



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: October 12, 2015

ITEM NUMBER: PH-1

**SUBJECT:** TENTATIVE PARCEL MAP 2015-114 FOR A 4-UNIT RESIDENTIAL CONDOMINIUM DEVELOPMENT AT 2136 THURIN AVENUE

**DATE:** SEPTEMBER 28, 2015

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

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

**FOR FURTHER INFORMATION CONTACT:** MINOO ASHABI, AIA (714) 754-5610  
Minoo.ashabi@costamesaca.gov

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### **DESCRIPTION**

The proposed project involves the following:

- *Tentative Parcel Map 2015-114 for a condominium map for four-units. A request for a Tentative Parcel Map to create four two-story condominium units.*

The Design Review for the four-unit project was previously approved by Planning Commission on January 12, 2015 (PA-14-44). The building permits have not been issued and therefore a condo conversion is not required.

### **APPLICANT**

Jim Cefalia is the authorized agent for the property owner.

### **RECOMMENDATION**

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



## **BACKGROUND**

### ***Project Site/Environs***

The development lot is a through lot with two street frontages and a depth of 281 feet. The 0.39-acre project site consists of one parcel extending between Thurin Avenue and Doctors Circle. The site was developed with two single-story apartments. The property is zoned R2-HD and in the High Density Residential (HDR) land use designation. The site abuts high density residential uses to the north and south. Properties across Thurin Avenue to the west are low and medium density residential lots. College Hospital is located across Doctors Circle to the east. The existing units are located toward the Thurin Avenue frontage, and the rear portion of the parcel is undeveloped.

## **ANALYSIS**

### ***Project Description***

The Planning Application (PA-44) was approved by Planning Commission on January 12, 2015 that authorized construction of two duplexes (total four units) on a 0.39-acre site. The maximum development potential for R2-HD zone on this site is five units (14 dwelling units per acre). The unit types are summarized in the following table:

**Unit Type Summary for Both Duplexes**

	<b>Unit A</b>	<b>Unit B</b>
Unit Size (Not Including Garage)	1,475 SF (1 <sup>st</sup> floor) 1,597 SF (2 <sup>nd</sup> floor)	1,475 SF (1 <sup>st</sup> floor) 1,597 SF (2 <sup>nd</sup> floor)
No. of Bedrooms and Baths	4	4
No. of Stories	2	2
Total Living Area	3,072 SF	3,072 SF
No. of Garage Spaces	2	2
No. of Open Spaces	2	2
Total On-Site Spaces	16	

As part of the Design Review, the applicant was granted a relief from the ten-foot average second story setback recommended in the Residential Design Guidelines. The Planning Commission resolution including conditions of approval related to CC&Rs and approved plans are attached as Attachment 2 and 3. The applicant has submitted grading and building plans for plan check; however, a building permit has not been issued. The construction is anticipated to start in late fall. The proposed tentative map includes one lot and all common areas will be owned and maintained by the 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.

## ***Justifications for Approval***

Staff recommends approval of Tentative Parcel Map PM-2015-114, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- *The proposed subdivision is consistent with the General Plan and Zoning Code.* The subdivision complies with General Plan Land Use Objective LU-1A.4 in that it allows the units to be sold independent of one another and creates home ownership opportunities. The subdivision is consistent with applicable development standards contained in the Zoning Code. The subdivision also provides for future natural heating and cooling. The trees in the proposed landscape plan will create shade, allowing for natural cooling of the homes. The homes are placed on the site with the yards in an east-west orientation to allow for natural heating through sun exposure.
- *The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property.* The condominium subdivision requires establishment of self-governance through CC&Rs and a homeowner's associations. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. Because of the common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain the ground rules related to maintenance of common area, 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.

## **ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 (Class 15), Minor Land Divisions.

The Class 15 exemption consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent. The project is consistent with the General Plan and Zoning Code. No variances are required. All public utilities and services are available. The property has not been subdivided within the previous two years, and the lot is generally flat in topography.

## **ENVIRONMENTAL DETERMINATION**

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15 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.

## **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 proposed subdivision will facilitate individual ownership of the condominium units. Therefore it is consistent with the intent of the General Plan and Zoning Code and staff recommends approval of the project. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

  
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MINOO ASHABI, AIA  
Principal Planner

  
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CLAIRE FLYNN, AICP  
Asst. Development Services Director

- Attachments:
1. Draft Resolution and Exhibits
  2. 500-foot Radius Map
  3. Design Review Approval
  4. Approved Plans
  5. Submitted Tentative Parcel Map

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

Jim Cefalia  
1224 Oceanfront  
Newport Beach, CA 92661

Ron Miedema  
23016 Lake Forest Drive  
Laguna Hills, CA 92653

## RESOLUTION NO. PC-15-

**A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF COSTA MESA APPROVING  
TENTATIVE PARCEL MAP 2015-114 FOR  
CONDOMINIUM DEVELOPMENT FOR PROPERTY  
LOCATED AT 2136 THURIN AVENUE**

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

WHEREAS, an application was filed by Jim Cefalia, representing the property owner, requesting approval of the following:

- ***Tentative Parcel Map 2015-114*** for a condominium map for four units.

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 15315 (Class 15), Minor Land Divisions.

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 October 12, 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** Tentative Parcel Map PM-2015-114.

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 Tentative Parcel Map PM-2015-114 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 12th day of October, 2015.**

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



## EXHIBIT A

### FINDINGS (APPROVAL)

- A **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 parcel 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 condominium 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 10 units per acre (4 units maximum), which complies with allowable density of 14 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 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 15315 for minor land subdivision Projects.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- PIng.
1. The expiration of Tentative Parcel Map PM-2015-114 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 Tentative Parcel Map shall be processed consistent with Chapter XI. Subdivisions, Article 1. Tentative Maps, of the Zoning Code.
  3. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tentative Parcel Map 2015-114.
  4. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, the CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
  5. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
    - a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the homeowner's or maintenance association, as applicable, to verify compliance with this condition.

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.

6. 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.
7. The Homeowner's Association or Maintenance Association, as applicable, shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:

- a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).
- b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
- c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

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

8. 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.

## **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.

**RESOLUTION NO. PC-15-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING TENTATIVE PARCEL MAP 2015-114 FOR CONDOMINIUM DEVELOPMENT FOR PROPERTY LOCATED AT 2136 THURIN AVENUE**

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

WHEREAS, an application was filed by Jim Cefalia, representing the property owner, requesting approval of the following:

- ***Tentative Parcel Map 2015-114*** for a condominium map for four units.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 12, 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** Tentative Parcel Map PM-2015-114.

**PASSED AND ADOPTED this 12th day of October, 2015.**

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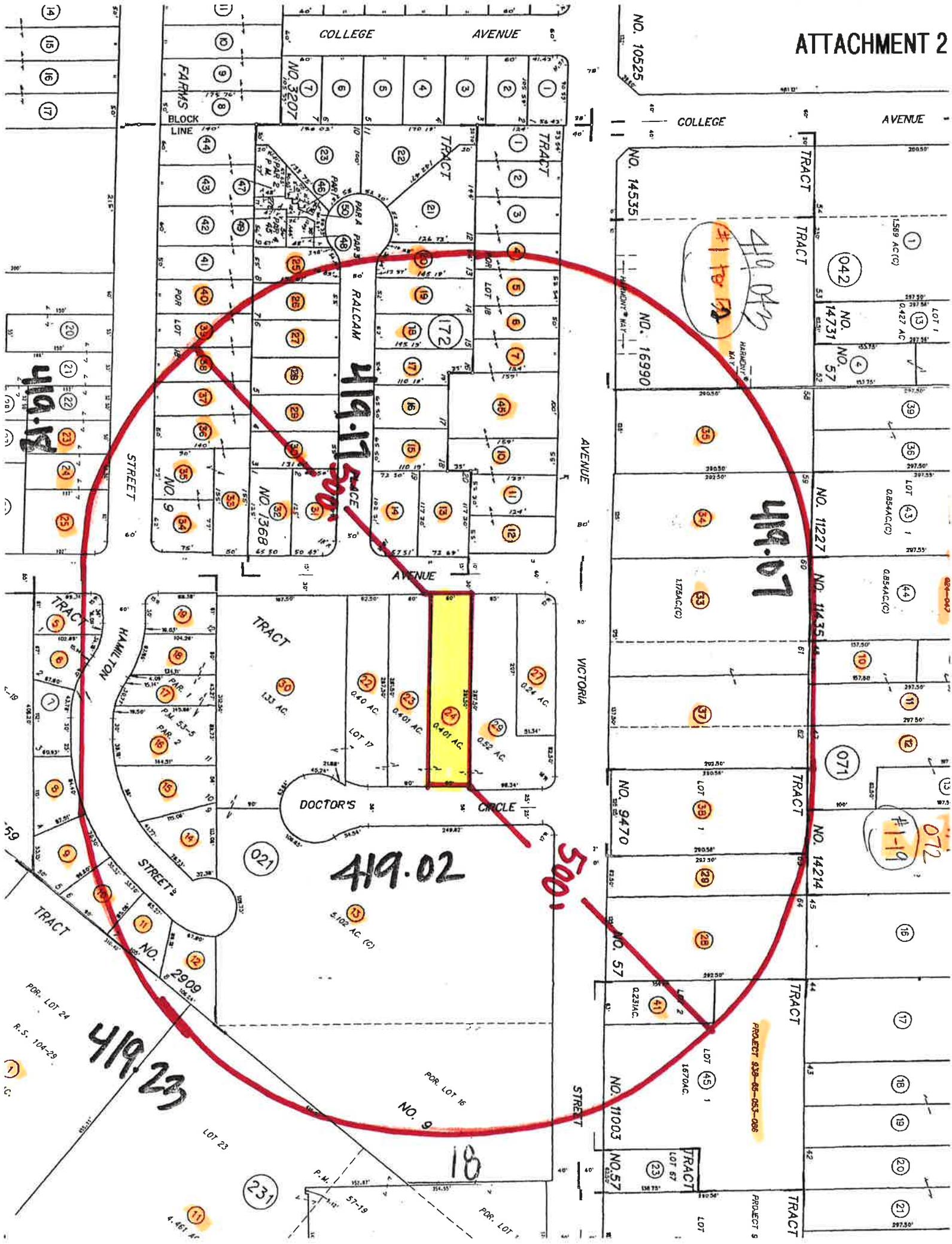
Robert L. Dickson Jr., Chair  
Costa Mesa Planning Commission



## 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 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.
- 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 Tentative Parcel Map PM-2015-114. 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.



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419.02

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#1-19  
072

419.23

18

231

419.12

PPR-LOT 24  
R.S. 104-20

PROJECT 839-06-053-086

PROJECT 9

COLLEGE AVENUE

COLLEGE AVENUE

AVENUE

VICTORIA

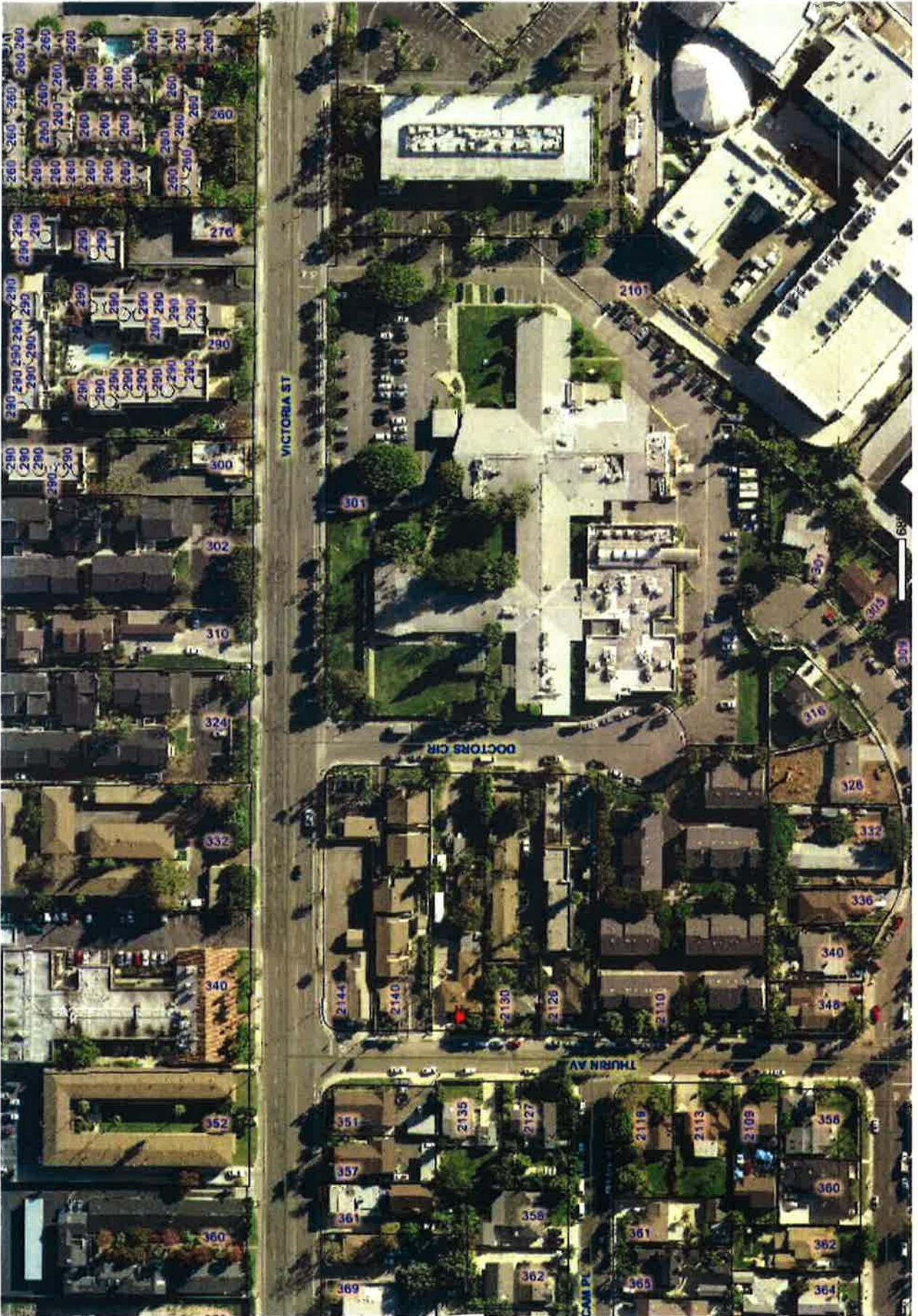
STREET

STREET B

DOCTOR'S CIRCLE

HAMILTON STREET

TRACT



## RESOLUTION NO. PC-15-02

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-44 LOCATED AT 2136 THURIN AVENUE**

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

WHEREAS, an application was filed by Walt Bushman as the authorized agent on behalf of the property owner, requesting approval of *Planning Application PA-14-44 – Design Review* for construction of two duplex structures for a total of four units on a 16,890-square foot parcel. The two-story project includes a deviation from the Residential Design Guidelines for the average side yard setback (10 foot average recommended; 8 foot average proposed);

WHEREAS, a duly noticed public hearing held by the Planning Commission on January 12, 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-14-44.

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-14-44 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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

**PASSED AND ADOPTED this 12<sup>th</sup> day of January, 2015.**



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Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



## EXHIBIT "B"

### CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval for PA-14-44 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  2. The landscaped strip between the driveways shall be a minimum of two feet wide unless otherwise approved by the Development Services Director.
  3. All landscaped areas shall be separated from paved vehicular areas by six inch high continuous Portland Cement Concrete curbing.
  4. The driveways shall be constructed with decorative paving materials.
  5. A decorative six-foot high perimeter block wall shall be constructed around the southern perimeter of the site to match the existing block wall along the northern perimeter, 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 homes shall be a minimum of six feet high masonry block wall or decorative wood fencing subject to final approval of Development Services Department.
  7. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
  8. The landscape plans shall be revised to incorporate the planting of one tree on each side of the drive approaches along Thurin Avenue and Doctors Circle.
  9. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. 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.  
  
Second floor windows for Unit A in Duplex One and Two shall be offset or obscured to avoid visual impacts to the second story windows of the neighboring apartment complex.
  11. The exterior drain downspouts shall be painted to match the building exterior(s). This condition shall be completed under the direction of the Planning Division.
  12. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring 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.

13. 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.
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. 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.
16. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.
17. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
18. In the event that a subdivision map for condominium purposes is approved for this development, the following conditions, as applicable, shall apply:

- 1) Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
  - a. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations.
  - b. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association.
  - c. 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.
  - d. 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.
- 2) 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.
- 3) 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.
- 4) The CC&Rs shall be recorded prior to issuance of certificates of occupancy.
- 5) Prior to final inspection of building permits, the applicant shall provide proof of recordation of a Parcel Map.

- Parks 19. The project is subject to installation of four 24-inch box *Pinus Canariensis* or four *Syagrus romanzoffiana* (7' minimum brown trunk height) along Thurin Avenue and Doctors Circle subject to approval of Public Services Department. Trees or palms shall be planted 3-4 feet behind proposed sidewalk configuration in dedicated ROW (one (1) tree or one (1) palm on each side of drive approach on Thurin Avenue and Doctor's Circle).

- Utilities
20. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
  21. Prior to the issuance of a certificate of occupancy, the applicant shall:
    - a) Submit a Subdivision Map application to subdivide the property for condominium purposes;
    - b) Provide proof of recordation of the Map;
    - c) Remit park fees for the new units, with a credit given for the existing units.

## CODE REQUIREMENTS (PA-14-44)

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.

- |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Bus.<br>Lic. | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Const<br>Hrs | 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Years Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Plng.        | 3. Approval of the planning/zoning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) obtains demo permit(s), grading permit(s), or building permit(s) for the authorized construction and initiates construction; and/or 2) obtains a business license and/or legally establishes the business. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning/zoning application.                                                             |
|              | 4. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|              | 5. 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|              | 6. Street address shall be visible from the public street and shall be displayed on the complex identification sign. If there is no complex identification sign, the street address may be displayed 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. Street address 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. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background. |
|              | 7. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.

8. All antennas not screened either by solid opaque wall(s), fence(s), vegetation, landscaping or other material(s) deemed acceptable by the Planning Division, shall be finished in a color deemed unobtrusive to the neighborhood in which it is located, under the direction of the Planning Division.
9. All on-site utility services shall be installed underground.
10. 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.
11. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
- Bldg. 12. 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
13. The applicant shall submit grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met:
  - 1- An excavation which does not exceed 50 CY on any one site and which is less than two feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
  - 2- A fill less than one foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
  - 3- A fill less than three feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
14. The applicant shall submit a Soils Report for this project. Soils Report recommendations shall be blueprinted on both the architectural and precise grading plans.

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

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

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

- Fire
17. 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. Fire staff shall examine the projected demands of the proposed Project and make recommendations to ensure that adequate personnel/resources will be available to meet projected demand. Recommendations of the study shall be implemented to the satisfaction of the Fire Department to ensure that emergency response impacts are minimized to below a level of significance.

- Sani.
18. The applicant shall submit a trash pick-up route subject to review and approval of the Costa Mesa Sanitation District (CMSD). The route shall facilitate cart pick-up on the right hand side of the truck. The bins shall be placed side-by-side approximately one foot apart and at least three feet from any obstruction. If we CMSD cannot safely service this property, dumpster service shall be required.

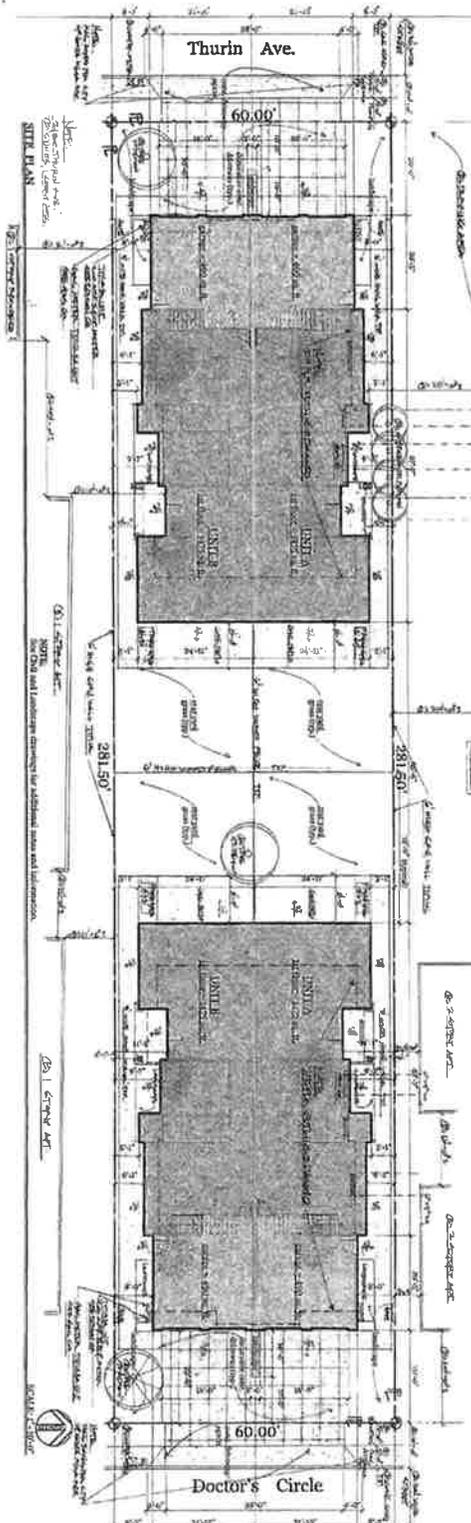
19. The applicant shall submit plans for review and approval by the Mesa Water District.

#### **SPECIAL DISTRICT REQUIREMENTS (PA-14-44)**

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

- Sani.
1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
  2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.
  3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
  4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.
6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.
- AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
- School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.



**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
3. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL EXISTING UTILITIES SHALL BE PROTECTED AND NOT TO BE MOVED OR DELETED UNLESS SPECIFICALLY NOTED OTHERWISE.
6. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING TREES AND LANDSCAPING UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTIONS.
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13. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**PROJECT CONSULTANTS:**

**DESIGNER:** WALT BUSHMAN, CUSTOM HOME DESIGN, 480 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**STRUCTURAL ENGINEER:** QUANTUM AERODYNAMICS, INC., 2000 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**MECHANICAL ENGINEER:** BOB HENNING, HENNING ENGINEERING, 1000 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**ELECTRICAL ENGINEER:** JEFF THOMPSON, JEFF THOMPSON ELECTRICAL, 1000 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**LANDSCAPE ARCHITECT:** JESSICA L. ANDERSON & PARTNERS, 1000 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**GENERAL CONTRACTOR:** JESSE LAMBERTSON, 1000 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**PROJECT DATA:**

**BLK:** 1000 S. GARDEN AVE.

**TRACT:** 1000 S. GARDEN AVE.

**LOT SIZE:** 16,890 SQ. FT.

**DESCRIPTION OF USE:** SINGLE FAMILY RESIDENCE

**OWNER:** WALT BUSHMAN, CUSTOM HOME DESIGN, 480 S. GARDEN AVE., SUITE 100, COSTA MESA, CA 92626, (949) 261-1111

**DATE:** 08/28/2014

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

**DATE:** 08/28/2014

**PROJECT NO.:** 1000 S. GARDEN AVE.

**OWNER:** Mr. Jim Onda

**ADDRESS:** 2136 Thurin Ave

**CITY:** COSTA MESA, CA 92626

**TEL:** (949) 933-7986

**SCOPE OF WORK:**

(1) NEW APARTMENT DUPLEXES (TWO STORIES) (OVER 4 SYSTEMS STUD)

**TYPICAL 1 & PA UNIT:**

First Floor Living Area: 827 sq. ft.

Second Floor Living: 597 sq. ft.

**TOTAL LIVING AREA @ PA UNIT:** 3027 sq. ft.

**TOTAL BUILDING AREA @ EACH UNIT:** 3564 sq. ft.

**TOTAL BUILDING FOOTPRINT:** 7,180 sq. ft.

**TOTAL COVERED DRIVE FOOTPRINT:** 144 sq. ft.

**TOTAL SITE COVERED AREA:** 9,504 sq. ft. / 16,890 sq. ft. = 57%

**43% OPEN SPACE PROVIDED**

**EXISTING UTILITIES TO BE MAINTAINED & PROTECTED:**

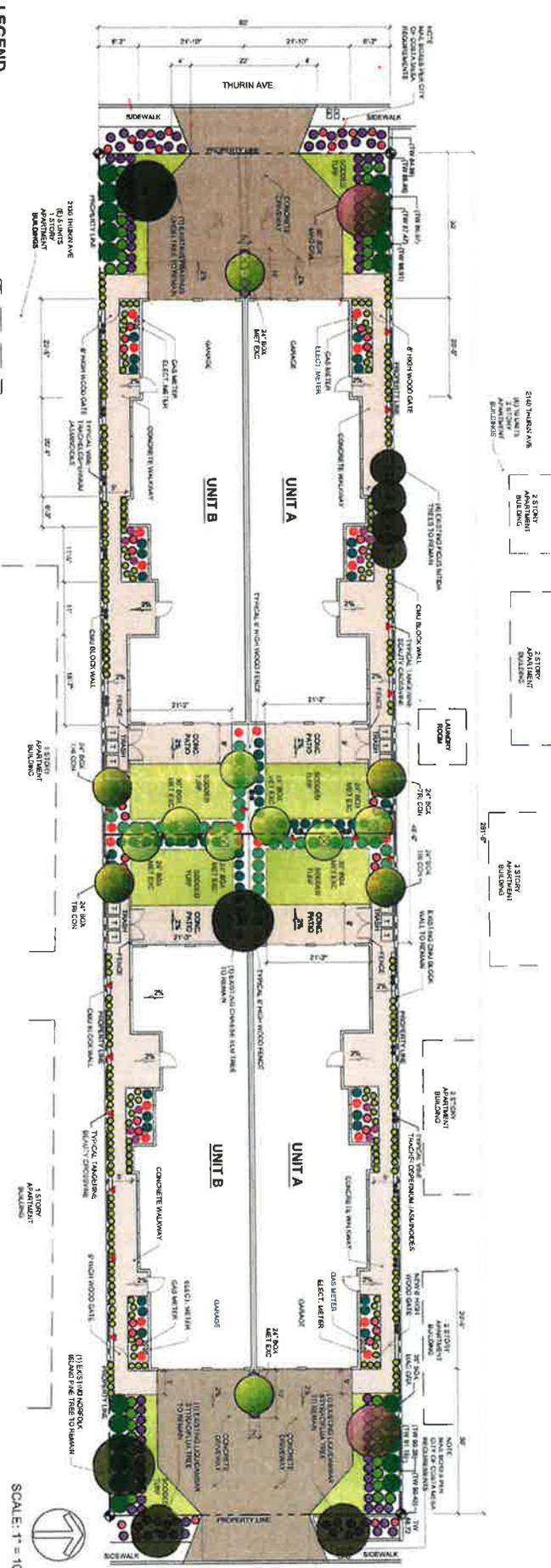
**FACILITY UTILITIES TO BE MAINTAINED & PROTECTED:**

Conditions of Approval:  
Project Data  
Scope of Work  
Site Plan

**Costa 2 Apartment Duplexes**  
2136 Thurin Ave.  
Costa Mesa, CA. 92626  
949-933-7986

Plans prepared by Walt Bushman @  
**Custom Home Design**

**WB & LEO**  
Certified Urban Building Inspector and  
949.274.0624  
2081 Santa Ana Ave., Costa Mesa, CA, 92627



**LEGEND**

SYMBOL	COMMON NAME	SIZE	QUANTITY
[Symbol]	NEW ZEALAND CHESTNUT TREE	24" HOOD 14" BOX	2
[Symbol]	MADAGASCAR QUARTER OAK	24" HOOD 14" BOX	2
[Symbol]	INSPIRAN COMBESIA	24" HOOD 14" BOX	4

SYMBOL	COMMON NAME	SIZE	QUANTITY
[Symbol]	CRISTA SPOKEMAN	1 GAL	20
[Symbol]	GARDENIA JASMINOIDES	3 GAL	100
[Symbol]	LEUCOPHYLLA JAPONICA	15 GAL	21
[Symbol]	LEUCOPHYLLA JAPONICA	6 GAL	64
[Symbol]	LEUCOPHYLLA JAPONICA	5 GAL	12
[Symbol]	PITTOCOPIUM TORBAK WILHELMUS LAMER	3 GAL	22
[Symbol]	PROPAGANDA SPUR MIMOSA	5 GAL	55
[Symbol]	ROSA SPECIES 'SALVIA'	1 GAL	20
[Symbol]	SPIRANTHA HELIOPSIS	5 GAL	20

ADDITIONAL PLANTS (OTHER THAN SHOWN ON PLAN) SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR. ALL PLANT MATERIALS SHALL BE PROVIDED BY THE CONTRACTOR.

SYMBOL	COMMON NAME	SIZE	QUANTITY
[Symbol]	ROSEMARY	5 GAL	14
[Symbol]	THYMUS	5 GAL	14

**GENERAL PLANTING NOTES**

1. MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
2. VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
3. FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS, BE HERESCONSIBLE AND PAY FOR PLANTING OF ALL PLANT MATERIALS THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING, GIVING AND DRINKING DEVICES OF TREES AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE.
4. INSTALL 2" THICK BARK MULCH SHALL BE CONTINUOUS UNDER ALL LANDSCAPE PLANTING AREAS.
5. ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
6. ALL ROVED TREES SHALL BE SELECTED AND SHOTED BY THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE.
7. ALL SOIL PREPARATION SHALL BE INSTALLED AS PER THE SOIL AGRONOMY REPORT TO BE PROVIDED AND PAID FOR BY THE CONTRACTOR FROM AN APPROVED SOIL LABORATORY. FORWARD TO THE LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE UPON COMPLETION.
8. THE SOIL AMENDMENTS SHALL BE PER THE SOIL AGRONOMY REPORT PROVIDED AND PAID BY THE CONTRACTOR FROM AN APPROVED SOIL LABORATORY FORWARDED TO THE LANDSCAPE ARCHITECT UPON COMPLETION.
9. THE PLANTING PITS FOR ROVED TREES SHALL BE EXCAVATED PER THE DETAILS INDICATED. THE ACCEPT ALL VMS SHALL PER THE SOILS REPORT PAID BY THE CONTRACTOR FROM AN APPROVED SOIL LABORATORY.
10. ALL LANDSCAPING SHALL BE WATERED BY AN LOW FLOW IRRIGATED SYSTEM WITH TIME CLOCK, WIND SENSOR AND WATER SENSOR. NO OVER WATERING SHALL BE PERMITTED.
11. FERTILIZER APPLICATION SHALL BE PER SPECIFICATIONS.
12. FERTILIZER TABLETS SHALL BE AGRIFORM, 21 GRAM TABLETS (GIVE) IN QUANTITIES AS FOLLOWS:
  - 1 GALON SHRUBS - 3
  - 5 GALON SHRUBS - 4
  - BOXED TREES - 1 PER 4" OR BOX SIZE

RMA INTERNATIONAL  
 LANDSCAPE ARCHITECTURE & PLANNING  
 175 N. GARDEN STREET, SUITE 100  
 HUNTINGTON BEACH, CA 92648  
 P: (949) 833-7986  
 E: rma@rmainternational.com

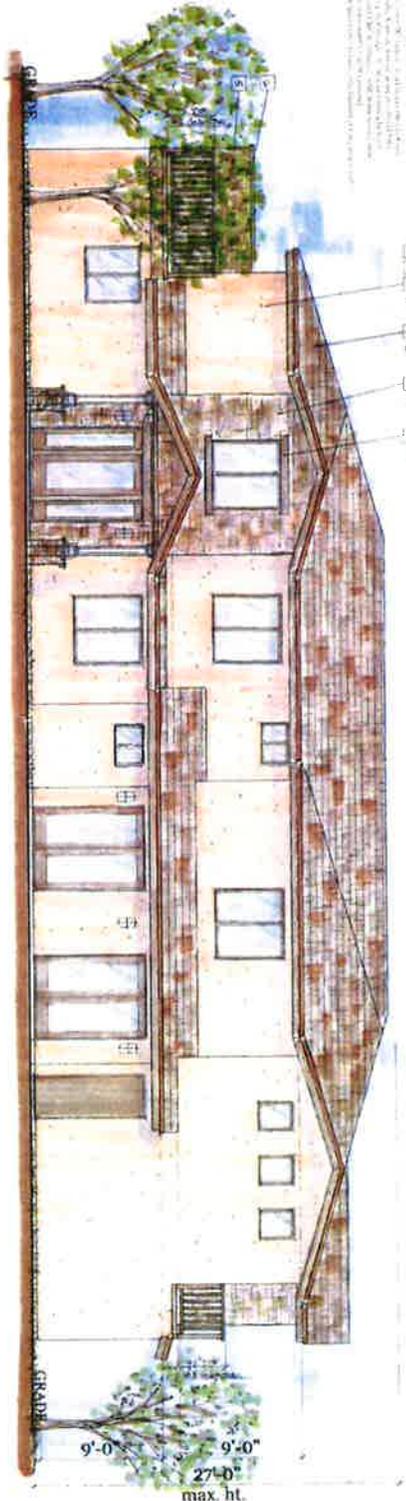
CEPALA 2 APARTMENT DUPLEXES  
 2136 THURIN AVE.  
 COSTA MESA, CA 92626  
 949.933.7986

LANDSCAPE PLANTING PLAN  
 L-1

SCALE: 1" = 10'-0"

32

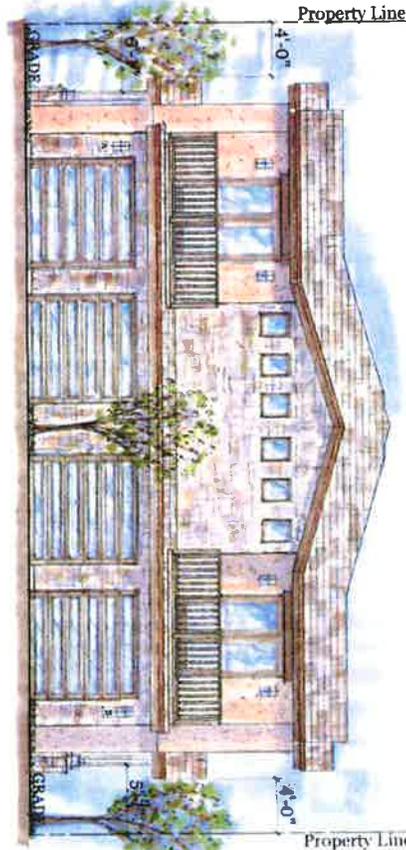
NOTES:  
 1. All elevations are shown in perspective.  
 2. All elevations are shown in color.  
 3. All elevations are shown in black and white.  
 4. All elevations are shown in color and black and white.  
 5. All elevations are shown in color and black and white.  
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 10. All elevations are shown in color and black and white.



SIDE ELEVATION UNIT A (Unit B opposite/similar) 1/4"=1'-0"



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



FRONT ELEVATION 1/4"=1'-0"

DATE	1
BY	
CHECKED	
APPROVED	
SCALE	AS NOTED
PROJECT	DEFALIA 2
DATE	7-2-2011

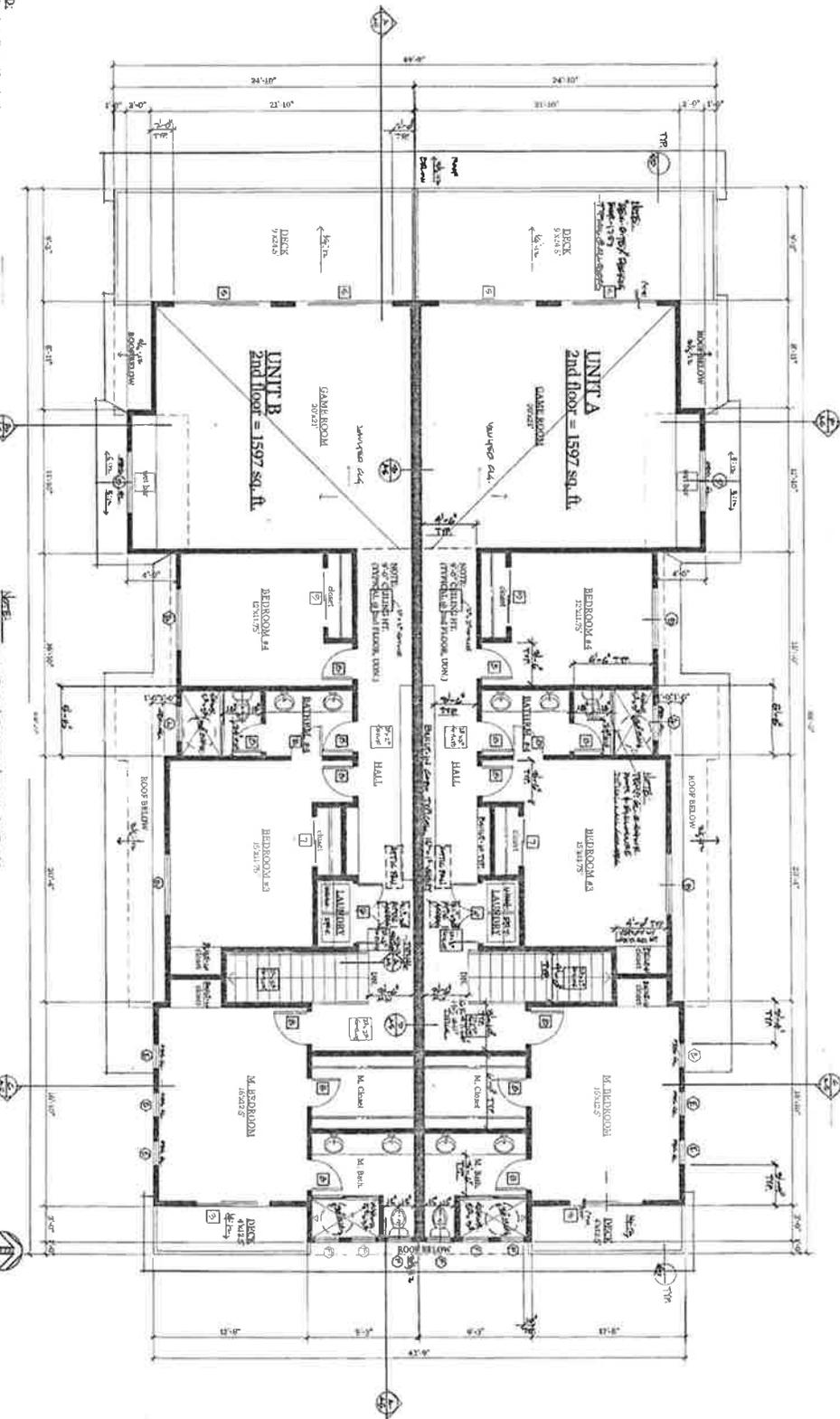
Colored Elevations

Defalia 2 Apartment Duplexes  
 2136 Thurin Ave.  
 Costa Mesa, CA. 92626  
 949-933-7986

Plans prepared by Walt Bushman @  
 Custom Home Design  
**WB & LEO**  
 Custom Home Building  
 949.274.0824  
 2400 Santa Ana Ave., Costa Mesa, CA 92627

33





**WALL LEGEND:**

- 2x6 studs @ 16" o.c. w/ R-19 Insul.
- Type 1 @ 18" center w/ 1/2" G.I.N.

**2ND FLOOR PLAN**

- NOTES:**
1. See notes on 1st floor plan for notes on common areas.
  2. See notes on 1st floor plan for notes on common areas.

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

AS3

2nd Floor Plan

**Catalina 2 Apartment Duplexes**  
 2136 Thurin Ave.  
 Costa Mesa, CA. 92626  
 949-933-7986

Plans prepared by Walt Bushman @  
 Custom Home Design  
  
**WB & LEO**  
 Certified Green Building Professionals  
 949.274.0824  
 2480 Santa Ana Ave., Costa Mesa, CA. 92627





# TENTATIVE PARCEL MAP NO. 2015-114

BEING THE NORTH 60 FEET OF THE SOUTH 370 FEET OF THE WEST ONE HALF OF LOT 17, TRACT NO. 9,

2 BUILDINGS, 4 CONDOMINIUMS

(2136 THURIN AVENUE, COSTA MESA)

PREPARED BY:

RON MIEDEMA L.S. 4653  
 23016 LAKE FOREST DRIVE #409  
 LAGUNA HILLS, CA 92653  
 (949) 858-2924 OFFICE  
 (949) 858-3438 FAX

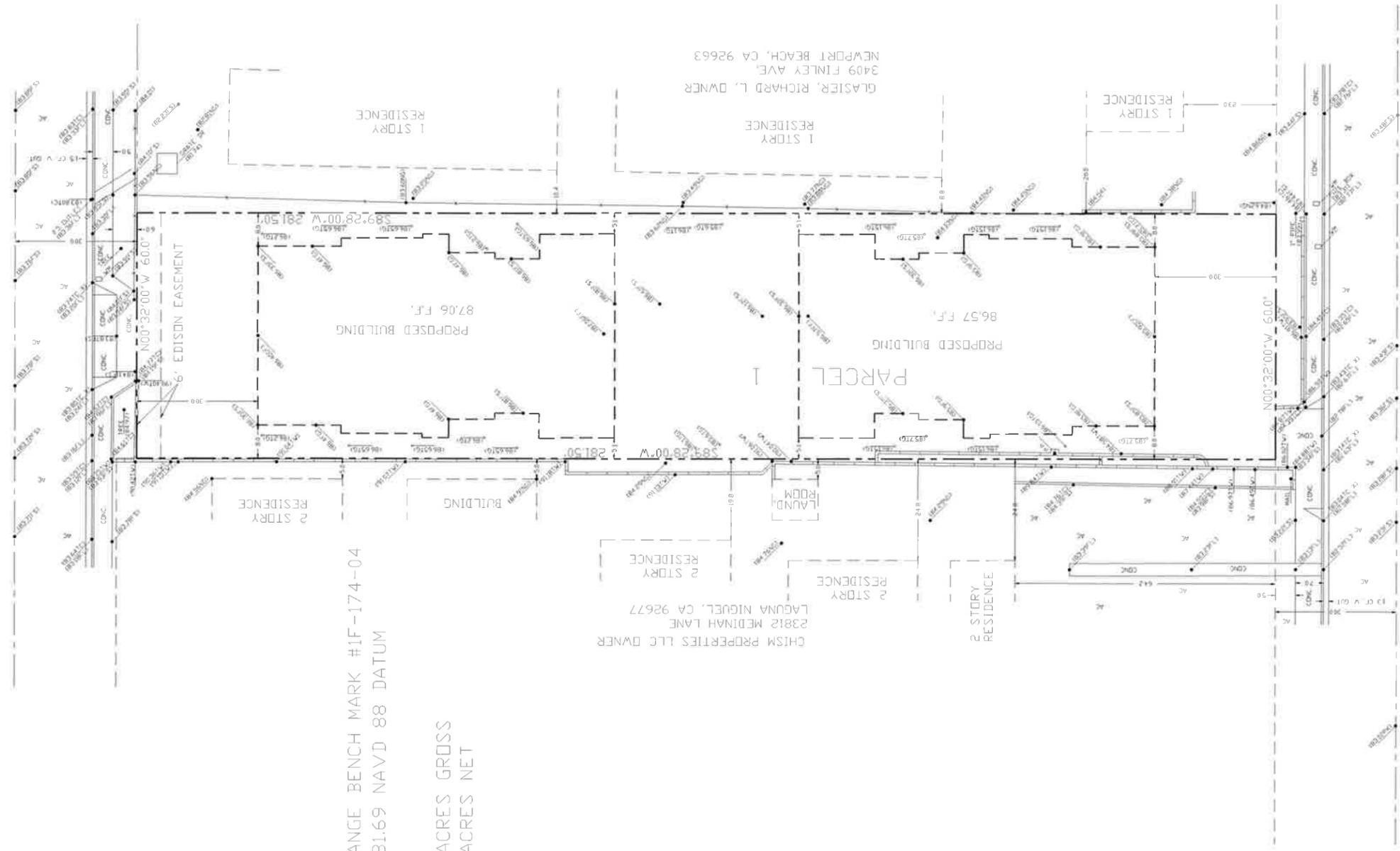
OWNER-SUB DIVIDER:

JIM CEFALIA  
 1225 W. OCEANFRONT  
 NEWPORT BEACH, CA 92661

LEGEND	
(123,45)	DESCRIPTION
( )	MEAS. ELEVATIONS
#	REC. BRG. & DIST.
---	BRICK
---	WALL
---	BUILDING
---	LOT LINE
---	PROPOSED UNIT
WM	WATER METER
F.F.	FINISH FLOOR
G.F.	GARAGE FLOOR
CONC.	CONCRETE
F.S.	FINISH SURFACE
M.H.	MAN-HOLE
A.C.	ASPHALT

SCALE 1"=20'  
 DATE: 8-07-15

## DOCTOR CIRCLE



BENCH MARK:  
 COUNTY OF ORANGE BENCH MARK #1F-174-04  
 ELEVATION = 81.69 NAVD 88 DATUM

ACREAGE: 0.39 ACRES GROSS  
 0.38 ACRES NET

38

## THURIN AVE.

PH-1

Tuesday, October 06, 2015

• • •

Rob and Debbie Collette  
2135 Thurin Street  
Costa Mesa, CA 92627

**Received**  
City of Costa Mesa  
Development Services Department

OCT 08 2015

Costa Mesa Planning Commission  
77 Fair Drive  
Costa Mesa, CA

RE: Application No. PM-15-114 (PM-15-08)  
Site Address: 2136 Thurin Street  
Applicant: Jim Cefalia

To Whom It May Concern:

As homeowners on Thurin Street and 16 year residents of Costa Mesa, we are excited and welcome any construction projects that enhance our neighborhood and city. We do have some concerns and recommendations with the construction that we would like to address :

- **Construction Hours:** While it is understood that any construction project is going to produce additional noise, it is requested that the contractors honor Costa Mesa's Noise Ordinances. And, it is recommended that construction hours be 7:00am to 5:00pm Monday thru Friday and Saturday from 9am to 3pm.
- **Construction Parking:** Parking on Thurin Street is already fully utilized. We currently have problems with local businesses (Victoria Senior Center & College Hospital) using Thurin Street as an alternate for employee and guest parking. It is requested that the company overseeing the construction project make alternate parking arrangements for their employees and/or sub-contractors driving to the job site. And, additionally, that no construction equipment be left parked on Thurin Street (or any side streets) before, during and after construction hours.
- **Construction Trash & Debris:** In order to ensure Thurin Street isn't negatively impacted by dust, trash and other construction debris during the project, we request that the contractor does their due diligence to water down dirt piles at the end of the day or during windy periods. We also ask that the contractor have sufficient trash dumpsters for their job site. And, we request that construction workers be sensitive and clean up, in a timely manner, any materials going outside of the job site into neighboring areas.

- **Construction Traffic:** Thurin Street was recently approved for the Costa Mesa Speed Hump program. The high traffic conditions on Thurin Street qualify our street for speed humps, however, the city does not have the funds to install them. Therefore, they installed a stop sign at Hamilton Street to help reduce the high traffic speeds on our street. When traffic on Victoria Street backs up in the morning and evening hours, Thurin Street is used as an alternative to accessing Newport Blvd and/or Harbor Blvd. This causes excessive driving speeds which in return has caused accidents on our street making it unsafe for the many people and children who reside in the neighborhood surrounding Thurin. Construction traffic will only add to the existing problem making it challenging not only for residents to get in and out of Thurin but for the many pedestrians who utilize the sidewalks on Thurin Street. It is recommended that whoever is supervising the construction project be extremely sensitive to high traffic hours and have someone present to help control additional traffic congestion that will happen in and around the construction site.
- **Thurin Street:** There are many city improvements that need to be made on Thurin Street. The street is poorly lit at night. The asphalt thru out the street is in bad condition with patches crumbling and asphalt splitting in many locations. When it rains, the street floods easily as the drainage along the curbs are not up to city code. Our concern is that construction will only add to these existing challenges we already have on Thurin Street. It is requested that once the construction project is complete, the City of Costa Mesa improve the road, drainage and lighting on Thurin Street bringing our street up to code and comparable to many other streets and neighborhoods in Costa Mesa.

Thank you for your time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Rob and Debbie Collette', with a long, sweeping flourish extending to the right.

Rob and Debbie Collette