



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: FEBRUARY 8, 2016

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-15-49 AND TENTATIVE PARCEL MAP NO. PM-15-165 FOR A DESIGN REVIEW AND SUBDIVISION MAP FOR A DETACHED TWO-UNIT SMALL LOT DEVELOPMENT AT 1808 POMONA AVENUE

DATE: JANUARY 28, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

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

DESCRIPTION

The proposed project involves the following:

1. **Planning Application No. PA-15-49:** Design Review to construct a 2-unit, two story, detached residential development on a 7,500 sq. ft. lot in an R2-HD zone.
2. **Tentative Parcel Map PM-15-165:** A tentative parcel map is included to allow the small lot subdivision of the property into two fee simple lots. The project complies with the City's Small Lot Ordinance standards with regard to building setbacks, open space, and on-site parking, and no code deviations are proposed.

AUTHORIZED AGENT

The authorized agent is Ryan Walker, representing the property owner, Dezina Soni.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 1808 Pomona Avenue Application Number: PA-15-49/PM-15-165

Request: Design review of a two-unit small lot residential development and a subdivision map.

SUBJECT PROPERTY:

Zone: R2-HD
 General Plan: HDR
 Lot Dimensions: 50 FT x 150 FT
 Lot Area: 7,500 SF

SURROUNDING PROPERTY:

North: R2-HD Multi-Family Residential, Residential Use
 South: R2-HD Multi-Family Residential, Residential Use
 East: R2-HD Multi-Family Residential, Residential Use
 West: (Acr. Pomona) R3, Multi-Family Residential, Residential Use

Existing Development: Single family residence and detached garage (to be demolished).

DEVELOPMENT STANDARD COMPARISON - SMALL LOT ORDINANCE

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	NA	50 FT
Lot Area	NA	7,500 SF
Maximum Density (based on gross acreage):		
DU's/ Acre (Residential)	1 du/3,000 SF (14.5 DU's/Acre) Maximum 2 units	1 du/3,750 SF (11.6 DU's/Acre) Proposed 2 units
Building Coverage (Development Lot)		
Buildings	NA	2,653 SF (35%)
Paving	NA	1,838 SF (25%)
Minimum Open Space	2,250 SF (30%)	3,009 SF (40%)
TOTAL	NA	7,500 SF (100%)
Building Height		
Building Height	2 Stories/Max. 27 FT	2 Stories/ 25 FT
Chimney Height		
Chimney Height	2 FT Above Max. Bldg. Ht.	NA
Private Open Space		
Private Open Space	200 SF/Min. 10 FT Min. Dim.	300 SF/10 FT (Unit A) 500 SF/10 FT (Unit B)
Distance Between Main Buildings		
Distance Between Main Buildings	NA	15 FT
Setbacks (Development Lot)		
Front	20 FT	20 FT (Unit A) 118 FT (Unit B)
Side (left/right)	5 FT/5 FT	5 FT/5 FT
Rear	10 FT	10 FT
Parking		
Garage(s)	4	4
Open	4	4
TOTAL	8 Spaces	8 Spaces
Interior garage dimension	20 FT Min.	20 FT
NA = Not Applicable or No Requirement		
CEQA Status	Guidelines Section 15303/Class 3, New Construction of three or fewer single-family homes in urban areas.	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The 7,500 square foot project site is located on the east side of Pomona Avenue, north of West 18th Street. The project site is currently developed with a single-story residence, originally constructed in 1947, that will be demolished to accommodate the proposed project. The property is zoned R2-HD with a maximum development potential of two units (14.5 dwelling units per acre).

ANALYSIS

Design Review for PA-15-49

The proposed project consists of two attached, single-family residences with one attached two-car garage for each. One residence will face Cabrillo and the other will face the public alley between the property and the commercial property to the south. The property will be subdivided into two lots, which could be sold independently. The two proposed units are summarized in the table below:

Unit Type Summary

	<i>Unit A</i>	<i>Unit B</i>
Unit Size (Not Including Garage)	2,413 SF	1,846
Total No. of Units	1	1
No. of Bedrooms/Bathrooms	5 Beds/5.5 Bath	4 Beds/3.5 Bath
No. of Stories	2	2
No. of Garage Spaces	2	2
No. of Open Spaces (In Driveway)	2	2
Total Parking	4	4

The project layout, floor plans, and elevations comply with the R2-HD development standards. The residences are two stories in height and the front unit (Unit A) is setback 20 feet from Pomona Avenue; Unit B is setback 118 feet from the street. A total of 40 percent of the lot area is provided as open space and landscaping. The attached two-car garages are set back to provide two parking spaces on each driveway. Trash bins can be stored in the side yard areas adjacent to the garages. Exterior materials consist of stucco, horizontal siding, asphalt shingles, and stacked stone veneer.

Tentative Parcel Map PM-15-165

The applicant proposes a parcel map to allow the units to be sold separately. The map is consistent with City codes and the State Subdivision Map Act. Approval of the map will facilitate small lot development so each lot may be sold separately.

Residential Design Guidelines

The proposed residences include elevations with varied roof forms. Both homes incorporate varying exterior finishes to create an aesthetically pleasing façade. The window placement

will to minimize privacy impacts from this project. Conditions of approval have been included which should mitigate these effects.

General Plan Conformance

The proposed development is a small lot development of two detached residences. The project is consistent with the allowable density of 1 dwelling unit per 3,000 square feet. The proposal is 11.6 dwelling units per acre, which is below the 14.5 dwelling units per acre allowed in the High Density Residential land use designation. The project also complies with Land Use Objective LU-1A.4, in that the proposed project will provide owner-occupied housing to improve the balance between rental and ownership housing opportunities, therefore increasing homeownership opportunities in the City.

Expiration of Projects

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, tentative tract map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map. The planning application and map would expire in 24 months February 2018). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

JUSTIFICATIONS FOR APPROVAL

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

- The proposed project complies with the General Plan and with the Zoning Code standards. The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The project design complies with all development standards of the small lot ordinance and R2-HD development. The proposed project does not exceed the maximum density of less 14.5 units per acre, consistent with the General Plan designation of High Density Residential.
- The proposed project meets the purpose and intent of the Residential Design Guidelines. The design of the two-story homes comply with the building mass and form, setbacks, elevation treatments, window placement, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The exterior elevations of the proposed homes incorporate a variety of horizontal siding, stacked stone veneer, and asphalt shingles to allow for a quality project.

As a **condition of approval** the proposed project must not have 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 finished material(s) including but not limited to: pop-out windows, horizontal siding, stone veneer, decorative materials providing relief between the first and second floor along the sides of the units, and a front porch for the unit off of West Wilson Street. No changes shall be made during construction without prior Planning Division written approval.

- The open space of this project exceeds code requirements. The residential development standards require a minimum of 30% of open space for a small lot subdivision development, however the project is proposing 40% of open space. The preliminary landscape plans propose a mixture of shrub and turf coverage. The shrubs are mostly drought tolerant. There are six trees strategically placed throughout the property; staff will insure that the tree count and sizes complies with the City's landscape ordinance.
- The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property. The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. In this case, as a 2-unit small lot development, Code does not require that an HOA be established. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. Because there are no common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures and Section 15315 (Class 15), Minor Land Divisions. In urbanized areas, up to three single-family residences may be constructed or converted under the Class 3 exemption. 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.

PUBLIC NOTICE

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

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

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the Design Review and Tentative Parcel Map, as conditioned, will allow the development of a two- unit two unit common interest development which is consistent with the Residential Development Standards and Design Guidelines Resolutions. Staff recommends approval of this project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

- Attachments:
1. Vicinity, Zoning, and 500 Ft. Radius Maps
 2. Site Photos
 3. Applicant's 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)

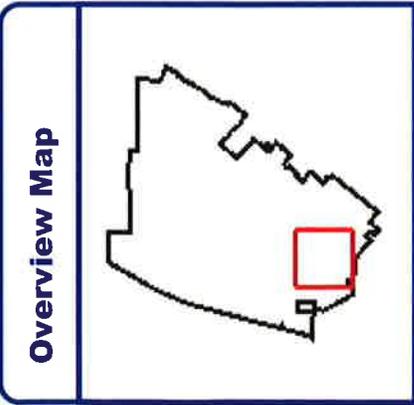
Ryan Walker
6751 Gypsum Creek Road
Eastvale, CA 92880

Mark Grisafe AIA
5618 E. Conant Street
Long Beach, CA 90808

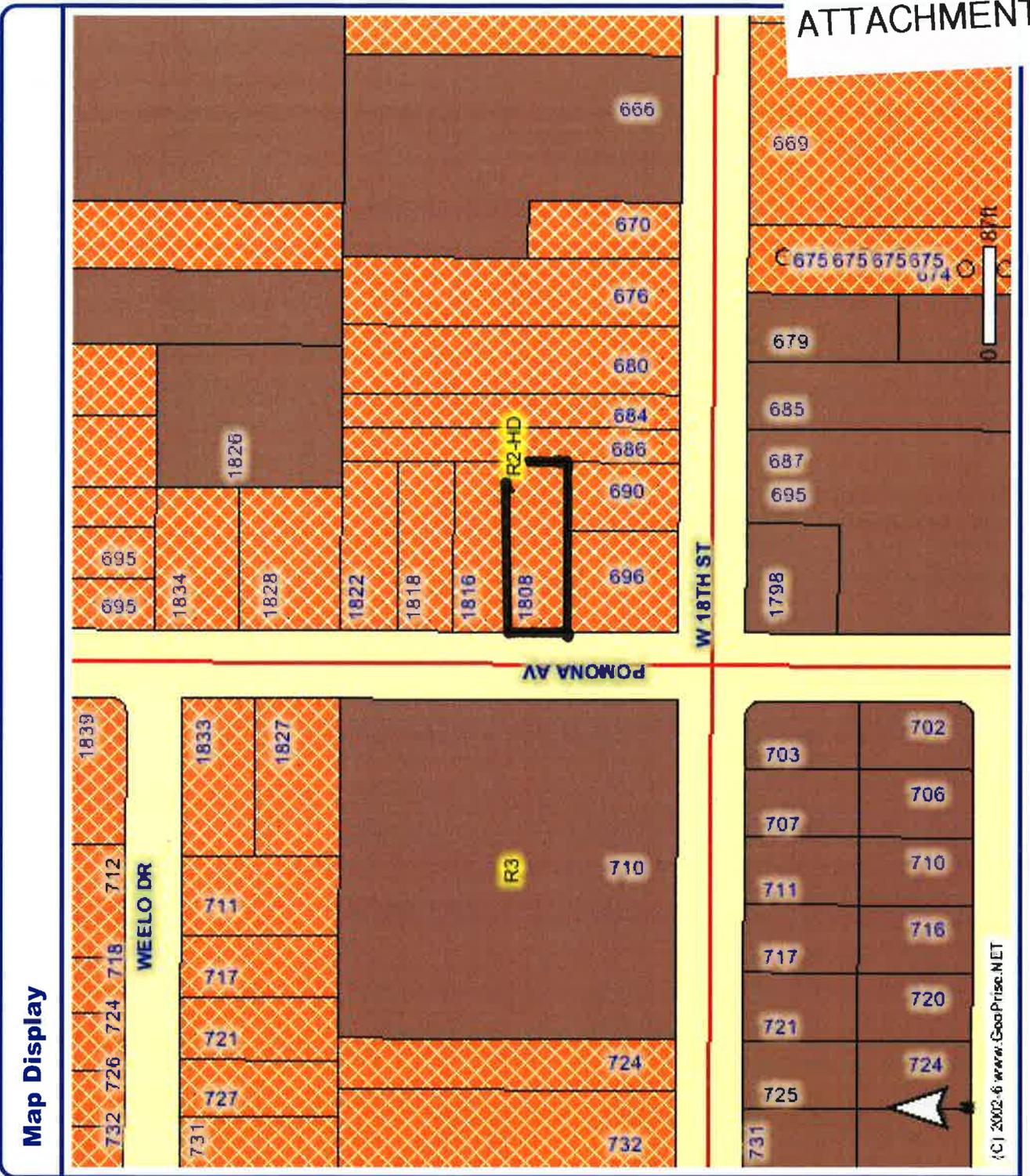
Dezina Soni
2306 Port Aberdeen
Newport Beach, CA 92660

City of Costa Mesa

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Overview Map

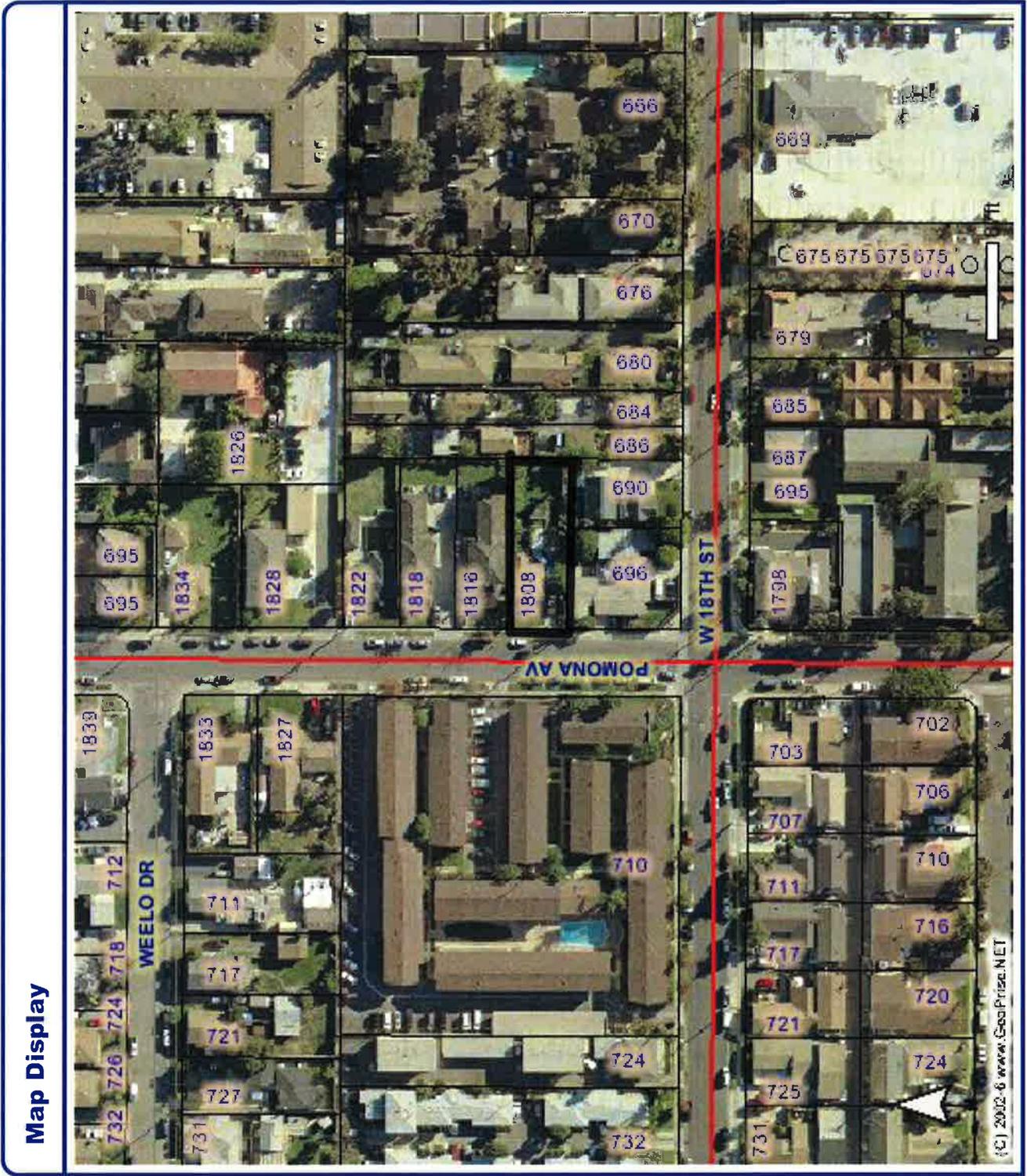
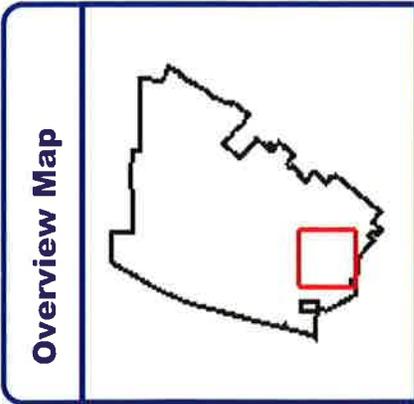


Legend

- Address Medium
- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD
- Primary (cont)
- SECONDARY
- Hydrology
- Channels
- Street Names
- Parcel Lines
- City Boundary

ATTACHMENT 1

(C) 2002-6 www.GeoPrise.NET



Legend

Address Medium	Primary	SECONDARY
Address Points	Hydrology	Channel-s
Freeway	Street Names	Street Centerlines
Roads		
Collector		
Freeway		
Major		
Newport BLVD (cont)		









TO: City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, CA 92626

ATTN: Mel Lee, Senior Planner City of Costa Mesa

FROM: M Grisafe Architect

DATE: January 22, 2016

REGARDING: 1808 POMONA AVE.

Dear Mr Lee:

M Grisafe Architect is pleased to submit to the City of Costa Mesa a Tentative Parcel Map on behalf of Niel Soni and Dezina Pinto. The following serves as the requisite letter of justification for this application.

Project Summary

- Owner/Developer – Neil Soni & Dezina Pinto
- Tentative Parcel No. – 2015-165
- Area – 7,500 s.f.
- Numbered Lots – 2
- Lettered Lots – Parcel 1 - 3,000 s.f./ Parcel 2 - 4,500 s.f.
- No. of Units – 2
- Density – R3, or 1 dwelling unit per 3,000 lot square footage
- General Plan Designation – Residential
- Existing Zoning Designation – R2-HD Multiple Family Residential
- Proposed Zoning Designation – R2-HD Multiple Family Residential
- Site Address – 1808 Pomona Ave.

The site is physically suitable for the proposed residential project. As can be seen in the submitted site plans and elevations, the proposed development is compatible with general character of the zoning code due to the relationship in scale, bulk, coverage and density consistent with surrounding land uses. This flag lot project is internal in nature and therefore will not have an adverse impact on the existing neighborhoods.

MEMO

January 22, 2016

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M Grisafe Architect looks forward to this next phase of the entitlement process in regards to this project on Pomona Avenue.

Thank you in advance for your consideration,

Sincerely,

Mark A. Grisafe

Mark A. Grisafe

Architect

M Grisafe Architect,

cc: Ryan Walker, Civil
Dezina Soni, Owner

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-49 AND TENTATIVE PARCEL MAP PM-15-165 AT 1808 POMONA AVENUE IN THE R2-HD ZONE

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

WHEREAS, an application was filed by Ryan Walker, authorized agent on behalf of the property owner, Dezina Soni, requesting approval of the following:

1. Planning Application No. PA-15-49: Design Review to construct a 2-unit, two story, detached residential development on a 7,500 sq. ft. lot in an R2-HD zone.
2. Tentative Parcel Map PM-15-165: A tentative parcel map is included to allow the small lot subdivision of the property into two fee simple lots. The project complies with the City's Small Lot Ordinance standards with regard to building setbacks, open space, and on-site parking, and no code deviations are proposed.

WHEREAS, a duly noticed public hearing held by the Planning Commission on February 8, 2016 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the two-unit project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), Construction and Conversion of Small Structures.

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-15-49 and Tentative Parcel Map PM-15-165.

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-15-49 and Tentative Parcel Map PM-15-165 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 8th day of February, 2016

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

EXHIBIT A

FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(14) because:

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

Facts in Support of Findings: The 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 or frosted 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 a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid flat two-story walls.

Facts in Support of 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 high-quality materials, articulating roof lines along the front elevations, and use of window treatments and pop outs 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 two additional ownership opportunities for detached units in place of the previous residence. The project exhibits site planning excellence by providing private open spaces for all units, private driveways for each unit, and adequate separation between the homes and the abutting structures.

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

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

Facts in Support of Finding: The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates ownership opportunities to improve the balance between renter and owner occupied housing in the City. The project design complies with the Residential Development Standards and the Residential Design Guidelines. This project will add an additional ownership property within the City.

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

Facts in Support of Finding: The proposed project has a density of 11.6 units per acre, consistent with the General Plan designation of High Density Residential.

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

Facts in Support of Finding: The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. The project complies with the maximum allowed density for the site and provides adequate open space, parking, and setbacks from adjacent properties.

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

Facts in Support of Finding: The site plan places the yard areas along the north and south side property line in an east-west orientation to ensure natural and passive heating from the sun exposure. Trees will be required to help provide passive cooling opportunities.

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

Facts in Support of Finding: The proposed project does not interfere with the public right of way. As a **condition of approval** all utilities on the private property will be undergrounded.

Finding: The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control

Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

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

- C. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for New Construction or Conversion of Small Structures.

Facts in Support of Finding: In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The project proposes to construct two residential units and, therefore, qualifies for a Class 3 exemption. The proposed map complies with all of these requirements.

- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The expiration of Planning Application PA-15-49 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-15-165 which is valid for two years. An extension request will be required to extend the expiration for each additional year after the initial two-year period.
 2. The conditions of approval shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. Prior to issuance of a certificate of occupancy, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association 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.
 4. The applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
 5. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 6. Prior to final inspection, the applicant shall construct a minimum six-foot tall decorative masonry wall around the perimeter of the project site. 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.
 7. 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.
8. 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.
 9. 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.
 10. All driveways shall be complemented by stamped concrete or decorative pavers.
 11. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas
 12. 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 shingle roofs, siding, finish stucco, or stone veneers. Any modification should be consistent to originally proposed colors. 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.
 13. 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.
 14. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
 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 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.
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. 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.
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.
- Eng. 20. 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.

CODE REQUIREMENTS

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

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 4. All on-site utility services shall be installed underground.
 5. Planning Commission action on PA-15-49 and PM-15-165 shall not become final until seven days following final action.
 6. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 7. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 8. 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.
 9. The landscaping of this project shall comply with the City's landscaping requirements and guidelines.
 10. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 11. 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.
 12. 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.

- Bldg.
13. Prior to issuance of any permit for buildings, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
 14. Comply with the requirements of the adopted 2013 California Residential Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
 15. Submit a precise grading plan and an erosion control plan. A precise grading plan shall not be required if any of the following are met:
 - a. An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 - b. A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - c. A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 16. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
 17. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge device a minimum of 12 inches plus two percent (2%). 2013 California Residential Code CRC 403.1.7.3
 18. The ground adjacent immediately to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.
 19. 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.
 20. 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.

21. 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.
- Fire 22. 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.
23. 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.
24. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
- Eng. 25. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
26. Submit updated Title Report of the subject property.
27. The Parcel Map shall be developed in full compliance of CCMC Sec 13-208 through 13-261 inclusive.

28. Release and relinquish all vehicular and pedestrian access rights to Pomona Avenue to the City of Costa Mesa except at approved locations.
29. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
30. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
31. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
32. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
33. 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.
34. 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.
35. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
36. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
37. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
38. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
- Trans. 39. Construct residential drive approach(es) on Pomona Avenue as shown on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions.
- Utilities 40. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

SPECIAL DISTRICT REQUIREMENTS

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

- | | | |
|--------|-----|--|
| Sani. | 1. | Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District. |
| | 2. | County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. 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 (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 (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 is issuance of building permits. |
| State | 9. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |
| Water | 10. | Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District |
| 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. |

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-49 AND TENTATIVE PARCEL MAP PM-15-165 AT 1808 POMONA AVENUE IN THE R2-HD ZONE

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

WHEREAS, an application was filed by Ryan Walker, authorized agent on behalf of the property owner, Dezina Soni, requesting approval of the following:

1. Planning Application No. PA-15-49: Design Review to construct a 2-unit, two story, detached residential development on a 7,500 sq. ft. lot in an R2-HD zone.
2. Tentative Parcel Map PM-15-165: A tentative parcel map is included to allow the small lot subdivision of the property into two fee simple lots. The project complies with the City's Small Lot Ordinance standards with regard to building setbacks, open space, and on-site parking, and no code deviations are proposed.

WHEREAS, a duly noticed public hearing held by the Planning Commission on February 8, 2016 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-15-49 and Tentative Parcel Map No. PM-15-165.

PASSED AND ADOPTED this 8th day of February, 2016

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

EXHIBIT A

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 - 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 - 3. The proposed project is not consistent with the General Plan or Zoning Code.

- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

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

- D. The Costa Mesa Planning Commission has denied Planning Application PA-15-49 and Tentative Parcel Map No. PM-15-165. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

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

1808 Pomona Ave. Costa Mesa, CA 92627



RESIDENCE DATA
GOVERNING CODES:
 Costa Mesa Municipal Code
 2013 California Building Code
 2013 California Plumbing Code
 2013 California Mechanical Code
 2013 California Fire Code
 2013 California Electric Code
 Title 24 Energy Conservation Requirements

LEGAL DESCRIPTION:
 , In the City of Costa Mesa,
 County of Orange, State of California.

SCOPE OF WORK
 Demolish existing structures, construct two new two-story units.

ASSESSOR'S PARCEL: 424*241*37

ZONING DATA:
 Zone: R-1-N
 Lot Area: 7,500 sf

Total building:

Unit A
 First Floor: 1,029 sf
 Garage: 455 sf
 Second Floor: 1,384 sf
 Total: 2,868 sf

Unit B
 First Floor: 735 sf
 Garage: 434 sf
 Second Floor: 1,111 sf
 Total: 2,280 sf

Setbacks Side yards: 3'-5" min.
 Front yard unit A: 20' min.
 Front yard unit B: 5' min.
 Rear yard: 10' min.

PARKING:
 18'-0" x 20'-0" enclosed required
 20'-0" x 20'-0" enclosed provided

OCCUPANCY: R-3

CONSTRUCTION: Type Vb (8,000 sf allowable area)

Open Space Calculations:

Unit	Calculation	Value
Unit A	A) Total Lot SQ. Ft.	3,000 s.f.
	B) Open Space Req'd: .3 x 3,000 =	900 s.f.
	C) Open space provided:	1,114 s.f.
	D) Non-Open Space:	
Unit B	A) Total Lot SQ. Ft.	4,500 s.f.
	B) Open Space Req'd: .3 x 4,500 =	1,350 s.f.
	C) Open space provided:	1,697 s.f.
	D) Non-Open Space:	
	1) Building/Garage Footprint:	1,523 s.f.
	2) Driveway/Parking:	363 s.f.

PROJECT TITLE

STREET VIEW

5

DRAWINGS AND SPECIFICATIONS
 DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A COMPLETE BUILDING. IT IS IMPOSSIBLE TO SHOW AND DETAIL EACH AND EVERY CONDITION WITHIN THE BUILDING. THE CONTRACTOR SHALL EXECUTE PARTS AND DETAILS THAT ARE NOT FULLY SHOWN OR DESCRIBED ACCORDING TO THE HIGHEST STANDARD AND CUSTOMARY TRADE PRACTICE FOR QUALITY WORK AND IN SIMILAR MANNER AND SPIRIT OF DETAILS WHICH ARE SHOWN ON DRAWINGS OR DESCRIBED IN SPECIFICATIONS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE TRADES OR WORKERS RESPONSIBLE FOR ALL ITEMS FOR A COMPLETE PROJECT. THE DRAWINGS & SPECIFICATIONS INCLUDE ONLY MAJOR INFORMATION. IN THE ABSENCE OF INFORMATION, SECURE THE REVIEW AND APPROVAL OF MATERIALS, PRODUCTS AND SYSTEMS BY THE ARCHITECT. IT IS ASSUMED THAT ALL PERSONS AND COMPANIES PROPOSING WORK ON THIS PROJECT ARE SKILLED IN THE INTERPRETATION AND USE OF DRAWINGS AND SPECIFICATIONS, AND HAVE FOUND THESE CONTRACT DOCUMENTS FREE OF AMBIGUITIES SUFFICIENT FOR BIDDING AND SUCCESSFUL CONSTRUCTION PURPOSES, OR HAVE NOTIFIED THE ARCHITECT IN WRITING OF SUCH AMBIGUITIES.



OWNER/CONSULTANTS

Owner
 Dezina & Neil Soni
 1808 Pomona Ave.
 Costa Mesa, CA 92627
 (949) 310-4272

Architect
 Mark Grisafe, Architect
 5618 E. Conant St.
 Long Beach, CA 90808
 (562) 420-1035

Structural Eng.
 Consulting Design
 5609 E. Spring St.
 Long Beach, CA 90808
 (562) 235-4572
 Alan Bouzaris

Civil Engineer
 Ryan Walker
 6751 Gypsum Creek Dr.
 East Vale, Ca 92880
 (951) 741-1618

Tile - 24
 Carstairs Energy Calcs.
 P. O. Box 4736
 San Luis Obispo, CA 93403
 (805) 904-9048
 Tim Carstairs

DETAIL TITLE

7

DETAIL TITLE

8

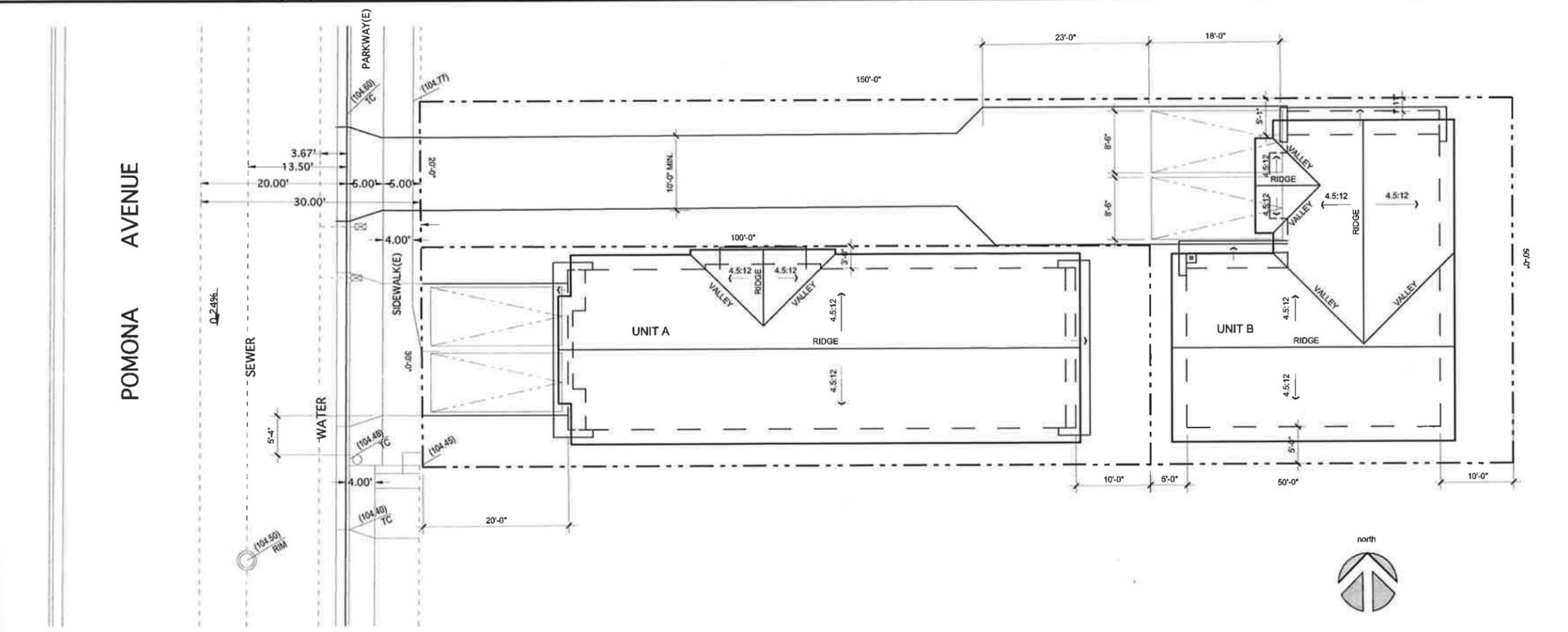
NOTE

9

DETAIL TITLE

CONTACTS

11



BUILDING DATA

18

SHEET	TITLE
C-1	Cover Sheet, General Notes, Site & Roof Plan
T-1	Title 24
T-2	Title 24
GN-1	Cal Green Mandatory Measures
GN-2	Cal Green Mandatory Measures
A-0-1	View Corridor Study
A-100	Unit A Floor Plan
A-101	Unit A Electrical Plan
A-102	Unit A Interior Elevations
A-103	Unit A Elevations / Sections
A-200	Unit B Floor Plan
A-201	Unit B Electrical Plan
A-202	Unit B Interior Elevations
A-203	Unit B Elevations / Sections
A-300	Details
SN-1	Structural Notes
S-1	Foundation Plan
S-2	Roof Framing
D-1	Details
D-2	Details
Total sheets XX Sheets	

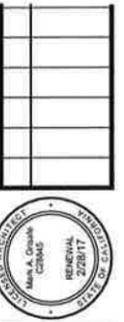
SITE PLAN

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

23

SHEET INDEX

24



mg architects architect
 5618 East Conant Street
 Long Beach, Ca 90808
 (562) 420-1035

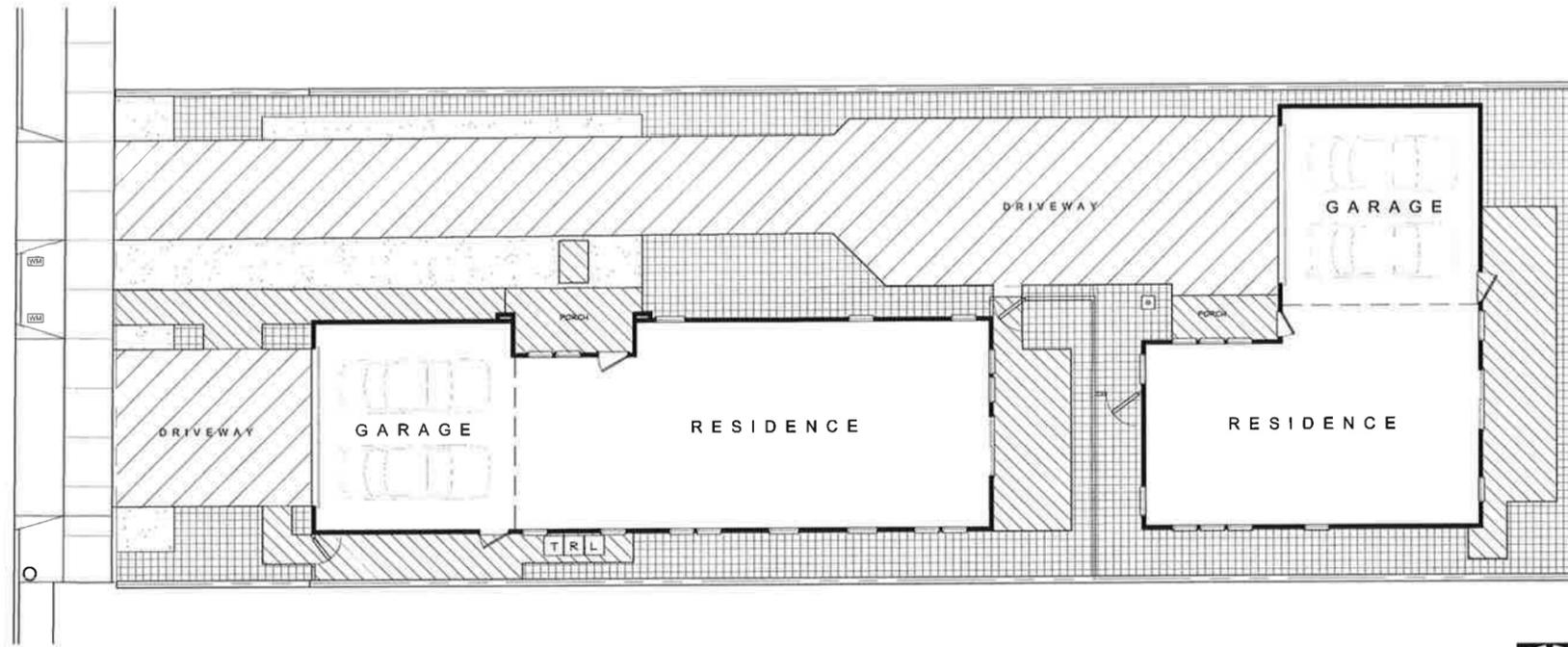
1808 Pomona Ave
 Costa Mesa, CA 92627

Coversheet/ Site Plan

date:
12/8/15
plot date:
job no.
scale:

sheet no.
C-1
of sheets

POMONA AVENUE



AREA BREAKDOWN PLAN

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



NORTH

WATER BUDGET (MAWA/EAWU)

- Project Site:** 2 Residences
Project Location: 1808 Pomona Avenue, Costa Mesa, CA 92627
Landscape Architect: Graham Stanley & Associates, Inc. #3469
- City Maximum Applied Water Allowance (MAWA) – Water Budget for Landscape Areas = 25 gallons per square foot per year.**
Total Area to be landscaped in Square Feet (sq.ft.): 2,155 x 25 = 53,875 gals./yr.
- Estimated Applied Water Use (EAWU)**
 This is the estimated amount of water the project will require:

 - A. Low Hydrozone: 1,077 sq.ft. x 15 = 16,162 gals./yr.
 - B. Moderate Hydrozone: 905 sq.ft. x 25 = 22,625 gals./yr.
 - C. High Hydrozone: 172 sq.ft. x 35 = 6,020 gals./yr.

Total Estimated Applied Water Use (EAWU): 44,807 gals./yr.

MAWA (53,875 gals./yr) minus EAWU (44,807 gals./yr) = 9,068 gals./yr.

- Written Conservation Statement:**
 The landscape design for this project incorporates an automated controller with a rain sensor to efficiently irrigate the landscape and prevent water from being wasted. The design combines plants with similar water needs together and enables them to be irrigated according to their specific hydrozone. The design only uses plants that are categorized as Moderate or Low and have been selected for their durability, ease of maintenance and low water needs after they become established. A 2" layer of mulch has been specified to retain soil moisture and turf has been kept to a minimum on site and is only used at the entry to maintain a clean, manicured landscape entry.

Date: Nov. 5, 2015

Prepared By: RE/GS

AREA BREAKDOWN

	HARDSCAPE PAVING AREA	892s.f.
	PERMEABLE PAVING AREA	1,814s.f.
	LANDSCAPE AREA MEDIUM (42%) LOW (50%)	1,745s.f.
	TURF HIGH (8%)	410s.f.
TOTAL		4,861s.f.

IRRIGATION NOTES

- Valving** – All newly landscape areas shall be provided with a permanent and adequate irrigation system which is properly maintained. Irrigation system shall be valved so that all lawn and shrub areas are separated.
- Automation** – The new irrigation system shall be automated for the Client's convenience and to keep the landscape healthy and vigorous. Enclose the automatic controller in a lockable housing.
- Water Sensor** – Automated system shall be equipped with a water sensor, and rain sensor device to shut water off if soil moisture levels are above normal.
- Components** – The Contractor shall use only brand name commercial irrigation pipe and components to assemble the irrigation system. All piping shall be a minimum of Schedule 40 PVC. City approved backflow prevention devices shall be provided and screened from view with architecturally consistent materials and/or landscaping.
- Coverage** – Design the irrigation system to provide sufficient coverage avoiding watering overspray onto buildings and hardscape.

REVISIONS	BY

ARCHITECT: GRAHAM STANLEY & ASSOCIATES, INC.
 1376-A CORONADO AVENUE
 LONG BEACH, CA 90804
 (562) 494-1222
 www.grahamstanley.net

LANDSCAPE PLAN

1808 POMONA AVENUE
 COSTA MESA, CA 92627

DATE NOV. 3, 2015

SCALE AS SHOWN

DRAWN BY GS / RE

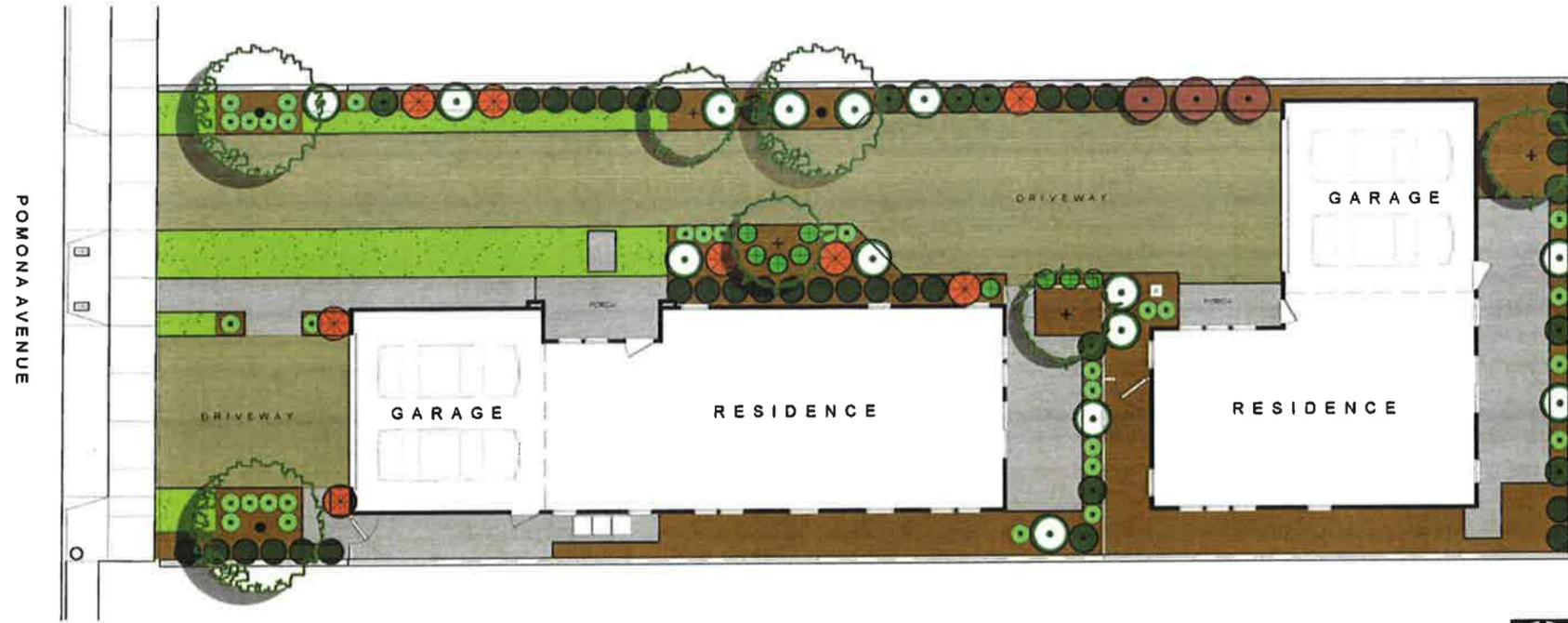
JOB

CADD FILE

SHEET

L-1

OF 1 SHEETS



LANDSCAPE PLAN

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



PLANT MATERIALS

SYM	TYPE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	DIAMETER WATER NEEDS PLNT/MATURE	HEIGHT PLNT/MATURE
TREES							
	Tree	Lagerstroemia indica 'Watermelon Red'	Crape Myrtle	4	24" Box	Medium	12'/15'
	Tree	Olea europaea 'Wilsoni'	Wilson Olive	3	24" Box	Low	15'
SHRUBS							
	Shrub	Dodonaea viscosa 'Purpurea'	Purple Hopsseed Bush	3	15 Gal	Low	8'
	Shrub	Lavandula dentata 'Candicans'	French Lavender	32	5 Gal	Medium	2'
	Shrub	Ligustrum texanum	Texas Privet	30	5 Gal	Medium	3'
	Shrub	Phormium tenax 'Bronze Ribb'	Dwarf New Zealand Flax	8	5 Gal	Medium	4'
	Shrub	Pittosporum crassifolium 'Compactum'	Kara Pittosporum	9	5 Gal	Medium	3'
	Shrub	Rosa 'Iceberg'	White Iceberg Rose	14	5 Gal	Medium	4'
	Shrub	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	11	5 Gal	Medium	5'
GROUNDCOVER							
	Groundcover	Dymondia margaritae	Dymondia		Flats	Low	6"
	Groundcover	Erigeron karwinskianus	Mexican Daisy	1 gal		Medium	12"
	Groundcover	Pelargonium domesticum 'Martha Washington'	Martha Washington Geranium		Flats	Medium	12"
LAWN							
	Lawn	Marathon II Sod			Sod	High	

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PLANTING NOTES

- Plant Quantities** - Plant quantities in the materials list are only a guide. Plants on the plan have precedence. Contractor is responsible for verifying exact quantities. Plant and tree installation shall be per City codes, regulations and standards.
- Soil Amendments** - The following amendments shall be evenly mixed and thoroughly incorporated into the top 6" of soil, and in the amending of shrub and tree planting holes. Amending shall be done throughout all the planter beds except in the areas where existing shrub roots may be damaged. Do not disturb soil within drip line of existing shrubs.
 Oxo-Power Plus 200 lbs. per 1000 sq. ft.
 Agricultural Gypsum 50 lbs. per 1000 sq. ft.
 Gypsite 25 lbs. per 1000 sq. ft.
 Nitrogenized Shavings 4 cu. yd. per 1000 sq. ft.
- Fertilizer** - All plant material shall be planted with Agriform pre-plant fertilizer tablets or equivalent. Quantity of tablets to be used per plant as per manufacturer's specifications.
- Utility/Irrigation Sleeving** - Landscape Contractor is responsible for coordinating installation of utility/irrigation sleeving with Masonry Contractor.

IRRIGATION NOTES

- Valving** - All newly landscape areas shall be provided with a permanent and adequate irrigation system which is properly maintained. Irrigation system shall be valved so that all lawn and shrub areas are separated.
- Automation** - The new irrigation system shall be automated for the Client's convenience and to keep the landscape healthy and vigorous. Enclose the automatic controller in a lockable housing.
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- Coverage** - Design the irrigation system to provide sufficient coverage avoiding watering overspray onto buildings and hardscape.

REVISIONS	BY

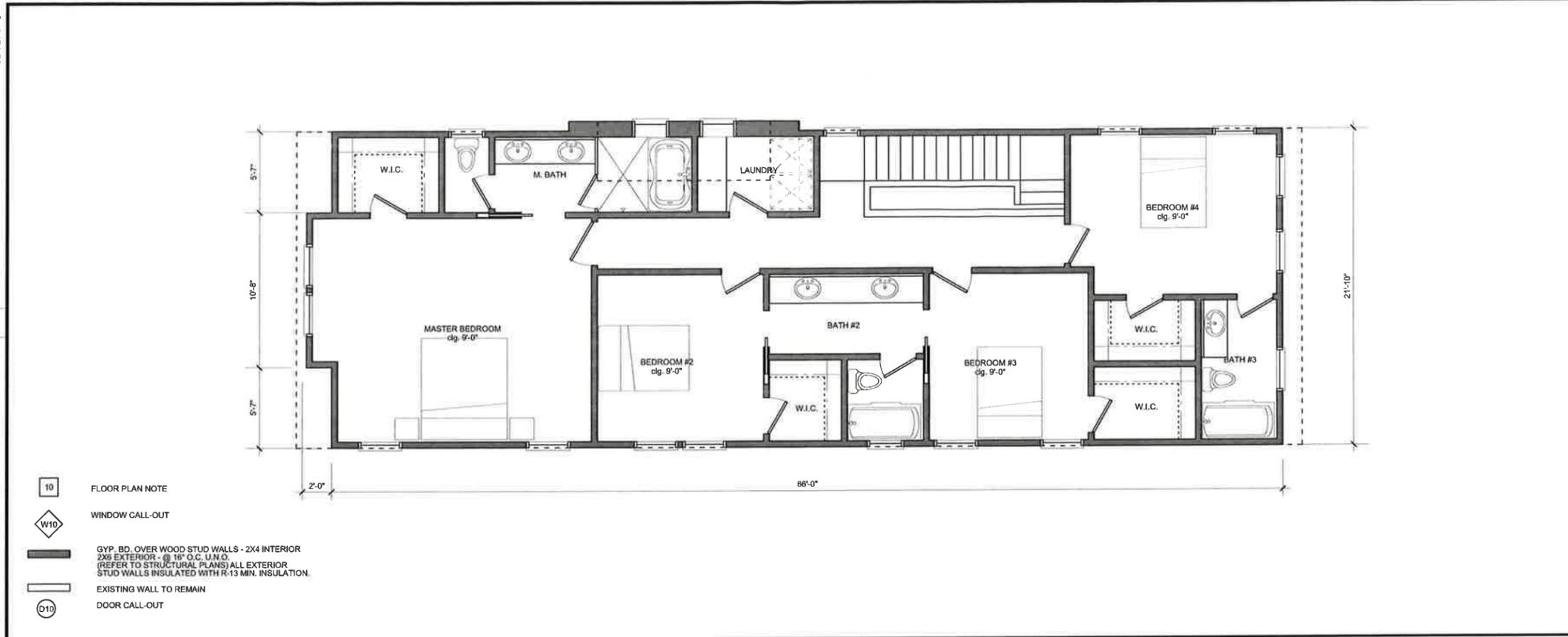
GRAHAM STANLEY ARCHITECTURE & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTURE & LAND PLANNING
 1376-A CORONADO AVENUE
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ARCHITECT
 LANDSCAPE ARCHITECT
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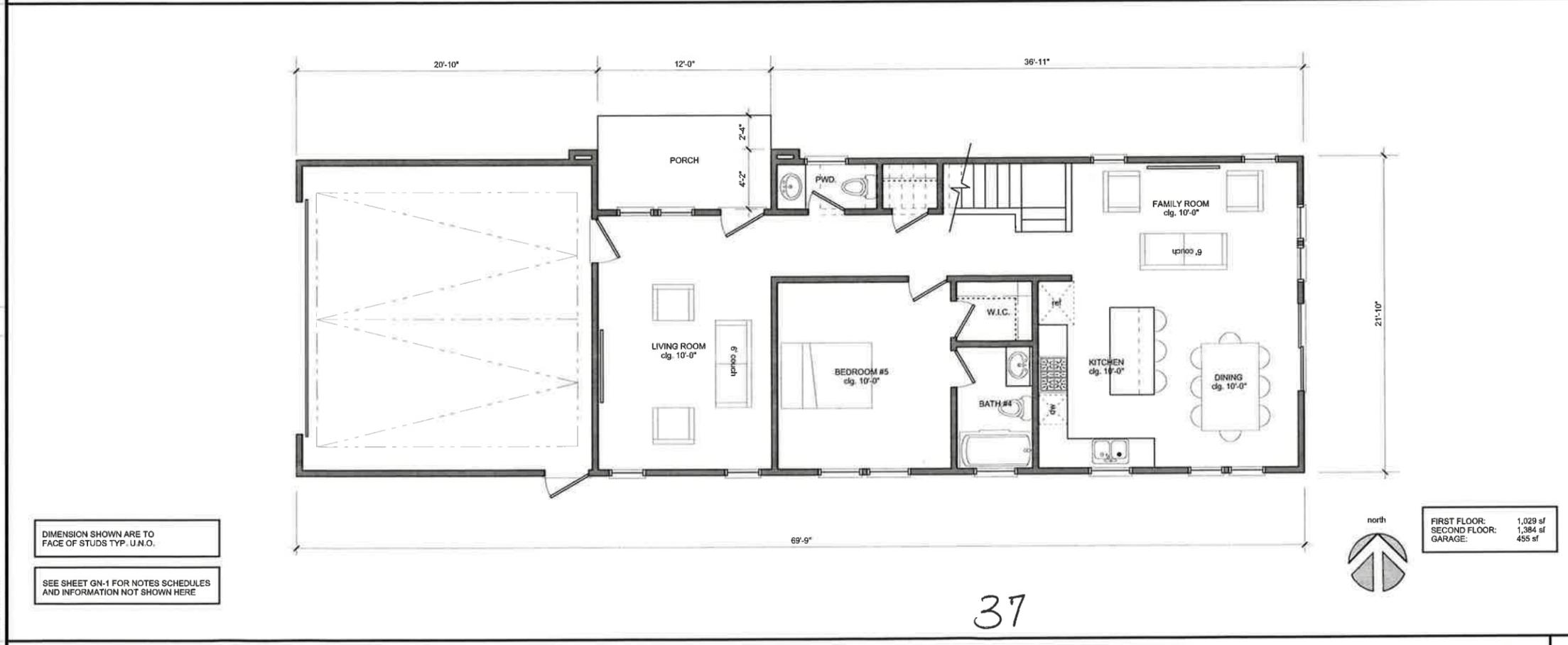
LANDSCAPE PLAN
 1808 POMONA AVENUE
 COSTA MESA, CA 92627

DATE	NOV. 3, 2015
SCALE	AS SHOWN
DRAWN BY	GS / RE
JOB	
CADD FILE	
SHEET	L-2
OF	2 SHEETS

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SECOND FLOOR PLAN



FIRST FLOOR PLAN

FLOOR PLAN NOTES	
1	

FLOOR PLAN NOTES	
6	

GENERAL NOTES:

- The governing codes are the 2013 CBC, 2013 CMC, 2013 CPC, 2013 CEC and the Long Beach Municipal Code & City amendments.
- Bathroom and service room windows shall provide 1.2 square feet minimum operable area or be provided with mechanical ventilation capable of providing five air changes per hour.
- Provide Interconnected smoke detectors in each hallway leading to bedrooms and in each bedroom of new and existing construction and on top of stairway. In new construction, detectors to be wired, with battery back up. (Detectors are not to be located in kitchen, garage, or within 3 feet from door to kitchen or bathroom or supply air registers.) See $\text{\textcircled{23}}$ A-2
- All gypsum wall board shall be 5/8" thick minimum, 5/8" Type X where indicated on plans. All work shall conform to UBC 2511. Inspection of nailing required for all gypsum wall board. Corner beads are to be nailed. Joint spacing 3/8" maximum.
- All glass panels over 9 square feet within 18" of floor and glass within 24" of door edges shall be fully tempered. All glazing in tub and shower enclosures shall be laminated, fully tempered, or wire glass. All safety glazing shall be etch marked per CBC 2406.
- All existing plumbing fixtures must be upgraded pursuant to California Civil Code, Sections 1101.1-1101.9 to comply with the following consumption limits:
 - Any toilet manufactured to use more than 1.6 gallons of water per flush.
 - Any urinal manufactured to use more than one gallon of water per flush.
 - Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
 - Any interior faucet that emits more than 2.2 gallons of water per minute.
- New water closets shall be 1.28 gallons per flush at maximum. Showerheads shall have a max. flow rate of 2.0 gallons per minute at 80 psi. Laundry and sink faucets shall have a maximum flow rate of 1.8 gallons per minute at 60 psi. Lavatory faucets shall have a maximum flow rate of 1.5 gallons per minute at 60 psi. Control valves for shower and tub-shower shall be of the pressure balance or thermostatic mixing valve type Sec. 4.303 CBC. Hot water is required to be on left.
- All hose bibbs shall be protected by an anti-siphon device.
- Pool, spa, walls, fences, patio covers and other freestanding structures require separate reviews and permits.
- All plumbing material used in the water supply system, except valves and similar devices, shall be of like materials.
- Title 24 Energy Conservation:

Insulation:
R-30 at roof
R-15 at walls and floors

Glazing:
Refer to window / door schedule
- Provide shatter resistant material for shower enclosure. Water resistant gypsum wall board is not permitted for the backing at shower.
- Edison Company approval is required for meter location prior to installation. Electrical service shall be upgraded as required.
- Existing sewer lateral to be changed and a clean-out installed at the property line to comply with city standard if any of the following conditions occur:
 - Alteration to the building sewer is done
 - Additional plumbing fixtures require increase in size of building line
 - When 6 or more fixture units are added to an existing undersized plumbing system
 - When it is found that the building sewer is installed in an illegal or unsatisfactory manner.
- If the Building Inspector determines that any of these conditions occur, sewer lateral shall be changed and new clean out installed to comply with City standards.
- New gas FAU's shall have 78% AFUE, minimum.
- Provide street address on building per City requirement.
- Provide fire blocking per CBC 708.
- Provide water heater combustion air, venting, drain pan and line per UPC Chapter 5. Water heaters shall be strapped at top and bottom with 1 1/2" x 16 gauge strap with 3/8" $\text{\textcircled{3}}$ x 3" lag screws each end to studs. Vent to outside air. Pressure relief valve to terminate outside of garage.
- Field inspectors shall review and approve underground service requirements prior to concrete placement.
- A licensed surveyor must complete FEMA elevation certificate and submit to Building Department inspector after the first floor is poured.
- All mechanical and electrical equipment including ducts to be above elevation 6.27 msl.
- Stucco lath and drywall shall be nailed to all studs and top-bottom plates.
- Use 2-15# felt backing when stucco is applied over plywood, CBC Sec. 2510.
- Insulation installer shall post in a conspicuous location in building a certificate signed by the installer and the builder stating the installation conforms with the requirements of Title 24, part 6 and that the materials installed conform with the requirements of Title 20, Chapter 2, Subchapter 4, Article 3. The builder shall provide the original occupant a list of the heating, cooling, water heating and lighting systems and conservation or solar devices installed in the building and instructions on how to use them efficiently.

REVISION	

mg **griseafe** **architect**
 5616 East Conant Street
 Long Beach, Ca 90808
 (562) 420-1035

1808 Pomona Ave
 Costa Mesa, CA 92627

Unit A Floor Plan

date:	12/8/15
plot date:	
job no.:	
scale:	
sheet no.:	A-100

of sheets

37

(not
d message
wall
door
window
hatch
border
dash
type
scratch



NORTH ELEVATION

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

8

WEST ELEVATION

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

11

DETAIL TITLE

Scale: 1/2" = 1'-0"

12

ELEVATION NOTES

6

1. ROOF MATERIAL: CLASS A ASPHALT SHINGLE
2. EXTERIOR WALL FINISH: STUCCO 7/8" STUCCO SHALL COMPLY WITH CBC. PROVIDE SEPERATE INSPECTIONS FOR EACH PHASE OF EXTERIOR PLASTER AS REQUIRED. SECURE WIRE LATH WITH FURRING NAILS. USE (2) GRADE 'D' FEL T BACKING WHEN STUCCO IS APPLIED ON PLYWD. WALL COLOR & FINISH AS SELECTED BY OWNER
3. EXTERIOR WALL FINISH: HARDIBOARD MANUFACTURED HORIZONTAL SIDING OR APPROVED EQUAL. WALL COLOR & FINISH AS SELECTED BY OWNER
4. FOAM TRIM
5. STONE VENEER
6. ATTIC VENT
7. LINE OF CEILING BEYOND
8. PAINTED WOOD COLUMN



mg *grubbs* architect
5518 East Conant Street
Long Beach, Ca 90808
(562) 420-1035

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Long Beach, CA 92627

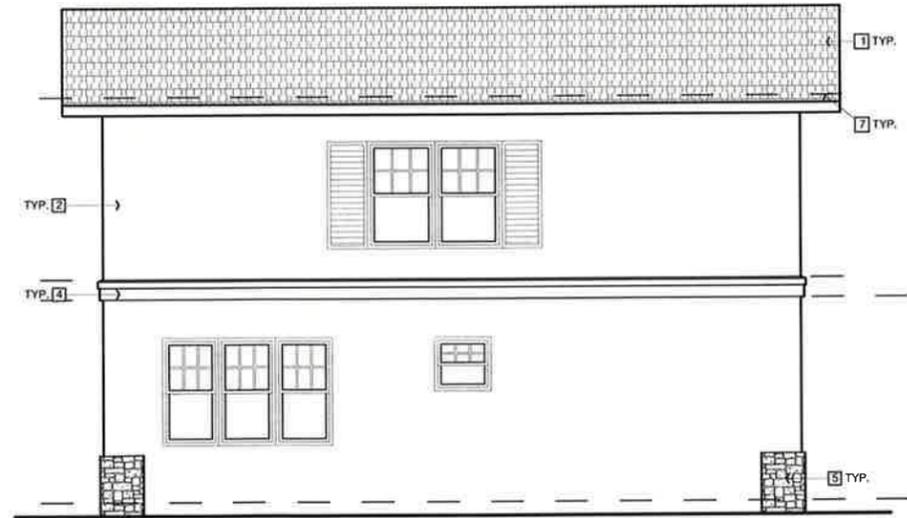
Unit B Exterior Elevations

date:
12/8/15
plot date:
job no.
scale:

sheet no.
A-203

of sheets

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SOUTH ELEVATION

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

20

EAST ELEVATION

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

23

DETAIL TITLE

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

18

40



mgrisafe architect
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Long Beach, Ca 90808
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1808 Pomona Ave
Costa Mesa, CA 92627

Rendering

date:
11/3/15
plot date:
job #:
scale:

TENTATIVE PARCEL MAP

SUBMITTAL DATED SEPTEMBER 30, 2015

LEGEND

C&G	CURB & GUTTER	(XX.XX)	EXIST. ELEV.
FG	EXIST. FINISHED GRADE	→	DIRECTION OF EXIST. GRADE
FF	FINISHED FLOOR ELEV.	---	PROP. SUBDIVISION LINE
FS	EXIST. FINISHED SURFACE (HARD)	⊙	EXIST. CONCRETE SURFACE
PL	PROPERTY LINE	⊕	SITE TBM
TBM	TEMPORARY BENCHMARK	⊙	EXIST. SEWER MANHOLE
TC	TOP OF CURB ELEV.		
	FIRE HYDRANT		
	WATER METER		

PARCEL MAP NOTES

- EXISTING STRUCTURES ON THIS SITE ARE SINGLE STORY WOOD-FRAMED CONSTRUCTION. ALL BUILDINGS, INCLUDING DWELLING STRUCTURES, ENCLOSED GARAGE(S), AND NON-HABITABLE STRUCTURES WILL BE DEMOLISHED FOLLOWING THE APPROVAL OF THIS MAP.
- THERE ARE NO EXISTING WATERCOURSES ON THIS PROPERTY.
- PAD ELEVATIONS FOR THE NEW HOMES WILL BE ESTABLISHED DURING IMPROVEMENT PLAN PREPARATION.
- THIS LAND IS NOT SUBJECT TO PONDING, FLOODING, OR INUNDATION OF ANY KIND.
- ALL PROPERTIES SURROUNDING THIS PARCEL ARE RESIDENTIAL TYPE, INCLUDING SINGLE FAMILY RESIDENCES AND CONDOMINIUM COMPLEXES.
- EXISTING SITE DRAINAGE IS GENERALLY FROM THE STREET SIDE OF THE PROPERTY TO THE REAR (WEST TO EAST). PROVISIONS WILL BE MADE IN THE IMPROVEMENTS TO PREVENT OVERFLOW TO ADJACENT PROPERTY TO THE EAST.
- THERE WILL BE NO OPEN LANDS OR PARKS FOR DEDICATION TO PUBLIC USE.
- EXISTING IMPROVEMENTS ARE SHOWN AS GRAYED-OUT OBJECTS.
- ALL VEGETATION LOCATED ON THE PROPERTY WILL BE REMOVED AND REPLANTED UPON COMPLETION OF CONSTRUCTION.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
 THE WEST 150 FEET OF LOT 504 OF NEWPORT MESA TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 5, PAGE 1 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY
 EXCEPTING THEREFROM THE SOUTH 100 FEET AND THE NORTH 150 FEET
 ASSESSOR'S PARCEL NUMBER: 424-241-37

OWNER/SUBDIVIDER

NEIL SONI & DEZNA PINTO
 2306 port Aberdeen
 Newport Beach, CA 92660
 949.310.4272

ENGINEER

RYAN WALKER, P.E.
 6751 GYPSUM CREEK DR.
 EASTVALE, CA 92680
 951.741.1515

ZONING, LAND USE, AND AREAS

CURRENT ZONING: R3-HD
 PROPOSED ZONING: R3-HD
 CURRENT LAND USE: SINGLE FAMILY RESIDENTIAL (SFR)
 PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL WITH 3,000 SF MINIMUM LOT AREA
 CURRENT LOT AREA: 7,500 SF
 PARCEL NO. 1: 3,000 SF
 PARCEL NO. 2: 4,500 SF

EASEMENT NOTES

NO EASEMENTS EXIST ON THIS PROPERTY, THEREFORE NONE ARE PLOTTED.

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS MAP IS THE CENTERLINE OF POMONA AVE., TAKEN AS N00°19'58"E

UTILITIES

SEWAGE DISPOSAL:
 MESA CONSOLIDATED WATER DISTRICT
 1865 PLACENTIA AVE.
 COSTA MESA, CA 92627
 949.631.1200

WATER SERVICE:
 MESA CONSOLIDATED WATER DISTRICT
 1865 PLACENTIA AVE.
 COSTA MESA, CA 92627
 949.631.1200

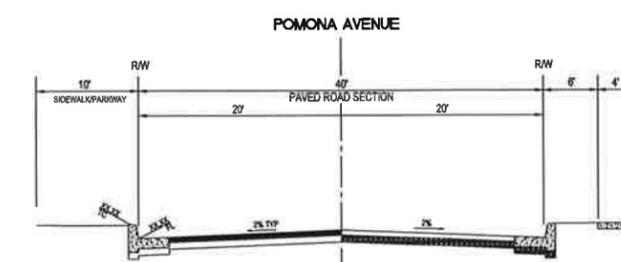
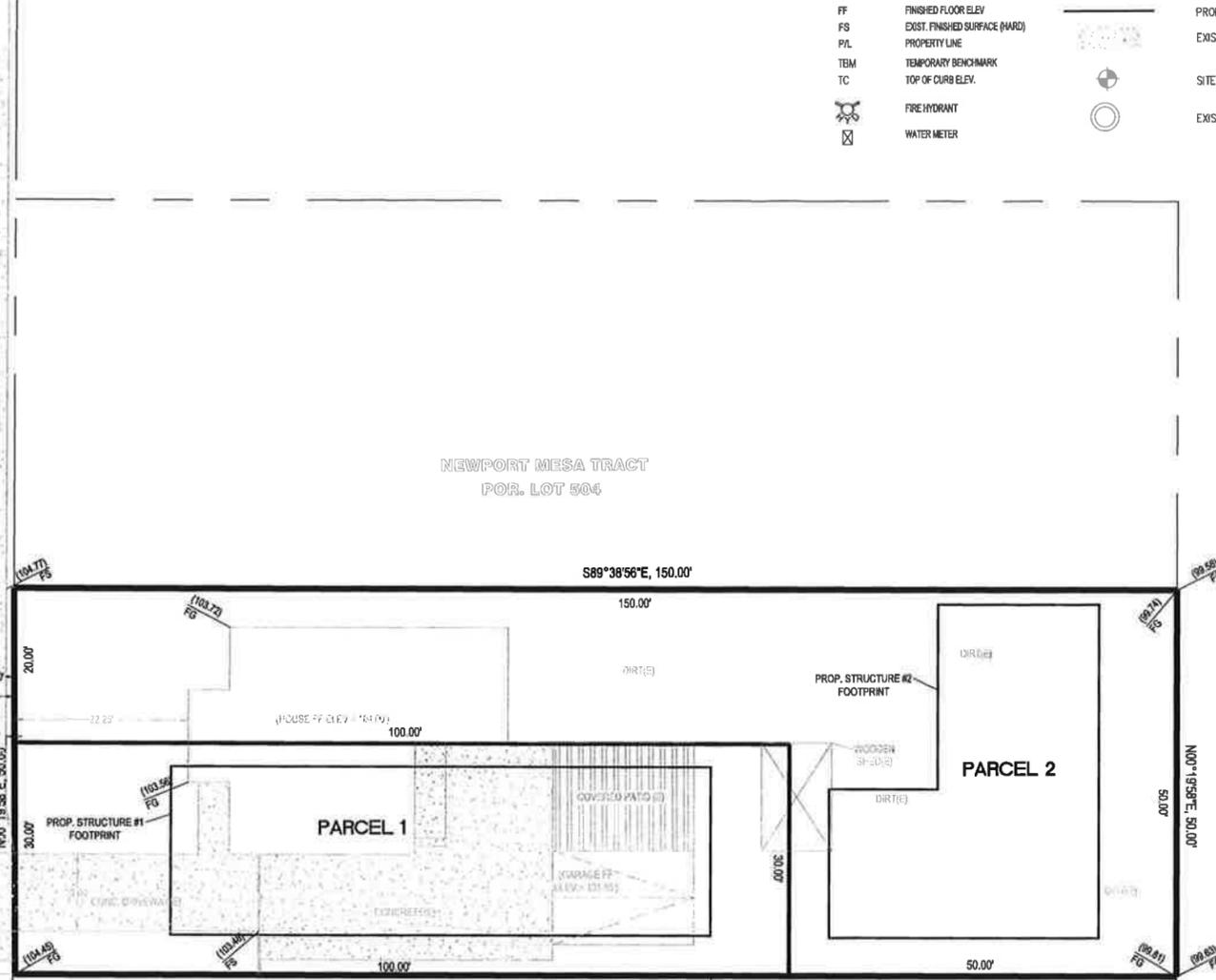
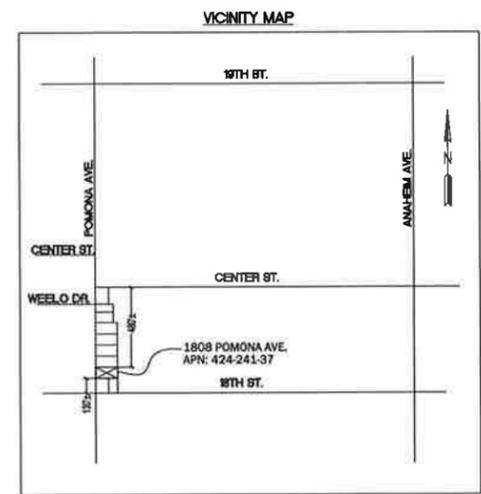
SOLID WASTE DISPOSAL:
 COSTA MESA SANITARY DISTRICT
 628 W. 19TH ST.
 COSTA MESA, CA 92627
 949.646.4617

ELECTRICITY:
 SOUTHERN CALIFORNIA EDISON
 P.O. BOX 800
 ROSEMEAD, CA 91771
 800.684.8123

TELEPHONE:
 AT&T SERVICE CENTER
 2800 CANNON RAMON
 SAN RAMON, CA 94583
 800.684.8123

CABLE:
 TIME WARNER-LOCAL SERVICE
 200 PULPIT RD.
 COSTA MESA, CA 92626
 800.TWCABLE

NATURAL GAS:
 SOUTHERN CAL. GAS COMPANY
 P.O. BOX C
 MONTEREY PARK, CA 91756
 800.310.2355



42

NO.	REVISIONS	DATE
1	CHANGED FROM CONDO MAP TO 2-LOT SUBDIVISION	11/4/2015

DESIGNED/DRAWN BY: R.A.W.
 SHEET 1 OF 3

GRW & SON, INC.
 Civil Engineers / Construction Managers
 6751 GYPSUM CREEK DR.
 EASTVALE, CA 92680
 (951) 741-1515

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

TENTATIVE PARCEL MAP NO. 2015-165