PLANNING COMMISSION AGENDA REPORT

MEETING DATE: SEPTEMBER 14, 2015 **ITEM NUMBER:** PH-4

SUBJECT: **PLANNING APPLICATION PA-15-25 AND TENTATIVE TRACT MAP NO. TT-17921 FOR A 10-UNIT DETACHED SMALL LOT RESIDENTIAL DEVELOPMENT WITHIN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN**
527 AND 531 BERNARD STREET

DATE: **SEPTEMBER 3, 2015**

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

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

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

DESCRIPTION

The proposed project involves the following:

1. ***Planning Application PA-15-25:*** Urban Master Plan for a 10-unit, 2-and-3 story detached residential development located in the R2-HD zone and Mesa West Residential Ownership Urban Plan with the following deviations from the Urban Plan standards:
   - Front setback (20 feet required; 17 feet proposed); and
   - Minimum one-acre lot size requirement (1 acre minimum lot size required; .57-acre lot size proposed).

   The proposed project consists of four 3-story units with 2 bedrooms and six 2-story units with 3 bedrooms. Project complies with minimum open space (30%) and parking requirements (36 on-site spaces proposed).
2. ***Tentative Tract Map T-17921:*** The subdivision of the .57-acre property for ownership units consisting of 10 fee simple lots in accordance with the residential small lot subdivision standards.

APPLICANT

The applicant is Planet Home Living, representing Kaplan Family Trust, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 527-531 Bernard Street **Application:** PA-15-25 and TT-17921

Request: 10 detached small lot development and a tentative tract map

SUBJECT PROPERTY:		SURROUNDING PROPERTY:	
Zone:	R2-HD	North:	(Across Bernard St.) R2-HD, Residences
General Plan:	High Density Residential	South:	R2-HD, Trailer Park
Lot Dimensions:	115 FT X 218 FT	East:	R2-HD, Residences
Lot Area:	.57 Acres (25,088 SF)	West:	R2-HD, Residences
Existing Development:	Eight 1-story apartment units (to be demolished)		

DEVELOPMENT STANDARD COMPARISON
Mesa West Residential Ownership Urban Plan and SLO Standards

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	115 FT
Lot Area	1 Acre	.57 Acres (25,088 SF) (1)
Density/Intensity:		
DU's/Acre	1 du/2,178 SF (20 DU's/Acre) 11 Units Max Allowed	1 du/2,509 SF (17.3 DU's/Acre) 10 Units Proposed (2)
Coverage (Development Lot)		
Buildings	NA	9,220 SF (37%)
Paving	NA	8,339 SF (33%)
Open Space (Total Site)	7,526 SF (30%)	7,529 SF (30%)
Total Site	NA	25,088 SF (100%)
Private Open Space	200 SF/10 FT Min. Dim.	203 SF-270 SF/13.5 FT-18 FT
Building Height	3 Stories/45 FT	Plan 1: 3 Stories/40 FT Plan 2: 2 Stories/32 FT
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Distance Between Main Buildings	NA	6 FT
Setbacks From Development Lot:		
Front	20 FT	17 FT (1)
Side (left/right)	5 FT/5 FT	5 FT/ 5 FT
Rear	10 FT	11 FT
Parking		
Tenant	16	20
Guest	20	16
TOTAL	36 Spaces	36 Spaces
Interior garage dimension	Minimum 20 FT	Minimum 20 FT
Park Fees	$135,720.00 (Est.)	

(1) Deviation requested (see staff report discussion).
(2) Density Bonus allowed per Urban Plan (see staff report discussion).
NA = Not Applicable or No Requirement

CEQA Status	15332, In-Fill Development
Final Action	Planning Commission

BACKGROUND

Project Site/Environs

The subject property is located on the south side of Bernard Street, west of Harbor Boulevard. The site is approximately 25,088 square feet in size (.57 acres) and contains an 8-unit apartment complex originally constructed in 1958. The 8 units are contained in four-2-unit buildings on the property. On-site parking consists of 8 single car garages and 4 open parking spaces at the rear of the property, for a total of 12 spaces. All of the existing structures are one-story.

The subject site and surrounding properties are zoned R2-HD (Multiple Family Residential, High Density) and have a General Plan Land Use Designation of High Density Residential. The properties are also located within the Mesa West Residential Ownership Urban Plan.

Urban Plan Screening Request

Because the proposed project activates the development standards of the Mesa West Residential Ownership Urban Plan, the project was screened by the City Council on August 4, 2015, before the development application was submitted to the City. The purpose of the screening was for City Council to determine the following:

- Does the project meet City Council's expectations for projects in the Urban Plan Area?
- Does City Council have any comments on the required deviations?

The City Council determined that the project met the expectations for the Urban Plan. Below is a summary of the City Council comments:

- Units adjacent to Bernard Street to be the 2-story units (the site plan and tract map presented to City Council showed the 3-story units).
- Provide more articulation and materials on elevations facing Bernard Street.
- Eliminate optional powder room for the Plan 1 units on the first floor and provide open access to the den (i.e., no doors or dividing walls) to eliminate the possibility of its use as a bedroom by future residents.
- Reduce roof peak height for the 3-story units.
- Provide trees in landscape setback that are not conceptual (in other words, show trees that will actually be planted as part of the development).
- Comply with standard condition of approval requiring an annual affidavit for providing parking spaces within the garages.
- Concern with potential privacy and massing impacts to abutting properties.
- No deviations from open space should be granted for this project.

The City Council agenda and screening report can be found on the City's website at the below link:

http://www.costamesaca.gov/modules/showdocument.aspx?documentid=19053

ANALYSIS

Residential Units

The residential project consists of 4 three-story units and 6 two-story units, for a total of 10 units. The details of the two unit types are summarized in the following table:

Unit Type Summary

	Plan 1	Plan 2
Unit Size (Not Including Garage)	1,654 Sq. Ft.	1,661 Sq. Ft.
Total No. of Units	4	6
No. of Bedrooms/Baths	2 Bed/2.5 Bath	3 Bed/2.5 Bath
No. of Stories/Height	3 Stories/40 Ft.	2 Stories/32 Ft.
No. of Garage Spaces	8 Spaces (2 Per Unit)	12 Spaces (2 Per Unit)
No. of Open Spaces	16 Spaces	
Total Parking	36 Spaces (Meets Code)	

Site Design

The site design consists of a single private drive from Bernard Street 24 feet in width, which provides vehicle access to the units. The Plan 2 units, which are 2-story, abut Bernard Street as recommended by the City Council, the Plan 1 units are interspersed with the other units on the interior of the site. The units facing Bernard will have enhanced elevations since they are most visible from the street, as well as additional landscape and fencing treatments.

Building Architecture

The proposed architecture is a contemporary design with traditional gable asphalt shingle roofs, stucco walls and cement accent siding, painted metal finishing, recessed panels, horizontal metal railings along the balconies, and metal sectional garage doors. Private balconies are proposed the units.

Building Separation

The Mesa West Residential Ownership Urban Plan does not identify a minimum separation between buildings; as a result, the Zoning Codes Small Lot Subdivision Standards would apply. The SLO standards do not require a minimum separation between units; however, a minimum separation of 6 feet is provided, which complies with the provisions of the 2013 California Building Code.

On-Site Parking

As noted in the zoning summary table the proposed development meets the Code-required parking (36 on-site parking spaces required; 36 parking spaces provided). No compact parking stalls are proposed. The open parking spaces are located between the units and to the rear of the site, where a vehicle turnaround area will be provided as

required by the Transportation Services Division. A condition of approval requires the open spaces to be unassigned and available for guests/tenants of the development. The garage spaces will be required to be subject to annual verification that they are not being used for storage purposes. The residential garages comply with the minimum interior dimensions per code. The vehicular circulation has been reviewed and approved by the City's Transportation Services Division.

Perimeter Walls/Fences

CMMC Section 13-75 requires a solid 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. The wall is also required to be decorative in nature.

Setbacks

The proposed project satisfies the required SLO building setbacks on the side and rear yards. The front yard setback has a slightly reduced (3-foot) front yard setback, which, as explained later in this report, meets the intent of the deviations allowed through the Urban Plan. The building setback along Bernard Street provides adequate space for specimen trees and a substantial landscape buffer from the public right-of-way. The landscape setback area along Bernard Street is required to be landscaped a combination of trees and shrubs planted to provide the appearance of dense landscaping from the street. The landscape plan is required to contain additional 24-inch box trees above the minimum Code requirements and/or upgrading smaller sized trees to 24-inch box trees.

Tentative Tract Map

The applicant proposes a tract map in compliance with the City's Small Lot Subdivision Ordinance to allow the formation of 10 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 (September 2017). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

Traffic/Trip Generation

The Transportation Division completed a trip generation analysis comparing the proposed project to existing conditions and General Plan conditions at full build out. The projections (95 daily trips) indicate that the proposed development would generate more

trips compared to the existing residential development, but is within the maximum allowable General Plan build out for High Density Residential Development:

Land use	Size	AM	PM	Daily
Proposed Development (Single Family)	10 DU	8	10	95
Existing Uses/R2-HD Zone (Apartments)	8 DU	4	5	53
General Plan Build Out (1) (Urban Plan High Density – Single Family)	11 DU	10	12	116

Source: Costa Mesa Transportation Services Division
(1) Urban Plan allows High Density Residential with a maximum of 11 DU's or 20 du's/Acre.

GENERAL PLAN, ZONING CODE, AND URBAN PLAN CONFORMANCE

The proposed project involves a Master Plan. Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code
- Mesa West Residential Ownership Urban Plan

Conformance with the City of Costa Mesa General Plan

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project area is High Density Residential.

In April 2006, the City's General Plan was amended to allow development projects within the Mesa West Residential Ownership Urban Plan area. The General Plan identifies the Redevelopment of the subject property relates to the conversion of underutilized rental residential properties into ownership residential development, and is therefore consistent with the General Plan.

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

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

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

- **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

  Consistency: The project is an infill redevelopment project. Adequate infrastructure would be available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

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

  Consistency: The project would allow for the redevelopment of property containing an older residential development with minimal vegetation and streetscape. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping required along the Bernard Street frontage, the proposed project is supportive of this General Plan goal.

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

  Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

Conformance with the Zoning Code

The City Council enacted a zoning ordinance in April 2006 that applied an Overlay Zoning District to the Mesa West Residential Ownership Urban Plan area. The Zoning Code defers to the Urban Plan for certain development standards and other regulatory requirements. The project site is located within this overlay zone, and the proposed project is consistent with the Zoning Code.

Conformance with the Mesa West Residential Ownership Urban Plan

Density Bonus

The site is located within the Mesa West Residential Ownership Urban Plan area which allows up to 20 dwelling units on a one-acre site, subject to discretionary approval. The

project site is zoned R2-HD, which would allow up to seven units for the 25,088 square feet lot (.57 acres). A deviation from the 1 acre minimum requirement is proposed as part of the Master Plan approval.

The Urban Plan allows a density bonus for R2-HD zoned properties from 14 dwelling units per acre (existing) to 20 dwelling units per acre (proposed). In this case, the Urban Plan allows a maximum of three additional units as an incentive to promote ownership housing in the Westside.

	Existing Zoning	Urban Plan/ General Plan	Proposed Project
Maximum Allowable Density	R2-HD Max. 14 du/acre	High Density Max. 20 du/acre	17.3 du/acre
Maximum Allowable Number of Units	7 Units	11 units	10 Units

Justifications for Approval

Pursuant to Title 13, Section 13-29(g), Findings, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution.

- *The project has been revised since the Urban Plan screening to address the City Council's comments; and therefore, overall improvements in the development have been provided.*

  The following table highlights some of the revisions to the original concept based on Council feedback:

Council Feedback	Original Concept	Current Proposal
Units adjacent to Bernard to be the 2-story units (current site plan and tract map shows the 3-story units).	3-story units adjacent to Bernard.	2-story units adjacent to Bernard.
Provide more articulation and materials on elevations facing Bernard Street.	3-story units adjacent to Bernard provided minimal articulation and materials.	2-story units adjacent to Bernard provide enhanced articulation and materials.
Eliminate optional powder room for Plan 1 units on the first floor and provide open access to den (i.e., no doors or dividing walls) to eliminate the possibility of its use as a bedroom by future residents.	Powder room included.	Powder room removed.
Reduce roof peak height for the 3-story units.	Original roof peak height 42 feet for the 3-story units.	Revised roof peak height 40 feet for the 3-story units (32 feet for 2-story units remain unchanged).
Provide trees in landscape setback that are not conceptual (in other words, show trees that will	Plan showed conceptual trees.	Revised landscape plan shows trees to be planted within street frontage.

Council Feedback	Original Concept	Current Proposal
actually be planted as part of the development).		
Comply with standard condition of approval requiring an annual affidavit for providing garage parking spaces.	Condition incorporated.	No change required.
Concerns with potential privacy and massing impacts to abutting properties.	Condition to be incorporated.	Condition of approval 8 requires upper level windows on elevations facing abutting properties shall be smaller view-obscuring windows and/or shall be offset to avoid direct lines of sight into windows abutting the project.
No deviations from open space should be granted for this project.	29% open space proposed.	30% open space provided (meets Code).

- *The project is consistent with the General Plan, meets the purpose and intent of the overlay district, and the stated policies of the Urban Plan as applicable*. The Mesa West Residential Ownership Urban Plan envisioned modern architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on Placentia Avenue. The overall architectural design promotes excellence and compatibility. Although the development is not subject to the City's Residential Design Guidelines, the variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the guidelines.

  Specifically, the color scheme features a variety of complementary colors, specifically, light sandstone colors with darker earth tone accents. The elevations include traditional gable asphalt shingle roofs, stucco walls and cement accent siding, painted metal finishing, recessed panels, horizontal metal railings along the balconies, and metal sectional garage doors. To ensure that there are no significant changes that would change the appearance of these proposed structures, these surface materials and features are included as a condition of approval.

- *The project includes code-required open space. Additionally, park fees in the amount of $135,720.00 (estimated) will be paid to the City.*

  The minimum required open space for SLO developments is 30 percent; the project provides 30% percent open space (not including balconies).

Open Space Summary	
Private balconies in each unit	Plan 1: 114 SF Plan 2: 58 SF
Roof decks	None
Open space without balconies	30%

Table of Open Space areas in other Urban Plan Projects (Industrial Zones)

Project	Address	Site Area	Open Space	Total SF
West Place	2025 Placentia Ave.	1.88-acre	35% live/work and residential	28,662 SF
Lighthouse	1640 Whittier	5.7-acre	40% residential component	65,700 SF

Project	Address	Site Area	Open Space	Total SF
	Ave.		30% live/work component	24,893 SF
Level One	1527 Newport Blvd.	1.88- acre	22% live/work	18,142 SF
Superior Pointe	1677 Superior Ave.	2.55-acre	30% live/work	33,349 SF
Westside Gateway	671 W. 17th Street	9-acre	40% residential component 11% live/work component (attached) 13% of live/work component (detached)	62,380 SF 16,550 SF 11,027 SF
Brickyard East	2026 Placentia Ave.	.79-acre	34% live/work	11,657 SF
The Boathouse	1672 Placentia Ave.	1.8-acre	27% live/work	21,502 SF

- *The proposed parking meets the minimum parking required; all open parking shall be required to be unassigned and available for guests, and all garages spaces are required to be maintained for the parking of vehicles.*

  All parking spaces which are not located within the two-car garage shall be open and unassigned. These open parking spaces shall be available to all tenants/guests for parking. A condition of approval requires the open spaces to be unassigned and available for guests/tenants of the development. The garage spaces will be required to be subject to annual verification that they are not being used for storage purposes. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed.

- *The deviations from building setback and minimum lot size are considered less than significant and can be supported to apply the flexibility allowed by the Urban Plan provisions.*

  - The strict interpretation and application of the required 20-foot building setback and minimum lot size would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Residential Ownership Urban Plan. Specifically, increased setbacks would result in an overall reduction in the number of on-site parking spaces, as well as the amount of open space throughout the project site. Adherence to the minimum lot size is not practical due to the inability to consolidate the subject property with adjacent parcels, which contain residential developments. Therefore, the deviations allow for a development that better achieves the purposes and intent of the General Plan and the Urban Plan with regard to on-site parking, open space, and density. The requested deviations can be allowed since it would still result in a well-designed project that is compatible with the neighborhood.

  - The granting of the deviations results in a development that exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential ownership units. Additionally, the project meets the on-site parking requirements, private and common open space requirements, and overall density/intensity requirements of the Urban Plan. Furthermore, a condition of approval requires that the property be self-governed by Covenants, Conditions, and Restrictions (CC&Rs) through a

Maintenance Association or other entity. The City Attorney's office will approve the draft CC&Rs as to form and content.

- The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

- *Any use of the property for short-term/long-term vacation rentals, bed&breakfast room, or boardinghouse purposes shall be expressly prohibited in the CC&Rs and subject to civil citations for any infraction.*

  Transient occupancy is expressly prohibited pursuant to the following condition of approval:

  Prior to issuance of a final certificate of occupancy for the first unit, the City Attorney's office shall review and approve the CC&R provisions related to transient occupancy. These include any and all types of vacation rentals, short-term or long-term rentals, bed and breakfast lodging, boardinghouse, residency hotel, etc. If the violation is not rectified within 30 days by either eviction of the tenant(s), the owner shall be subject to a first citation of $150, including fines as adopted by the City Council. (At this time fines range from $150 for the first infraction to $500 for three plus infractions.) The Development Services Director may apply fines not to exceed $500 per day for violations that are not resolved.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (1.8 acres total) and the development is in compliance with the City's General Plan and proposed zoning designation. The project also complies with the requirements for inclusion under this exemption because:

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

LEGAL REVIEW

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

PUBLIC NOTICE

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

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

ALTERNATIVES

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

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

CONCLUSION

Approval of the project will allow development of a 10-unit residential ownership development on a marginal residential property currently used for 8 rental units. The project satisfies the required findings and is deemed to be a high-quality development, therefore it is consistent with the intent of the Urban, Plan, General Plan and Zoning Code. The project exceeds the minimal requirements for open space and parking. Therefore, staff recommends approval of the project.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Asst. Development Services Director

Attachments:
1. Location Map, Zoning Map, and 500' Radius Map
2. Site Photos
3. Applicant's Project Description

4. Draft Resolutions and Exhibits
5. Plans

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

Planet Home Living
Attn: Patric Lynam
1451 Quail Street, Suite 204
Newport Beach, CA 92660

Kaplan Family Trust
20 Doppler
Irvine, CA 92618

City of Costa Mesa

CITY OF COSTA MESA - [Created: 7/20/2015 9:25:18 AM] [Scale: 187.91] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho 2010 Level2
- Ortho 2008 Level2
- Ortho 2006 Level2
- Parcels

Map Display

ATTACHMENT 1

(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

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Overview Map

Legend

- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Zoning
  - AP
  - C1
  - C1-S
  - C2
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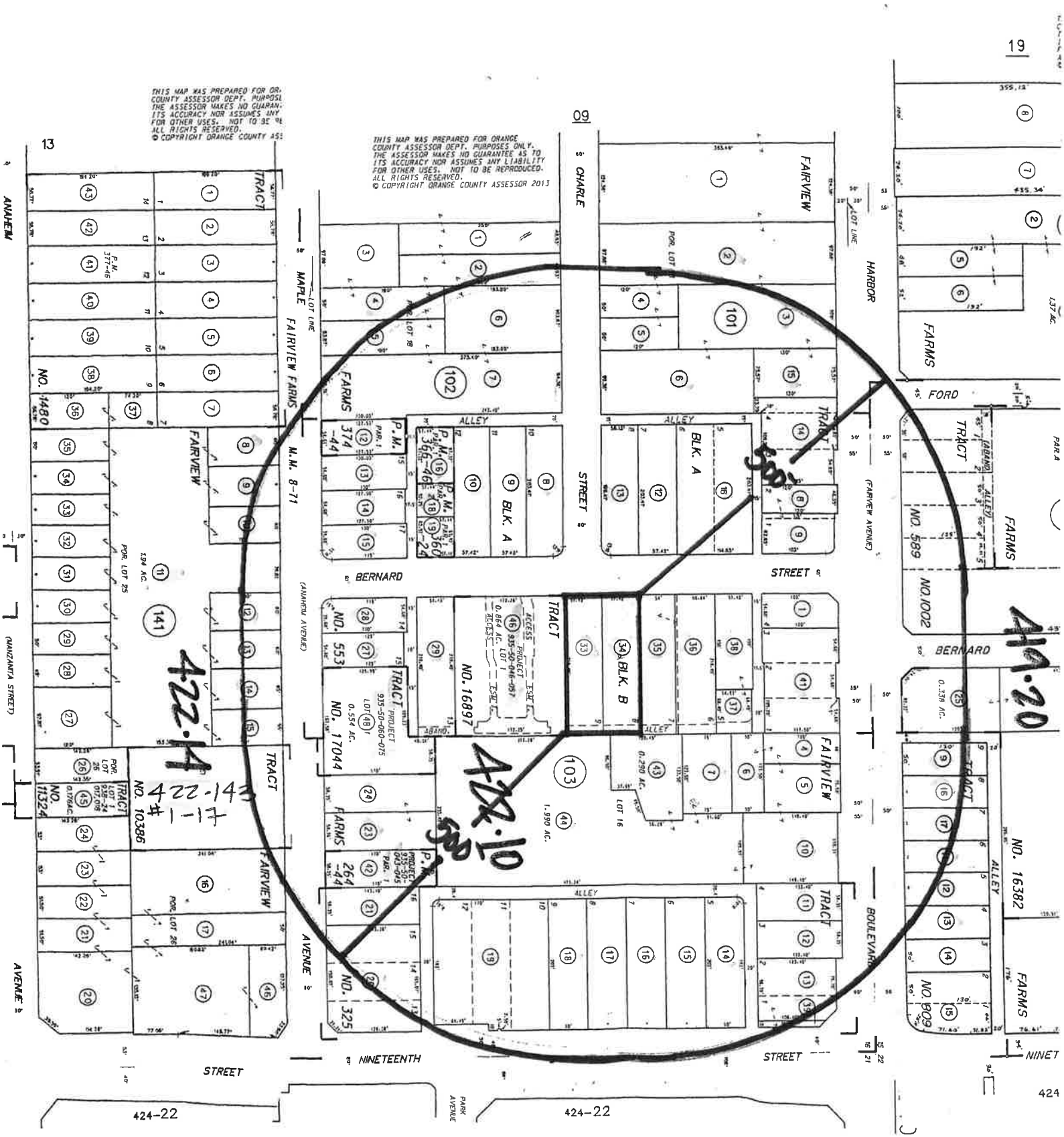
Map Display

(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505



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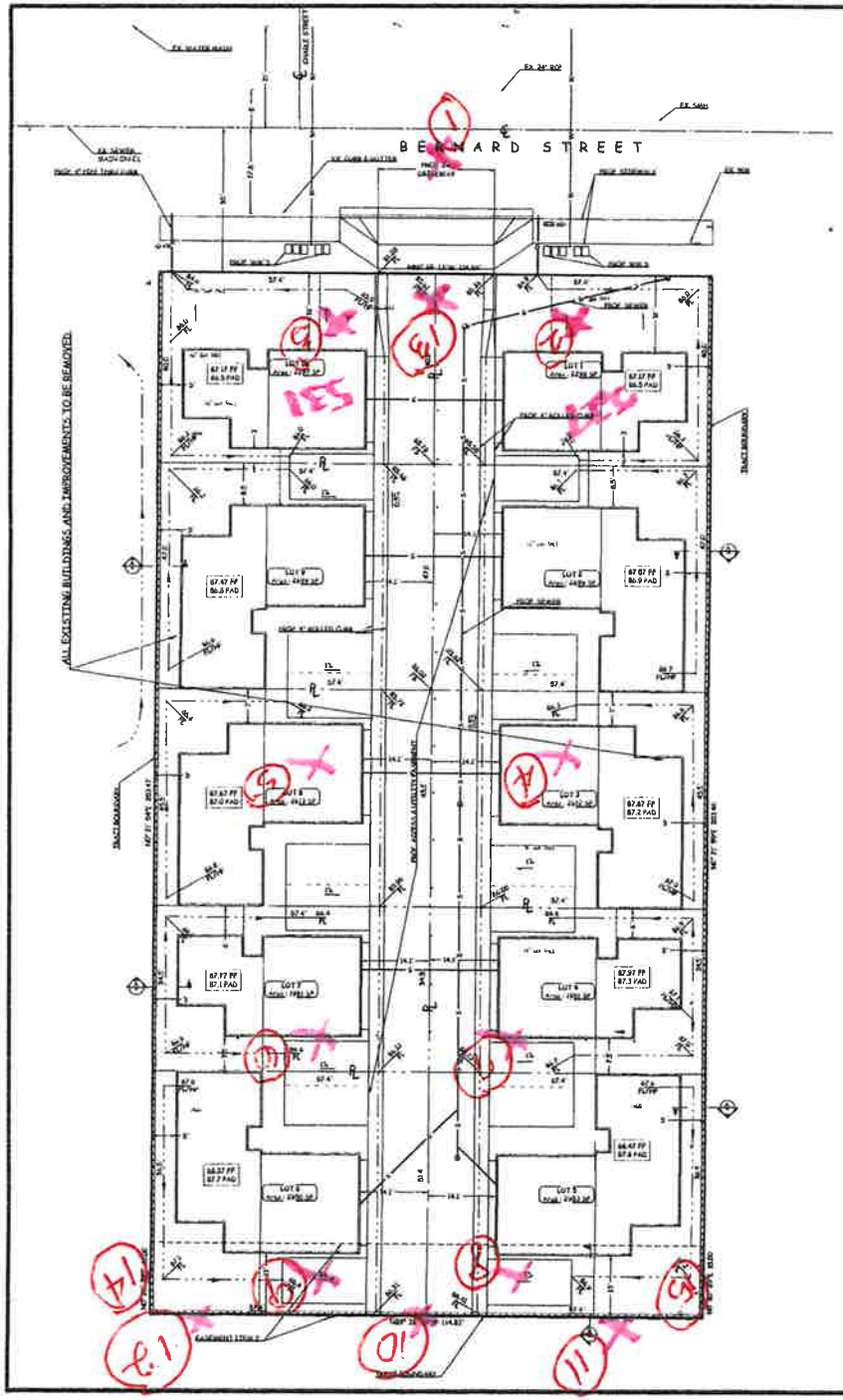
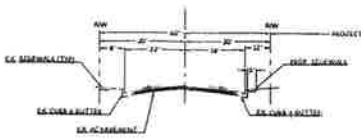
TENTATIVE TRACT NO. 2015-___

LOT 8 & 9 IN BLOCK 6 OF TRACT NO. 324, KEELER HOME ACRES, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS SHOWN ON SAID TRACT, LYING SOUTHERLY OF SAID LOTS.

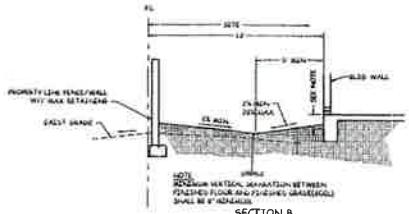
DATE OF PREPARATION: May 26, 2015



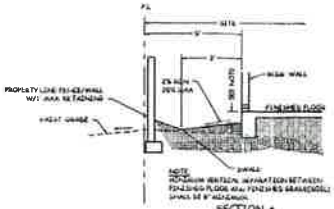


TYPICAL SECTION: BERNARD STREET
NOT TO SCALE

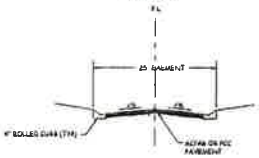
VICINITY MAP
NOT TO SCALE



SECTION B
NOT TO SCALE



SECTION A
NOT TO SCALE



TYPICAL SECTION: DRIVEWAY

EASEMENTS PER PRELIMINARY TITLE REPORT ORDER NO. 1015-1200124

ITEM 7: EASEMENTS ADDED TO AND ALONG SAID LAND FOR EFFECTIVE DITCHES AND ROADWAYS RESERVED FOR THE BENEFIT OF THE FAIRVIEW FARMS WATER COMPANY. THIS EASEMENT IS NOT LOCATED OF RECORD

ITEM 8: EASEMENT TO E P BRYAN AND JOSEPH LE TUCE FOR FIRE LINES, ETC. RECORDED FEBRUARY 16, 1918 IN BOOK 318, PAGE 183 OF DEEDS. THIS EASEMENT IS NOT LOCATED OF RECORD

ITEM 9: EASEMENT TO THE CITY OF COSTA MESA FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 20, 1999 AS INSTRUMENT NO. 19990746166, OFFICIAL RECORDS AND OCTOBER 25, 1999 AS INSTRUMENT NO. 19990747167, OFFICIAL RECORDS. THIS EASEMENT IS PLOTTED HEREON.

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
SIDEWALK/ DRIVE
PROPERTY LINE
SEWER
TRACT BOUNDARY
WATER MAIN
WATER METER

NOTES:
1. ZONE: R2-MD
2. GROSS/NET (GROSS SF): 43,560 SF
3. LAND NOT SUBJECT TO INUNDATION OR OVERFLOW
4. NO LAND OR FEES TO BE DEDICATED

PROPOSED LAND USE:
10 SINGLE FAMILY RESIDENCES

ASSESSOR'S PARCEL NUMBERS:
422-103-23 & 24

SETBACK REQUIREMENTS:

FRONT	15'
SIDES	3'
REAR	15'

LEGAL DESCRIPTION:
LOT 8 & 9 IN BLOCK 6 OF TRACT NO. 324, KEELER HOME ACRES, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS SHOWN ON SAID TRACT, LYING SOUTHERLY OF SAID LOTS.

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN HORIZONTAL CONTROL STATION CPS NO. 4204 B1 AND STATION CPS NO. 1043 BEING N 00° 50' 09" W, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

OWNER/SUBDIVIDER:
PLANET HOME LIVING
1401 QUAIL STREET
NEWPORT BEACH, CA 92660

SITE ADDRESS:
527-531 BERNARD
COSTA MESA, CA 92626

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

ESTIMATED GRADING QUANTITIES:
RAW CUT: 20 CY
RAW FILL: 480 CY
IMPORT: 200 CY

#	DATE	DESCRIPTION
		REVISIONS

PREPARED BY:
ALDEN U. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
324 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1182

ROBIN B. HAMERS RCE 31720 — 5/26/15

TENTATIVE TRACT NO. 2015-___
& PRELIMINARY GRADING

527-531 BERNARD
COSTA MESA, CA 92626

4.1

ATTACHMENT 2

4

3

4

81
1

2

(8)

(7)

(6)

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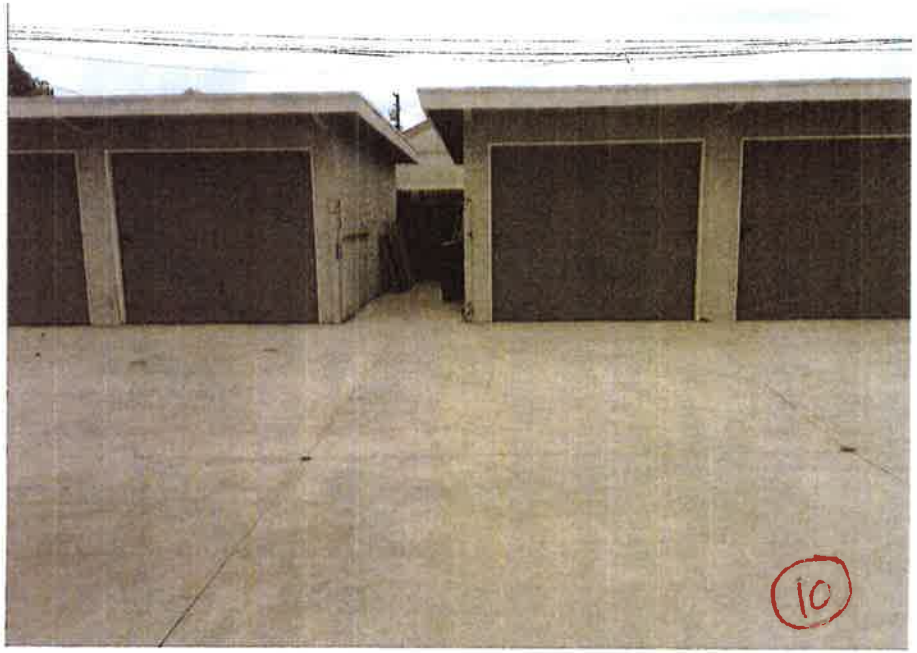
20



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14

13

22

planet home living

June 26, 2015

City of Costa Mesa

Re: Costa Mesa Bernard Street

To Whom It May Concern:

The architecture is predicated on the notion of creating a unique design while fitting in within its context. As such, the design began by abstracting the massing of a traditional home to establish the footprint for a contemporary design, a design that is unique yet welcoming. This was followed up by the addition of fresh yet warm materials, such as fiber cement lap siding, to scale the contemporary design to fit within its context. Inspiration was drawn from the new construction sprouting throughout Costa Mesa, in particular, the clean lines, material palette and fresh color schemes of the traditional homes that are currently being built.
Special care was taken to integrate modern details to increase the homes' curb appeal such as mitered corner windows, floor to ceiling windows, and stained lap siding at the ground floors that direct the home owners and visitors to the entries of the homes. The alley facing elevations, which will be more visible than the other sides on daily basis, provide an abundance of upgraded materials, and in most cases, the upgraded materials are wrapped to the sides and to the back of the homes.

Thank you,

Patric Lynam
Sr. Project Manager

1451 Quail Street, Suite 204, Newport Beach, CA 92660
Phone 949.208.7248 Fax 877.279.6159
www.PlanetHomeLiving.com

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-25 AND TENTATIVE TRACT MAP TT-17921 FOR A DETACHED, 10-UNIT SMALL LOT DEVELOPMENT PROJECT LOCATED AT 527 AND 531 BERNARD STREET

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

WHEREAS, an application was filed by Planet Home Living, Kaplan Family Trust, the property owner, requesting approval of the following:

1. ***Planning Application PA-15-25:*** Urban Master Plan for a 10-unit, 2-and-3 story detached residential development located in the R2-HD zone and Mesa West Residential Ownership Urban Plan with the following deviations from the Urban Plan standards:
   - Front setback (20 feet required; 17 feet proposed); and
   - Minimum one-acre lot size requirement (1 acre minimum lot size required; .57-acre lot size proposed).

   The proposed project consists of four 3-story units with 2 bedrooms and six 2-story units with 3 bedrooms. Project complies with minimum open space (30%) and parking requirements (36 on-site spaces proposed).
2. ***Tentative Tract Map T-17921:*** The subdivision of the .57-acre property for ownership units consisting of 10 fee simple lots in accordance with the residential small lot subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 14, 2015 with all persons having the opportunity to speak for and against the proposal;

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

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-25 and Tentative Tract Map 17921.

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-15-25 and Tentative Tract Map 17921 and upon the applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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

PASSED AND ADOPTED this 14th day of September, 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 September 14, 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 information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(5):

Finding: The master plan meets the broader goals of the General Plan, any applicable specific plan and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Findings: The project is consistent with the following goals and objectives of the General Plan, Land Use Element.

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

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

- **Objective LU-1A:** *Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.*

  Consistency: The project is an infill redevelopment project. Adequate infrastructure would be available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

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

  Consistency: The project would allow for the redevelopment of property containing an older residential development with minimal vegetation and streetscape. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. With significant landscaping along the Bernard Street frontage, the

proposed project is supportive of this General Plan goal.

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

  Consistency: Because the project is an infill development, it would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is consistent with this objective.

  Facts in Support of Findings: The minimum required open space for SLO developments is 30 percent; the project provides 30% percent open space (not including balconies).

  The project has been revised since the Urban Plan screening to address the City Council's comments; and therefore, overall improvements in the development have been provided.

- *The project is consistent with the General Plan, meets the purpose and intent of the overlay district, and the stated policies of the Urban Plan as applicable*. The Mesa West Residential Ownership Urban Plan envisioned modern architecture and infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street views on Bernard Street. The overall architectural design promotes excellence and compatibility. Although the development is not subject to the City's Residential Design Guidelines, the variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the guidelines.

  Specifically, the color scheme features a variety of complementary colors, specifically, light sandstone colors with darker earth tone accents. The elevations include traditional gable asphalt shingle roofs, stucco walls and cement accent siding, painted metal finishing, recessed panels, horizontal metal railings along the balconies, and metal sectional garage doors. To ensure that there are no significant changes that would change the appearance of these proposed structures, these surface materials and features are included as a condition of approval.

- *The proposed parking meets the minimum parking required; all open parking shall be required to be unassigned and available for guests, and all garages spaces are required to be maintained for the parking of vehicles.*

  All parking spaces which are not located within the two-car garage shall be open and unassigned. These open parking spaces shall be available to all tenants/guests for parking. A condition of approval requires the open spaces to be unassigned and available for guests/tenants of the development. The garage spaces will be required to be subject to annual verification that they are not being used for storage purposes. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed.

- *The deviation from building setback and minimum lot size can be supported to apply the flexibility allowed by the Urban Plan provisions.*

    - The strict interpretation and application of the required 20-foot building setback and minimum lot size would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Mesa West Residential Ownership Urban Plan. Specifically, increased setbacks would result in an overall reduction in the number of on-site parking spaces, as well as the amount of open space throughout the project site. Adherence to the minimum lot size is not practical due to the inability to consolidate the subject property with adjacent parcels, which contain residential developments. Therefore, the deviations allow for a development that better achieves the purposes and intent of the General Plan and the Urban Plan with regard to on-site parking, open space, and density. The requested deviations can be allowed since it would still result in a well-designed project that is compatible with the neighborhood.

    - The granting of the deviations results in a development that exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential ownership units. Additionally, the project meets the on-site parking requirements, private and common open space requirements, and overall density/intensity requirements of the Urban Plan. Furthermore, a condition of approval requires that the property be self-governed by a Maintenance Association or similar entity. The City Attorney's office shall approve the draft CC&Rs as to form and content.

    - The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created as a result of this project.

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

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

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

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

Facts in Support of Findings: The project density complies with the allowable density/intensity standards and is consistent with the Objectives of the General Plan.

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

Facts in Support of Findings: The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15332, for In-fill Development Projects. As a result, the project will not result in substantial environmental damage nor public health problems.

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

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

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

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

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

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

C. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (.57 acres total) and the development is in compliance with the City's General Plan and zoning designation. The project also complies with the

requirements for inclusion under this exemption because:

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

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-15-25 shall coincide with the expiration of the approval of the Tentative Tract Map 17921 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-15-25 and Tentative Tract Map 17921 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The applicant shall provide a solid decorative masonry wall, no less than 6 feet in height, 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.
4. The interior fences or walls between the units shall be a minimum of six feet in height.
5. Open parking spaces shall be unassigned and available for guests/tenants of the development. Specifically, these spaces shall not be reserved for the exclusive use of a tenant. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
6. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance. The landscape setback area along Bernard Street shall be landscaped a combination of trees and shrubs planted to provide the appearance of dense landscaping from the street. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.
8. Upper level windows on elevations facing abutting properties shall be smaller view-obscuring windows and/or shall be offset to avoid direct lines of sight into windows abutting the project.
9. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
10. No modification(s) of the approved building elevations including, but not

limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. The color scheme shall include complementary colors, specifically, light sandstone colors with darker earth tone accents. The elevations include traditional gable asphalt shingle roofs, stucco walls and cement accent siding, painted metal finishing, recessed panels, horizontal metal railings along the balconies, and metal sectional garage doors. To ensure that there are no significant changes that would change the exterior appearance of these proposed structures, these surface materials and features (or upgraded substitutions) shall be implemented prior to final certificate of occupancy. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

11. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.

12. 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 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 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.

13. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

14. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers.

15. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development

Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

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

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

16. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.

17. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map 17921.

18. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

19. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.

20. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

21. Prior to issuance of a final certificate of occupancy for the first unit, the City Attorney's office shall review and approve the CC&R provisions related to transient occupancy. These include any and all types of vacation rentals, short-term or long-term rentals, bed and breakfast lodging, boardinghouse, residency hotel, etc. If the violation is not rectified within 30 days by eviction of the tenant(s), the owner shall be subject to a first citation of $150, including fines as adopted by the City Council. (At this time fines range from $150 for the first infraction to $500 for three plus infractions.) The Development Services Director may apply fines not to exceed $500 per day for violations that are not resolved.

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

23. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.

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

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

25. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily

halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

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

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

28. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.

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

30. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site

plan and on all floor plans in the working drawings.

3. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.

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

5. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.

6. Minimum garage door width shall be 16 feet.

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

8. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.

9. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

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

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

12. Parking stalls shall be double-striped in accordance with City standards.

13. 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.

14. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Bldg.

15. Comply with the requirements of the following adopted codes: 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.

16. Submit precise grading plans, an erosion control plan, and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided.

17. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans.

18. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3.

19. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3.

20. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or noncombustible material if they project into the 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).

Trans.

21. Construct all proposed driveway approaches to comply with city standards.

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

23. The 35-foot by 10-foot turnaround area shall be be marked and posted for no parking.

24. The dimensions for open parking spaces shall be at least 18 feet wide (for 2 spaces next to each other) for the 24-foot backout area to be adequate.

Parks/ Prkwys.

25. Plant four 24-inch box size purple-leaf acacia (Acacia Baileyana) in the public right-of-way, two on each side of the entrance driveway.

WQMP

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

SPECIAL DISTRICT REQUIREMENTS

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

Sani.

1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.

3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.

6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.

AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

Water 8. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

School 9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 10. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

August 12, 2015

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

SUBJECT: Tentative Tract No. 17921
LOCATION: 531 Bernard Street

Dear Commissioners:

Tentative Tract Map No. 17921 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two lots into ten numbered lots. Tentative Tract Map No. 17921 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.

3. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.

4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.

6. Vehicular and pedestrian access rights to Bernard Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.

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

PHONE: (714) 754-5343 FAX: (714) 754-5028 TDD: (714) 754-5244
www.ci.costa-mesa.ca.us

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

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

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

12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study to the City of Costa Mesa showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

13. In order to comply with the latest 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 City of Costa Mesa and City of Newport Beach Engineering Divisions for review and approval.
    - A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
    - Location of BMPs shall not be within the public right-of-way.

14. Ownership and maintenance of the private on-site drainage facilities, BMPs, parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City of Costa Mesa and City of Newport Beach for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City of Costa Mesa and City of Newport Beach the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

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

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

17. Dedicate easements as needed for public utilities.

18. The Subdivider must submit a request to the City of Costa Mesa City Engineer to abandon five foot of an existing public utility easement south of the subdivision where the City is a beneficiary.

19. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County

Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

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

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

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

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

Sincerely,

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17921)

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-25 AND TENTATIVE TRACT MAP TT-17921 FOR A DETACHED, 10-UNIT SMALL LOT DEVELOPMENT PROJECT LOCATED AT 527 AND 531 BERNARD STREET

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

WHEREAS, an application was filed by Planet Home Living, Kaplan Family Trust, the property owner, requesting approval of the following:

1. ***Planning Application PA-15-25:*** Urban Master Plan for a 10-unit, 2-and-3 story detached residential development located in the R2-HD zone and Mesa West Residential Ownership Urban Plan with the following deviations from the Urban Plan standards:
   - Front setback (20 feet required; 17 feet proposed); and
   - Minimum one-acre lot size requirement (1 acre minimum lot size required; .57-acre lot size proposed).

   The proposed project consists of four 3-story units with 2 bedrooms and six 2-story units with 3 bedrooms. Project complies with minimum open space (30%) and parking requirements (36 on-site spaces proposed).
2. ***Tentative Tract Map T-17921***: The subdivision of the .57-acre property for ownership units consisting of 10 fee simple lots in accordance with the residential small lot subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 14, 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-15-25 and Vesting Tentative Tract Map TT-17921.

PASSED AND ADOPTED this 14th day of September, 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 September 14, 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 information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(5) because:

1. The master plan does not meet the broader goals of the General Plan, any applicable specific plan and the zoning code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

B. 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.

C. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.

D. The Costa Mesa Planning Commission has denied Planning Application PA-15-25 and Tentative Tract Map TT-17921. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

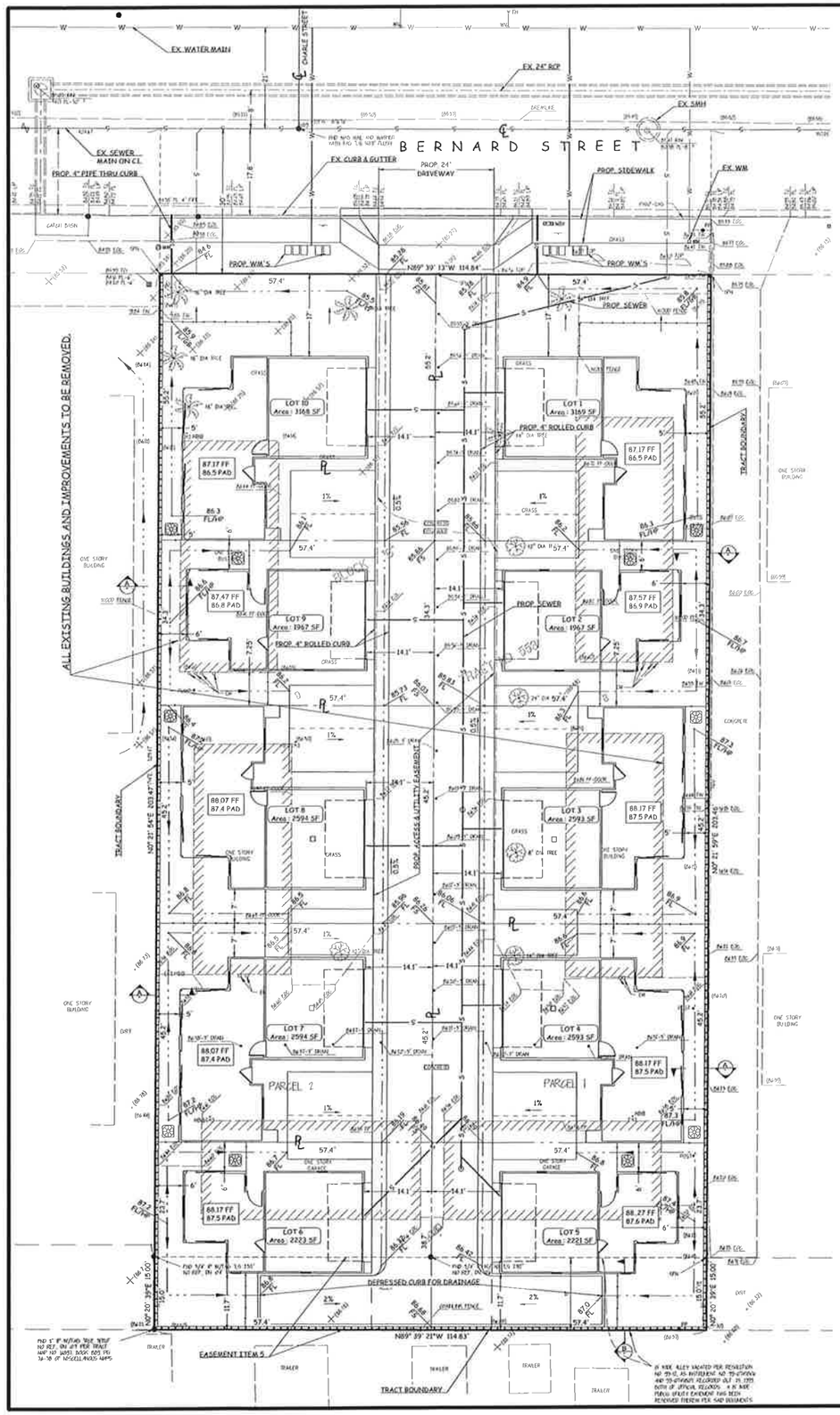
E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

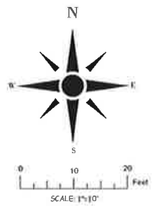
TENTATIVE TRACT NO.17921

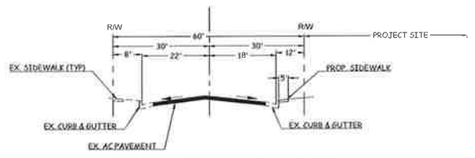
LOT 8 & 9 IN BLOCK B OF TRACT NO. 553, GIBSON HOME ACRES, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS SHOWN ON SAID TRACT, LYING SOUTHERLY OF SAID LOTS.

DATE OF PREPARATION: September 3, 2015

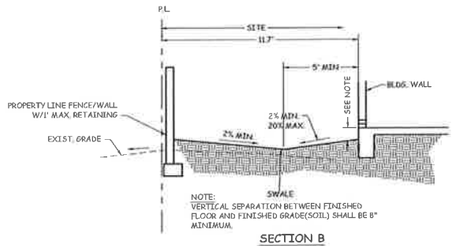
ATTACHMENT 5







TYPICAL SECTION: BERNARD STREET
NOT TO SCALE



SECTION B
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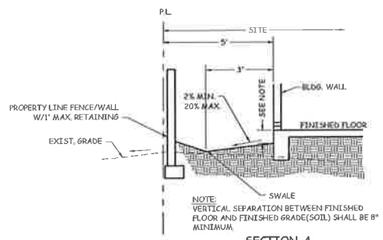
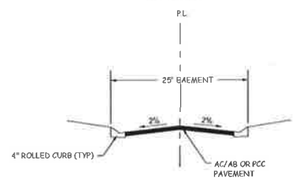
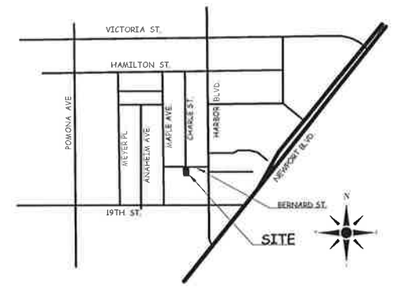


SECTION A
NOT TO SCALE



TYPICAL SECTION: DRIVEWAY
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

EASEMENTS PER FIDELITY NATIONAL TITLE COMPANY REPORT, ORDER NO. 010-7305702-PP2:

ITEM 2- EASEMENTS ACROSS AND ALONG SAID LAND FOR PIPELINE, DITCHES AND AQUEDUCTS RESERVED FOR THE BENEFIT OF THE FAIRVIEW FARMS WATER COMPANY, THIS EASEMENT IS NOT LOCATED OF RECORD.

ITEM 3- EASEMENT TO EP BRYAN AND JOSEPH ERTLER FOR PIPE LINES, ETC., RECORDED FEBRUARY 26, 1918, IN BOOK 318, PAGE 183, OF DEEDS. THIS EASEMENT IS NOT LOCATED OF RECORD.

ITEM 5- EASEMENT TO THE CITY OF COSTA MESA FOR PUBLIC UTILITY PURPOSES RECORDED OCTOBER 25, 1999 AS INSTRUMENT NO. 19990745806, OFFICIAL RECORDS AND OCTOBER 25, 1999 AS INSTRUMENT NO. 19990745807, OFFICIAL RECORDS. THIS EASEMENT IS PLOTTED HEREON.

LEGEND:

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

NOTES:

0.576 ACRES GROSS/NET (25,088 SF)
LAND NOT SUBJECT TO INUNDATION OR OVERFLOW.
NO LAND OR PARKS TO BE DEDICATED

PROPOSED LAND USE:

10 SINGLE FAMILY RESIDENCES.

ASSESSOR'S PARCEL NUMBERS:

422-103-33 & 34

SETBACK REQUIREMENTS:

FRONT	10'
SIDES	5'
REAR	13'

LEGAL DESCRIPTION:

LOT 8 & 9 IN BLOCK B OF TRACT NO. 553, GIBSON HOME ACRES, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20 PAGE 4 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TOGETHER WITH TOGETHER WITH THAT PORTION OF AN UNNAMED ALLEY AS SHOWN ON SAID TRACT, LYING SOUTHERLY OF SAID LOTS.

BASIS OF BEARINGS:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN HORIZONTAL CONTROL STATION GPS NO. 6204 RI AND STATION GPS NO. 1933 BEING N. 06° 50' 09" W. PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

OWNER/SUBDIVIDER:

PLANET HOME LIVING
1451 QUAIL STREET
NEWPORT BEACH, CA 92660

SITE ADDRESS:

527-531 BERNARD
COSTA MESA, CA 92626

FLOOD ZONE:

ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES.

ESTIMATED GRADING QUANTITIES:

RAW CUT: 20 CY
RAW FILL: 340 CY
IMPORT: 320 CY

46

#	DATE	DESCRIPTION
1	7/22/2015	REVISED LOT LAYOUT

REVISIONS

REGISTERED PROFESSIONAL ENGINEER — ROBIN B. HAMERS — NO. RCE 31720 — CIVIL — STATE OF CALIFORNIA

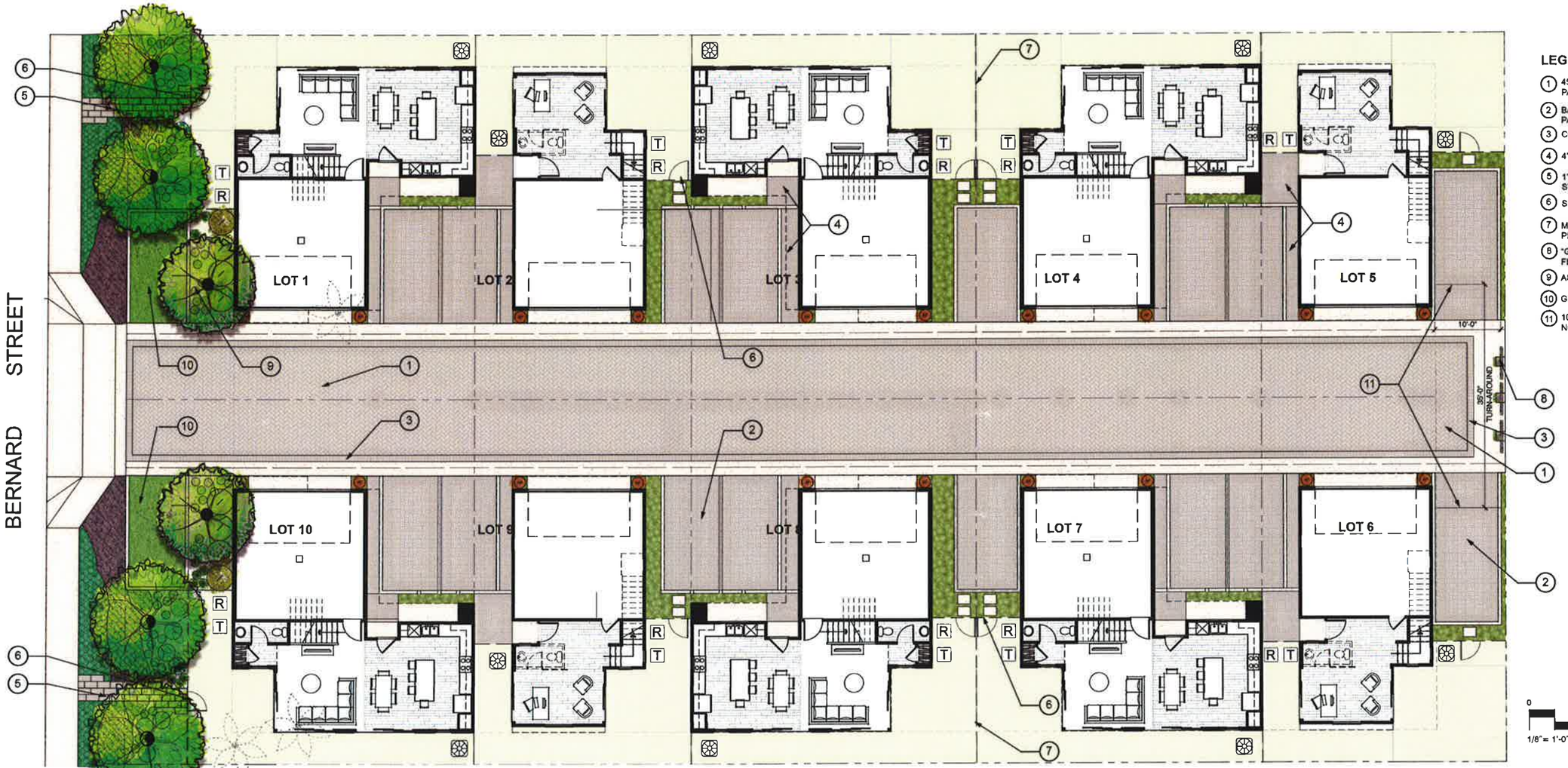
PREPARED BY:
ROBIN B. HAMERS & ASSOC., INC.
CIVIL ENGINEERS
234 E. 17TH STREET, SUITE 205
COSTA MESA, CALIFORNIA 92627
(949) 548-1192

ROBIN B. HAMERS R.C.E. 31720 — 9/3/15 DATE

TENTATIVE TRACT NO.17921
& PRELIMINARY GRADING PLAN

527-531 BERNARD
COSTA MESA, CA 92626

SHEET 1 OF 1



LEGEND

1. 45 ANGLE HERRINGBONE CONCRETE UNIT PAVERS (T.B.D)
2. BASKETWEAVE CONCRETE UNIT PAVERS (T.B.D)
3. CONCRETE UNIT PAVER BAND (T.B.D)
4. 4"X4" CONCRETE UNIT PAVERS (T.B.D)
5. 1'X2' STEPSTONE UNIT PAVERS STAGGERED RUNNING BOND (T.B.D)
6. SIDE YARD GATE TYP.
7. MASONRY & HORIZONTAL WOOD COMBINATION PROPERTY LINE FENCE TYP.
8. "GREEN SCREEN" PANELS WITH FLOWERING VINES
9. ASSORTED SUCCULENTS
10. GRASS AREA
11. 10'X35' TURN AROUND NO PARKING ALLOWED

PROPOSED PAVER PATTERNS

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	36"BOX
	SYAGRUS ROMANZOFFIANA	QUEEN PALM	EXISTING - TO BE REMOVED
	TRISTANIA CONFERTA	BRISBANE BOX	24"BOX
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
	ANIGOZANTHOS FLAVIDUS	KANGAROO PAW	5 GAL
	PROTEA X `PINK ICE`		5 GAL

GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	DYMONDIA MARGARETAE	DYMONDIA	1 GAL
	PENNISETUM ALOPECUROIDES `HAMELN`	HAMELN DWARF FOUNTAIN GRASS	5 GAL
	PLANTING AREA		

PROPOSED PLANT MATERIAL (PARTIAL LIST)

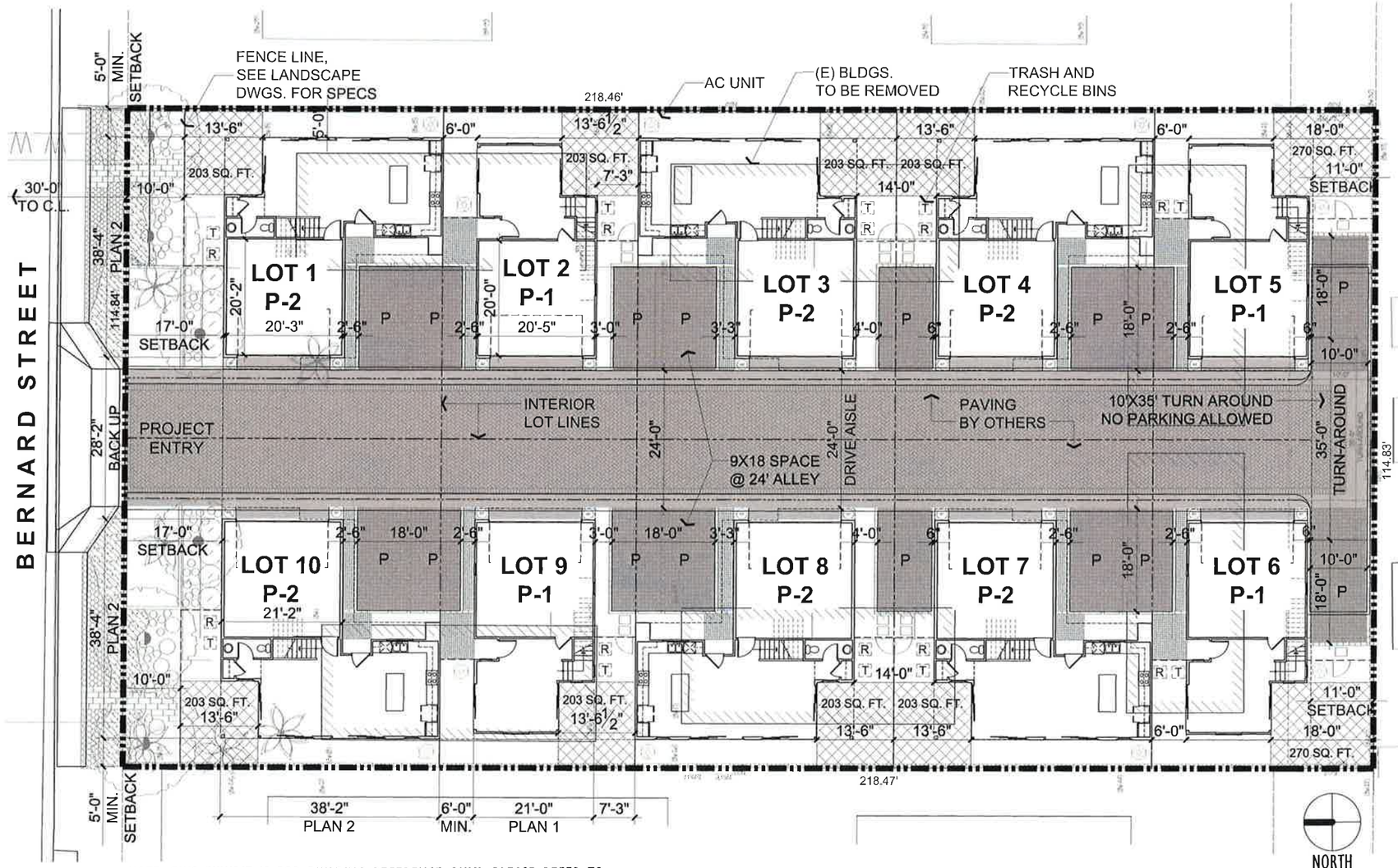
Conceptual Landscape Plan

Bernard St, Costa Mesa, Ca.

PLANET HOME LIVING

09/02/2015

BGB | DESIGN GROUP
Landscape Architecture Planning Urban Design
3185 C Airway Avenue Costa Mesa, CA 92626
O: 714 545 2878 F: 714 545 2898
Info.bgb-Inc.com
www.bgb-Inc.com



NOTE: THIS EXHIBIT IS FOR BUILDING REFERENCE ONLY. PLEASE REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDTIONAL SITE RELATED INFORMATION.

PRIVATE OPEN SPACE

DRIVE AISLE / PAVING

PROJECT ADDRESS	527 + 532 BERNARD ST COSTA MESA, CA 92627
CLIENT/DEVELOPER:	PLANET HOME LIVING 1451 QUAIL ST, SUITE 204 NEWPORT BEACH, CA 92660 949-208-7248 CONTACT: PATRIC LYNUM
ARCHITECT:	KTGY GROUP, INC 17922 FITCH IRVINE, CA 92614 949-851-2133 CONTACT: ALAN SCALES

PROJECT DETAILS

DESCRIPTION	10-SMALL LOT UNITS WITHIN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN
CONSTRUCTION TYPE	V-B
OCCUPANCY	R-3
NUMBER OF STORIES	2+3 STORIES

ZONING SUMMARY

ZONING	R2-HD HIGH DENSITY RESIDENTIAL	
SITE AREA	0.576 ACRES	25088 NET SF
PROPOSED UNITS	10 UNITS	
PROPOSED DENSITY	17.4 DU/ACRE	

	PROPOSED	REQUIRED
FRONT YARD	17 FEET	20 FEET
SIDE YARDS	5 FEET MIN	5 FEET
REAR YARD	11 FEET	10 FEET
MAX BUILDING HEIGHT	40 FEET	45 FEET
BUILDING SEPARATION	6 FEET MIN	

UNIT PLAN SUMMARY

DESCRIPTION	SF	QTY		SALEBALE SF	GARAGE SF	BUILDABLE SF
PLAN 1 (2BD+DEN / 2.5 BA)	1640 SF	4	40%	6560 SF	431 SF	8284
PLAN 2 (3BD / 2.5 BA)	1645 SF	6	60%	9870 SF	437 SF	12492
	TOTALS	10		16430 SF		20776 SF

LOT COVERAGE / OPEN SPACE

PLAN 1 FOOTPRINT	727 SF		
PLAN 2 FOOTPRINT	1052 SF		
SITE AREA	25088 SF		
BUILDING COVERAGE	9220 SF	37%	
STREET / PARKING	8339 SF	33%	
OPEN / LANDSCAPING	7529 SF	30%	7526 SF REQUIRED
PRIVATE OPEN SPACE	200 SF MIN	PER UNIT	
FLOOR AREA RATIO	0.83		

PARKING SUMMARY

GARAGE SPACES	20 i.	
GUEST SPACES	16 ii.	
	36 TOTAL	3.6 PER UNIT

NOTES: i. VIA 2-CAR GARAGES, TO BE A MINIMUM 20'X20' CLEAR.
ii. OPEN SPACES TO BE 8.5'X18' MINIMUM, TO ALLOW FOR ADQUATE BACK UP SPACE, OPEN PARKING SPACES ADJACENT TO OTHER OPEN SPACES SHALL BE MIN. 9'X18' WHEN DRIVE AISLE IS 24'-0" WIDE AND 9'-6"X 18'-0" WHEN ADJACENT TO A BUILDING WALL OR OTHER OBSTRUCTION.

VICINITY MAP, N.T.S.

0 5 10 20

COSTA MESA

ARCHITECTURAL SITE PLAN

A0-01

Planet Home Living
1451 Quail St., Suite 204
Newport Beach, CA 92660
949-208-7248

COSTA MESA, CA

KTGY # 2014-0723
Jurisdiction #

PLOT DATE 2015-09-02
09-03-2015 DESIGN REVIEW SUBMITTAL

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

COSTA MESA

Planet Home Living
1451 Quail St., Suite 204
Newport Beach, CA 92660
949-208-7248

BERNARD STREET AERIAL

COSTA MESA, CA

KTGY # 2014-0723
Jurisdiction #

PLOT DATE 2015-09-02
09-03-2015 DESIGN REVIEW SUBMITTAL

A1-01

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

COSTA MESA

Planet Home Living
1451 Quail St., Suite 204
Newport Beach, CA 92660
949-208-7248

50

ALLEY PERSPECTIVE

COSTA MESA, CA

KTGY # 2014-0723
Jurisdiction #

PLOT DATE 2015-09-02
09-03-2015 DESIGN REVIEW SUBMITTAL

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

A1-02

COSTA MESA

Planet Home Living
1451 Quail St., Suite 204
Newport Beach, CA 92660
949-208-7248

PLAN 2 ENLARGED PERSPECTIVE

COSTA MESA, CA

KTGY # 2014-0723
Jurisdiction #

PLOT DATE 2015-09-02
09-03-2015 DESIGN REVIEW SUBMITTAL

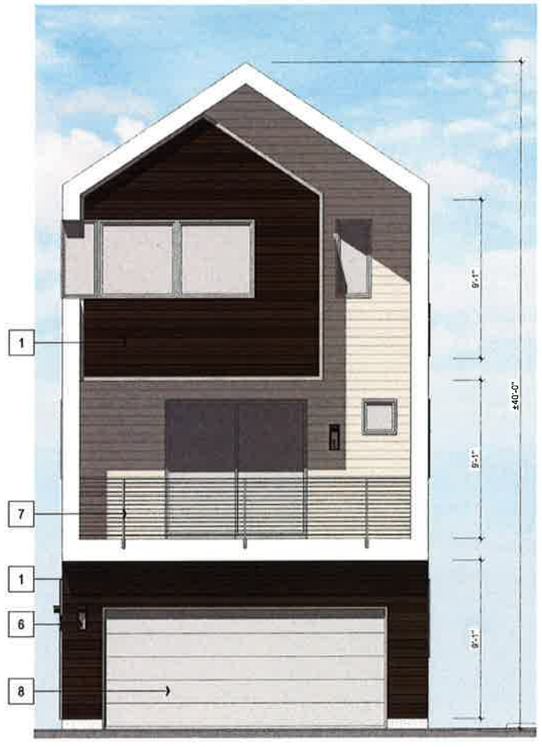
KTGY Group, Inc.
Architecture+Planning
17922 Fitch
Irvine, CA 92614
949.851.2133
ktgy.com

A1-03

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

1. FIBER CEMENT LAP SIDING
2. STUCCO, LIGHT SAND FINISH
3. ASPHALT SHINGLE ROOF
4. VINYL GLAZING
5. FIBERGLASS ENTRY DOOR
6. DECORATIVE EXTERIOR LIGHT
7. FLAT-BAR METAL RAILING
8. METAL SECTIONAL GARAGE DOOR

NOTE: COLOR SCHEME VARIES PER LOT

PLAN 1 ELEVATIONS

COSTA MESA, CA

KTGY # 2014-0723
Jurisdiction #

PLOT DATE 2015-09-02
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0 2 4 8

A1-04

COSTA MESA

Planet Home Living
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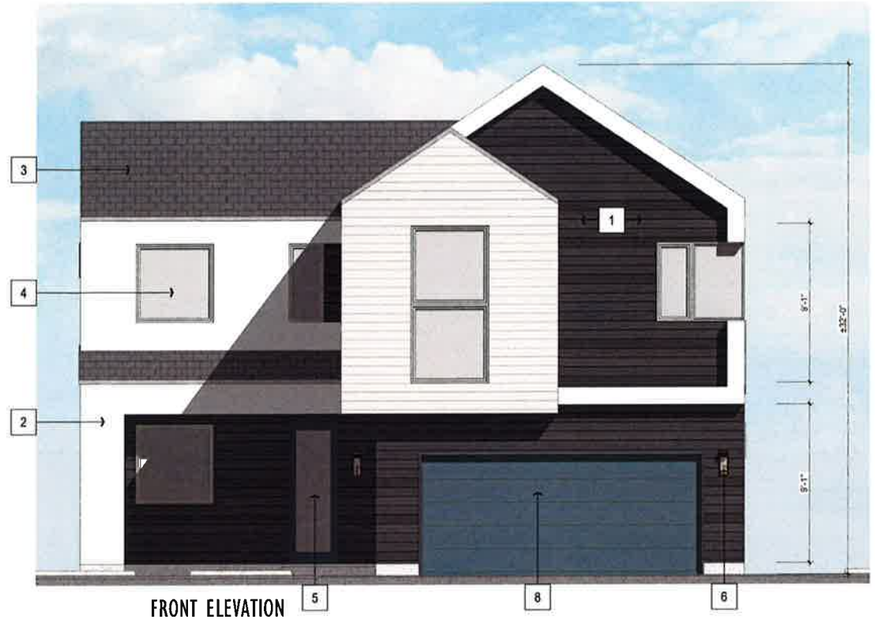
RIGHT ELEVATION



FRONT ELEVATION

MATERIAL LEGEND

1. FIBER CEMENT LAP SIDING
2. STUCCO, LIGHT SAND FINISH
3. ASPHALT SHINGLE ROOF
4. VINYL GLAZING
5. FIBERGLASS ENTRY DOOR
6. DECORATIVE EXTERIOR LIGHT
7. FLAT-BAR METAL RAILING
8. METAL SECTIONAL GARAGE DOOR

LEFT ELEVATION

REAR ELEVATION

NOTE: COLOR SCHEME VARIES PER LOT.

PLAN 2 ELEVATIONS

COSTA MESA, CA

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A1-05

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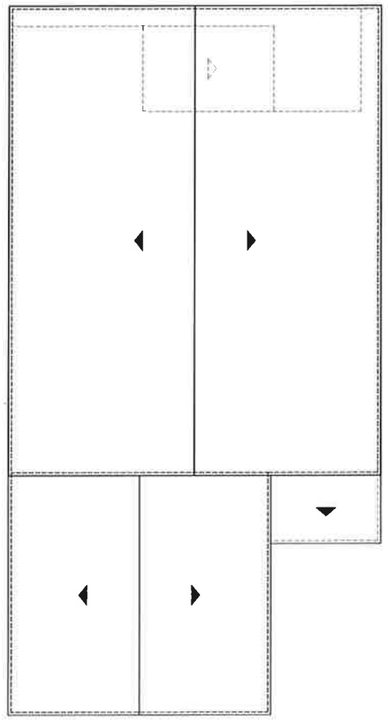
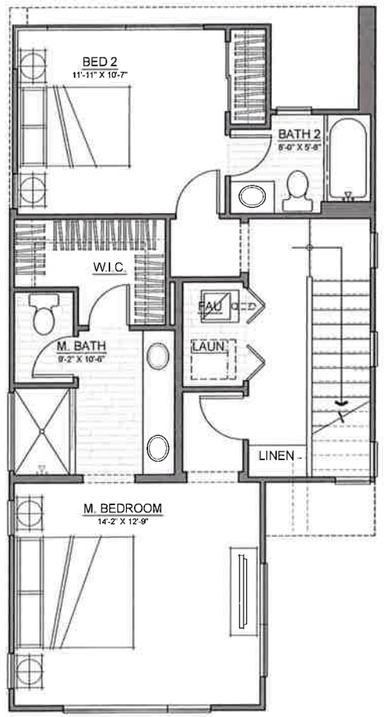
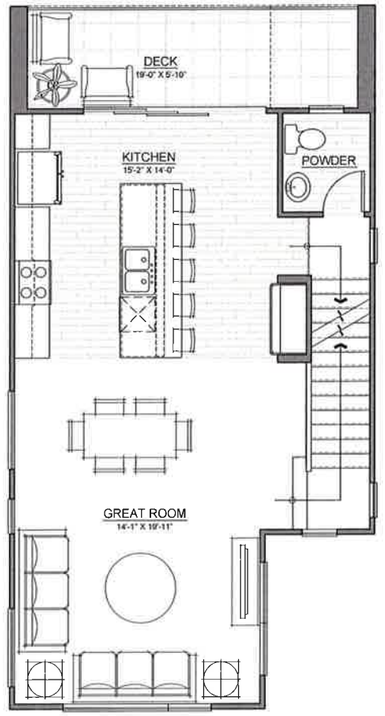


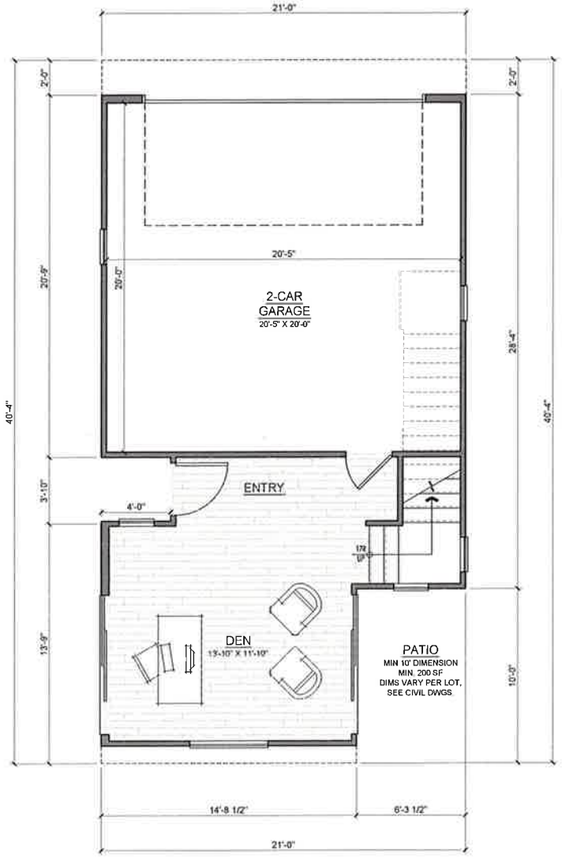
ROOF PLAN
8:12 PITCH, U.N.O.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

1ST FLOOR	220 SQ. FT.
2ND FLOOR	661 SQ. FT.
3RD FLOOR	659 SQ. FT.
TOTAL DWELLING	1,640 SQ. FT.
GARAGE	431 SQ. FT.

0 2 4 8

COSTA MESA

PLAN 1 FLOOR PLANS

A2-01

COSTA MESA, CA

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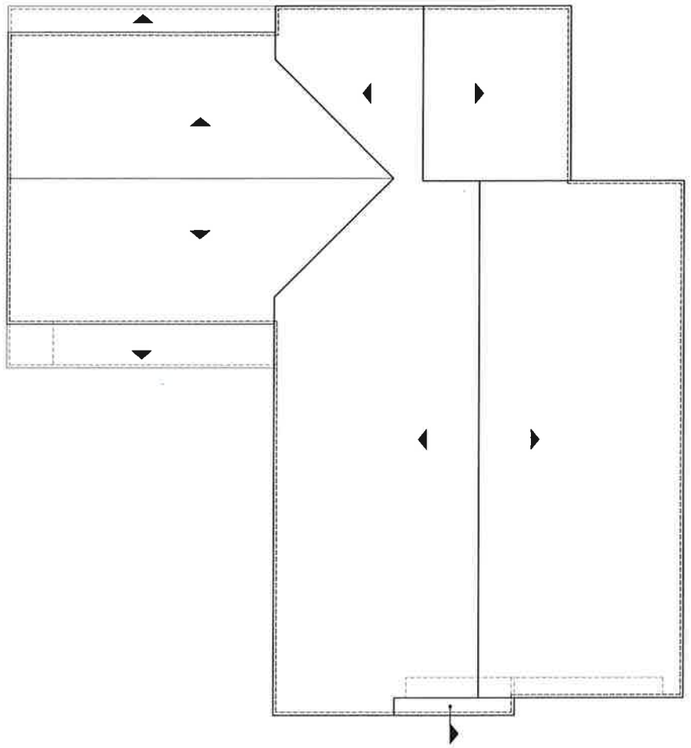
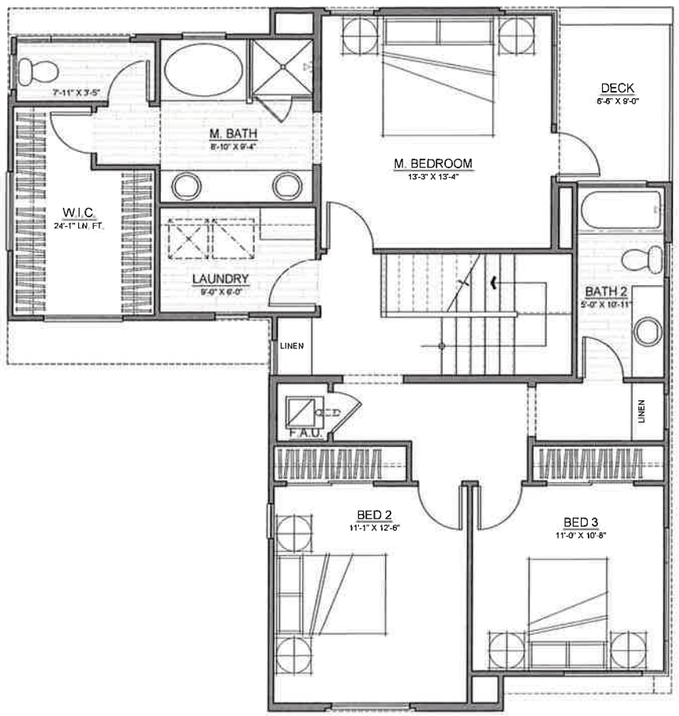
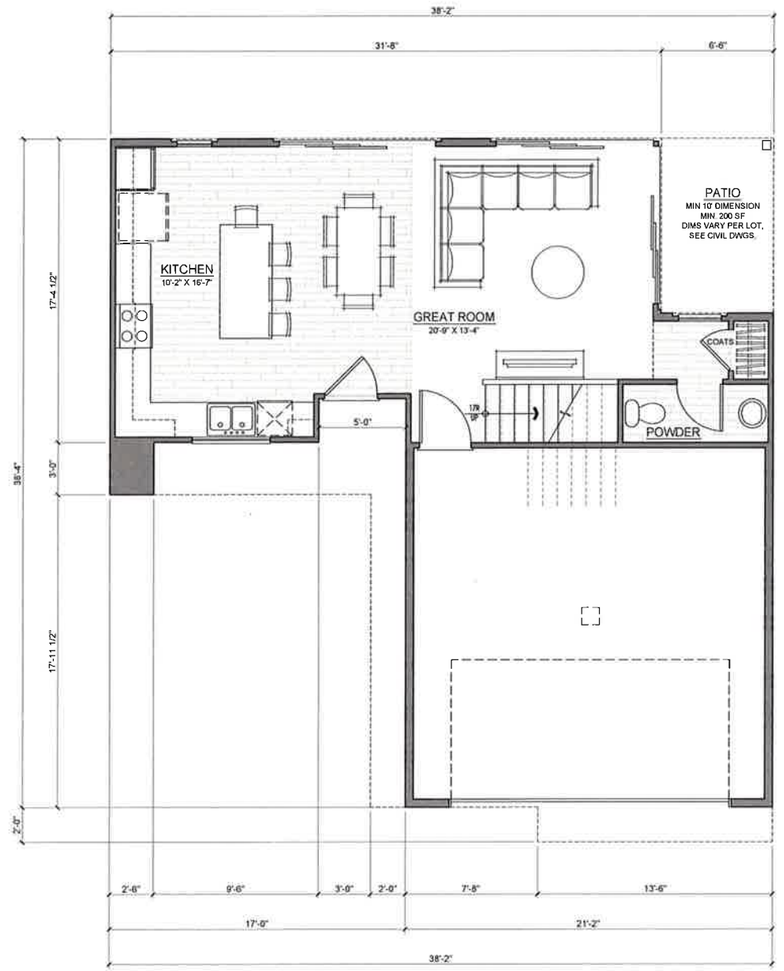


ROOF PLAN
8:12 PITCH, U.N.O.



SECOND FLOOR



FIRST FLOOR

1ST FLOOR	921 SQ. FT.
2ND FLOOR	1024 SQ. FT.
TOTAL DWELLING	1445 SQ. FT.
GARAGE	437 SQ. FT.

0 2 4 8

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PLAN 2 FLOOR PLANS

A2-02

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VIEW TOWARD SOUTHWEST

VIEW TOWARD SOUTH

VIEW TOWARD SOUTHEAST

COSTA MESA

EXISTING CONDITIONS

A3-01

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