRIPTION

LOT 5, TRACT 973

PROPERTY ACRAGE

GROSS = 0.184 AC.
NET = 0.181

PROPOSED SINGLE FAMILY UNITS (TWO)
SURROUNDING PROPERTY IS SINGLE FAMILY USE.



APN 425-333-21

LOT 5 TRACT 973
215 KNOX PLACE
COSTA MESA, CALIF.

TENTATIVE PARCEL MAP 2015-135

OWNER:
TOM ST. CLAIR
Rincon Real Estate Group
1520 N. El Camino Real
Unit 5
San Clemente, CA 92672
888.357.3553

THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF:

RONIE L. DEM-ALA
R.C.E. 54067
DATE: 10/11/15

ALPINE ENGINEERING
23011 MOULTON PKWY., J-12, LAGUNA HILLS, CA 92653
(949) 855-8958
I.L.C.

45

SHEET
1
OF 1 SHEETS



44

PH-3

LOOMIS, RYAN

From: Cathie Murphy <cathiemurphy5@aol.com>
Sent: Monday, August 10, 2015 2:57 PM
To: LOOMIS, RYAN
Subject: PA-15-24 and PM-15-135

Hello Ryan,

I request that the changes be made to the permits PA-15-24 and PM-15-135 to allow room for trees on the property and landscaping to match the neighborhood. Besides requesting two different colors of the two identical homes, is there some other change that can be made so they do not look identical? The view driving down the Knox Place neighborhood is of single family homes facing the street and some buildings facing the Alley/ Salmon Way. This will be the highest density lot and the two identical tightly packed buildings are not in character with the other homes which each have landscaping in the front yards. Building the two homes will require three large 60 + year old trees to be removed. Can you request some space on the lot for replacement trees?

Regards,

Cathie Murphy
Property owner at 237 Knox Place
cathiemurphy5@aol.com