



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: September 28, 2015

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-15-05 AND TENTATIVE TRACT MAP TT-17839 FOR A 5-UNIT, DETACHED RESIDENTIAL DEVELOPMENT AT 2333 ELDEN AVENUE

DATE: SEPTEMBER 17, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DANIEL INLOES, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, AICP (714) 754-5088
daniel.inloes@costamesaca.gov

DESCRIPTION

The proposed project involves the following:

1. **Planning Application PA-15-05:** Design Review to construct a five-unit, two-story, small lot subdivision on a 20,134 sq. ft. lot in an R2-MD zone. In addition, the project requests the following deviations from the R2-MD development standards:
 - a. **Minor Modification** from the front yard setback requirement (20 feet required; 17 feet proposed).
 - b. **Minor Modification** from the side yard setback requirement (5 feet required; 4 feet proposed) the minor modification relates to the setback of the garage portion of Units 2 – 5.

The property has access from Elden Avenue. The two-story detached homes consist of 3 to 4 bedrooms and two-car garage with a minimum interior dimension of 20 feet x 20 feet.

2. **Tentative Tract Map TT-17839:** A residential small lot subdivision consisting of five fee simple lots.

APPLICANT

The applicant is Ray Dorame of MasterCraft Homes Group LLC, authorized agent for 2333 Elden Partners LLC, the property owner.

RECOMMENDATION

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

BACKGROUND

Project Site/Environs

The project site is located on the west side of the Elden Avenue one block south of East Wilson Street and north of 23rd Street. The site is 0.45 acres (19,800 square feet) in size. The property zoned R2-MD (Multiple Family Residential, Medium Density) and has a General Plan Land Use Designation of Medium Density Residential. The site is surrounded by two-story multi-family residence. The existing single-story residence will be demolished to accommodate the proposed project.

ANALYSIS

Project Description

The project involves the construction of a five-unit, two-story residential development based on the Residential Small Lot Subdivisions Ordinance. The unit types are summarized in the following table:

Unit Type Summary

	Plan A	Plan B
Unit Size (not including garage)	2,357 Sq. Ft.	1,962 Sq. Ft.
Garage size	424 Sq. Ft.	427 Sq. Ft.
Total Unit Size w/garage	2,781 Sq. Ft.	2,389 Sq. Ft.
No. of Bedrooms and Baths	4 Beds/3 Bath	3Beds/ 2.5 Bath + Loft
No. of Stories	2 Stories/27 ft.	2 Stories/27 ft.
No. of Garage Spaces	2 spaces	2 spaces
No. of Open Spaces	2 spaces	2 spaces
No. of Guest Spaces		1 space
Total On-Site Spaces		21 parking spaces

Project Design

The variety of building elevations per unit, materials and staggered massing diminishes the boxy design appearance. Second floor windows for Lot 2 and Lot 1 will be offset to avoid visual impacts to the second story windows to neighboring properties. The proposed architecture for the five-unit project is considered two-story traditional style structure with neo-eclectic decorative materials. The residences include gabled roofs, horizontal lap and vertical wood siding, smooth stucco, stacked stone or brick veneer, decorative roll-up garage doors, and columns along front entry porches. The proposed colors are light grays, and earthen tones. Architectural projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design. While all residences face the common drive they share the residence closest to Elden Avenue also addresses the street with additional architectural features including a second story bump out decorated with horizontal siding and shutters on two windows.

Tentative Tract Map

The proposed tentative tract map is for a five lot subdivision for a residential common interest development. All common areas including the driveway and open parking spaces

will be commonly used and maintained by a maintenance association or homeowners association as stipulated in the Conditions, Covenants, and Restrictions (CC&R's) for the development. The CC&R's will also include provisions requiring that all open parking spaces be unassigned and available for visitors and requiring residents to park vehicles in the garage spaces provided for each unit.

General Plan Conformance

The General Plan land use designation for the project site is Medium Density Residential. Per the General Plan, Medium Density Residential is intended for residential development with a density up to 12 units to the acre. Because the density of the proposed project is 11 units to the acre (proposed five units), it is therefore consistent with the General Plan land use designation.

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

- 1. **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 residential project within the allowable density for medium-density development. Adequate infrastructure would be available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- 2. **Objective LU-1A.4:** *Strongly encourage the development of ... owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.*

Consistency: Because the proposed project is for ownership units, the project is consistent with this General Plan goal.

- 3. **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 a marginal residential dwelling. The proposed project would add a high-quality architectural design to the project area. As required by a standard condition of approval on the project, perimeter wall treatments will be reviewed to ensure that they are made of decorative materials, and ornamental site landscaping will be provided throughout the project. As a result, the proposed project is supportive of this General Plan goal.

- 4. **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. In addition, the proposed project will replace an older housing unit and redevelop the property with new housing stock. Consequently the project is consistent with this objective.

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 City Council revised the Zoning Ordinance (Title 13) in June 1997 which included zoning code requirements for new development in the R2-MD zone. In addition, City Council amended Title 13 by including new standards for Residential Small Lot Subdivisions. Article 2.5, which provides flexible development standards and promote a wider range of homeownership of individual lots in multiple-family residential and overlay zoning districts. Although the applicant is requesting deviations from the Zoning Code requirements, for the front setback and side setback requirements staff believes the project, as conditioned, is consistent with the Zoning Code as discussed below.

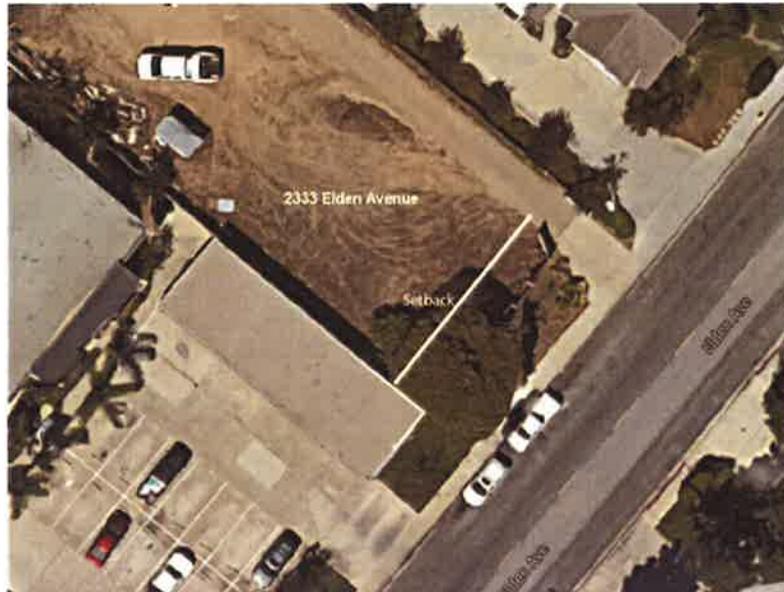
The appropriate findings can be made for the requested code deviations. Code Section 13-29(g)(6) requires the following findings for the minor modifications, as described at the beginning of this report:

1. *The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.*
 2. *The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale or structures, open space and any other applicable features relative to a compatible and attractive development.*
- *Minor modification for front yard setback (20 feet required; 17 to 18 feet proposed to the side elevation of Unit 5/Lot 5) could be supported due to enhanced landscaping throughout the project.*

The project is requesting a reduction from 20 feet to 17 feet for the front setback along the front property line to allow minimum 8-foot side setbacks (4-foot interior side setback for each unit) for the proposed structures. Building Code requires a minimum 6-foot separation between units. However, the applicant is proposing 8 feet or more to provide some buffer from the front entrance of the deepest lot and the common open parking space yet maintain the rear yard setback requirement.

Support for the minor modification is based on the following:

- The abutting multi-family residence to the south has a garage structure at a 10-foot front setback. See photo below.



- The 17-foot setback does not affect pedestrian travel along Elden Avenue and does not negatively impact the visual line of site related to vehicular travel for the driveway on this site and either abutting property's driveways.
- The minor modification applies to a limited area along the side elevation of Unit 5, spanning 24 feet in length on the first floor and 18 feet on the second floor.
- The house is oriented to the common driveway like the rest of the residences.

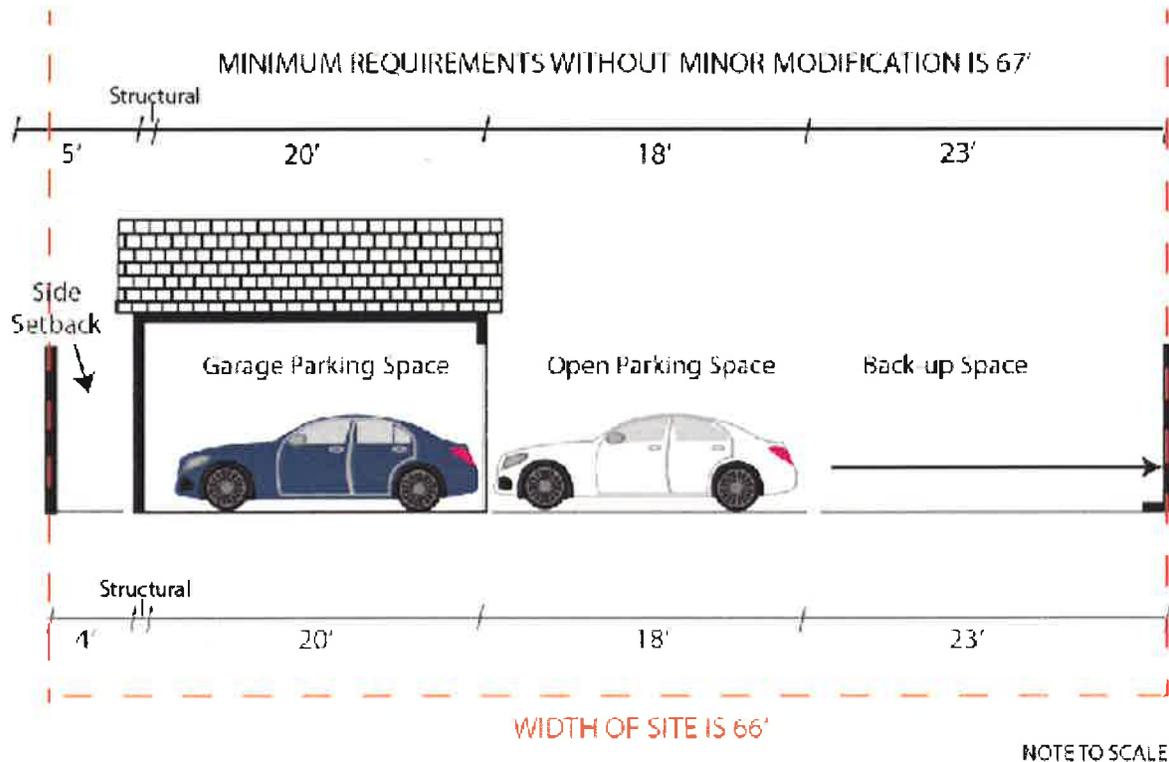
Enhanced landscaping shall be required. To ensure mature and dense landscaping, which is one of the justifications for this deviation, a **condition of approval** requires 23 trees on site and one City approved street tree to be placed in the parkway.

- Minor modification for side yard setback for development (five foot setback required; four foot setback from garages for lots 2-5 proposed) is justified due to required compliance with parking/circulation requirements for a narrow lot.

As the diagram shows below the dimensions of the lot and the only layout of the lot which would accommodate multiple single family units requires an additional reduction of one foot. This reduction could come from the garage dimension or side setback requirements.

The encroachment on the setback would be for garages on lots 2-5: all living space within the proposed residences would maintain at five feet setback. This 4

feet setback is required because the overall lot width is 66 feet and the minimum residential development requirements are 67 feet.



The single-story encroachment would have minimal impact on the development abutting the property line since it is a multi-family development that has a side setback of five and half feet for living spaces and the setback on either the proposed or the existing neighboring development meet our residential development requirements.

The design of this project is not diminished by this encroachment but actually enhanced by providing further articulation and increases the developments decorative features with an additional roof-top feature. This eye brow feature relates and distinguishes the first and second floor of lots two through five and increases the decorative massing of the house. The additional roof-top feature will be included in the **conditions of approval** for this project.

- The project exhibits excellence in design and meets the Residential Design Guidelines.

The existing 2,400 square foot single family home with detached garage is in disrepair and sits on an otherwise undeveloped dirt lot. This project proposes five new residential single family two-story units built with quality materials, exceeding our private open space requirements, and provides horizontal and vertical greenery throughout the development. The proposed project features 20 trees on the development lot in addition to the proposed shrubs and ground cover.

The proposed architecture and site design will enhance the street view and potentially evoke new development in the area. The overall architectural design promotes excellence and compatibility. The project meets the City's Residential Design Guidelines as it provides a variety of building elevations, dormers, pop-outs, materials and staggered massing. The two-story traditional style architecture alleviates its compact configuration by including a combination of horizontal lap and vertical wood siding, smooth stucco, block or stacked stone veneer, decorative roll-up garage doors, and columns along front entry porches. The residences have a balanced proportion of first floor to second floor area. The proposed colors are light and charcoal grays, and earthen tones. The structural design is only enhanced by the landscaping.

A condition of approval specifies that the color and materials for the proposed project may not be modified without zoning approval.

- Privacy concerns with regard to window placement and architectural compatibility with the surrounding neighborhood have been considered.

The proposed two-story project is surrounded by two-story development. The transition from the pedestrian sidewalk to the two-story residences is addressed by varied height landscaping in the front yard setback of the development. Abutting properties all have multiple windows facing the proposed project but a line of site shown on the site plan shows that there are only a few windows which are not offset. Any windows not offset will be frosted unless or screened.

A **condition of approval** requires that the second floor windows will be offset from neighboring development windows, frosted, or raised to avoid privacy issues to the second story windows of abutting properties as a condition of approval.

- The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property.

The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. Condition of approval requires that the CC&Rs shall contain the ground rules related to: common space (common drive and common guest parking space), architectural control over future building modifications or additions, architectural design and guidelines for the property, and

engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

- The landscape concept plan is consistent with the City's standards for multi-family development.

Specifically, the plan includes landscaping in the setback abutting the public right-of-way, within the private open space areas, and along the driveway and parking areas for each unit. The concept plan shows approximately 20 medium to small trees along the perimeter of the development lot, approximately five ornamental trees through the center of the project, shrubs along the fences and perimeter of each unit to encourage privacy, and drought tolerant ground cover throughout the project. Also, enhanced landscaping will provide visual relief along Elden Avenue.

- The project will provide on-site parking spaces that meets current parking standards, including the additional guest parking space.

The number of parking spaces meet parking space requirements based on the number of bedrooms and provide open parking spaces that are distributed throughout the project to provide convenient parking for future guests within the development.

- A perimeter six foot tall decorative block wall is required around the development lot.

The construction of a decorative perimeter block wall at a minimum 6 feet in height along the side property lines has already been agreed upon by the applicant and is also a condition of approval.

- No utilities in the public right of way.

Code requires on-site utilities to be undergrounded. There are no above-ground utility poles along the street frontage of the subject property; therefore, an undergrounding requirement for utilities in the public right of way is not proposed.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for Infill Development.

LEGAL REVIEW

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

PUBLIC NOTICE

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

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

As of September 16, 2015, application PA-15-05 has not received a communication from any property owner located within a 500-foot radius of the project site.

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

The project is deemed to be a high-quality residential development with minor deviations from Code. Therefore it is consistent with the intent of the General Plan and Zoning Code. Legal findings could be made to justify approval of the specified deviations from code. Therefore, staff recommends approval of the project. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.



DANIEL INLOES, AICP
Associate Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

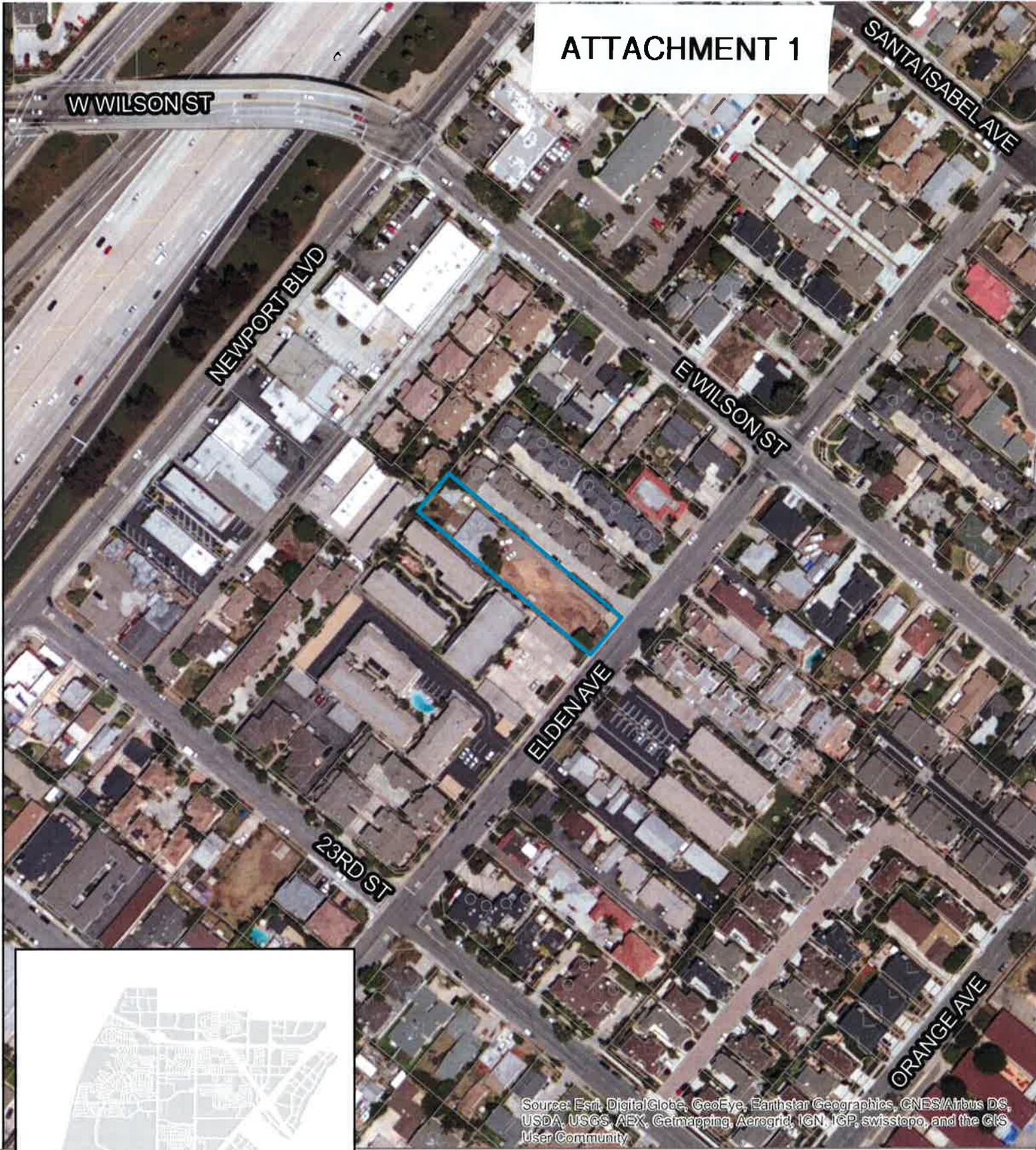
- Attachments:
1. Vicinity, Zoning, and 500 ft Radius Maps
 2. Site Photos
 3. Applicants Project Description
 4. Draft Planning Commission Resolutions and Exhibits
 5. Project Plans/Elevations/Perspectives

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

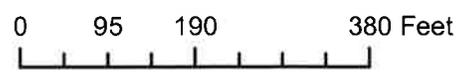
Owner: 2333 Elden Partners LLC
20201 SW birch Street, Suite 100
Newport Beach, CA 92660

Authorized Agent: Ray Dorame
20201 SW birch Street, Suite 100
Newport Beach, CA 92660

ATTACHMENT 1

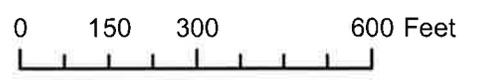
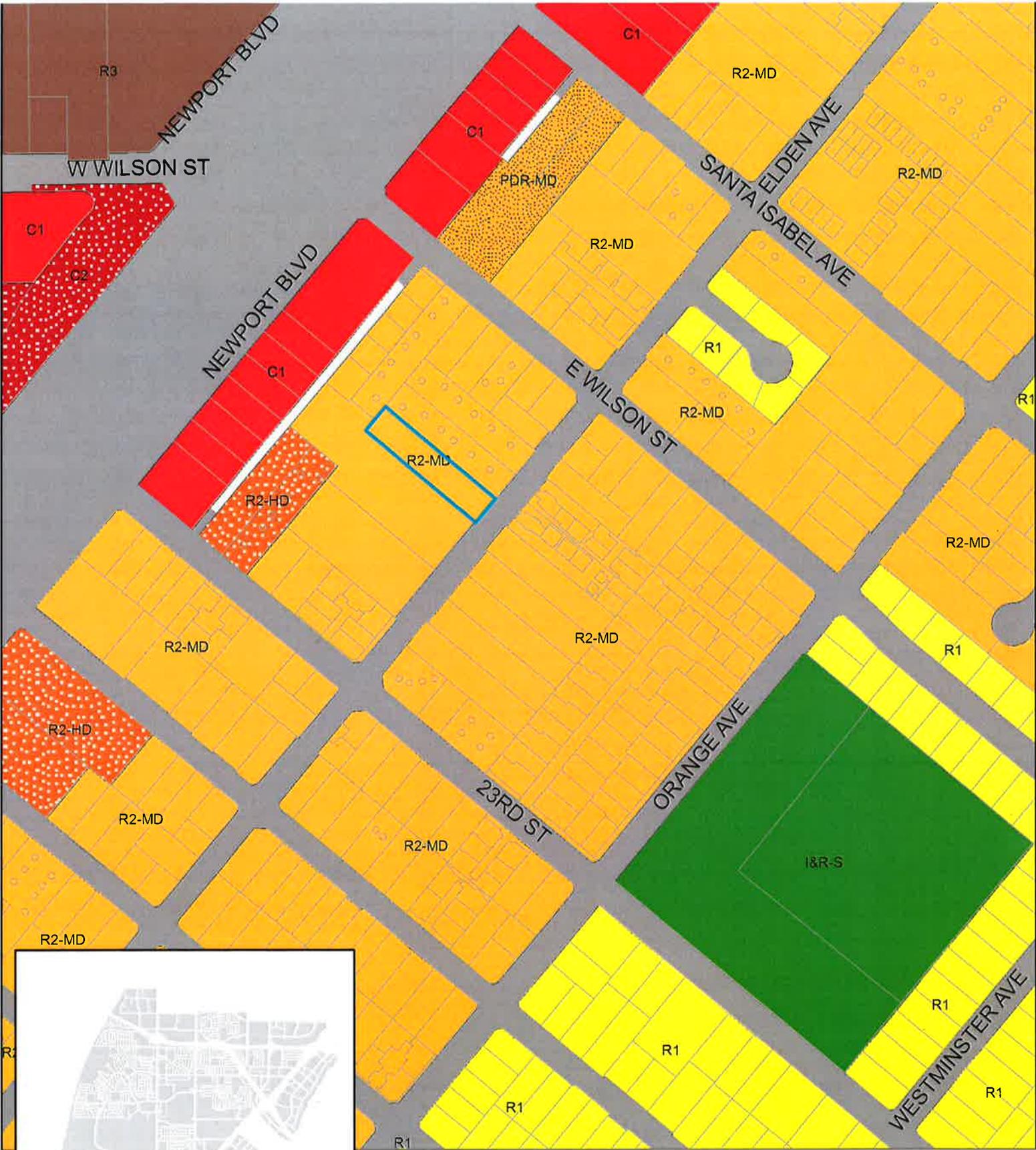


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Vicinity of Site
2333 Elden Avenue





Zoning for Site
2333 Elden Avenue



Street Frontage



Backyard Facing Multi-Family Residence to the South



Front Project Fence Meets Zero Side Setback and 10 Front Yard Setback Multi-Family Garage Structure of Neighboring Property.



Backyard of Existing Single Family Residence viewing westerly neighbors.

2333 ELDEN PARTNERS, LLC

20201 SW Birch Street, Suite 100
Newport Beach, CA 92660

Tentative Parcel Map Application
TPM 2014-17839

The owner proposes to subdivide the property into five lots per the attached Tentative Tract Map 2014-176839. The owner plans to demolish the existing house, clean up the property and to build five water conserving and green, single family 3 bedroom, 2 bathroom homes with a 2 car garage on each lot. Access to proposed lots from Elden Avenue is to be provided by means of a common access easement. The street, entry, and landscaping improvements within the easement will be managed and maintained by a private maintenance association and a set of CC&R's will be recorded against the property to define and enforce the use and maintenance of the street.

Existing Property Description

Address: 2333 Elden Ave, Costa Mesa CA 92627
Legal Description: Lot 25 of tract NO.300
Assessor's Parcel No: 439-421-07
Zoning: R2
Lot Dimensions / Size: 66.0' X 305.4' – 19,804 Sq. Ft.
Access: Elden Avenue
Existing Dwelling: 1,707 Sq. Ft. Single Story Home Built in 1958

Proposed Development

Lot 1

Address: TBD
Legal Description: Lot 1 of Tentative Tract Map 2014-176839
Assessor's Parcel No: TBD
Zoning: R2
Lot Dimensions / Size: 57' X 66' – 3,762 Sq. Ft.
Access: Elden Avenue
New Residence: 2,345 Sq. Ft. Two Story, Single Family Home.
ROW Dedication: None

Lot 2

Address: TBD

Legal Description: Lot 2 of Tentative Tract Map 2014-176839
Assessor's Parcel No: TBD
Zoning: R2
Lot Dimensions / Size: 63.53' X 66' – 4,193Sq. Ft.
Access: Elden Avenue
New Residence: 1,979 Sq. Ft. Two Story, Single Family Home.
ROW Dedication: None

Lot 3

Address: TBD
Legal Description: Lot 3 Tentative Tract Map 2014-176839
Assessor's Parcel No: TBD
Zoning: R2
Lot Dimensions / Size: 56' X 66' – 3,696 Sq. Ft.
Access: Elden Avenue
New Residence: 1,979 Sq. Ft. Two Story, Single Family Home.
ROW Dedication: None

Lot 4

Address: TBD
Legal Description: Lot 4 of Tentative Tract Map 2014-176839
Assessor's Parcel No: TBD
Zoning: R2
Lot Dimensions / Size: 56' X 66' – 3,696Sq. Ft.
Access: Elden Avenue
New Residence: 1,979 Sq. Ft. Two Story, Single Family Home.
ROW Dedication: None

Lot 5

Address: TBD
Legal Description: Lot 5 of Tentative Tract Map 2014-176839
Assessor's Parcel No: TBD
Zoning: R2
Lot Dimensions / Size: 67.50' X 66' – 4,455Sq. Ft.
Access: Elden Avenue
New Residence: 1,979 Sq. Ft. Two Story, Single Family Home.
ROW Dedication: None

Supportive Project Attributes:

1. The new homes will be built with architectural diversity as recommended and will include the following elements:
 - Two elevations and five distinct schemes with enhanced side and rear articulation.
 - Building planes that will create a variation in depth and massing.
 - Different roof layouts and color tones creating a variation in building heights and forms.
 - Each home will have 3 bedrooms, 2 bathrooms, and a 2 car garage.
2. The new homes will be energy efficient using the latest title 24 codes including Green Built, tank-less water heaters, dual pane low e windows, and roof radiant barrier.
3. The adjacent houses are two stories and do not have a window conflict with the proposed project.
4. The existing run down house will be demolished.
5. The old detach garage, trash, debris, and overgrown vegetation will be cleared and removed from the site and new water conserving landscaping will be installed for each house.

RESOLUTION NO. PC-15-

**A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF COSTA MESA APPROVING
PLANNING APPLICATION PA-15-05 AND TENTATIVE
TRACT MAP TT-17839 FOR PROPERTY LOCATED
AT 2333 ELDEN AVENUE**

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

WHEREAS, an application was filed by Ray Dorame of MasterCraft Homes Group LLC, representing 2333 Elden Partners LLC, the property owner, requesting approval of the following:

1. **Planning Application PA-15-05:** Design Review to construct a five-unit, two-story, detached residential development on a 20,134 square foot lot with the following:
 - a. Minor Modification from the front yard setback requirement (20 feet required; 17 feet proposed).
 - b. Minor Modification from the side yard setback requirement (5 foot setback required; 4 foot setback proposed for garage portion of units 2-5).
2. **Tentative Tract Map TT-17839:** A Residential Small Lot Subdivision consisting of five fee simple lots.

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

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

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 28, 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, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-05 and Tentative Tract Map TT-17839.

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-15-05 and Tentative Tract Map TT-17839 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 and/or mitigation measures.

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

PASSED AND ADOPTED this 28nd 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 28th, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

- A The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

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

Facts in Support of Findings: The architectural design of the development meets the intent of the City's Residential Development Standards and Design Guidelines and promotes design excellence with consideration given to site planning and building orientation, overall open space, landscaping and architectural design. Second floor windows will be required to be offset to minimize direct views onto adjacent second floor residential windows, and the elevations will have exterior elevation treatments as recommended in the City's Residential Design Guidelines.

Finding: The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

Facts in Support of Findings: The proposed two-story structures are in keeping with the rest of the neighborhood which has a variety of two-story buildings. The elevations of the proposed residences include a variety of materials, articulating roof lines, and use of window treatments to highlight the vertical offsets and horizontal floor to floor transitions.

Finding: The proposed development plan and subdivision meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Findings: The proposed project provides additional ownership opportunities for detached units in place of the existing single residential structure. The project exhibits site planning excellence by providing private open spaces for all units and adequate separation between the homes and the abutting structures.

- 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 amenities as a small lot subdivision development, 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 density for the residential component is 11 units per acre (5 units maximum), which complies with allowable density of 12 units per acre (5 units maximum) per 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 overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. The project site is developed with a single family residence, and does not have any sensitive environmental resources. The proposed project will provide for high-quality housing and not impede upon the health, safety, and welfare of the surrounding community.

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 a north-south direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The southern facing rooflines also have the potential to provide for active solar heating and energy generation through the use of solar panels.

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

Facts in Support of Findings: As conditioned, the proposed project does not interfere with the public right-of-way. The recommended improvements along Elden Avenue will significantly improve the public right-of-ways for vehicular and pedestrian traffic. This project will be conditioned to provide easement of 5 feet.

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 information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

Findings:

- a. The decrease in front yard setback by three feet will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
- b. The decrease in front yard setback by three feet is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development.

Facts in Support of Findings: The project is requesting a reduction from 20 feet to 17 feet for the front setback along the front property line to allow minimum 8-foot side setbacks (4-foot interior side setback for each unit) for the proposed structures. Building Code requires a minimum 6-foot separation between units. However, the applicant is proposing 8 feet or more to provide some buffer from the front entrance of the deepest lot and the common open parking space yet maintain the rear yard setback requirement.

Support for the minor modification is based on the following:

- The abutting multi-family residence to the south has a garage structure at a 10-foot front setback.
- The 17-foot setback does not affect pedestrian travel along Elden Avenue and does not negatively impact the visual line of site related to vehicular travel for the driveway on this site and either abutting property's driveways.
- The minor modification applies to a limited area along the side elevation of Unit 5, spanning 24 feet in length on the first floor and 18 feet on the second floor.
- The house is oriented to the common driveway like the rest of the residences.

Enhanced landscaping shall be required. To ensure mature and dense landscaping, which is one of the justifications for this deviation, a **condition of approval** requires 23 trees on site and one City approved street tree to be placed in the parkway.

- D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

Findings:

- a. The decrease in side setback by one foot will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
- b. The decrease in side setback by one foot is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development.

Facts in Support of Findings: The dimensions of the lot and the only layout of the lot which would accommodate multiple single family units requires an additional reduction of one foot. This reduction could come from the garage dimension or side setback requirements.

The encroachment on the setback would be for garages on lots 2-5: all living space within the proposed residences would maintain at five feet setback. This 4 feet setback is required because the overall lot width is 66 feet and the minimum residential development requirements are 67 feet.

The single-story encroachment would have minimal impact on the development abutting the property line since it is a multi-family development that has a side setback of five and half feet for living spaces and the setback on either the proposed or the existing neighboring development meet our residential development requirements.

The design of this project is not diminished by this encroachment but actually enhanced by providing further articulation and increases the developments decorative features with an additional roof-top feature. This eye brow feature relates and distinguishes the first and second floor of lots two through five and increases the decorative massing of the house. The additional roof-top feature will be included in the **conditions of approval** for this project.

- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development Projects. This exemption allows for the construction of up to six

multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

- F. 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-15-05 shall coincide with the expiration of the approval of the Tentative Parcel Map T-17839 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 of PA-15-05 and T-17839 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. The Tentative Tract Map shall be processed as a tentative map consistent with Chapter XI. Subdivisions, Article 1. Tentative Maps, of the Zoning Code.
 4. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tentative Tract Map TT-17839.
 5. A decorative 6-foot high perimeter block wall approved by the Development Services Director, shall be constructed along the side, rear, and front boundaries of the development lot prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
 6. The interior fences or walls between the individual dwelling units shall be a minimum of six feet in height.
 7. All future walls and fences within front yard setback along Elden Avenue shall conform to the standards per the Walls, Fences, and Landscaping Standards and Specifications.
 8. The portions of the garage which extends out one foot further than the living spaces of the residences on Lot 2,3,4 and 5 must be topped with a roof top style decorative feature to further enhance the aesthetic of the articulation required.
 9. To avoid an alley-like appearance, the driveway shall not be developed with a center concrete swale. The driveway shall be complemented by stamped concrete in order to reduce damage caused by sanitary trucks entering site for trash pickup.
 10. The open, unassigned parking space located between Lot 1 and Lot 2 shall be clearly marked as guest parking space only. Signage shall be posted to indicate that this space is available only to guests and visitors and not used for resident parking.
 11. 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. This includes any modification not consistent with the proposed asphalt composition and standing metal seam roofs, horizontal lap and vertical wood siding, smooth stucco, 24-inch and 12-inch board and batten siding, stacked block and brick decorative material, decorative metal roll-up garage doors, and columns along front entry porches. Any modification should be consistent to originally proposed colors, including the various grays and earthen tones. 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.

12. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
13. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
14. 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.
15. The CC&Rs shall contain a notice that the open parking space (not leading to a garage) shall be unassigned and available for visitors. The CC&Rs shall also contain provisions related to use, preservation and maintenance of the common drive aisle and open space areas in

perpetuity by the maintenance or homeowner's association

16. The CC&Rs shall contain provisions requiring that the maintenance or homeowner's association effectively manage parking and contract with a towing service to enforce the parking regulations.
17. The Homeowner's Association or Maintenance Association shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
 - a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).
 - b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
 - c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.

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. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
20. Concrete wheel stops shall be installed 2 FT from the front edge of open parking spaces, or where applicable, landscape planters shall be increased 2 FT in depth to allow curbing to serve as a wheel stop.
21. The landscaping of this project must include at least 24 (24 inch box) trees throughout the development.
22. On Lots 2, 3, 4, and 5 the one foot encroachment into the five feet side setback for the garage must be capped with a roof-type feature to provide

an architectural eye brow design element to the articulation.

23. Second floor windows will be offset from neighboring residence windows to avoid privacy issues to the second story windows of abutting properties. Windows which cannot be offset must be frosted or elevated to maintain privacy.
- Trans 24. Prior to issuance of building permit, developer shall remit traffic impact fee pursuant to the prevailing schedule of charges adopted by City Council at the time the vesting tentative tract map was deemed complete. The Traffic Impact fee is currently estimated at **\$1,150.00**, as determined by the date the vesting tentative tract map was deemed complete. Developer shall contact the Transportation Services Division for a final estimate prior to issuance of building permits. Developer shall remit the traffic impact fee to the Planning Division.
- Eng 25. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).
- Eng. 26. Provide a five foot public sidewalk easement behind existing right of way line on Elden Avenue for ADA compliance.
- Eng. 27. 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.
- Pkwys 28. Plant one 24 inches Box tree along Elden Avenue parkway. Type of tree provided by Public Services.

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. Applicant shall provide the City with proof of general liability insurance including endorsements concerning "additional named insured", "advance notice", and "primary coverage" as approved by the City attorney's office.
3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
4. Prior to issuance of 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.

5. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
6. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all garages.
7. Minimum garage door width shall be 16 feet.
8. All garages shall be provided with automatic garage door openers.
9. Hours of construction shall comply with Section 13-279, Title 13, of the Costa Mesa Municipal Code.
10. Two 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.
11. Two sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
12. All on-site utility services shall be installed underground.
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.
15. Prior to approval of plans, the project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements.
16. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be inoperable or closed, the design for the structure must also specify the means that will be employed to provide ventilation, and cooling if necessary, to provide a habitable interior environment.
17. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
18. Planning Commission action on PA-15-05 shall not become final until seven days following final action.

19. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
20. The final landscape plan shall be approved by the Planning Division and contain additional 24-inch box size trees above the minimum code requirements. Compliance with this requirement may include upgrading smaller size trees to 24-inch box size trees or providing additional 24-inch box trees.
21. 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.
22. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
23. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
 - a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
 - b. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.
24. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association shall be optional. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, the CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.

- Bldg.
25. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Areas of alteration and additions shall comply with 2013 California Green Building Standards Code section 5.303.2 and 5.303.2.
 26. Submit precise grading plans, an erosion control plan, and a hydrology study.
 27. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the soils report shall address how existing or new slopes will be maintained to avoid erosion or future failure.
 28. 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.
 29. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first 10 feet. CRC R401.3.
 30. 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).
 31. Prior to the issuance of Grading Permits, the project Applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of onsite soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Department of Building Safety.
 32. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1532.1, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practice by workers exposed to lead. Lead-contaminated debris and other wastes shall be

managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.

33. During demolition, grading, and excavation, workers shall comply with the requirements of Title 8 of the California Code of Regulations, Section 1529, which provides for exposure limits, exposure monitoring, respiratory protection, and good working practices by workers exposed to asbestos. Asbestos-contaminated debris and other wastes shall be managed and disposed of in accordance with the applicable provision of the California Health and Safety Code.
34. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:
 - a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.
 - b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.
 - c. Water excavated soil piles hourly or covered with temporary coverings.
 - d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - e. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.
 - g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.
 - h. Cease grading during period when winds exceed 25 miles per hour.

- Trans.
35. Construct all proposed driveway approaches to comply with city standards.
 36. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based

upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

37. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.
- Fire 38. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.
39. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
40. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
- Eng 41. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
42. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
43. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
44. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
45. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Off-site Plan, including four (4) feet clear around obstructions in the sidewalk.
46. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or

curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.

47. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
48. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, using latest version of template dated August 2011, shall be prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
 - a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - b) Location of BMPs shall not be within the public right-of-way.

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|--------|--|
| Sani. | <ol style="list-style-type: none">1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.4. The applicant is required to contact the Costa Mesa Sanitary District at (949) 645-8400 to arrange final sign-off prior to certificate of occupancy being released.5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (949) 645-8400 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | <ol style="list-style-type: none">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 | <ol style="list-style-type: none">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 | <ol style="list-style-type: none">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.
- Cable 11. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.



CITY OF COSTA MESA

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

EXHIBIT B 1

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

September 17, 2015

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

SUBJECT: Tentative Tract No. 17839
LOCATION: 2333 Elden Avenue

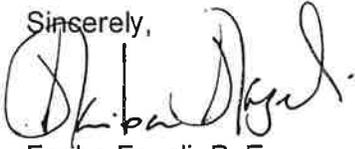
Dear Commissioners:

Tentative Tract Map No. 17839 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one parcel into five numbered lots. Tentative Tract Map No. 17839 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. Vehicular and pedestrian access rights to Elden Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
6. 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.
7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct a driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan to comply with the Americans with Disabilities Act. Location and dimensions are subject to the approval of the Transportation Services Manager.
8. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement Plans that show Sewer and Water Improvements, prepared by a Civil Engineer.

9. The Subdivider shall submit a cash deposit of \$580 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.
10. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
11. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.
12. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.
13. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.
14. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.
15. Dedicate easements as needed for public utilities.
16. 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.
17. 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.
18. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
19. The elevations shown on all plans shall be on Orange County benchmark datum.
20. 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.
21. 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,

A handwritten signature in black ink, appearing to read 'Fariba Fazeli', written in a cursive style.

Fariba Fazeli, P. E.
City Engineer

(Engr. 2015/Planning Commission Tract 17839)

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-05 AND TENTATIVE TRACT MAP TT-17839 FOR PROPERTY LOCATED AT 2333 ELDEN AVENUE

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

WHEREAS, an application was filed by Ray Dorame of MasterCraft Homes LLC, representing 2333 Elden Partners LLC, the property owner, requesting approval of the following:

1. **Planning Application PA-15-05:** Design Review to construct a 5-unit, two-story, detached residential development on a 20,134 square foot lot (.45 acres) with the following:
 - a. Minor Modification from the front yard setback requirement (20 feet required; 17 feet proposed).
 - b. Minor Modification from the side yard setback requirement (5 required; 4 foot proposed for garage portion of 4 of 5 residences only).
2. **Tentative Tract Map TT-17839:** A Residential Small Lot Subdivision consisting of six fee simple lots.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 28, 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-15-05 and Tentative Tract Map TT-17839.

PASSED AND ADOPTED this 28nd day of September, 2015.

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

EXHIBIT A

FINDINGS (DENIAL)

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

Finding: The project does not comply with the City of Costa Mesa Zoning Code or meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Finding: The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has not been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

Finding: The proposed development plan and subdivision does not meet the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Findings:

- Because of special circumstances applicable to the property, the strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
- The deviations constitutes a grant of special privileges inconsistent with other properties in the vicinity.
- The granting of the deviations will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

Findings:

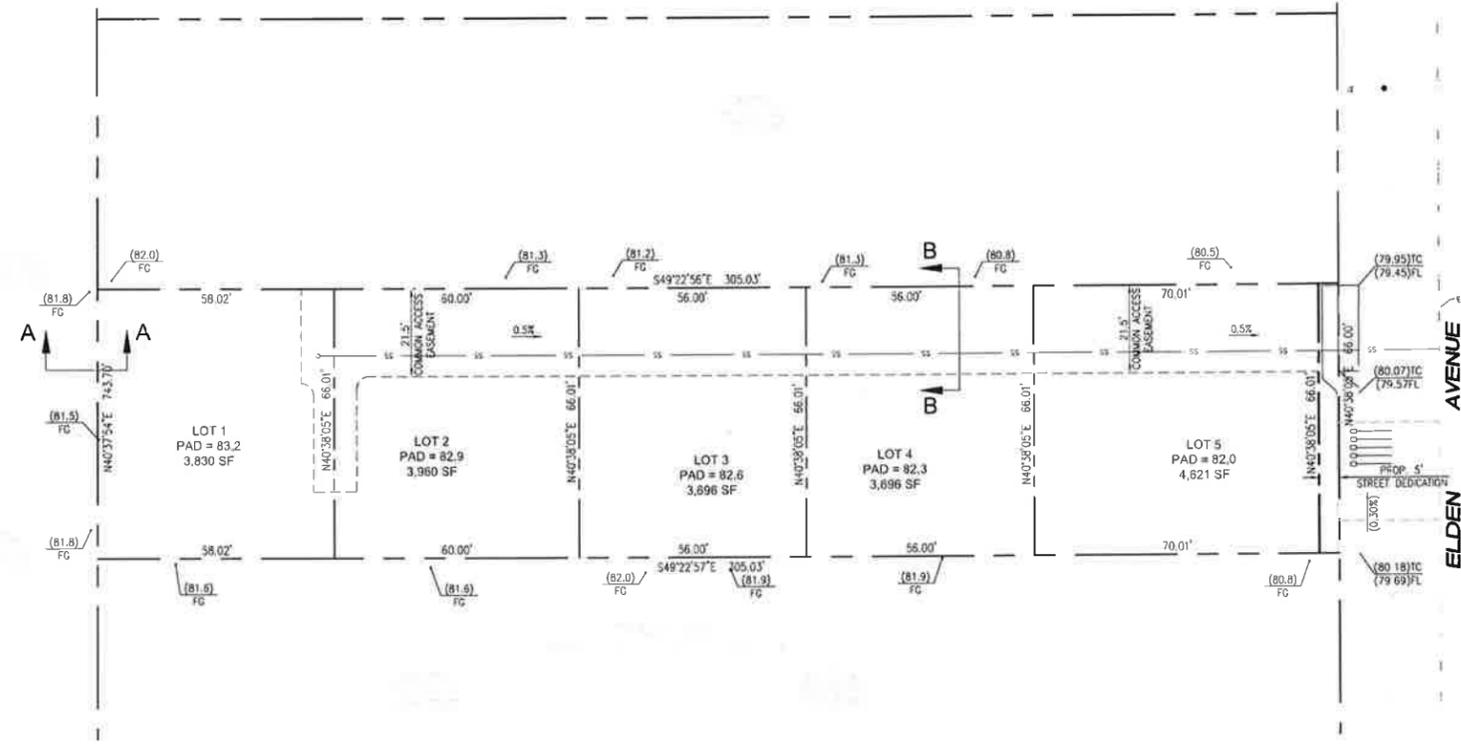
- The improvement will be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
- The improvement is not compatible and does not enhance the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a

compatible and attractive development.

- D. The subdivision of the property for a residential common interest development is not consistent with the City's General Plan and Zoning Code.
- E. The Costa Mesa Planning Commission has denied Planning Application PA-15-05 and Tentative Tract Map TT-17839. Pursuant to Public Resources Code Section 21080(b) (5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- F. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

TENTATIVE TRACT MAP 17839

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

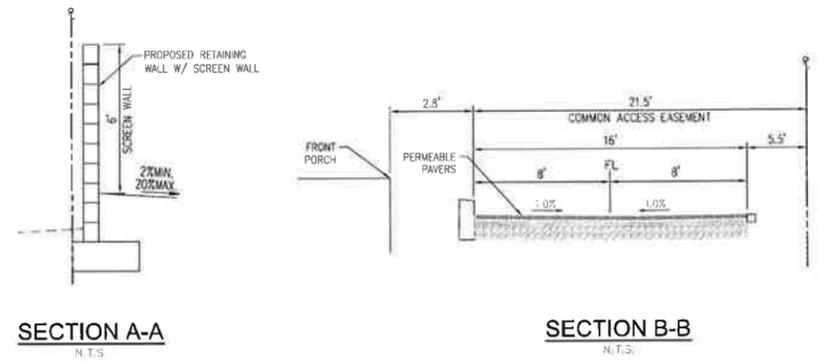


AREA
NET AREA: 19,804 SF = 0.45 AC
GROSS AREA: 20,134 SF = 0.46 AC

- GENERAL NOTES**
- EXISTING ZONING: R2
 - PROPOSED ZONING: R2
 - PROPOSED LAND USE: SMALL LOT SUBDIVISION
 - AREA IS NOT SUBJECT TO OVERFLOW OR FLOOD HAZARD; ZONE "X", FIRM MAP 06059C0268J, DECEMBER 3, 2009

LOT SUMMARY

LOT	LOT AREA	DESCRIPTION
1	3,830 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
2	3,960 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
3	3,696 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
4	3,696 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
5	4,621 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE



ABBREVIATION

EX.	EXISTING
FL	FLOW LINE
FG	FINISH GRADE
FS	FINISH SURFACE
P/L	PROPERTY LINE
S	SEWER
R/W	RIGHT OF WAY
TC	TOP OF CURB
W	WATER

LEGEND

---	CENTER LINE
---	EXISTING P/L
---	PROPOSED P/L
---	PROPOSED SIDEWALK EASEMENT
---	EXISTING SEWER LINE
---	EXISTING WATER LINE
---	EXISTING FIRE HYDRANT
---	EXISTING POWER POLES
---	EXISTING WATER METER
---	PROPOSED WATER METER
---	PROPOSED SEWER
---	EXISTING CURB & GUTTER



45

OWNER/SUBDIVIDER

2333 ELDEN PARTNERS, LLC.
20201 SW BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
CONTACT: RAY DORAME
PHONE: 949.252.1122

PLANS PREPARED BY:

AS
ADAMS STREETER
Civil Engineers
15 Corporate Park, Irvine, CA 92614 | 949.474.2330 | adamsstreeter.com

LEGAL DESCRIPTION

LOT 25, TRACT 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 14, PAGES 11 AND 12, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

ASSESSOR PARCEL NUMBER

APN: 439-421-07

BENCHMARK

O.C.S. BENCHMARK CM-26-27
(ORANGE COUNTY NAVD88 DATUM)
2005 ELEVATION - 95.597 FEET NAVD88

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6263 AND STATION GPS NO. 6265, BEING SOUTH 45°46'25" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

PROJECT ADDRESS

2333 ELDEN AVENUE
COSTA MESA, CA

REVISIONS:

REVISION	DESCRIPTION	DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:

Mark Nguyen 9/17/15
MARK NGUYEN DATE
RCE 77202 EXP. 06/30/15

PLAN PREPARATION DATE
SEPTEMBER 16, 2015

CITY OF COSTA MESA

TENTATIVE TRACT MAP NO. 17839

J.N. 14-2010

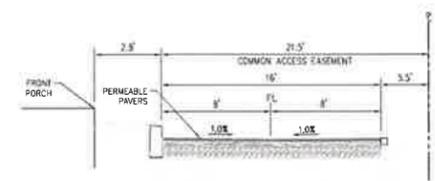
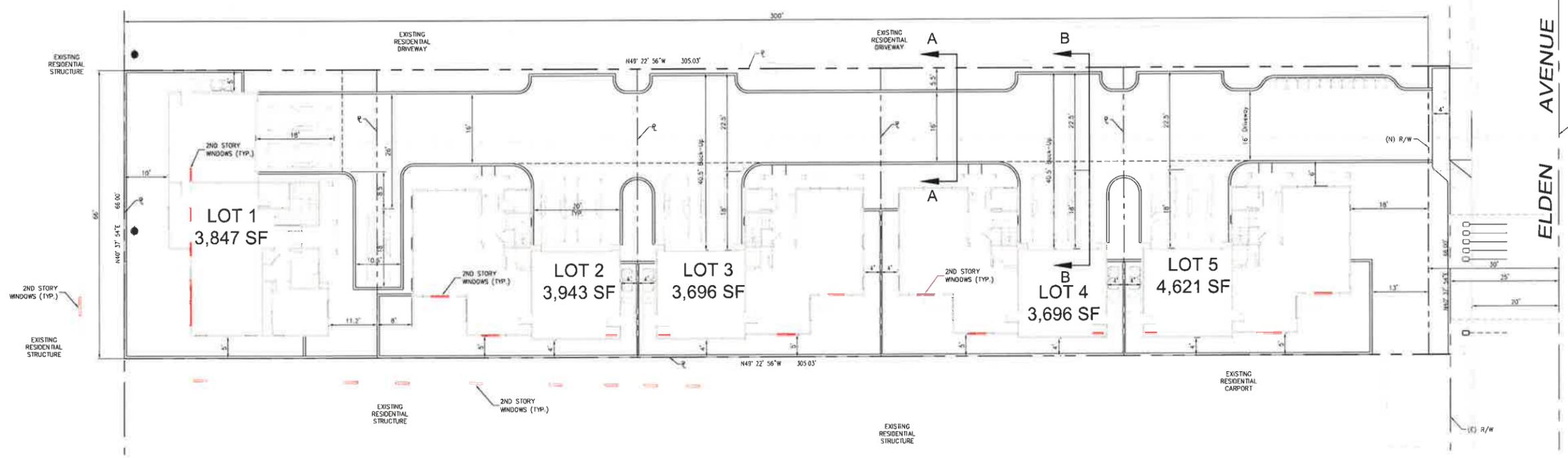
SHEET
1
OF
1

SITE PLAN

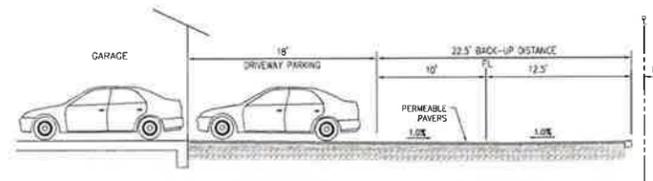
FOR
2333 ELDEN AVENUE
IN THE
CITY OF COSTA MESA, COUNTY OF ORANGE



VICINITY MAP
NTS



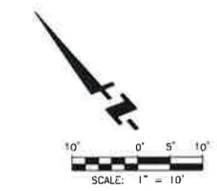
SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

LEGEND

- CENTER LINE
- EXISTING P/L
- PROPOSED P/L
- PROPOSED SIDEWALK EASEMENT
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLES
- EXISTING WATER METER
- PROPOSED WATER METER
- PROPOSED SEWER LATERAL
- EXISTING SEWER LATERAL
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED CONCRETE WALK
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PAVER DRIVEWAY



NOTES:

1. PARKS & RECREATION COMMISSION'S APPROVAL IS REQUIRED PRIOR TO REMOVAL OF TREES WITHIN THE PUBLIC RIGHT-OF-WAY.
2. EXISTING DRIVE APPROACHES ARE TO BE REMOVED AND REPLACED WITH FULL HEIGHT CURB AND GUTTER PER CITY STANDARDS.

AREA
NET AREA: 19,804 SF = 0.45 AC
GROSS AREA: 20,134 SF = 0.46 AC

LOT SUMMARY

LOT	LOT AREA	DESCRIPTION
1	3,830 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
2	3,980 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
3	3,696 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
4	3,696 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE
5	4,621 S.F.	2-STORY SINGLE FAMILY RESIDENTIAL W/ ATTACHED 2 CAR GARAGE

OPEN SPACE
OPEN SPACE REQUIRED = 5,941 (30%)
OPEN SPACE PROVIDED = 6,010 (30.3%)

LOT COVERAGES

LOT	STRUCTURE	PORCH	DRIVEWAY	OPEN SPACE	TOTAL
LOT 1	1,562 SQ. FT. 40.6%	80 SQ. FT. 2.0%	612 SQ. FT. 16.0%	1,591 SQ. FT. 41.1%	3,830 SQ. FT. 100%
LOT 2	1,235 SQ. FT. 31.2%	31 SQ. FT. 0.8%	1,819 SQ. FT. 45.9%	875 SQ. FT. 22.1%	3,960 SQ. FT. 100%
LOT 3	1,235 SQ. FT. 33.4%	78 SQ. FT. 2.1%	1,422 SQ. FT. 38.5%	961 SQ. FT. 26.0%	3,696 SQ. FT. 100%
LOT 4	1,235 SQ. FT. 33.4%	31 SQ. FT. 0.8%	1,422 SQ. FT. 38.5%	1,008 SQ. FT. 27.3%	3,696 SQ. FT. 100%
LOT 5	1,235 SQ. FT. 26.7%	78 SQ. FT. 1.7%	1,718 SQ. FT. 37.2%	1,590 SQ. FT. 34.4%	4,621 SQ. FT. 100%

PROJECT ADDRESS
2333 ELDEN AVENUE
COSTA MESA, CA

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6263 AND STATION GPS NO. 6265, BEING SOUTH 46°46'25" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK
O.C.S. BENCHMARK CM-26-27
(ORANGE COUNTY NAVD83 DATUM)
2005 ELEVATION = 95.597 FEET NAVD83

LEGAL DESCRIPTION
LOT 25, TRACT 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON MAP THEREOF RECORDED IN BOOK 14, PAGES 11 AND 12, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA

ASSESSOR PARCEL NUMBER
APN: 439-421-07

OWNER/DEVELOPER
2333 ELDEN PARTNERS, LLC
20201 SW BIRCH STREET, SUITE 100
NEWPORT BEACH, CA 92660
949.252.1122

ENGINEER

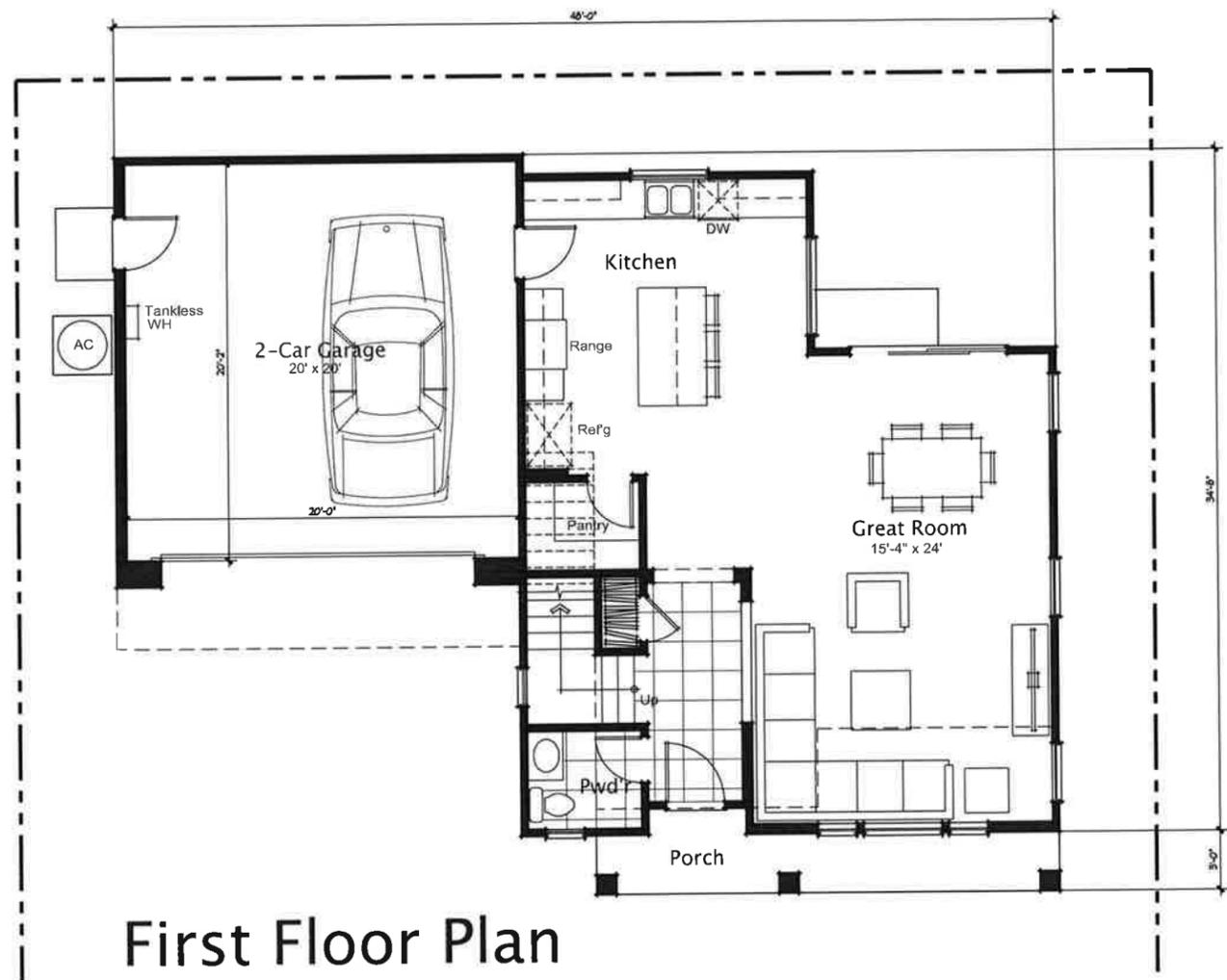


PLAN PREPARATION DATE
SEPTEMBER 17, 2015

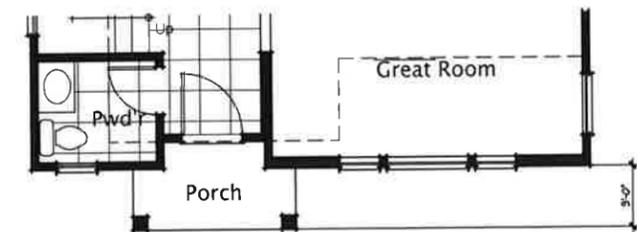
46



Second Floor Plan

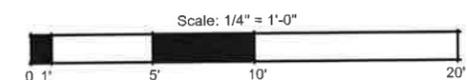


First Floor Plan



Elevation 'B'

Living Area:
 First Floor 808
 Second Floor 1,154
 Total Living Area = 1,962 sq. ft.
 Garage 427



47



LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"
LOT 5



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

48

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2333 Elden Partners, LLC
Elden Avenue Costa Mesa, California

Title	Plan 1 Elevation 'B' Lot 5
Date	11-5-14
Project Number	4261
Scale	1/4" = 1'-0"
Revision	1-12-15 3-12-15 7-24-15
Sheet No.	3.1



LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"
LOT 4



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

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2333 Elden Partners, LLO
Elden Avenue Costa Mesa, California

Title	Plan 1 Elevation 'A' Lots 2 & 4
Date	11-5-14
Project Number	4261
Scale	1/4" = 1'-0"
Revision	1-12-15 3-12-15 7-24-15
Sheet No.	2

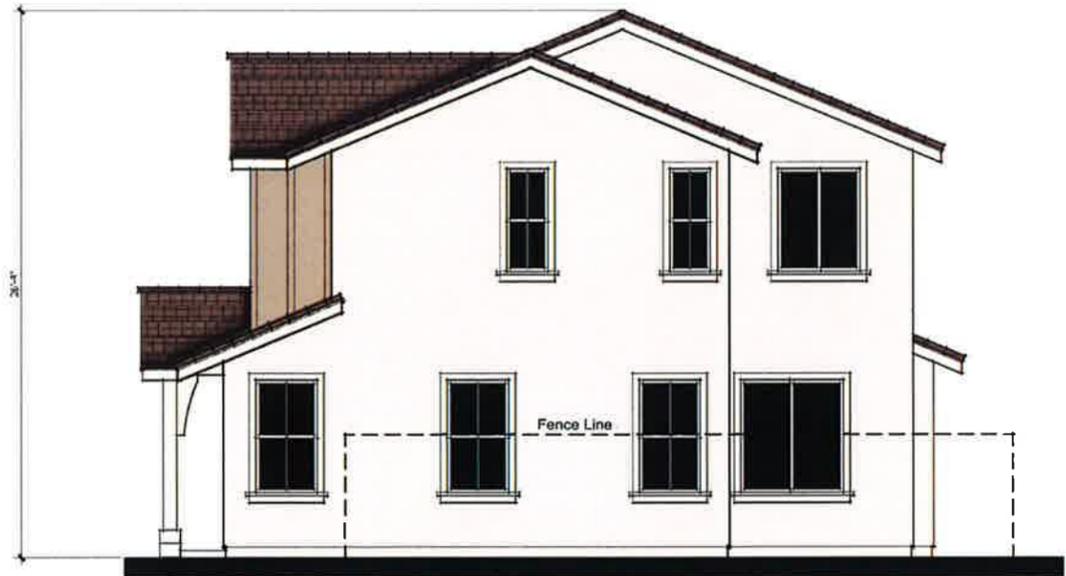
49



LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"
LOT 3



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

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2333 Elden Partners, LLC
Elden Avenue Costa Mesa, California

Title	Plan 1 Elevation 'B' Lot 3
Date	11-5-14
Project Number	4261
Scale	1/4" = 1'-0"
Revision	1-12-15 3-12-15 7-24-15
Sheet No.	3

50



LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"
LOT 2



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

51

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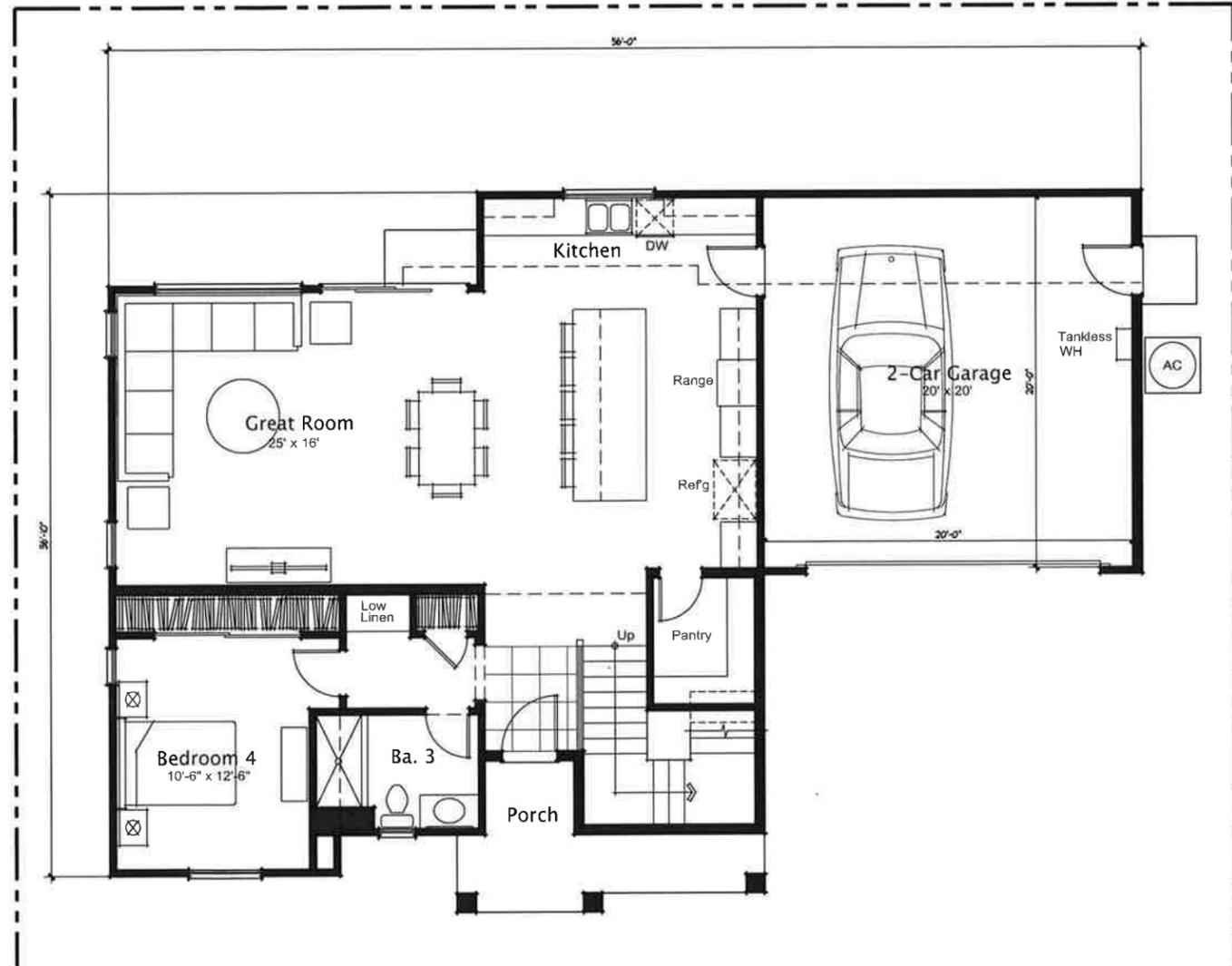


2333 Elden Partners, LLO
Elden Avenue Costa Mesa, California

Title	Plan 1 Elevation 'A' Lots 2 & 4
Date	11-5-14
Project Number	4261
Scale	1/4" = 1'-0"
Revision	1-12-15 3-12-15 7-24-15
Sheet No.	2

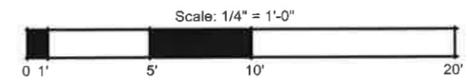


Second Floor Plan



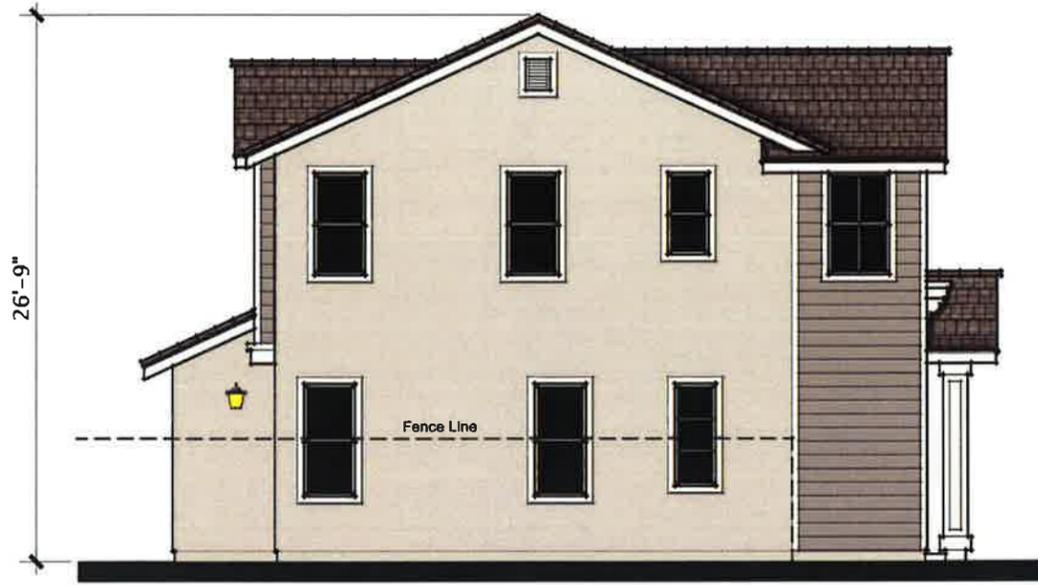
First Floor Plan

Living Area:	
First Floor	1,138
Second Floor	1,219
Total Living Area =	2,357 sq. ft.
Garage	424



52





LEFT ELEVATION
SCALE: 1/4"=1'-0"



FRONT ELEVATION
SCALE: 1/4"=1'-0"
LOT 1



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

53

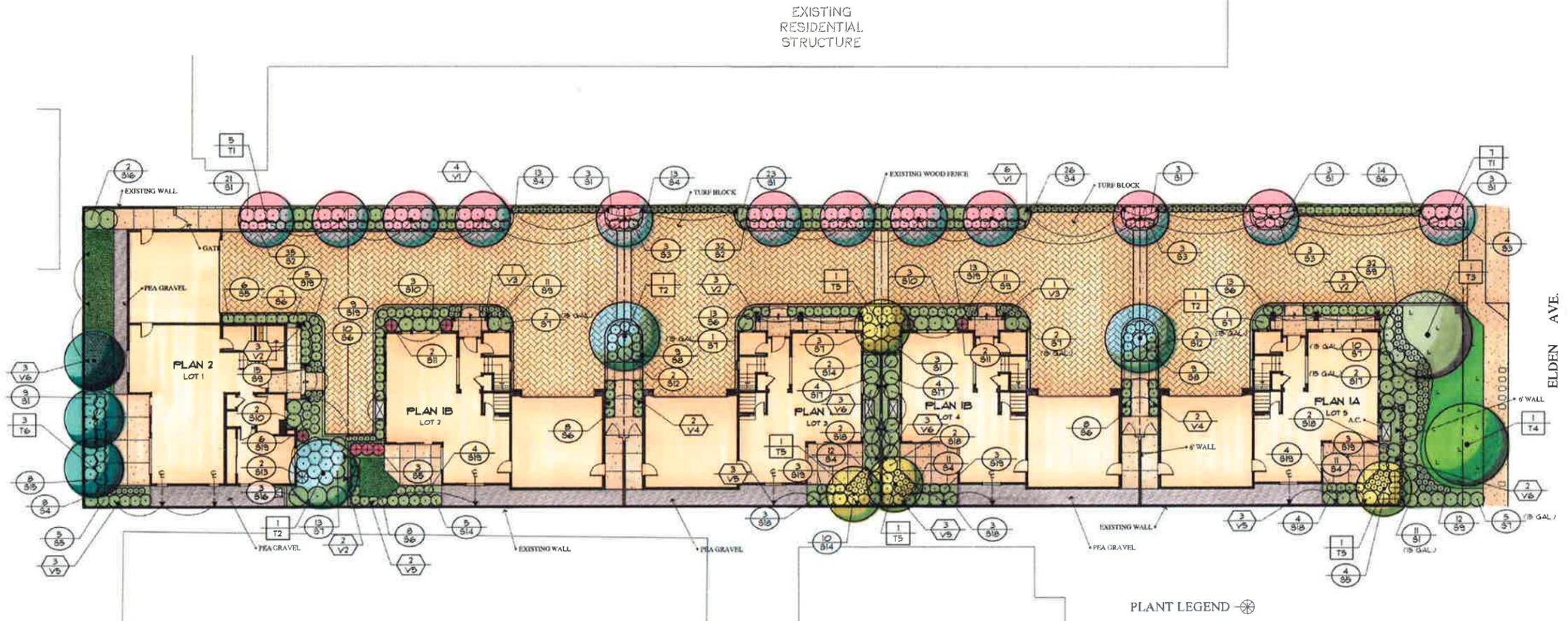
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2333 Elden Partners, LLC
Elden Avenue Costa Mesa, California

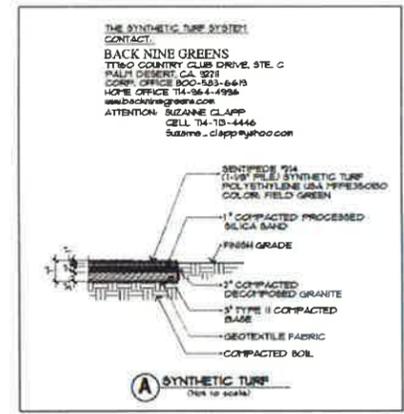
Title	Plan 2 Elevation 'A' Lot 1
Date	11-5-14
Project Number	4261
Scale	1/4" = 1'-0"
Revision	1-12-15 3-12-15 7-24-15
Sheet No.	5

ELDEN AVENUE
 2333 ELDEN AVENUE COSTA MESA, CALIFORNIA
 2333 ELDEN PARTNERS, LLC
 2001 SW BIRCH STREET, SUITE 100 NEWPORT BEACH, CA 92660 949-252-1122



PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE/COMMENTS / SPEC.
TREES		
11 ERICOTRYA DEFLEXA	Bronze Loquat	24" BOX STANDARD / (9'-11" x 4'-5")
12 PYRUS CALLERYANA 'ARISTOCRAT'	Aristocrat Pear	36" BOX STANDARD / (10'-11" x 5'-6")
13 CUPANOPSIS ANACARDIODES	Carrotwood	48" BOX STANDARD / (14'-6" x 7'-8")
14 CITY APPROVED STREET TREE		24" BOX STANDARD / (10'-0" x 4'-8")
15 TRISTANILIA LAURINA	Water Gum	24" BOX STANDARD / (10'-0" x 4'-5")
16 TRISTANIA CONFERTA	Brisbane Box	24" BOX / (10'-0" x 4'-5")
SHRUBS		
01 LIGULSTRUM JAPONICA 'TEXANUM'	Texas Privet	5 GAL # 36" O.C.
02 TRACHELOSPERPM JASMINOIDES	Star Jasmine	1 GAL # 24" O.C.
03 PHORADENDRUM TOM THUMB	Tom Thumb Flax	5 GAL # 24" O.C.
04 AGAPANTHUS 'PETER PAN'	Dwarf Lily-of-the-Nile	1 GAL # 18" O.C.
05 PRUNUS CAROLINIANA 'COMPACTA'	Dwarf Carolina Cherry	5 GAL # 30" O.C.
06 BUXTIS MIC. JAPONICA 'GREEN BEAUTY'	Japanese Boxwood	5 GAL # 24" O.C.
07 RHAPHIOLEPIS INDICA 'SPRINGTIME'	Indian Hawthorn	5 GAL # 36" O.C.
08 CARISSA GRAND 'BOYWOOD BEAUTY'	Natal Plum	5 GAL # 24" O.C.
09 AGORUS GRAMINEUS 'DASH'	Japanese Sweet Flag	1 GAL # 18" O.C.
10 PITTOSPORUM TENIFOLIUM 'KOHAKU'	Golfball Kohaku	5 GAL # 36" O.C.
11 PODOCARPUS MACROPHYLLUS 'MAKI'	Shrubby Yew Pine	15 GAL COLUMN
12 CALLISTEMON VERNALIS 'LITTLE JOHN'	Dwarf Callistemon	5 GAL # 36" O.C.
13 ANIPERIS CHINENSIS 'SKYROCKET'	Skrocket Janiper	15 GAL COLUMN
14 NANNARIA DOMESTICA	Heavenly Bamboo	5 GAL # 30" O.C.
15 PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	Dwarf Tobira	5 GAL # 30" O.C.
16 PHOTINIA FRASERI	Red-Tipped Photinia	5 GAL # 4" O.C.
17 RHAPHIOLEPIS INDICA 'CLARA'	Indian Hawthorn	5 GAL # 36" O.C.
18 ROSA FLORIBUNDA 'ICEBERG'	White Iceberg Shrub Rose	5 GAL # 36" O.C.
19 GELSENIUM 'SUNSPERKINS'	Falsetuber	5 GAL # 24" O.C.
20 EUCYNTIS MICROPHYLLA JAPONICA	Dwarf Eucyntis	5 GAL # 18" O.C.
VINES		
V1 BIGNONIA VIOLACEA	Lavender Trumpet Vine	5 GAL STAKED
V2 PANDOREA JASMINOIDES 'ROBEA'	Pink Bouer Vine	5 GAL STAKED
V3 PANDOREA JASMINOIDES 'ALBA'	White Bouer Vine	5 GAL STAKED
V4 GELSENIUM 'SUNSPERKINS'	Carolina Jessamine	5 GAL STAKED
V5 PHAEDRANTHUS BUCCINATORIA	Blood-Red Trumpet Vine	5 GAL STAKED
V6 JASMINUM POLYANTHUM	Pink Jasmine	5 GAL STAKED
GROUNDCOVERS		
G1	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G2	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G3	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G4	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G5	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G6	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G7	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G8	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G9	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G10	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G11	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G12	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G13	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G14	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G15	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G16	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G17	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G18	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G19	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G20	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G21	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G22	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G23	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G24	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G25	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G26	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
G27	3" DEEP TOPDRESSING - FOREST FLOOR MULCH - 0.1" - TYPICAL	
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AGRONOMIC SOIL TEST:
 CONTRACTOR SHALL OBTAIN AN AGRONOMIC SOILS TEST FROM A LICENSED TESTING LABORATORY. CONTRACTOR SHALL GIVE A COPY OF TEST RESULTS AND RECOMMENDATIONS TO CITY LANDSCAPE INSPECTOR PRIOR TO FIRE. LANDSCAPE INSTALLATION INSPECTION REPORT MAY BE SENT ELECTRONICALLY. REPORT MUST BE ON FILE BEFORE INSPECTION.

NOTE: LANDSCAPE ARCHITECT SHALL APPROVE ALL PLANT MATERIALS PRIOR TO INSTALLATION. ALL PLANT MATERIALS MUST BE EQUAL TO 'NORMANS NURSERY' SIZE AND QUALITY.

TREE & SHRUB PLACEMENT / UTILITIES NOTE:
 THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY WHEN ANY SHRUB OR TREE TO BE INSTALLED IS WITHIN EIGHT FEET OF AN ABOVE-GRADE OR SUBSURFACE UTILITY BOX, STRUCTURE OR CONNECTION. THE TREE OR SHRUB SHALL NOT BE PLANTED UNTIL THE LANDSCAPE ARCHITECT HAS DETERMINED IF THIS TREE SHALL BE PLANTED, RELOCATED OR ELIMINATED. PLANT CENTER OF SHRUBS MIN. 18" FROM WATER METERS-TYPICAL IN ALLEYS.

DIGITAL TREE PICTURES NOTE:
 LANDSCAPE CONTRACTOR SHALL EMAIL DIGITAL PICTURES OF ALL TREES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING & DELIVERY.

LINEAR ROOT BARRIER NOTE:
 LINEAR ROOT BARRIERS SHALL BE INSTALLED FOR ALL TREES WITHIN SIX FEET (6') OF ANY HARDWARE OR WALLS - TYPICAL (24" DEEP x 10' LONG).

TREE BASIN NOTE:
 ALL TREES SHALL HAVE A MINIMUM 3" DEEP MULCH BASIN AT PLANT PIT. USE AGUNAGA FOREST FLOOR 10'-2" MULCH-TYPICAL.

ALL TREE PLACEMENT SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING OF ANY TREE.

54

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 EMAIL: FRANK@RADMACHER.COM

SCALE: 1"=10'
 DATE: 8/12/2015
 JOB NO: 2015-001
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