



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 28, 2016

ITEM NUMBER: PH-4

SUBJECT: PLANNING APPLICATION PA-15-48 AND VESTING TENTATIVE TRACT MAP VT-17981 FOR A 33-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER

DATE: MARCH 18, 2016

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DESCRIPTION

The proposed 33-unit residential project is an amendment to the previously approved 33-unit residential common interest development analyzed in the Final IS/MND, which included a General Plan Amendment, Rezone, Design Review, and Tentative Map for a detached residential development located on a 3.71-acre lot at 2626 Harbor Boulevard. The proposed "amended project" is a new development plan consisting of the following discretionary requests:

- 1) *Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND)***
- 2) *Planning Application PA-15-48:*** Design Review for the development of a 33-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:
 - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
- 3) *Vesting Tentative Tract Map 17981:*** Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

APPLICANT OR AUTHORIZED AGENT

DeNova Homes is the authorized agent for Suburban Harbor LLC, the property owner.

RECOMMENDATION

Approve by adoption of Planning Commission Resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 2626 Harbor Blvd Application Number: PA-15-48 & VT-17981

Request: Design Review of 33 unit two-story residential development and a tentative tract map.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD Multi-Family Residential, Medium Density	North:	R3- Multi-Family Residential District. C1- Local Business District
General Plan:	MDR	South: (across Merrimac Way)	R3- Multi-Family Residential District. C1- Local Business District
Lot Dimensions:	287 FT x 600 FT	East:	R3- Multi-Family Residential District
Lot Area:	3.71 acres	West: (across Harbor Blvd)	PDR-HD- Planned Development Residential, High Density C1 - Local Business District
Existing Development:	Four parcels containing a car dealership		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed Residential Common Interest Development (R2-MD)	Proposed/Provided
Lot Area	No minimum requirement	3.71 acres
Open space (development lot)	40% (64,643 SF)	50.7% (81,882 SF)
Private Open Space	An adjoining patio required with no dimension less than 10 feet.	An adjoining patio required with no dimension less than 10 feet.
Density:		
General Plan – MDR (Med. Density Residential Land Use)	Max. 12 du/ac	8.9 du/ac
Zone – R2-MD (Multi-Family Residential, Med. Density)	1 du/3,630 SF Max. 44 dwelling units	1du/4,897 SF 33 dwelling units
Building Height	Two-stories / 27 ft.	Two-stories approx. 25' to 26' in height
Distance between main buildings	10 ft.	6 ft. *
Building Setbacks:		
Development Lot:	20 ft.	27 ft.
Front (Harbor Blvd)		
Side	5 ft.	10 ft.
Side (Merrimac Ave)	10 ft.	15.5 ft.
Rear	20 ft.	25 ft.
% ratio of 2nd floor to 1st floor	100%	89% to 110%
Parking		
Covered (2 garage spaces /unit)	66 spaces	66 spaces
Open (all 3 bedrooms with 4 bedroom options + loft/study)	66 spaces	78 spaces
TOTAL	132 spaces	144 spaces
Interior garage dimension	20' x 20'– two car garage	Min. 20' x 20' (all plans)

Driveway Length	19 ft.	18 ft.**
Private Landscape Parkway	10 ft. combined/3 ft. minimum	10 ft. combined/5 ft. min
Wall Setbacks		
Development Lot Front	10 ft.	20 ft.
Development Lot Street Side	5 ft.	5 ft.
Back up Distance	25 FT for 90° (23 FT min)	25 FT
Final Action		
CEQA Review	Planning Commission	
	Addendum to original IS/MND.	
*Requires Administrative Adjustment		
**Transportation Division allowing 18-foot long driveway with 17-foot to 18-foot wide driveway along 25-foot private street.		

BACKGROUND

History

The original project involved the development of a 33-unit single family detached development on a 3.71-acre site located at the northeast corner of the Harbor Boulevard and Merrimac Way intersection in the City of Costa Mesa. The project included the following:

- ***Initial Study/Mitigated Negative Declaration*** (IS/MND)
- ***General Plan Amendment GP-11-01*** to change the land use from General Commercial (GC) to Medium Density Residential (MDR).
- ***Rezone R-11-01*** from C1 (Local Business District) and P (Parking) to R2-MD.
- ***Design Review PA-11-06*** for development of a 33-unit residential common interest development, including minor modifications to reduce rear yard setbacks for the second story (20 feet required; 16 feet proposed) and perimeter wall height (6 feet required; minimum seven feet proposed along perimeter of development lot).
- ***Tentative Parcel Map No. 17423*** for residential subdivision.

On September 6, 2011, City Council approved the 33-unit residential common interest development by taking the following actions:

- Adopted Resolution No. 11-35 to adopt IS/MND and approve General Plan Amendment GP-11-01;
- Gave first reading to adopt rezone R-11-01 Ordinance No. 11-08; and
- Adopted Resolution No. 11-36 to approve Planning Application PA-11-06 and TTM 17423 subject to conditions. PA-11-06 included a minor modification to reduce rear yard setbacks for the second story (20 feet required; 16 feet proposed) and perimeter wall height (six feet required; eight feet proposed).

On October 18, 2011, City Council gave second reading and adopted Ordinance No. 11-08.

On November 12, 2013, a two-year time extension was granted for Dennis Flynn, authorized agent for Suburban Harbor LLC, to extend the project approval date to September 6, 2015.

On April 27, 2015, a two-year time extension was granted for Peter Naghavi, authorized agent for Suburban Harbor LLC, to extend the project from September 6, 2015 to September 6, 2017.

In November 2015, C&V Consulting and DeNova Homes, authorized agents for the property owner, submitted Planning Application PA-15-48, for a 43-unit two-story detached residential common interest development. In February 2016, the project was revised to 33 units.

The below table provides a project comparison between the original 33-unit project, approved under Planning Application PA-11-06, and the current proposal:

DEVELOPMENT COMPARISON

Development Standard	PA-11-06 33 Units	PA-15-48 33 Units
Lot Area	3.71 acres	3.71 acres
Unit Size: (Livable Area)	Plan 1 – 2,065 SF Plan 2 – 2,164 SF	Plan 1 – 1,975 SF Plan 2 – 2,193 SF Plan 3 – 2,400 SF
Open space (development lot)	40%	50.7% (81,882 SF)
Private Open Space	An adjoining patio required with no dimension less than 10 feet.	An adjoining patio required with no dimension less than 10 feet.
Density:	8.9 du/ac	8.9 du/ac
Distance between main buildings	10 ft.	6 ft.
Building Setbacks:		
Development Lot:	20 ft.	27 ft.
Front (Harbor Blvd)		
Side (Interior)	5 ft.	10 ft.
Side (Merrimac Ave)	10 ft.	15.5 ft.
Rear	10 ft. (1st floor) 16 ft. (2nd floor)	25 ft.
% ratio of 2nd floor to 1st floor	113% Plan 1 130% Plan 2	89% Plan 1 101% Plan 2 110% Plan 3
Parking		
Covered (2 garage spaces /unit)	66 spaces	66 spaces
Open (all 3 bedrooms with 4 bedroom options + loft/study)	66 spaces 20 (on street)	78 spaces
TOTAL	152 spaces	144 spaces
Interior garage dimension	20 ft. x 20 ft.	20 ft. x 20 ft.
Driveway Length	18ft.-6in. Plan 1 18ft.-4in. Plan 2	18 ft.
Private Landscape Parkway	15 ft. combined/7ft.-8in. minimum	10 ft. combined/5 ft. min
Wall Setbacks		
Development Lot Front	10 ft.	20 ft.
Development Lot Street Side	5 ft.	5 ft.
Block Wall Height	8 ft.	Min 7 feet along portions of perimeter of development lot, otherwise 6 ft.
Back up Distance	25 ft.	25 ft.

Project Site/Environs

The 3.7-acre project site is located at the northeast corner of Harbor Boulevard and Merrimac Way (Attachment 1). The site was formerly occupied by a Lincoln/Mercury dealership and was most recently occupied by the Buick/GMC/Cadillac dealership while their permanent location across Merrimac was rebuilt. Surrounding land uses generally consist of residential and commercial uses. Land uses immediately adjacent to the project site consist of the following:

- **North:** Commercial uses (Southern California Auto House and an ACE Hardware) zoned C1 (Local Business District) are located directly north of the site. Also, a two-story apartment complex is located northeast of the site and zoned R3 (Multiple- Family Residential District).
- **East:** A three-story apartment complex (Casa Granada) is located east of the site, and is zoned R3.
- **South:** An auto dealership (South Coast Cadillac) commercial use is located south of the site across Merrimac Way, and is zoned C1. Also, a three-story apartment complex is located southeast of the site across Merrimac Way and is zoned R3.
- **West:** Commercial uses (California Professional Cabinets, Patrick's Pub, and the Super 8 Motel) within the C1 zone are located across Harbor Boulevard to the west of the site. Also, residential uses are located southwest of the site across Harbor Boulevard, and are zoned PDR-HD (Planned Development Residential, High Density).

ANALYSIS

Project Site Plan

The proposed plan includes 33 two-story detached units within a residential common interest development. The site is accessed from Merrimac Way with five individual private streets, each with a 25-foot right-of way. Although the project is a vesting map for condominium purposes, the development functions as a traditional low density subdivision with detached housing units on both sides of the private drives at a density of 9 dwellings per acre. Rolled curbs are proposed for the interior street; however, the street configuration does not allow for on-site street parking. Most units include a driveway length of 18 feet (19 feet minimum required).

To allow for a larger interior development lot side setback from the existing developments to the north, there are many units (22 in total) that maintain a six-foot building separation along the unit's side yard. Code requires a minimum 10-foot building separation; however an administrative adjustment has been requested (discussed below). The back to back rear yards, however, exceed the 10-foot building separation (minimum 10.5 feet), in order to provide larger private homeowner areas along the rear portion of the units.

Design Review PA-15-48 -33-unit Detached Common Interest Development Project

The project involves the construction of a 33-unit, two-story residential development based on the Residential Common Interest Development standards. The unit types are summarized in the following table:

Unit Type Summary

	Plan 1 (8 units)	Plan 2 (12 units)	Plan 3 (13 units)
Unit Size (Not Including Garage)	1,975 Sq. Ft.	2,193 Sq. Ft.	2,400 Sq. Ft.
Garage size	415 Sq. Ft.	415 Sq. Ft.	415 Sq. Ft.
Total Unit Size w/garage	2,390 Sq. Ft.	2,608 Sq. Ft.	2,815 Sq. Ft.
No. of Bedrooms/Baths	3Beds/2.5 Bath +Loft + Study Or 4Beds/2.5 Bath +Study	3Beds/2.5 Bath + Open Loft + Study Or 4Beds/3 Bath + Loft	4Beds/3.5 Bath + Open Loft + Study
Private Open Space	An adjoining patio required with no dimension less than 10 feet.	An adjoining patio required with no dimension less than 10 feet.	An adjoining patio required with no dimension less than 10 feet.
No. of Stories/ Height	2 Stories/25 ft.	2 Stories/25 ft.	2 Stories/26 ft.
No. of Garage Spaces	2 spaces	2 spaces	2 spaces
No. of Open Spaces	2 spaces	2 spaces	2 spaces
No. of Guest Spaces	12 space		
Total On-Site Spaces	144 parking spaces		

The overall architectural design promotes excellence and compatibility. The project includes Modern Spanish, Plantation, and Modern Farmhouse style architecture for the various floor plans (Plan 1, 2 and 3). The two-story structures are simple in design but are accented with entry porches, combination of gable and hipped roofs, decorative window treatments, and combination of wall treatments, including stucco, shingle siding, and board and batten siding. An adjoining patio required with no dimension less than 10 feet.

Open Space

The proposed project includes a 3.71-acre development lot. According to the residential common interest development standards, 40% minimum open space, or 64,643 square feet, would be required for open space. The project proposes over 50%, or 81,882 square feet, of open space. The project includes two private parks within the development lot, and each unit will include an adjoining patio required with no dimension less than 10 feet for private open space.

Administrative Adjustment for Distance between Buildings

Common interest developments are required to maintain a minimum 10 feet separation between structures. The proposed project is requesting a six-foot building separation along the interior side of 22 of the 33 units. This configuration was intended to provide more open space and increased interior side setbacks for the units along the development lots north property line (10 feet is proposed; five feet is required). The administrative adjustment findings are discussed later in this report.

Parking

The 33-unit development requires 132 parking spaces per Code, including 66 covered spaces and 66 open parking spaces. The proposed project provides 66 enclosed garage spaces and 78 open parking spaces for a total of 144 parking spaces; thus, the project provides 12 additional parking spaces than required. Driveway lengths are proposed at 18 feet instead of the required 19 feet; however the project provides for wider driveway flares (18 feet wide). The Transportation Division has verified that the proposed driveways are adequate for vehicle circulation.

The project will also provide hammerhead turnarounds at the end of the three north/south running private streets to further facilitate site circulation.

Landscaping

The project provides for enhanced landscaping along Harbor Boulevard and Merrimac Way. In addition, trees, shrubs, and groundcover are proposed throughout the common open space areas and along building front landscaped areas. The remaining side and private rear homeowner areas will be landscaped and maintained by each homeowner.

Residential Design Guidelines

The guidelines recommend a 100 percent second floor to first floor ratio for better massing and improved aesthetics of the elevations. This is to avoid a boxy appearance from the street and neighboring views. Also, to enhance variety and interest, long, unbroken building facades should be avoided and offsets and building projections made an integral part of residential design. Providing individual and identifiable entries to units is also encouraged to add interest and variety to the street scene.

The proposed units exceed the second floor to first floor ratio requirement as the footprint of the second floor is larger than the first floor (101% for Plan two and 110% for Plan three); however, all units include a larger front porch that will enhance the front and side elevations. There is a variety of elevation design and materials proposed that will meet the intent of the guidelines. Additional architectural enhancements on the units facing Merrimac Way are proposed.



Subdivision

The proposed subdivision is an air-space subdivision, so there are no individual lots. Since the applicant is proposing a common interest development, Code requires establishment of a homeowners association and recordation of CC&Rs.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2002. The Land Use Element of the General Plan directs long-range development in the City by indicating the location and extent of development to be allowed. The General Plan sets forth land use goals, policies, and objectives that guide new development. The General Plan land use designation for the project site is Medium Density Residential. Per the General Plan, Medium Density Residential is intended for residential development with a density up to 12 units to the acre (maximum 44 units). Because the density of the proposed project is 9 units to the acre (proposed 33 units), it is consistent with the General Plan land use designation.

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

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

Consistency: The project is an infill residential project within the allowable density for medium-density development. Therefore, adequate infrastructure would be available to serve the proposed project and the project is consistent with this General Plan objective.

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

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

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

Consistency: The project would allow for the redevelopment of property containing a car dealership. A standard condition of approval recommended requiring that perimeter wall treatments consist of decorative materials, and ornamental site landscaping will be provided throughout the project. As a result, the proposed project is supportive of this General Plan goal.

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

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

JUSTIFICATIONS FOR APPROVAL

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

Administrative Adjustment Findings

The appropriate findings can be made for the requested code deviations. Code Section 13-29(g)(1) requires the following findings for the variance and administrative adjustment, as described at the beginning of this report:

1. *Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity under identical zoning classifications.*
2. *The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.*
3. *The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.*

Administrative Adjustment Findings for Six-foot Building Separation

- *Administrative adjustment from distance between main buildings setback would be justified by the fact the project is a residential common interest development for condominium purposes (10 feet required; 6 feet proposed).* The proposed project includes detached units within a residential common interest development. The required main building setback is 10 feet; however these types of developments can be attached, if requested. The project proposes to encroach into the required 10-foot main building setback along the side yards of 22 of the 33 units. Through approval of an administrative adjustment, the property can reduce main building separation by no more than 40%, which would allow for a minimum six-foot building separation. The project would still be subject to Code requirements as they pertain to Building and Fire safety. The dwelling units are designed so that they will have full use of the six-foot separation, and private open space exceeds that required by Code. As such, the reduction will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
- *Administrative adjustment will not constitute a grant of special privileges inconsistent with other properties in the vicinity.* The deviation does not constitute a grant of special privileges since these types of developments can be attached, if requested. The project proposes detached units to provide more of a single-family residential design. Also, the deviation from main building separation will only occur between 22 of the 33 units proposed in the development.
- *Granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property (44 units allowed; 33 units proposed).* The proposed project is located within the Medium Density Residential General Plan land use designation, which allows a density up to 12 units per acre. The project site is 3.71 acres and, therefore, would allow for a maximum of 44 units. The deviation does not increase the density or intensity of the common interest development, as the proposed development requests only 33 units. In addition, the project would provide open space beyond required by Code (40% required; 50% proposed) and provide enhanced landscaped area along Harbor Boulevard and Merrimac Way. This will provide visual enhancement for surrounding neighbors. As such, granting the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Design Review PA-15-48

The following are justifications for approval of the Master Plan request per Title 13, Section 13-29 (g)(14):

- The project complies with the development standards of the City of Costa Mesa Zoning Code, with the exception to the administrative adjustment request. The design of the units includes three architectural styles, including Modern Spanish, Plantation, and Modern Farmhouse style. The two-story structures are simple in design but are accented with entry porches, combination of gable and hipped roofs, decorative window treatments, and combination of wall treatments, including stucco, shingle siding, and board and batten siding.



Enhanced architectural treatments along Harbor Boulevard and Merrimac Way are proposed to provide visual interest along these public right-of-ways. The developer will also be required to build a minimum 7-foot high block wall along both Harbor Blvd. and Merrimac Way. In addition, a decoratively landscape neighborhood sign will be required at the northeast intersection of Harbor Boulevard and Merrimac Way.



- The project meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with the exception to the second-story design standards (second story shall not exceed 100% of first story). 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 plan breaks, and any other applicable design features.

In regards to second-story design standards, the second-story floor areas will exceed 100% of the first-story floor area for two out of the three floor plans (101% for Plan two and 110% for Plan three). The visual prominence associated with the construction of a two-story house has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls. The project, despite the requested deviation of the second floor to exceed 100% of the first-story floor area, meets the purpose and intent of the Residential Design Guidelines. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. The building elevations incorporate variation in surface planes to create interest and visual relief from off-site. Architectural elements include stucco with accents depending on the design, terra cotta shingle siding, and board and batten. Roof materials include concrete tile with metal roof accents and awnings. All units include a front entry porch that will enhance the front elevations. Additional architectural enhancements on the units facing Merrimac Way are also proposed.

The proposed project provides variation to street-facing elevations to reduce visual prominence, provide visual interest and relief from monotony. Building mass and form were considered, as offsets and building projections were made an integral part of the design. Recesses in building plane have been incorporated into the design, including

a variation in roof forms, orientation and pitch. Roofing materials include use of flat concrete roof tiles and Spanish-style concrete roof tiles. Each floor plan provides for individual and identifiable entries to add interest and variety to the streetscene. Elevations are enhanced along the units facing Merrimac Way, which include use of a combination of materials, accents and details. Each unit is two stories in height and will not exceed the 27-foot height maximum requirements.

The setbacks of existing neighboring structures, and visual impacts from second story windows were considered in the design of the project. The project is surrounded by two street along the southerly and westerly property line, commercial and multi-family residential properties along the northerly property line, and multi-family residential along the easterly property line. The units are designed to maximize distances from the adjacent dwellings. The interior side setbacks of the units along the northerly property line are 10 to 16 feet from the property line. The rear setbacks of the units along the easterly property line are over 25 feet from property line. Window placement will not be an issue, as the property is surrounded on two sides by street right-of-way. A commercial building and residential carport structure are located along the northerly property line, and the units along the easterly property line are over 25 feet from the existing three-story multi-family units. Therefore, the project minimizes the potential privacy impacts to surrounding properties along the easterly property.

- The landscape concept plan is consistent with the City's standards for multi-family development. The proposed project includes landscaping within the setback abutting the public right-of-way, within the private open space areas, and along the driveway and parking areas for each unit. The concept plan shows large trees along the perimeter of the development lot along Harbor Boulevard and Merrimac Way. Street trees in the landscape parkway will be consistent with requirements of Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced. In addition, drought-tolerant shrubs and groundcover will be located along Harbor Boulevard and Merrimac Way, and along the front portion of each unit to provide softening and interest.

The enhanced front landscape setback along Harbor Boulevard includes a sign feature at the corner of Harbor Boulevard and Merrimac Way. Enhanced landscaping will also be provided along the street side setback along Merrimac Way where the entrance to the project is located.

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

- The project will provide on-site parking spaces exceeding the current parking standards (132 required; 144 spaces proposed). The 33-unit development is required to provide 132 parking spaces, including 66 covered spaces and 66 open parking spaces. The proposed project will be providing 66 enclosed garage spaces, 66 open spaces on driveways, and 12 additional open parking spaces within the development

lot, for a total of 144 parking spaces. Thus, the project provides 12 additional parking spaces than required.

Driveway lengths are required to be 19 feet in length. The project proposes 18 feet long. To allow for adequate maneuvering in and out of the driveways, the applicant is proposing wider driveway flares. This upgrade will address the slight decrease in the driveway length and the configuration.

- *A condition of approval requires adequate turnaround at the terminus of proposed north/south dead-end streets.* The project provides for 25-foot wide private streets for adequate backup distance. The Transportation Division has verified that the proposed 18-foot driveway lengths in combination with the wider driveways and 25-foot back out distance into the private street are adequate for vehicle circulation.

CONDITION #21: *Prior to issuance of building permits, the applicant shall provide a revised site plan showing three hammerhead turnarounds, designed at the satisfaction of the Transportation Service Division, located at the end of the three north/south running private streets to facilitate site circulation.*

- *The proposal provides two on-site parks for the residential units, and a Land Use Restriction is required indicating that the 0.28-acre park shall not be subdivided and separately developed.* Open space areas throughout the project includes two private parks, including a 0.28-acre private park, a 0.07-acre private park, private homeowner areas, and landscaped parkway areas. The 0.28-acre private park is located along the Harbor Boulevard setback, providing a landscaped buffer between the units and Harbor Boulevard. A condition of approval requires the applicant provide a Land Use Restriction to ensure the 0.28-acre park will not be subdivided or separately developed in the future. The 0.07-acre private park is designed within the central portion of the development lot to allow maximum use by all residents. A total of 10 parking spaces are provided alongside the parks for guest parking. The park also includes a play structure for young children, a rubberized play surface, walkways, two picnic tables, pedestal-type BBQ's, decorative benches, and dog waste stations for dog-walkers. These features are located all within a natural landscape of drought tolerant trees, shrubs, and grasses.

CONDITION #20: *Prior to issuance of building permits for the proposed residential common-interest development project, applicant shall submit a Land Use Restriction indicating that the 0.28-acre park shall not be subdivided and separately developed. The 0.28-acre park in its entirety is to remain as an open space amenity serving the residents of the development. Future redevelopment into housing or other uses are expressly prohibited. This document shall be approved by the City Attorney's office and shall be recorded against the property or included as declaratory statements in the CC&Rs, as applicable. The final documentation of this restriction shall occur to the satisfaction of the Development Services Director and the City Attorney's office prior to issuance of the first certificate of occupancy for a dwelling unit.*

Each unit within the development lot will also include private homeowner open space areas, including a minimum 10-foot by 10-foot area as required by Code. The remainder of the open space provided by the project is within the development lot front street setback, street side setback, and within each unit's front yard. Each unit's front yard will have a minimum five-foot width of landscaping along the interior private streets to meet the required 10-foot combined width landscaped parkway. In addition, the street setback areas along Harbor Boulevard and Merrimac Way will be heavily landscaped.

- The Initial Study/Mitigated Negative Declaration Addendum complies with CEQA requirements. The environmental analysis indicates that there are no significant, unmitigated environmental impacts associated with the proposed project. Mitigation measures are primarily required for short-term, construction-related impacts for air quality, hazards/hazardous materials, and hydrology/water quality. A minimum seven-foot high wall is required to mitigate noise along Harbor Boulevard and portions of Merrimac Way.

Vesting Tentative Tract Map

The following are justifications for approval of the Vesting Tentative Tract Map request per Title 13, Section 13-29 (g)(13):

- The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code, is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and is consistent with the State Subdivision Map Act. 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 property is physically suitable to accommodate the subdivision for condominium purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

ENVIRONMENTAL DETERMINATION

The City of Costa Mesa prepared the environmental clearance documentation for the adoption and approval of the General Plan Amendment, Rezone, Master Plan, and Tentative Map through the 33-Unit Residential Common Interest Development Initial Study/Mitigated Negative Declaration (Final IS/MND), which was conducted pursuant to the requirements of the California Environmental Quality Act (CEQA) (see Public Resources Code Sections 21082, 21082.1, 21091, 21092.2, 21093, and 21094) and the State CEQA Guidelines (see Title 14 of the California Code of Regulations, Sections 15070-15074). The Final IS/MND was made available for public review and comment pursuant to State CEQA Guidelines Section 15070. The Final IS/MND was adopted by the City of Costa Mesa City Council on September 6, 2011. The Mitigation Monitoring and Reporting Program was also certified as part the Final IS/MND.

Addendum to the Final IS/MND

The proposed 33-unit residential project amends the previously approved 33-unit residential common interest development analyzed in the Final IS/MND. As discussed in the attached Addendum (Attachment 7), none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of a subsequent environmental clearance document or Section 15163 calling for the preparation of a supplemental environmental clearance document have occurred. This Addendum supports the conclusion that the proposed project does not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. There are no new mitigation measures or alternatives available that would substantially reduce the environmental effects beyond those previously described in the IS/MND. As a result, an addendum is an appropriate CEQA document for analysis and consideration of the project.

Circulation of an addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the addendum must be considered in conjunction with the Final IS/MND by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

Summary of Environmental Impacts and Mitigation Measures

As detailed in the analysis presented in the Addendum, the Addendum supports the conclusion that the changes to the proposed project considered in the Final IS/MND do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances (under which the project was being undertaken) since the certification of the Final IS/MND has occurred. There are no new measures required and no new alternatives available that would substantially reduce the environmental effects beyond those previously described in the Final IS/MND.

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.

Public Comments

As of March 18, 2016, there has no comments received. All comments received will be incorporated, where appropriate, as a supplemental memo.

LEGAL REVIEW

The Addendum to the Final IS/MND, and draft resolution have been reviewed and approved as to form by the City Attorney's Office.

CONCLUSION

With implementation of the mitigation measures identified in the Addendum to the Final Mitigated Negative Declaration for the proposed project, all potentially significant impacts have been reduced to less than significant levels. With the implementation of the recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The project features quality construction and materials. The proposal provides on-site amenities expected of quality residential developments of this type. Therefore, staff recommends that the Planning Commission approve a resolution recommending approval of the project subject to Conditions of Approval and the Mitigation Monitoring and Reporting Program.

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.



RYAN LOOMIS
Associate Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

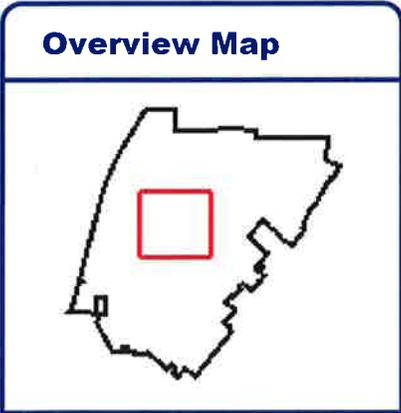
Attachments: 1. Vicinity Map, Zoning Map and 500' Radius Map
2. Existing Color Site Photos
3. Applicant's Project Description
4. Draft Planning Commission Resolution for Design Review
5. Public Correspondence/Emails
6. Plans and Color Elevations/Renderings
7. Addendum to IS/MND

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

Authorized Agent: C& V Consulting
Attn: Dane McDougall, Project Manager
6 Orchard, Suite 200
Lake Forest, CA 92630

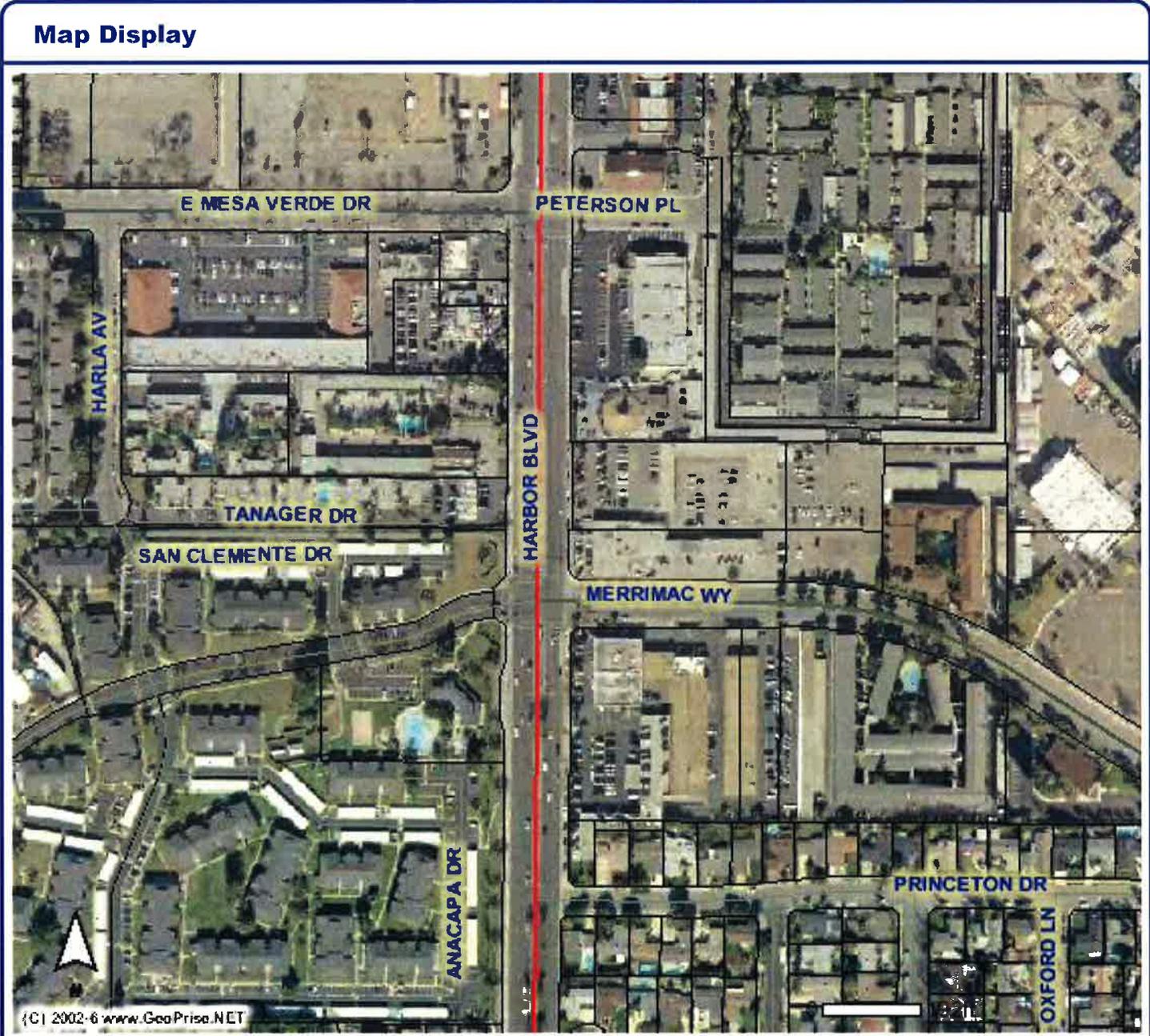
DeNova Homes
Attn: Alan Toffoli, Social Division President
3 Hughes
Irvine, CA 92618

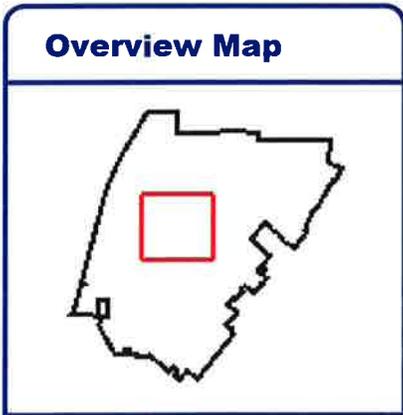
Property Owner: Suburban Harbor LLC
2600 Harbor Blvd
Costa Mesa, CA 92626



Legend

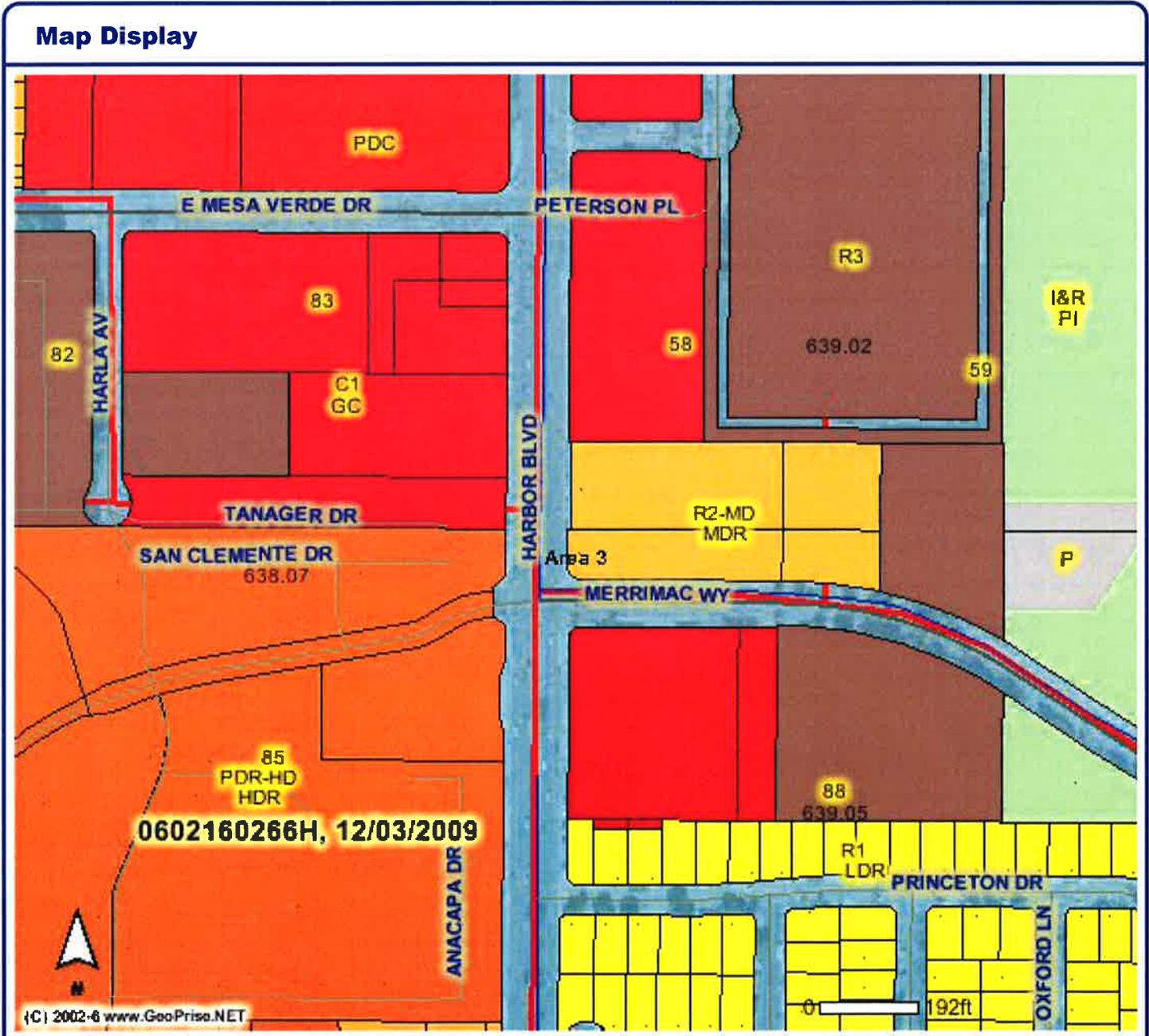
Address Points	Roads	Major Newport BLVD Primary (cont)	SECONDARY Hydrology Channels
Freeway	Collector Freeway (cont)		



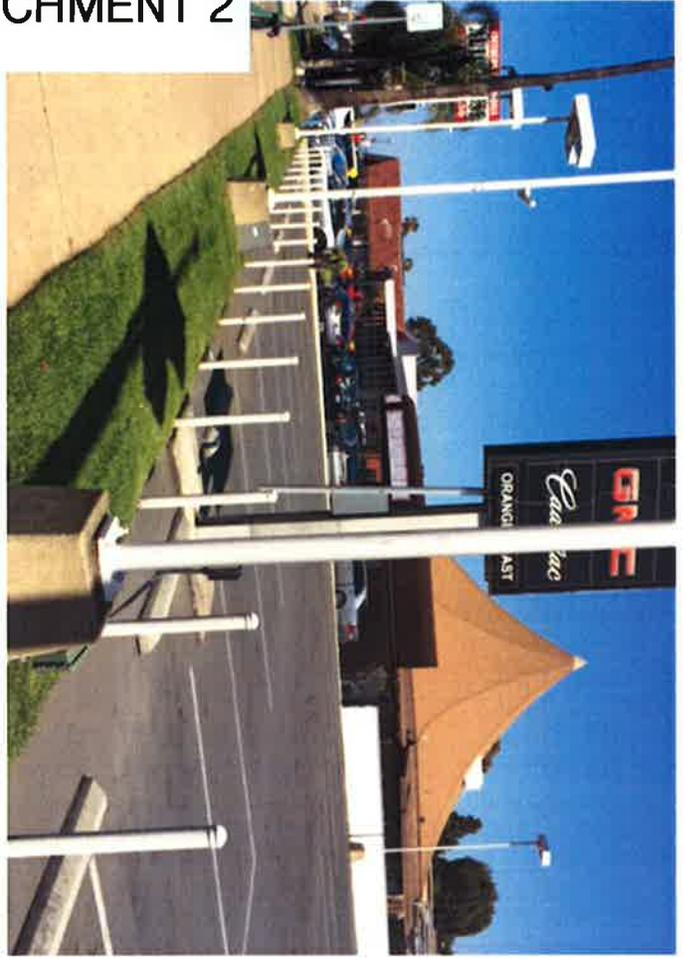


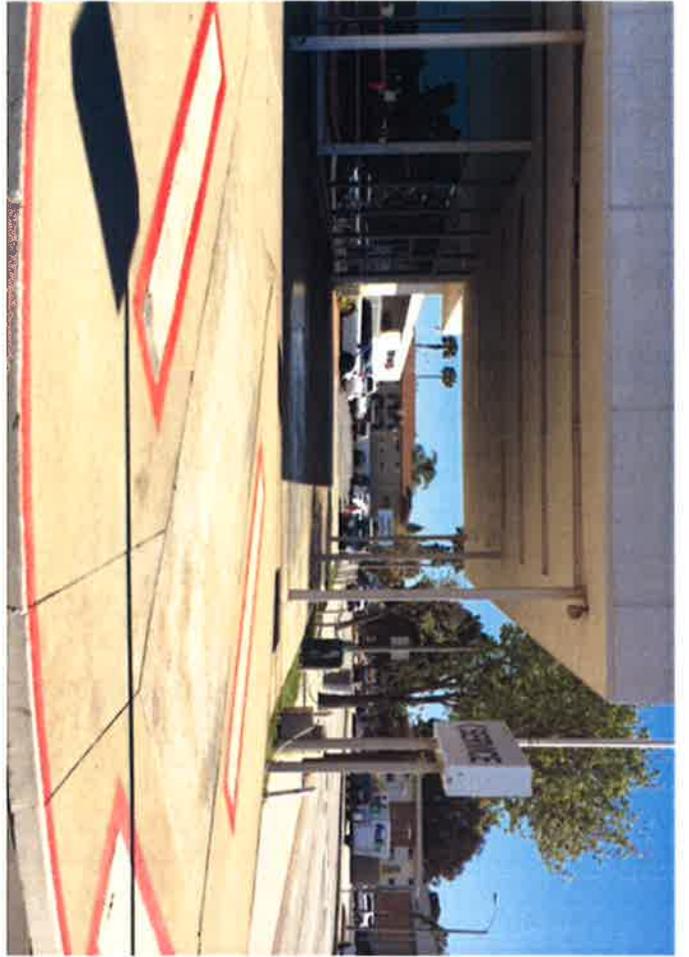
Legend

	Address Points		Newport BLVD Primary		Parcel Lines		C1-S
	Freeway		SECONDARY Hydrology Channels		City Boundary		C2
	Roads		Water Ways		Zoning		CL
	Collector Freeway		Street Names		AP		I&R
	Major (cont)		Street Centerlines		C1 (cont)		I&R-S
					P		MG
					MP		PDC (cont)



ATTACHMENT 2







12



25

March 16, 2016

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

Attn: Claire Flynn, Assistant Development Services Director

RE: 2626 Harbor Boulevard, City of Costa Mesa Vesting Tentative Tract Map (VTM) 17981 – Letter of Justification

Dear Ms. Flynn:

DeNova Homes is pleased to submit to the City of Costa Mesa Vesting Tentative Tract Map (VTM) 17981. The following serves as the requisite letter of justification for this application.

Project Summary

- Owner/Developer – DeNova Homes
- Tentative Tract No. – 17981
- Area – 3.71 Acres
- Numbered Lots – 1
- Lettered Lots – N/A
- No. of Units – 33
- Density – 8.9 DU/AC
- General Plan Designation – Residential
- Existing Zoning Designation – C1 and P Local Business and Parking
- Proposed Zoning Designation – R2-MD Multiple Family Residential
- Site Address – 2626 Harbor Boulevard

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. The project is internal in nature and therefore will not have an adverse impact on the existing neighborhoods.

DeNova Homes looks forward to this next phase of the entitlement process in regards to the new community on Baker Street

Thank you in advance for your consideration,

Sincerely,

Jeff Collins
Project Manager
C&V Consulting, Inc.

cc: Alan Toffoli

ATTACHMENT 4

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING THE ADDENDUM TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, AND PLANNING APPLICATION PA-15-48 AND VESTING TENTATIVE TRACT MAP 17981 FOR THE 33-UNIT COMMON INTEREST RESIDENTIAL PROJECT LOCATED AT 2626 HARBOR BLVD

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

WHEREAS, an application was filed by authorized agent, C & V Consulting., on behalf of owner of real properties, DeNova Homes, located at 2626 Harbor Boulevard, requesting approval of the following:

- 1) ***Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND)***
- 2) ***Planning Application PA-15-48:*** Design Review for the development of a 33-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:
 - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
- 3) ***Vesting Tentative Tract Map 17981:*** Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

WHEREAS, A Design Review application for the proposed development of a 33-unit residential common interest development for the development of the project as described above.

WHEREAS, the proposed 33-Unit residential project amends the previously approved 33-Unit Residential Common Interest Development analyzed in the Final IS/MND;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the City of Costa Mesa prepared the environmental clearance documentation for the adoption

and approval of the General Plan Amendment, Rezone, Master Plan, and Tentative Map for a 33-Unit detached Residential Common Interest Development;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration (IS/MND) was circulated from July 15, 2011 to August 15, 2011 for public review and comment.

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and identified potentially significant impacts related to air quality, hazards and hazardous materials, hydrology and water quality, and noise;

WHEREAS, the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant;

WHEREAS, the Addendum to the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 28, 2016, with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS the Planning Commission find that proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the Addendum to the IS/MND;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained in Exhibit B, *Exhibit* **B1**, and all the mitigation measures indicated in the Mitigation Monitoring Program contained within Exhibit C, respectively, as well as with compliance of all applicable federal, state, and local laws, the Planning Commission **APPROVES** the Addendum to the Final IS/MND, Planning Application PA-15-48 and Vesting Tentative Tract Map VT-17981 with respect to the property described above.

PASSED AND ADOPTED this 28th day of March, 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(e) because:

Finding: A compatible and harmonious relationship exists between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhoods.

Facts in Support of Findings: With implementation of the mitigation measures identified in the IS/MND for the proposed project, all potentially significant environmental impacts have been reduced to less than significant levels. With the implementation of the recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The project features quality construction and materials. The proposal provides on-site amenities comparable with quality residential units. The proposed parking is adequate to meet the demand for this project.

Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Facts in Support of Findings: The proposed on-site parking will be sufficient to accommodate the proposed mix of units within this project. The project will provide adequate sight distance for vehicles at all project drive approaches. Hammerhead turnarounds will be provided at the end of the three north/south running private streets to further facilitate site circulation. Prior to issuance of building permits, the project shall submit a Lighting Plan and Photometric Study. The project has been conditioned to comply with these conditions; as a result, the safety and compatibility of the project has been insured.

Finding: The use is consistent with the General Plan.

Facts in Support of Findings: The project proposes 33 dwelling units; the existing General Plan and zoning designations would allow up to 44 dwelling units. Therefore, the proposed project is consistent with the General Plan.

Finding: The cumulative effect of all the planning applications have been considered.

Facts in Support of Findings: The cumulative effects of General Plan Amendment GP-11-01, Rezone R-11-01, and Design Review PA-15-48 have all been considered for this project and no significant impacts were identified.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-

29(g)(1) because:

- a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.
- b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
- c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Administrative Adjustment from Distance to Main Buildings

- a) **Facts in Support of Finding:** The proposed project includes detached units within a residential common interest development. The required main building separation is 10 feet; however these types of developments can be attached, if requested. The project proposes to encroach into the required 10-foot main building separation along the side yards of each unit. Through approval of an administrative adjustment, the property can reduce main building setbacks by no more than 40%, which would allow for a minimum six-foot building separation. The project would still be subject to Code requirements as they pertain to Building and Fire safety. In addition, the reduction will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Any impact will be offset by the project's quality architecture and building materials, which is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.
- b) **Facts in Support of Finding:** The deviation does not constitute a grant of special privileges inconsistent with other properties in the vicinity, as development lot setbacks will be maintained along the front, interior side, and street side setbacks. In addition, the deviation from main building setback will occur only between 22 units proposed in the development, and does not request deviation from main building setbacks with other adjacent developments.
- c) **Facts in Support of Finding:** The proposed project is located within the Medium Density Residential General Plan land use designation, which allows a density up to 12 units per acre. The project site is 3.71 acres, and therefore would allow for a maximum of 44 units. The deviation does not increase the density or intensity of the common interest development, as the proposed development requests only 33 units. The project, as proposed, is consistent

with the General Plan land use designation. In addition, the project would provide for an enhanced landscaped area along Harbor Boulevard and Merrimac Way. This will provide visual enhancement for surrounding neighbors. As such, granting the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

- C. 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 Objectives LU-1A, LU-1A.4, and LU-2A in that adequate infrastructure exists to serve the proposed project; the project promotes homeownership opportunities to improve the balance between renter and owner occupied housing in the City; and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project design complies with development standards for residential common interest developments, however the project is requesting an administrative adjustment to allow for a reduced main building separation by no more than 40%, which would allow for a minimum six-foot building separation.

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

Facts in Support of Finding: The project proposes residential uses on the property. The project has a density of 9 units per acre, consistent with the General Plan designation of Medium Density Residential, which allows 12 dwelling units per acre.

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

Facts in Support of Finding: The City of Costa Mesa originally prepared the environmental clearance documentation for the adoption and approval of the General Plan Amendment, Rezone, Master Plan, and Tentative Map for a 33-Unit detached residential common interest development, by preparing an Initial Study/Mitigated Negative Declaration (Final IS/MND), which was conducted pursuant to the requirements of the California Environmental Quality Act (CEQA). The revised 33-unit residential project amends the previously approved 33-unit residential common interest development analyzed in the Final IS/MND. As such, an Addendum was prepared per State CEQA Guidelines Section 15162 and Section 15164. This Addendum

supports the conclusion that the proposed project does not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. With implementation of the mitigation measures identified in the Addendum to the Final Mitigated Negative Declaration for the proposed project, all potentially significant impacts have been reduced to less than significant levels. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

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

Facts in Support of Finding: The project provides private open space areas under partial roof canopies and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. Approximately one-third of the units are designed in a north-south position allowing for narrow portion of homes along the southern elevation to minimize sun exposure. The project also provides private open space areas under entry canopies.

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. Per the Public Services Division, the project will require easements along the front property line abutting both Harbor Boulevard and Merrimac Way Street right-of-ways for a future bike path.

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.

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

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the residential design guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping,

appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Findings: The design of the two-story homes complies with the building mass and form, side and rear yard setbacks, elevation treatment, and architectural consistency guidelines. The overall architectural includes Modern Spanish, Plantation, and Modern Farmhouse style architecture for the various floor plans. The two-story structures are simple in design and accented with entry porches, combination of gable and hipped roofs, decorative window treatments, and combination of wall treatments, including stucco, shingle siding, and board and batten siding. The proposed project will be required to provide enhanced architectural treatments along Merrimac Way to provide visual interest along these public right-of-ways. The developer will also be required to replace the existing block wall along the westerly and southerly property line with a decorative minimum 7-foot high block wall. In addition, a decoratively landscape neighborhood sign will be required at the northeast intersection of Harbor Boulevard and Merrimac Way. The plan includes landscaping in the setback abutting the public rights-of-way, within the private open space areas, and along the driveway and parking areas for each unit. The concept plan shows large trees along the perimeter of the development lot along Harbor Boulevard and Merrimac Way. In addition, drought-tolerant shrubs and groundcover will be located along Harbor Boulevard and Merrimac Way and along the front portion of each unit to encourage privacy and interest.

- E. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Addendum to the Final Initial Study/Mitigated Negative Declaration was prepared for the proposed project, pursuant to the California Environmental Quality Act. Although the proposed project could have a significant effect on the environment, mitigation measures have been included as conditions of approval that reduce impacts to the fullest extent reasonable and practicable.
- F. Mitigation Measures from the Addendum to the Final IS/MND have been included as conditions of approval (Exhibit C). If any of these conditions are removed, the Planning Commission must make a finding that the project will not result in significant environmental impacts, that the condition(s) are within the responsibility and jurisdiction of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
- G. 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 date of the Final Master Plan PA-15-48 shall coincide with the expiration date of the vesting tentative tract map, which is valid for two years. An extension request is required to be approved by the Planning Commission to extend the expiration for each additional year.
 2. Final Master Plan PA-15-48/VT-17981 shall comply with the conditions of approval, code requirements, special district requirements, and mitigation measures of the Addendum to the IS/MND for this project. Mitigation measures from the IS/MND for this project have been included as part of the Addendum to the IS/MND (March 2016) [Exhibit C]. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
 3. The conditions of approval including Mitigation Measures incorporated by reference in these Conditions of Approval as Exhibit C, code requirements, and special district requirements of PA-15-48 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. Prior to issuance of building permits, applicant shall provide a Buyer's Notice for review/approval to the Development Services Director. It will serve as written notice of the then-existing noise environment and commercial operations of neighboring properties. Buyers must sign a disclosure to acknowledge that they have read and understand the existing land use conditions. The disclosure notice shall be kept on file by the developer and shall be approved in form and substance by the City Attorney's office.
 5. A residential parking management plan shall be submitted to the Development Services Director and the Transportation Services Manager prior to issuance of first certificate of occupancy. The parking management plan shall denote the following:
 - a. Method of allocation of assigned parking, as applicable.
 - b. Location of visitor parking, including appropriate signage.
 - c. Location of security gates, if any, and how gates will be operated.
 - d. Provide proof of a contract with a towing service to enforce the parking regulations if parking problems arise.
 6. No modification(s) of the approved building elevations including, but not limited to, 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 in the requirement to modify the construction to reflect the approved plans.

7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
8. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
9. 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.
10. 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.
11. The project shall incorporate green building design and construction techniques where feasible; CAL Green Code or higher as determined by applicant. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
13. A minimum 7-foot high perimeter wall along Harbor Boulevard, Merrimac Way and commercially zoned property is required. Design of the perimeter wall shall incorporate landscape elements to soften the appearance of the block wall and incorporate material, color, and texture that will be compatible with the surrounding community. A wall treatment plan shall be prepared that includes wall location, height, and landscaping in the final landscape plan. The block wall shall be Orco Block, La Paz color, with a brick cap, or other similar design as approved by the Development Services Director prior to issuance of building permits. The

location of proposed perimeter walls along Merrimac shall be a minimum of 5-feet from the property line.

14. All proposed signage must conform to residential sign regulations per Zoning Code.
15. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Developer is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
16. The private, interior fences between the proposed home shall be a minimum of 6 feet in height.
17. Developer shall submit a detailed Landscape Plan for the public and private open spaces, for review and approval by the Development Services Department, prior to any construction landscape improvements. The plan shall include all decorative hardscape and landscape improvements as shown on the conceptual plans to provide visual relief for the project from the street. Final materials shall be subject to approval by the Planning Division.

Perimeter landscaping shall be planted with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis, unless otherwise approved by the Planning Division. This requirement shall be completed under the direction of the Planning Division.

18. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
19. Along Harbor Boulevard and Merrimac Way, the landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. Specifically, the 20-foot wide landscape area in front of the proposed block wall along Harbor Boulevard shall be landscaped with dense trees and vegetation to the fullest extent possible. The landscape plan shall be approved prior to issuance of building permits.
20. Prior to issuance of building permits for the proposed residential

common-interest development project, applicant shall submit a Land Use Restriction indicating that the 0.28-acre park shall not be subdivided and separately developed. The 0.28-acre park in its entirety is to remain as an open space amenity serving the residents of the development. Future redevelopment into housing or other uses are expressly prohibited. This document shall be approved by the City Attorney's office and shall be recorded against the property or included as declaratory statements in the CC&Rs, as applicable. The final documentation of this restriction shall occur to the satisfaction of the Development Services Director and the City Attorney's office prior to issuance of the first certificate of occupancy for a dwelling unit.

21. Prior to issuance of building permits, the applicant shall provide a revised site plan showing three hammerhead turnarounds, designed at the satisfaction of the Transportation Service Division, located at the end of the three north/south running private streets to facilitate site circulation.
22. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas.
23. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
24. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to businesses 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.
25. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
26. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
27. Developer 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.

28. Transformers, backflow preventers, and any other approved aboveground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
29. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
30. Prior to issuance of building permits, the building plans shall demonstrate that all residences are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system, with the distinction being that clean, ventilated air flow does not necessarily need coolant. The ventilation system shall be effective with all doors and windows closed. It shall be required to have a filtration efficiency of at least 90 percent and the ability to remove particulate matter with diameters equal to or greater than 0.5 micron.
31. Prior to the issuance of building permits, the applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights on light standards shall not exceed 18 ft. in any location on the project site unless approved by the Development Services Director;
 - The intensity and location of lights on buildings shall be subject to the Development Services Director's approval;
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency;
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site; and,
 - Glare shields may be required for select light standards.

32. In the event that paleontological resources are unearthed during subsurface construction activities, all earth-disturbing work within a 100-ft radius of the find shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find.
33. If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.
34. Prior to the issuance of grading permits, the project applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of on-site soils to cause unstable conditions.
35. Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the State Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
36. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities. Provide proof of recordation of Subdivision Map and CC&RS prior to issuance of building permits unless otherwise approved by the Development Services Director.
37. 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.
38. The Homeowner's 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.

- 39. 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. If the project is constructed in phases, the-perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
- Bldg. 40. Submit grading plans including a hydrology report and soils report.
- 41. Provide an erosion control plan.
- Eng. 42. Comply with requirements contained in the letter prepared by the City Engineer (Exhibit B1).
- Trnsp. 43. Close unused drive approaches per City Standards.
- 44. Construct commercial drive approach per City Standards at the proposed location on the site plan.
- 45. Construct and landscape parkway and sidewalk along Harbor Boulevard and Merrimac Way frontage based on input from Transportation and Planning Divisions.
- 46. Construct turnaround area at the end of all internal streets.

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 Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects.
- 4. Developer shall pay any applicable park impact fee or dedicate parkland to meet the demands of the proposed development. As of November 30, 2015, the new park impact fee is calculated at \$13,829 per new multi-family dwelling unit. The project applicant shall pay park impact

fees prior to the issuance of the Occupancy Permit. The total park impact fee is \$456,357.

5. 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. 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.
6. Parking stalls shall be double-striped in accordance with City standards.
7. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance.
8. All new on-site utility services shall be installed underground.
9. 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.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. The project shall be subject to the submission of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan.
12. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
13. The parking structure shall be landscaped per the provisions of Costa Mesa Municipal Code Section 13-105(4) - Parking Structure Landscape Requirements.
14. 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. The two (2) sets of landscape and irrigation plans shall be attached to two of the final building plan sets.
15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
16. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
17. 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 unopenable 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.
18. In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans for plan check or prior to commencement of the project's activity if no construction is involved, that lists each mitigation measure and states when and how the mitigation measures are to be met.
 19. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, 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.
 20. This project shall comply with the in-Building Public Safety Radio System Coverage per Section 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal 6 copies of an in-building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building and Safety Division. The Radio System Report shall be certified by an FCC licensed radio technician as provided by the property owner/applicant. The technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any other person responsible for the work.
 21. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3., unless otherwise approved by the City Engineer and allowed by the soils engineer.
 22. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into a 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).
 23. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. If applicable to this project the soil's report shall address how the new slop shall be maintained to avoid any future failure.
 24. Show compliance with Chapter 11A and 11B of the 2013 California Building Code.
 25. 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 2 percent. 2010 California Residential Code Section R403.1.7.3. 2013 California Building

Code CBC 1808.7, unless otherwise approved by the City Engineer.

26. Submit a precise grading plans, an erosion control plan and a hydrology study.
27. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
- Eng. 28. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
29. 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 all new driveway approaches.
30. 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 applicants expense.
31. 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. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
 - a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

b) Location of BMPs shall not be within the public right-of-way.

32. Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:

- Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
- Describe post-construction BMPs for the project;
- Explain the maintenance program for the project's BMPs;
- List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

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

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction.

- A WQMP shall be maintained updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

- Location of the BMPs shall not be within the public right-of-way.

Trans.
Fire

34. Please see supplemental for Transportation Division conditions.

35. 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.

36. Project construction shall comply with Chapter 33, California Fire Code, 2013. Please review carefully.

37. The project shall provide an automatic fire sprinkler system according to NFPA 13D.

38. 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.

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39. Provide on-site Fire Hydrants and Access per approved Fire Master Plan.

SPECIAL DISTRICT REQUIREMENTS FOR PA-15-48

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

- | | | |
|--------|----|--|
| Sani | 1. | It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements. |
| AQMD | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district. |
| School | 3. | Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | 4. | 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. |
| Water | 5. | 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. |



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

March 18, 2016

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

SUBJECT: Tract No. 17981
 LOCATION: 2626 Harbor Boulevard

Dear Commissioners:

Tentative Tract Map No. 17981 as furnished by the Planning Division for review by the Public Services Department consists of a one lot subdivision to construct a thirty three (33) residential unit common interest development. Tentative Tract Map No. 17981 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
4. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
5. Vehicular and pedestrian access rights to Harbor Boulevard and Merrimac Way shall be released and relinquished to the City of Costa Mesa except at approved access locations.
6. A Construction Access permit and cash deposit will be required by the Engineering Division prior to start of any on-site work for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
7. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
8. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.

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9. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 645-8400 for information.
10. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.
11. Dedicate easements as needed for public right-of-way.
12. 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. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Payment of 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.
13. The Subdivider's engineers shall furnish to the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site to the satisfaction of the City Engineer. This study is to be furnished with the first submittal of the Final Map. Cross lot drainage shall not occur. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41.
14. The Subdivider shall construct a new storm drain line between the project site and the existing 4.5-foot-high by eight-foot-wide RCB box. Alternatively, the subdivider may detain onsite a minimum of 50% of the proposed total 25-year flow rate in lieu of constructing the storm drain.
15. The proposed landscape plan for frontages along Harbor Boulevard and Merrimac Way is to include meandering sidewalk, low-level lighting and plant palette similar to the bike trail improvements across Harbor Boulevard currently in the construction phase.
16. A Construction Access Permit and deposit of \$1500 will be required by the City of Costa Mesa, Engineering Division, prior to start of any on-site work necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements
17. 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.
18. Haul routes must be approved by the City of Costa Mesa, Transportation and Engineering Divisions.
19. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11 and section 66491 of the Subdivision Map Act.
20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

21. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
22. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
23. The elevations shown on all plans shall correspond with Orange County benchmark datum.
24. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
25. Prior to Tract occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and seven copies of the recorded Tract Map.

Sincerely,



Baltazar Mejia, P. E.
Acting City Engineer

(Engr. 2016/Planning Commission Tract 17981)

EXHIBIT "C"

MITIGATION MONITORING PROGRAM (PA-15-48, TTM17981)

3.3 AIR QUALITY

Mitigation Measures

AQ-1 Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered at least twice daily to prevent excessive amounts of dust;
- On-site vehicle speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved where feasible, watered as needed (to maintain a moisture content of 12 percent), or chemically stabilized;
- Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;
- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- Track-out devices shall be used at all construction site access points;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
- Replace ground cover on disturbed areas quickly; and
- Implement street sweeping program with Rule 1186-compliant PM10 efficient vacuum units.

~~AQ-2 All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall coordinate with the appropriate City of Costa Mesa Engineer on hauling activities compliance.~~

3.8 HAZARDS AND HAZARDOUS MATERIALS

Mitigation Measures

HAZ-1 Prior to demolition activities, removal and/or abatement of asbestos containing building materials and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the City of Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional in order to clearly define the scope and objective of the abatement activities.

HAZ-2 Prior to issuance of a building permit, soil sampling shall occur within the portions of the project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified environmental professional with Phase II/site characterization experience. The sampling shall determine if pesticide concentrations exceed established regulatory requirements and shall identify further site characterization and remedial activities, if necessary.

HAZ-3 Prior to issuance of a grading permit, a Construction Contingency Plan shall be developed by a qualified environmental professional in consultation with the City of Costa Mesa Fire Department. At a minimum, the Construction Contingency Plan shall include guidance for handling, segregating, and characterizing subsurface structures and potentially impacted soil generated during the demolition and redevelopment activities, if found, in order to minimize impacts to worker safety and the environment.

Mitigation Measures

HYD-1 Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepare a detailed hydrology study, approved by the City Engineer.
- Analyze, design, and construct the new storm drain between the project site and the existing 4.5-foot-high by eight-foot-wide RCB box. Alternatively, the Subdivider's engineers may detain onsite a minimum of 50% of the proposed total 25-year flow rate in lieu of

constructing a new storm drain line between the project site and the existing 4.5-foot-high by eight-foot-wide RCB box.

- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.
- All storm drain in public right-of-way shall be a minimum of 24 inches by City of Costa Mesa requirements and will be designed in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

3.12 NOISE

Mitigation Measures

NOI-1 Prior to Grading Permit issuance, the Contractor shall demonstrate, to the satisfaction of the City of Costa Mesa Public Works Department that the project complies with the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.).
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

NOI-2 Prior to the issuance of grading permits, the applicant shall provide final project plans for approval by the Development Services Director, indicating that a sound barrier has been incorporated into and noted on the project plans. The barrier shall be a minimum of 7 feet high from finished grade for ~~Lots 15 and 30 for the Private Park and Lot 1~~, and located along the project's westerly border with a return of approximately ~~50~~ 70 feet. The location and orientation of the barrier is depicted on ~~Exhibit 4.12-1, Required Noise Mitigation~~ Exhibit 5, Required Noise Mitigation.

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-15-48 AND VESTING TENTATIVE TRACT MAP 17981 FOR THE 33-UNIT COMMON INTEREST RESIDENTIAL PROJECT LOCATED AT 2626 HARBOR BLVD

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

WHEREAS, an application was filed by authorized agent, C & V Consulting., on behalf of owner of real properties, DeNova Homes, located at 2626 Harbor Boulevard, requesting approval of the following:

4) Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND)

5) Planning Application PA-15-48: Design Review for the development of a 33-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:

- Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).

6) Vesting Tentative Tract Map 17981: Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 28, 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** the Addendum to the Final IS/MND, Planning Application PA-15-48 and Vesting Tentative Tract Map VT-17981.

PASSED AND ADOPTED this 28th day of March, 2016.

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

EXHIBIT A

FINDINGS

- A. The overall project, as proposed, does not comply with Costa Mesa Municipal Code Section 13-29(e) because:

Finding: A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhoods.

Facts in Support of Findings: Approval of the proposed project exceeds the original 33-unit development projected previously approved by the City Council. While the R2-MD zoning would allow a maximum density of 44 dwelling units per acre, the proposal is a discretionary application that represents an intensification of project density.

Finding: Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

Facts in Support of Findings: Although parking in excess of that required by Code is proposed, street parking is prohibited in front of this site. Any type of additional parking demand due to special activities for a 33-unit project could result in parking in private streets, hampering emergency vehicle access.

Finding: The use is inconsistent with the General Plan.

Facts in Support of Findings: This revised project contains 33 dwelling units; the existing General Plan and zoning designations would allow up to 44 dwelling units. However, not all development standards can be satisfied (building separation, minimum open space, and rear setback requirements); consequently, although the General Plan and zone would permit this number of units, the project would need to be modified – including, potentially, a reduction in the number of units -- so all minimum development standards can be satisfied.

Finding: The cumulative effect of all the planning applications have been considered.

Facts in Support of Findings: The cumulative effects of Planning Application PA-15-48 and Vesting Tentative Tract Map VT-17981 have all been considered for this project. However, the proposed project cannot satisfy all the minimum development standards and cannot satisfy the findings necessary to support the project.

- B. The proposed project does not comply with Costa Mesa Municipal Code Section

13-29(g)(1) because:

- a. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications.
- b. The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated.
- c. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Administrative Adjustment from Distance to Main Buildings

Facts in Support of Finding: At 161,607 sq. ft., and over 250 feet in lot width, the property far exceeds the 12,000 sq. ft. minimum lot size and minimum lot width of 100 feet required in this zone. Additionally, due to the rectangular shape of the property in conjunction with its almost flat topography, there is nothing unusual in the shape, topography, or surrounding uses to justify the proposed administrative adjustment. A 10 foot separation can already be considered narrow when providing separation between two story buildings, especially without the provision of articulation for the elevations as proposed.

Facts in Support of Finding: The deviation does constitute a grant of special privilege inconsistent with other properties in the vicinity since the property exceeds minimum lot area and width requirements, is relatively flat, and abuts commercial and residential uses that do not affect the distance between the buildings.

Facts in Support of Finding: The deviation does increase the density or intensity of the common interest development since the design of the project would have to be modified – including, potentially, a reduction in the number of units -- to satisfy the development standards; consequently, the project, as proposed, is not consistent with the General Plan land use designation.

- C. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(13) because:
1. There creation of the subdivision and related improvements is not consistent with the General Plan, any applicable specific plan, and this Zoning Code.
 2. The proposed use of the subdivision is not compatible with the General Plan.
 3. The subject property is not physically suitable to accommodate the subdivision in

terms of type, design and density of development, and will result in substantial environmental damage or public health problems, based on noncompliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

4. The design of the subdivision does not provide for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code Section 66473.1.
 5. The division and development will interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
 6. The discharge of sewage from this land division into the public sewer system will violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code Section 13000).
- D. The overall project, as proposed, does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) because:

Finding: The project does not comply with the City of Costa Mesa Zoning Code and 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.

Facts in Support of Findings: Although interior elevations include enhanced materials and offsets in building and roof planes, the side and rear elevations that will be most visible – along both Harbor Boulevard and Merrimac Way – do not provide the same articulation. Screening can be provided by landscaping but it is difficult to guarantee that the landscape will remain in a manner to continue to provide the screening throughout the life of the residential project.

- E. The Costa Mesa Planning Commission has denied Planning Application PA-15-48 and Vesting Tentative Tract Map VT-17981. 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.

Public Correspondence/Emails- See Supplemental Memo

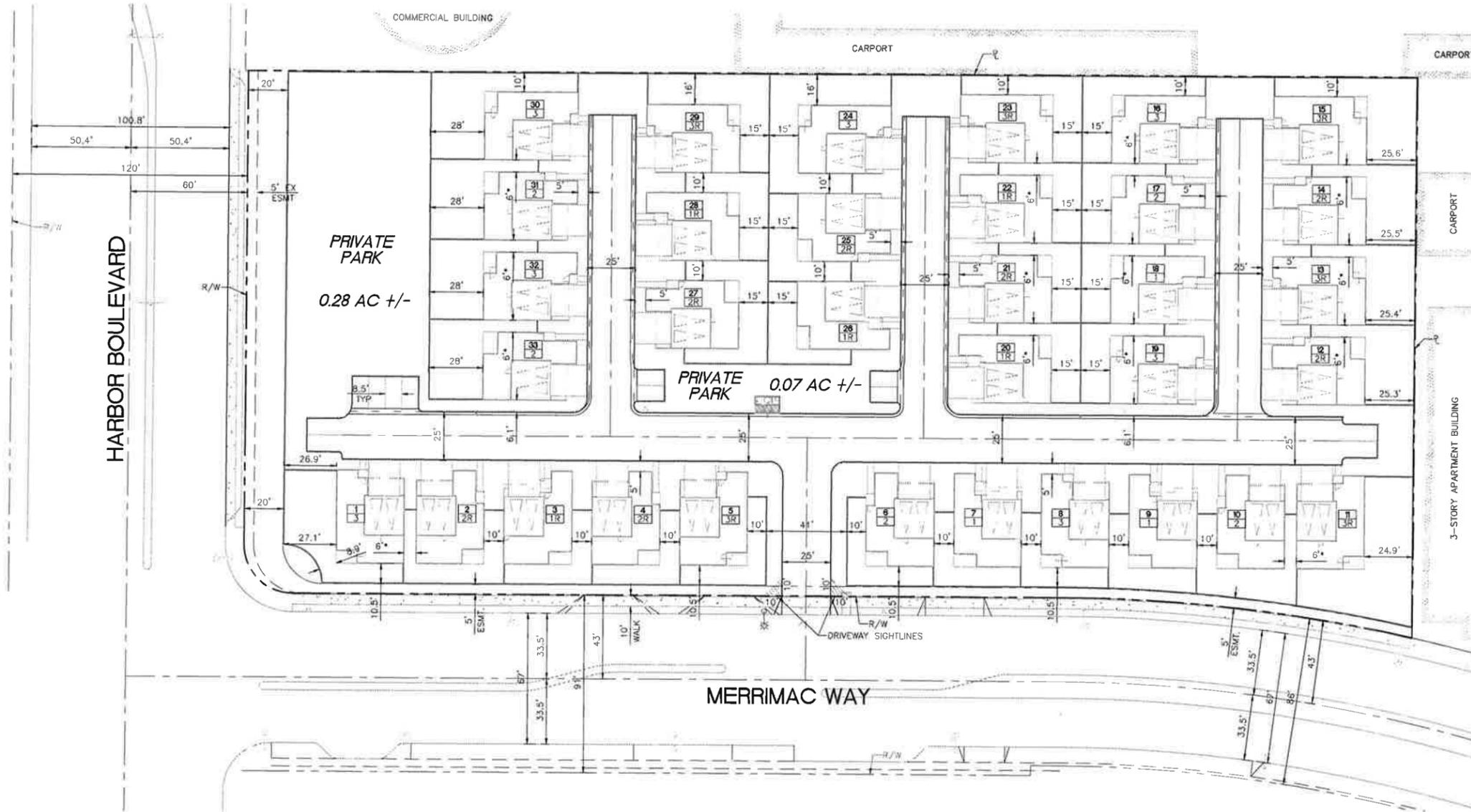
SITE PLAN

VESTING TENTATIVE TRACT MAP NO. 17981

ATTACHMENT 6



VICINITY MAP
NOT TO SCALE



BUILDING SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE	SQUARE FEET
1	8	24%	1975 SF
2	12	37%	2193 SF
3	13	39%	2400 SF
TOTAL	33	100%	

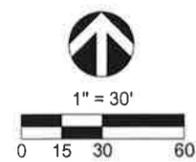
SITE SUMMARY

DESCRIPTION	TOTAL
LOT AREA (GROSS/NET)	3.71 ACRES
NUMBER OF UNITS	33 DU
DENSITY (NET)	8.89 DU/AC
BUILDING HEIGHT (MAX)	27 FT
SETBACKS	
FRONT (HARBOR)	20
SIDE	10
REAR	20
BLDG TO BLDG	6*
OPEN SPACE	
NET LOT AREA	161608
STREETS AND ALLEYS	27067
BUILDINGS	43154
DRIVEWAYS	9504
	81882
TOTAL OPEN SPACE	50.7 %
REAR YARD COVERAGE	
REAR YARD AREA	5698
MAIN BUILDINGS	0
TOTAL REAR YARD COVERAGE	0 %

*ADMINISTRATIVE ADJUSTMENT REQUESTED

PARKING SUMMARY

DESCRIPTION	TOTAL
COVERED SPACES (GARAGE)	66
UNCOVERED (DRIVEWAY)	66 EA
STREET PARKING	12
TOTAL	144 SPACES



PREPARED FOR:
DeNova Homes

PREPARED BY:
C&V CONSULTING, INC.
LAND PLANNING & SURVEYING
CVC-INC.NET



CITY OF COSTA MESA
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 17981
2826 HARBOR BOULEVARD
PRELIMINARY ENGINEERED SITE PLAN

SHEET
1
OF
1

VESTING TENTATIVE TRACT MAP NO. 17981

FOR CONDOMINIUM PURPOSES
IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED IN BOOK 20, PAGE 49 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 141-731-02, 141-731-03, 141-361-29 & 141-361-30.

OWNER:

SUBURBAN HARBOR, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,
1795 MAPLELAWN
TROY, MI 48064

LAND AREA:

PARCEL 1
GROSS: 3.71 AC
NET: 3.71 AC
NUMBER OF LOTS: 1
PROPOSED NUMBER OF RESIDENTIAL UNITS: 33

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF HARBOR BOULEVARD, BEING N00° 05' 40"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X" ON A PORTION OF FLOOD INSURANCE RATE MAP NUMBER 06059C0266J OF PANEL 266 OF 539, EFFECTIVE DECEMBER 3, 2009.

ZONING & BUILDING SETBACK INFORMATION:

R2-MD MULTI-FAMILY RESIDENTIAL DISTRICT
FRONT: 20' (HARBOR)
SIDE: 10'
REAR: 20'

EXISTING ZONING:

R2-MD MEDIUM DENSITY RESIDENTIAL

UTILITY COMPANIES/CONTACTS:

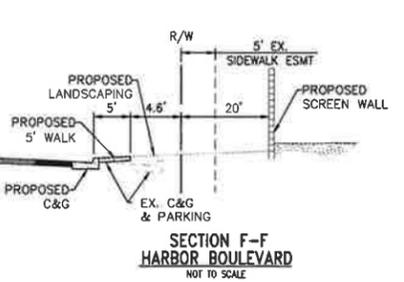
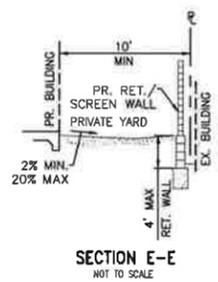
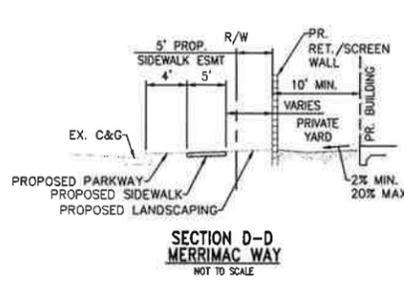
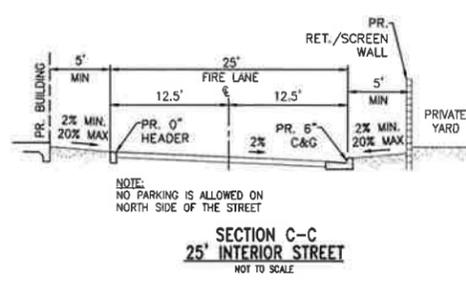
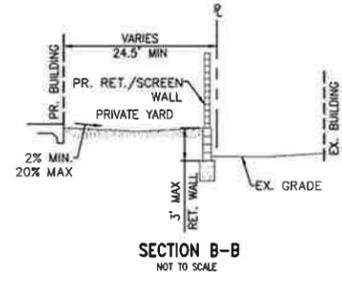
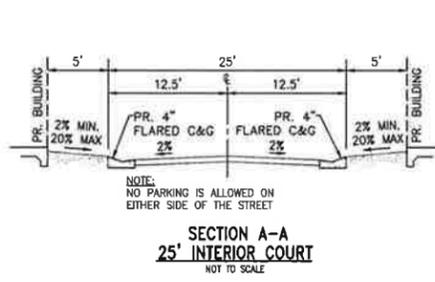
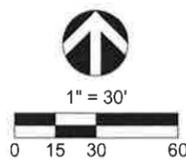
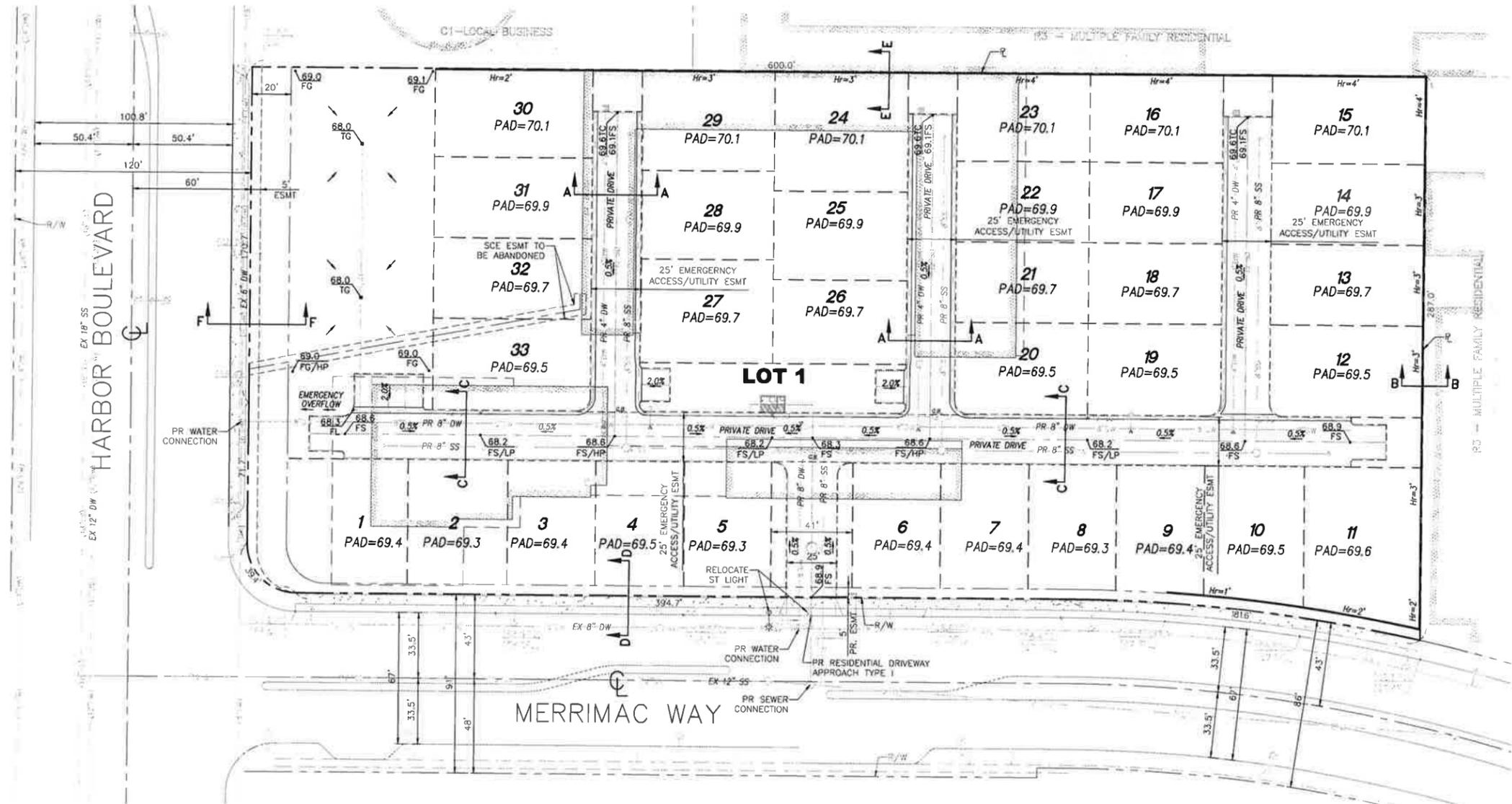
TELEPHONE, CABLE, INTERNET AT&T	(800) 225-5288
ELECTRIC	SOUTHERN CALIFORNIA EDISON CO (800) 884-8123
GAS	SOUTHERN CALIFORNIA GAS CO (800) 727-2100
SEWER & TRASH	COSTA MESA SANITARY DISTRICT (949) 645-8400
WATER	MESA WATER DISTRICT (949) 631-1200

EASEMENT TO BE ABANDONED:

AN EASEMENT FOR UNDERGROUND ELECTRIC SYSTEM, CONSISTING OF CONDUITS PURPOSES, RECORDED IN BOOK 8734, PAGE 8 OF OFFICIAL RECORDS IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY OF CALIFORNIA

NOTES:

- ALL EXISTING STRUCTURES ON SITE SHALL BE REMOVED.
- THE UTILITIES SHOWN ON THIS MAP ARE BASED UPON THE BEST AVAILABLE PUBLIC INFORMATION OBTAINED FROM THE CITY OF COSTA MESA.



LEGEND:

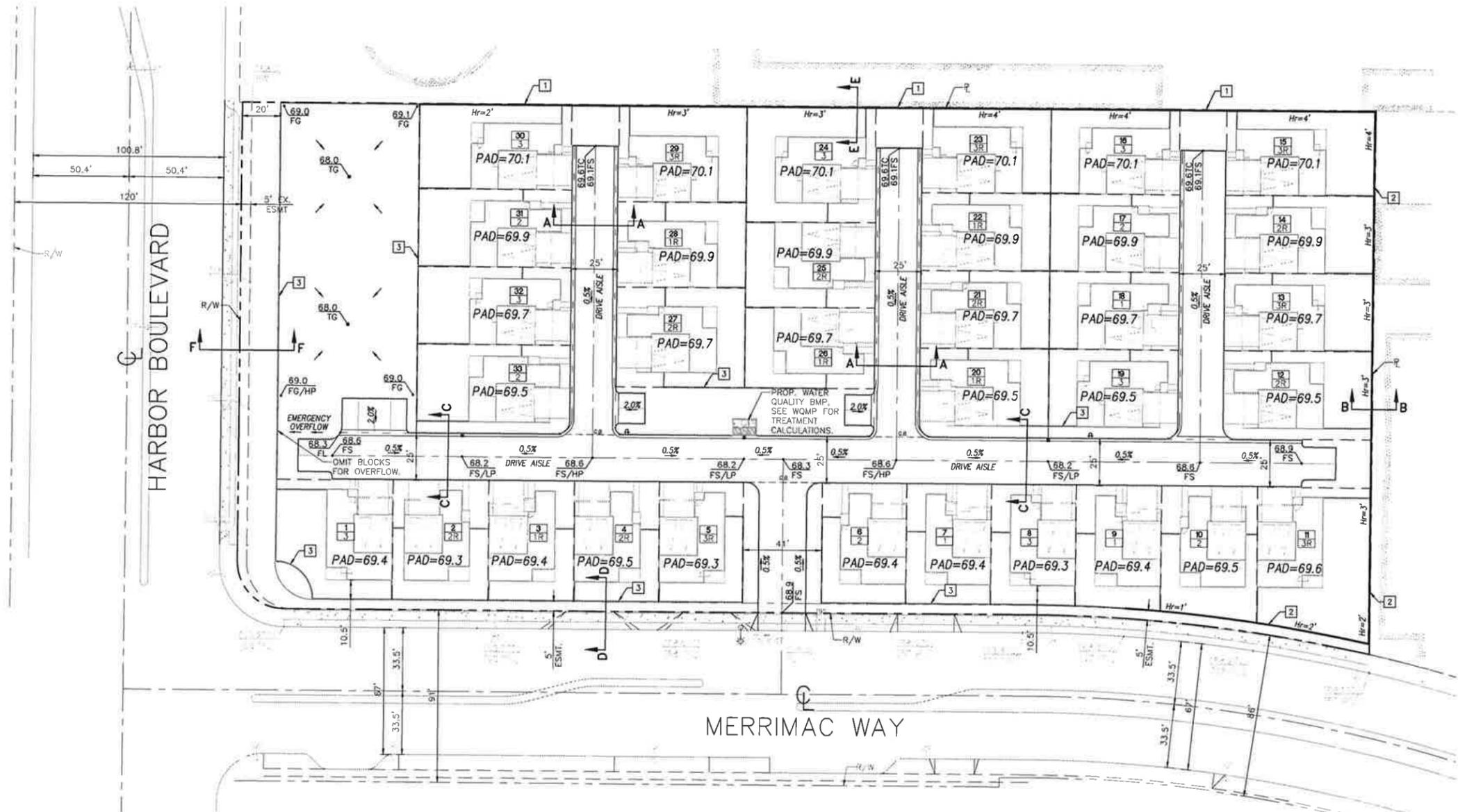
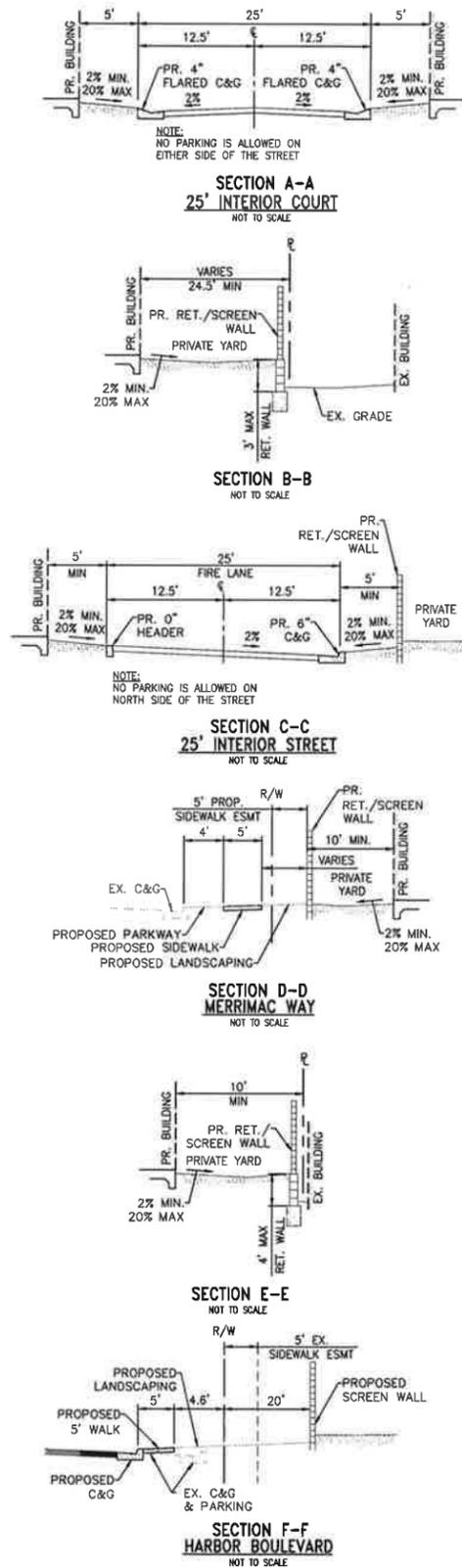
---	EXIST. RET./SCREEN WALL
- - -	TRACT BOUNDARY LINE
---	PROP. RET./SCREEN WALL
---	SCREEN WALL
---	STREET CENTERLINE
C&G	FIRE HYDRANT
C&G	CURB & GUTTER
G.B.	GRADE BREAK
R/W	RIGHT OF WAY
PROP.	PROPOSED
EX.	EXISTING
CL	CENTERLINE
F.H.	FIRE HYDRANT
Hr	HEIGHT RETAINING

<p>PREPARED FOR:</p> <p>PREPARED BY:</p> <p>C&V CONSULTING, INC. LAND PLANNING & SURVEYING</p>	<p>9 ORCHARD, SUITE 200 LAKE FOREST, CA 92630 T. 949.918.3800 F. 949.918.3805 CVC-INC.NET</p>
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<p>CITY OF COSTA MESA DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION</p> <p>VESTING TENTATIVE TRACT MAP NO. 17981 2626 HARBOR BOULEVARD VESTING TENTATIVE TRACT MAP NO. 17981</p>	<p>SHEET</p> <p>1 OF 1</p>
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PRELIMINARY GRADING PLAN

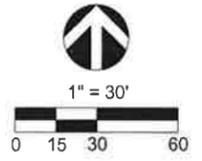
VESTING TENTATIVE TRACT MAP NO. 17981



- NOTES:**
- 1' - 8" CMU SCREEN WALL ATOP RETAINING WALL
 - 2' - 6" CMU SCREEN WALL ATOP RETAINING WALL
 - 3' - 6" CMU SCREEN WALL

EARTHWORK QUANTITY ESTIMATE
QUANTITIES FOR PLAN CHECK PURPOSES ONLY
SITE ACREAGE = 3.71 AC

ITEM	QUANTITY
RAW CUT	3,000 CY
RAW FILL	3,000 CY
SUBTOTAL: NET BALANCE ANTICIPATED (CUT)	0 CY



- LEGEND:**
- EXIST. RET./SCREEN WALL
 - TRACT BOUNDARY LINE
 - PROP. RET./SCREEN WALL
 - SCREEN WALL
 - STREET CENTERLINE
 - FIRE HYDRANT
 - C&G CURB & GUTTER
 - G.B. GRADE BREAK
 - R/W RIGHT OF WAY
 - PROP. PROPOSED
 - EX. EXISTING
 - CL CENTERLINE
 - F.H. FIRE HYDRANT
 - Hr HEIGHT RETAINING

PREPARED FOR:

DeNova Homes

PREPARED BY:

C&S CONSULTING, INC.
LAND PLANNING & SURVEYING

9 ORCHARD, SUITE 200
LAKE FOREST, CA 92650
T. 949 918-3900 F. 949 916-3808
CVC-INC.NET



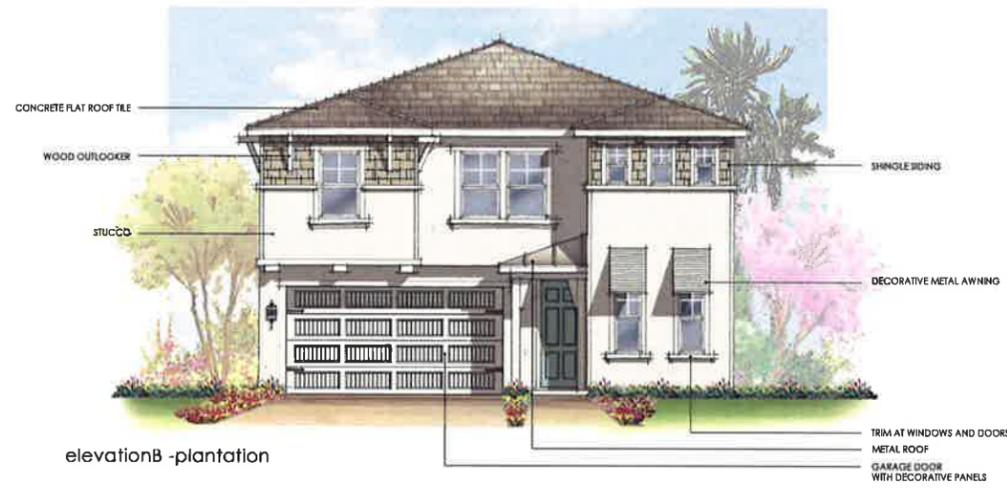
CITY OF COSTA MESA
DEPARTMENT OF DEVELOPMENT SERVICES / PLANNING DIVISION

VESTING TENTATIVE TRACT MAP NO. 17981
2626 HARBOR BOULEVARD
PRELIMINARY GRADING PLAN

SHEET
1
OF
1



elevationA -modern spanish



elevationB -plantation



elevationC -modern farmhouse

01.15.16

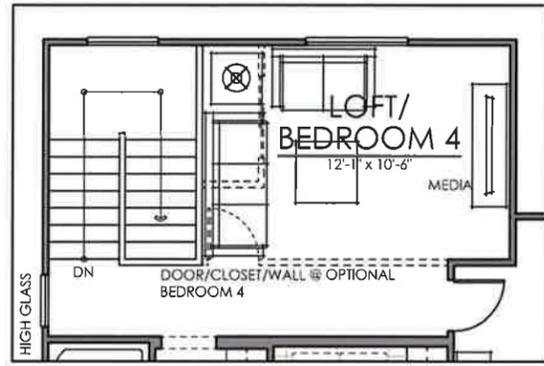
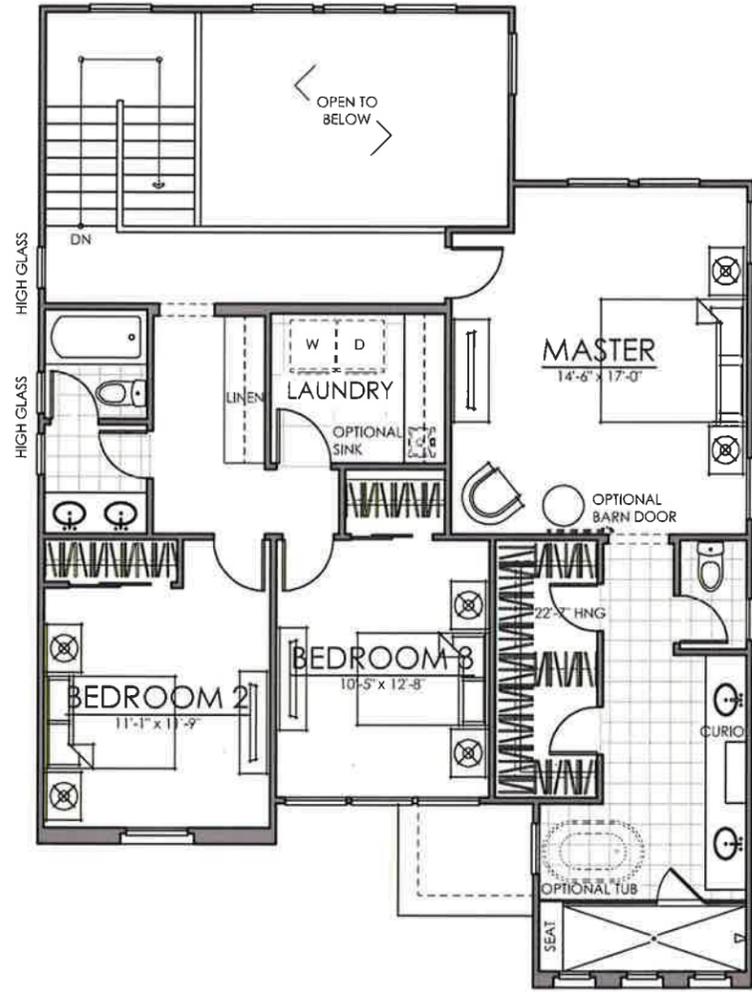


PLAN ONE CONCEPTUAL ELEVATIONS

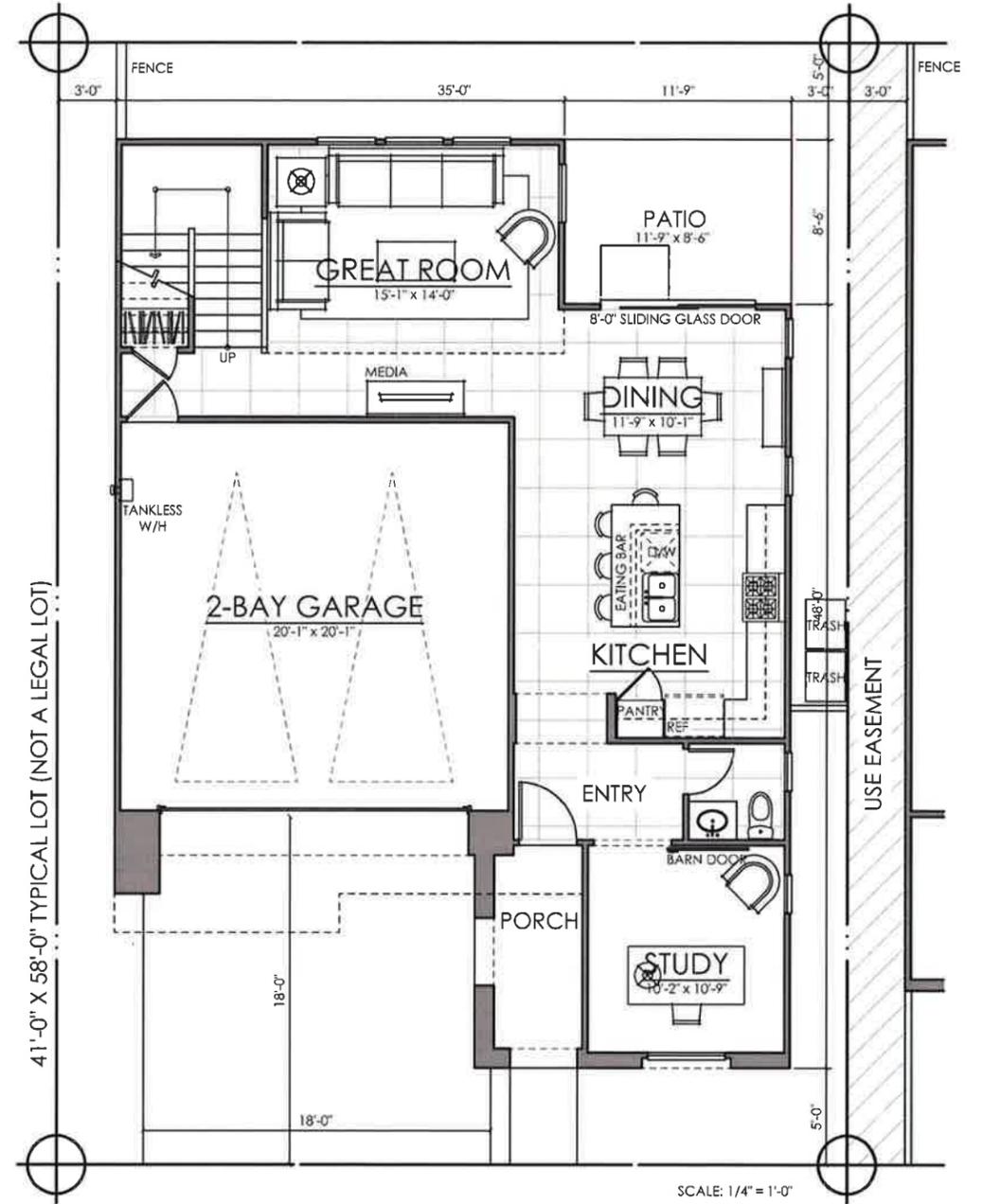
HARBOR BLVD | DENOVA HOMES
COSTA MESA, CALIFORNIA

69





OPTIONAL LOFT/BEDROOM 4
+ 168 SQ. FT.



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

FIRST FLOOR	850 SQ. FT.
SECOND FLOOR	1125 SQ. FT.
TOTAL LIVING	1975 SQ. FT.
GARAGE	415 SQ. FT.
PERCENTAGE OF 2ND FLOOR TO 1ST FLOOR 89%	

PLAN ONE | 1975 SQ. FT.

HARBOR BLVD | DeNOVA HOMES
COSTA MESA, CALIFORNIA

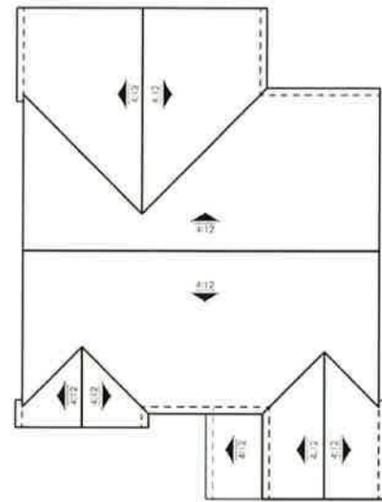
NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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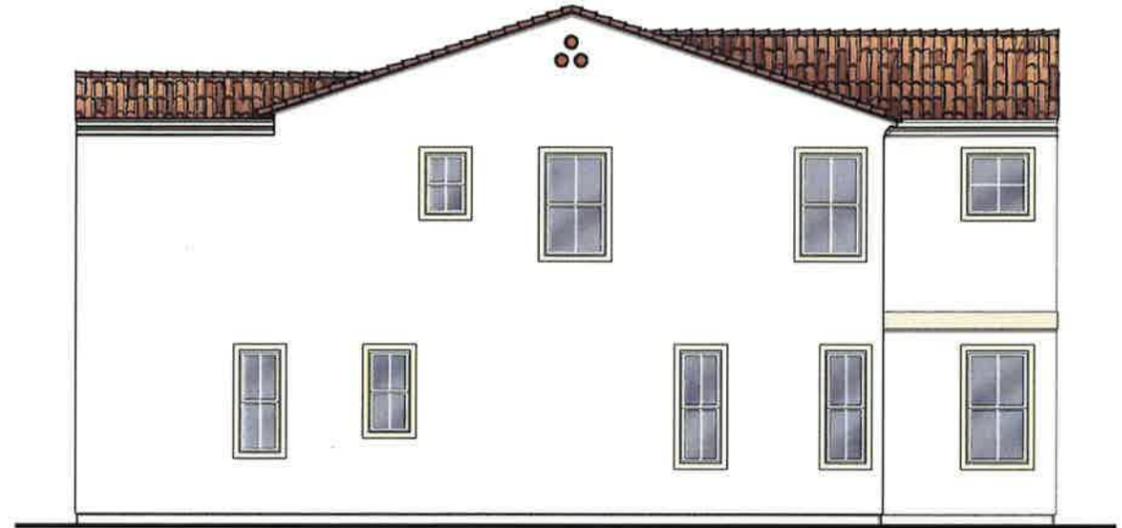
01.15.16





ROOF PLAN

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



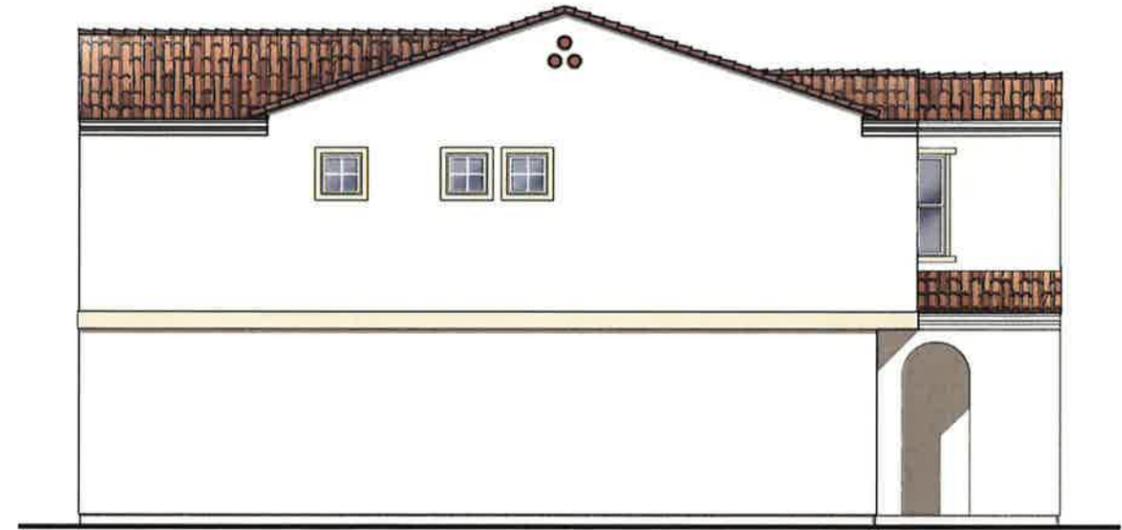
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16



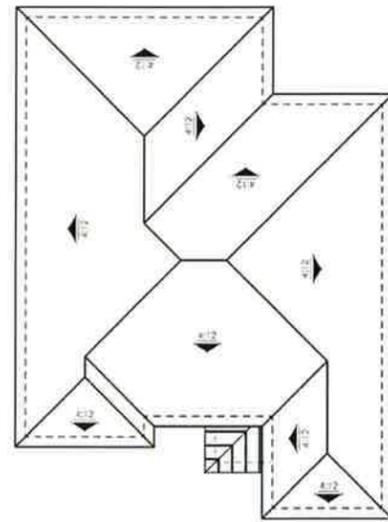
PLAN ONE | 'A' ELEVATION
HARBOR BLVD | DeNOVA HOMES
COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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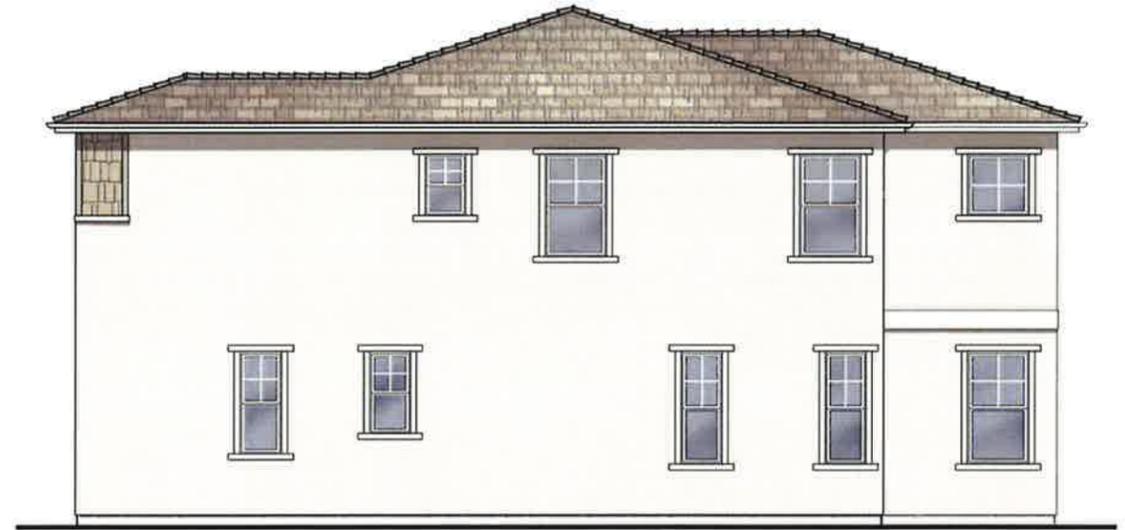
W





ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

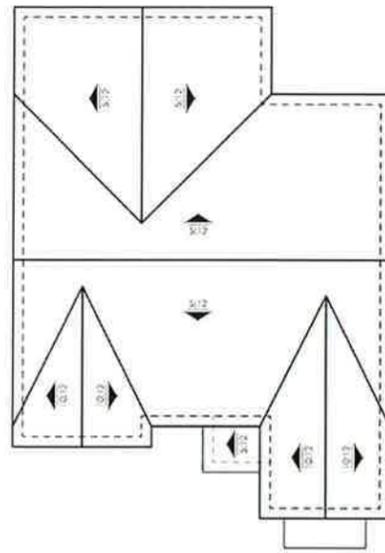
01.15.16

PLAN ONE | 'B' ELEVATION
HARBOR BLVD | DeNOVA HOMES
 COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

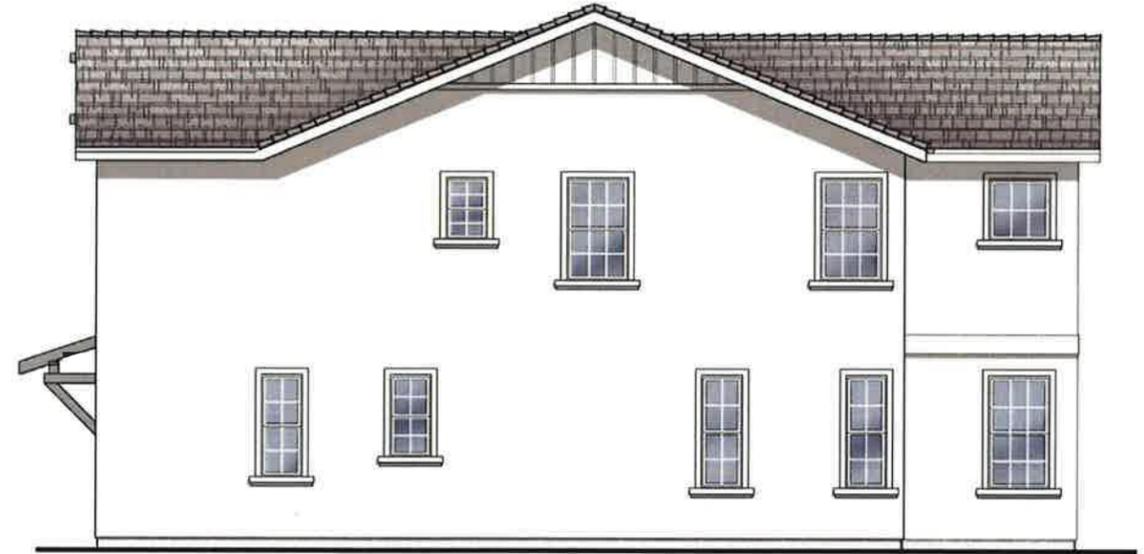


67



ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

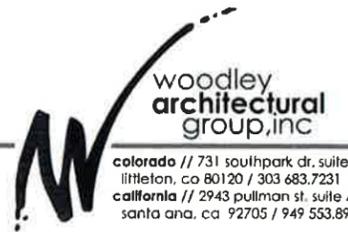
SCALE: 1/4" = 1'-0"

01.15.16

PLAN ONE | 'C' ELEVATION
HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS



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REAR ELEVATION 'A' ENHANCED

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



REAR ELEVATION 'B' ENHANCED

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



REAR ELEVATION 'C' ENHANCED

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

01.15.16

PLAN ONE | ENHANCED ELEVATIONS

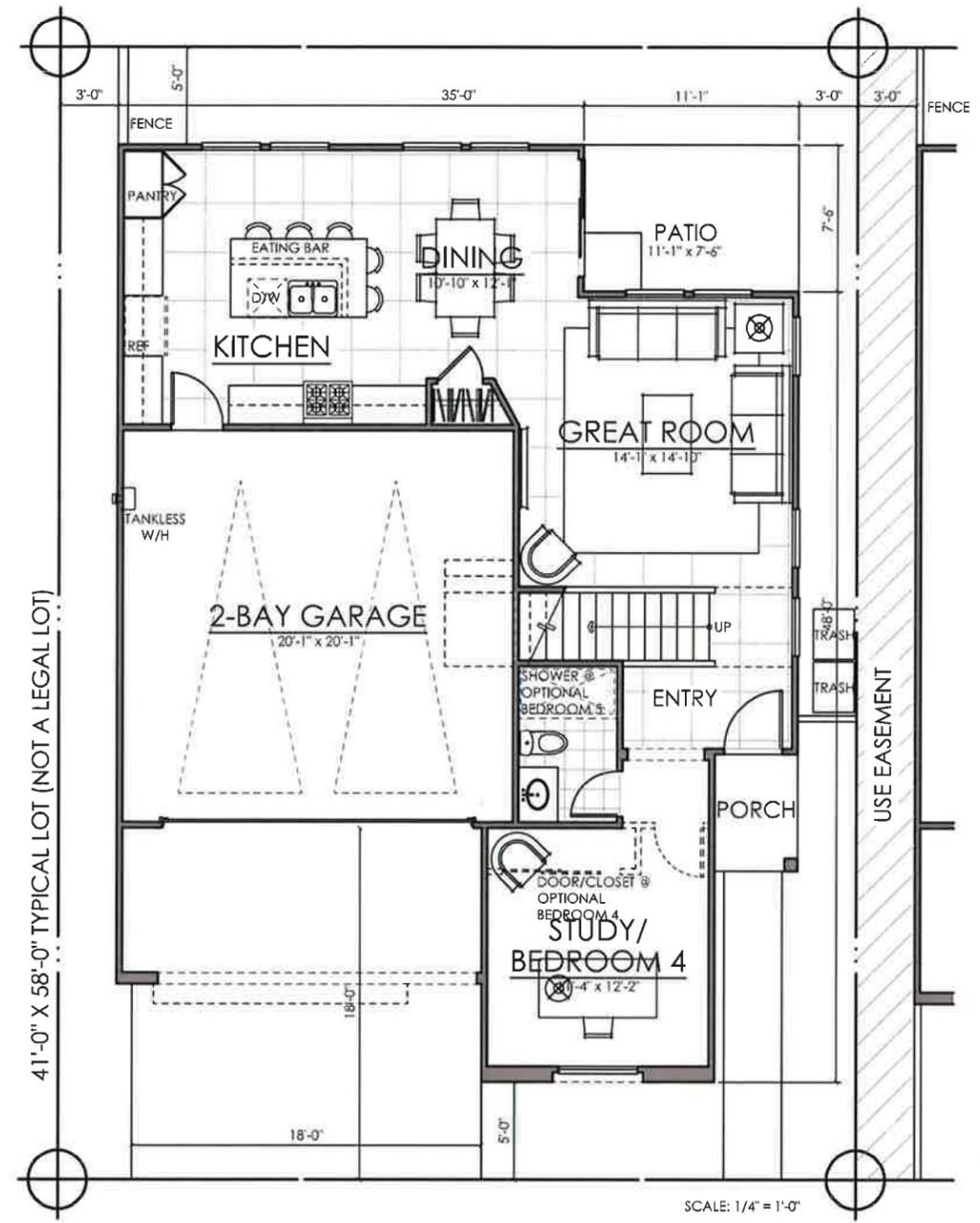
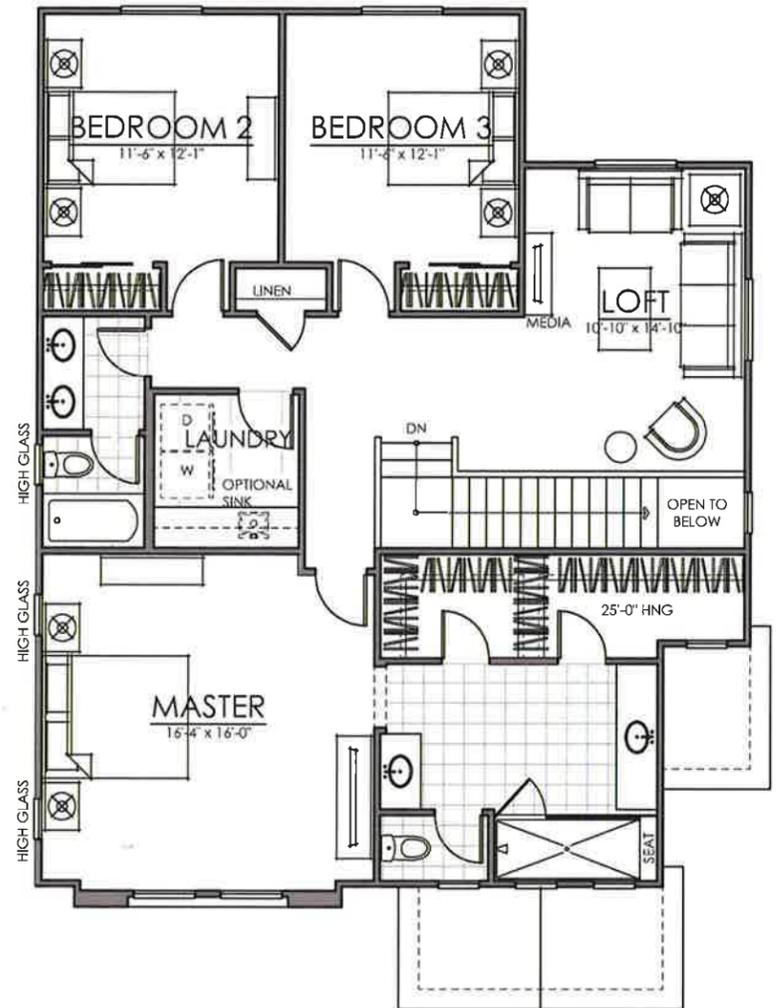
HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS



69



FIRST FLOOR	884 SQ. FT.
SECOND FLOOR	1309 SQ. FT.
TOTAL LIVING	2193 SQ. FT.
GARAGE	415 SQ. FT.
PERCENTAGE OF 2ND FLOOR TO 1ST FLOOR 100.77%	

PLAN TWO | 2193 SQ. FT.

HARBOR BLVD | DeNOVA HOMES
COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

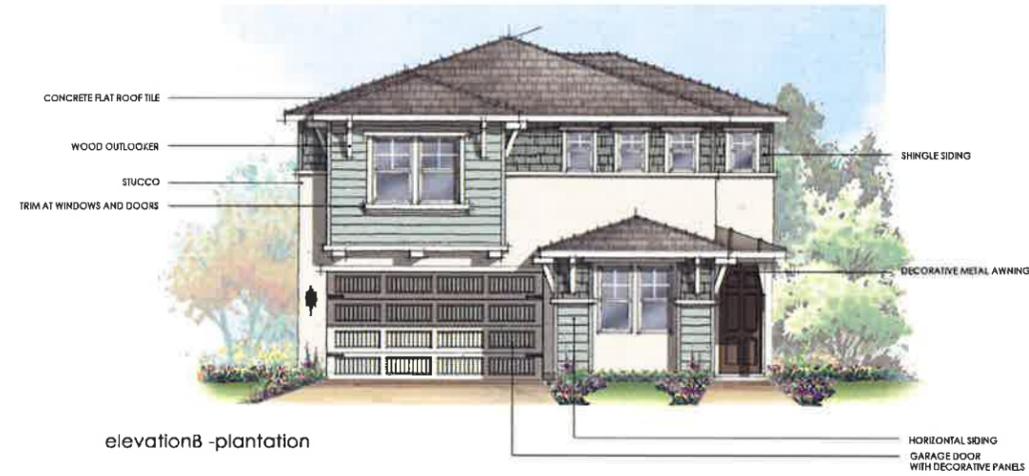
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elevationA -modern spanish



elevationB -plantation



elevationC -modern farmhouse

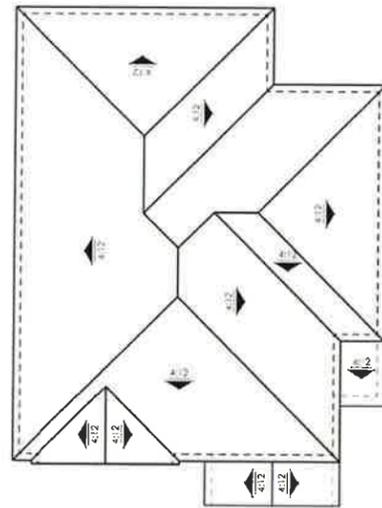
01.15.16



PLAN TWO CONCEPTUAL ELEVATIONS

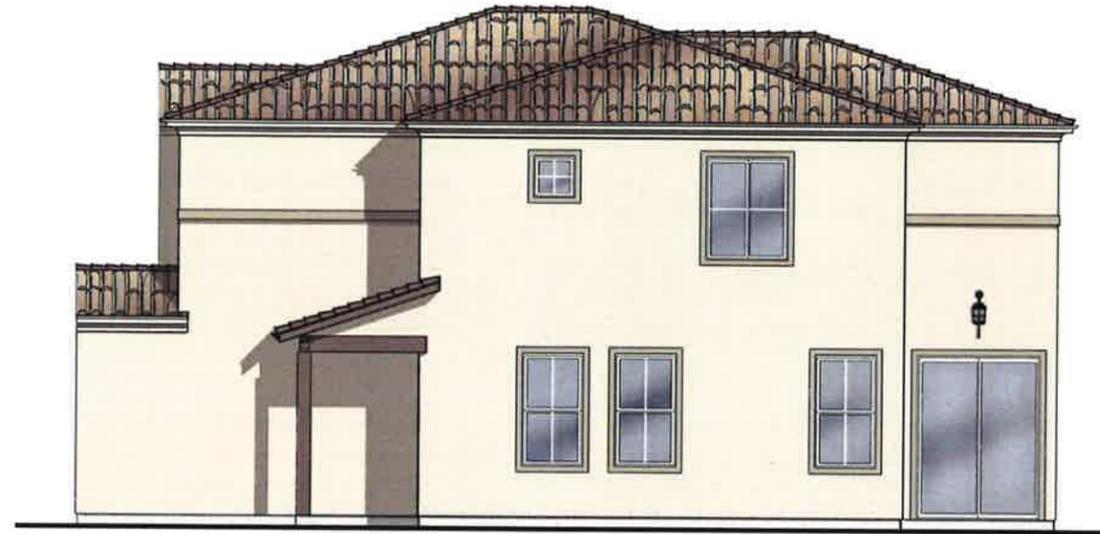
HARBOR BLVD | DENOVA HOMES
COSTA MESA, CALIFORNIA





ROOF PLAN

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



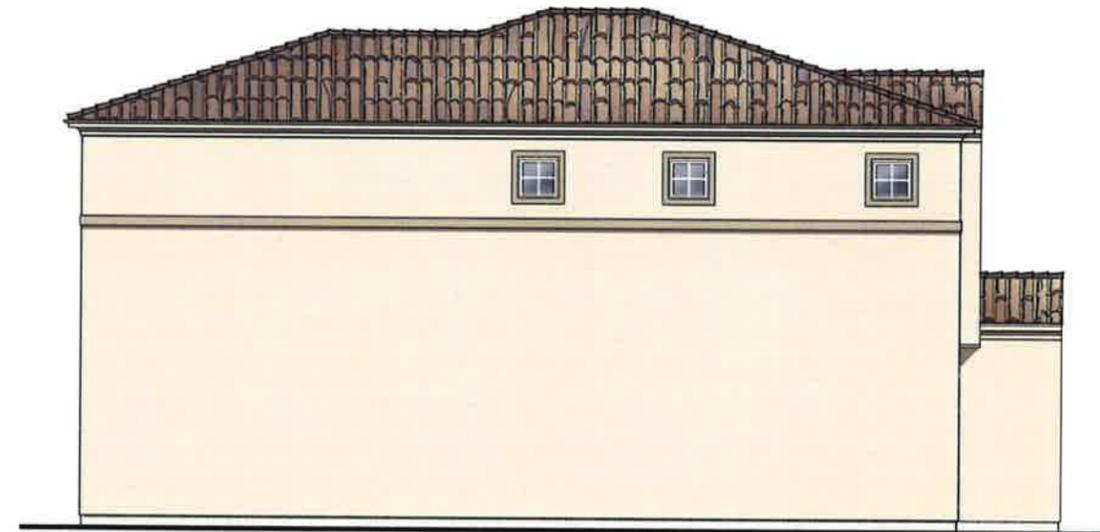
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

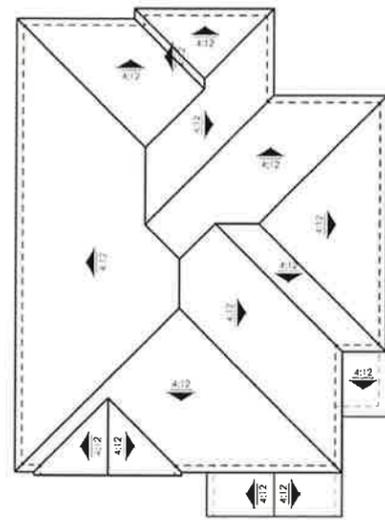


PLAN TWO | 'A' ELEVATION
HARBOR BLVD | DeNOVA HOMES
COSTA MESA, CALIFORNIA

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12





ROOF PLAN

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



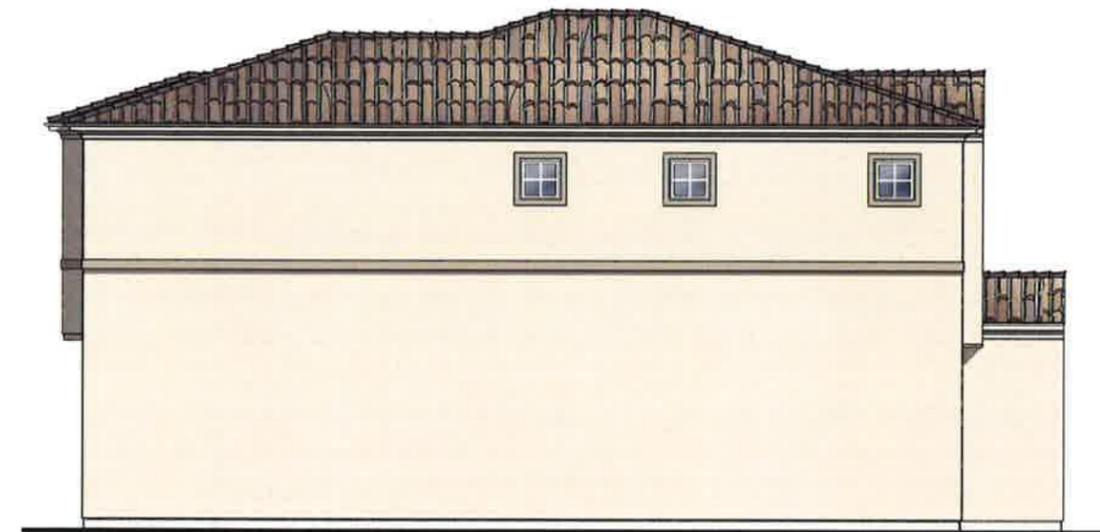
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

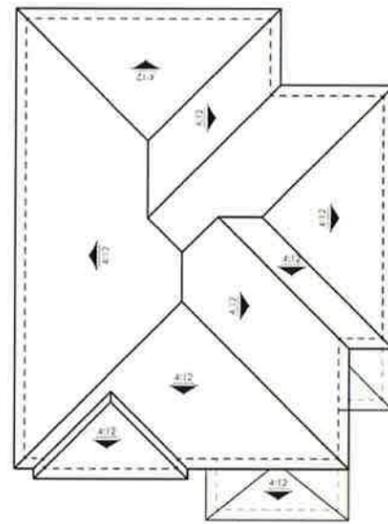
PLAN TWO | ENHANCED 'A' ELEVATION

HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS





ROOF PLAN

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



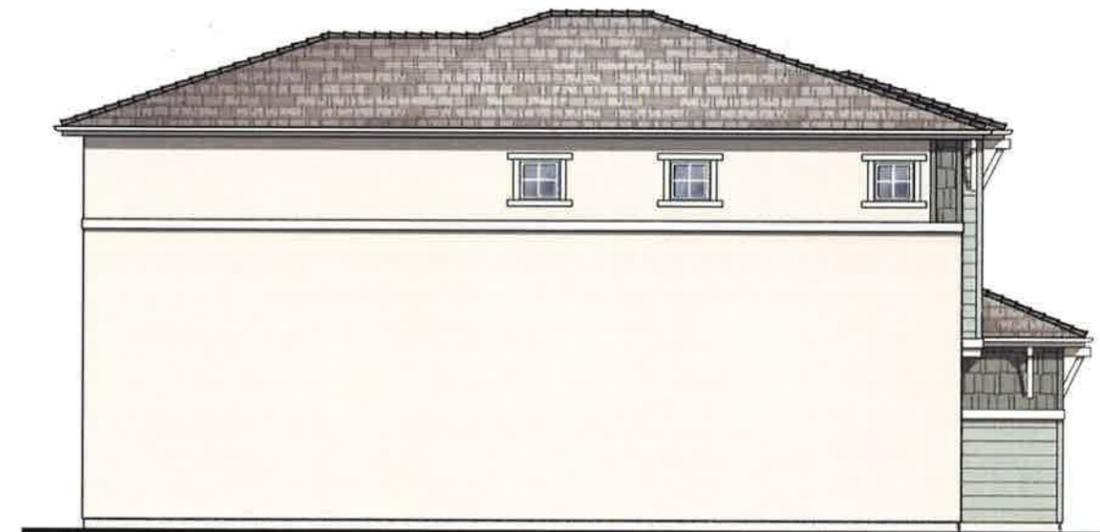
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

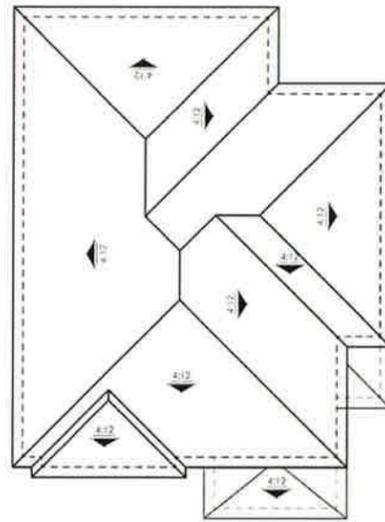
01.15.16



PLAN TWO | 'B' ELEVATION
HARBOR BLVD | DeNOVA HOMES
 COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY FROM CALCULATION METHODS. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.





ROOF PLAN

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



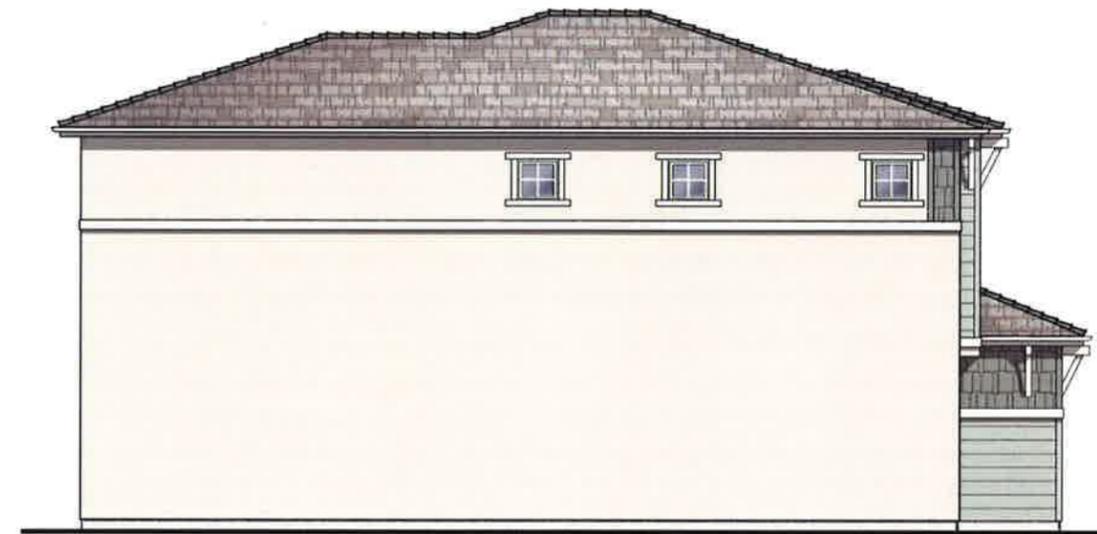
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

PLAN TWO | ENHANCED 'B' ELEVATION

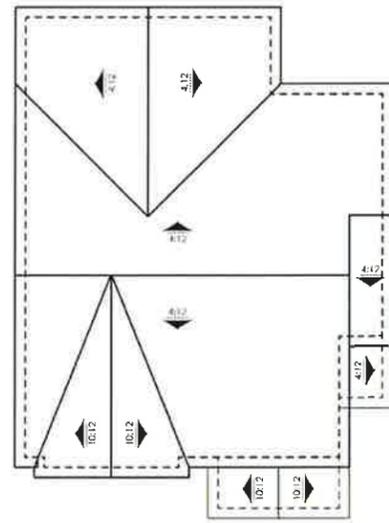
HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA



NOTE: SQUARE FOOTAGE MAY VARY FROM DESIGN DEVELOPMENT AND PRELIMINARY SIZES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. SQUARE FOOTAGE IS FOR INFORMATION ONLY. CALCULATION METHODS: 75. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF AGC/STY ARCHITECTURAL GROUP, INC.





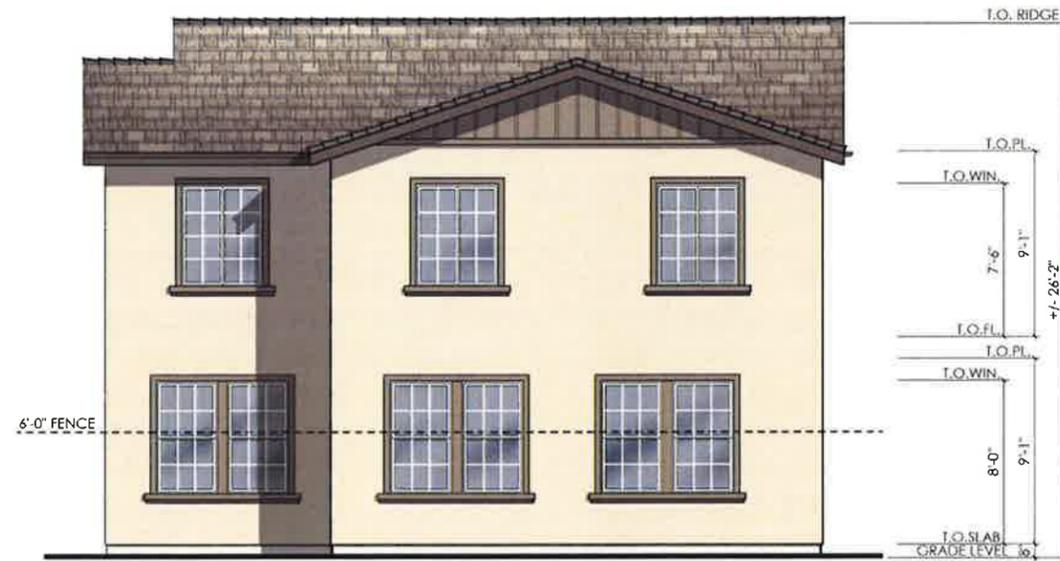
ROOF PLAN

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



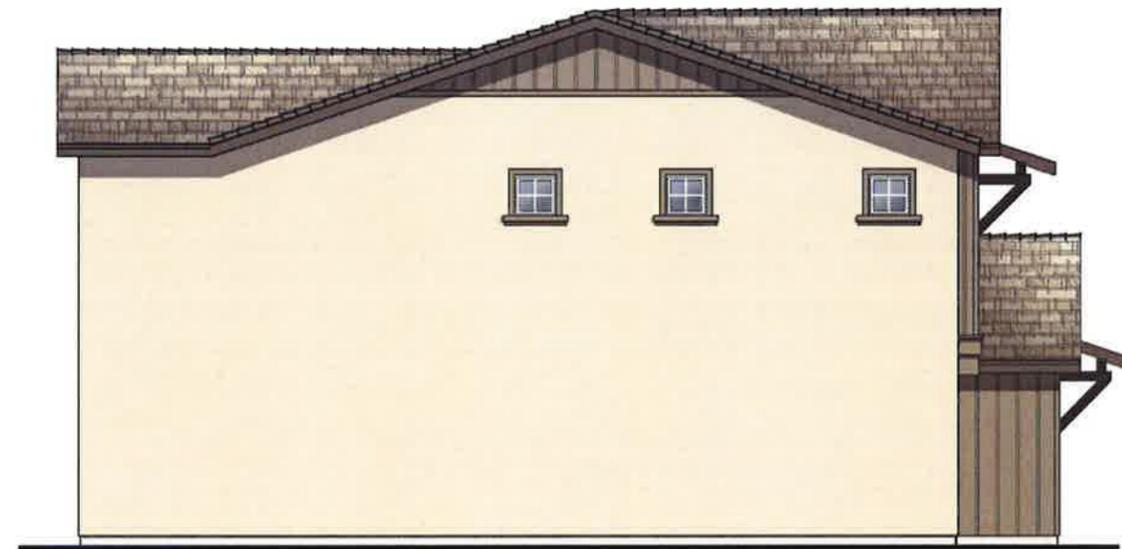
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

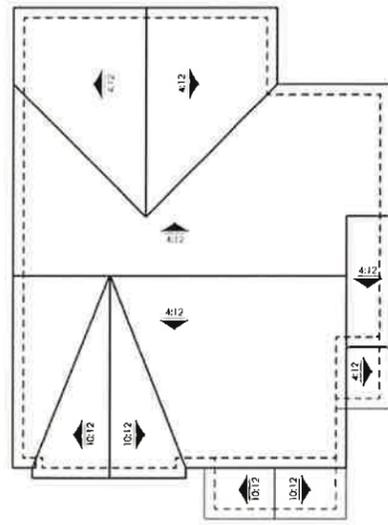
SCALE: 1/4" = 1'-0"

01.15.16

PLAN TWO | 'C' ELEVATION
HARBOR BLVD | DeNOVA HOMES
 COSTA MESA CALIFORNIA



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ROOF PLAN

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



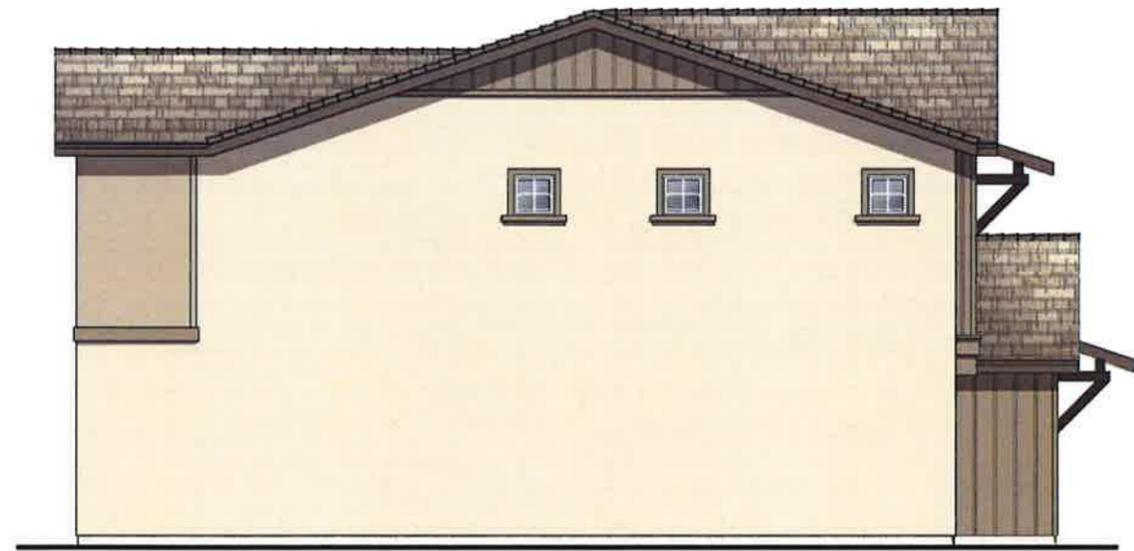
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

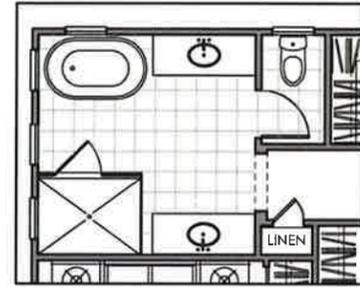
SCALE: 1/4" = 1'-0"

01.15.16

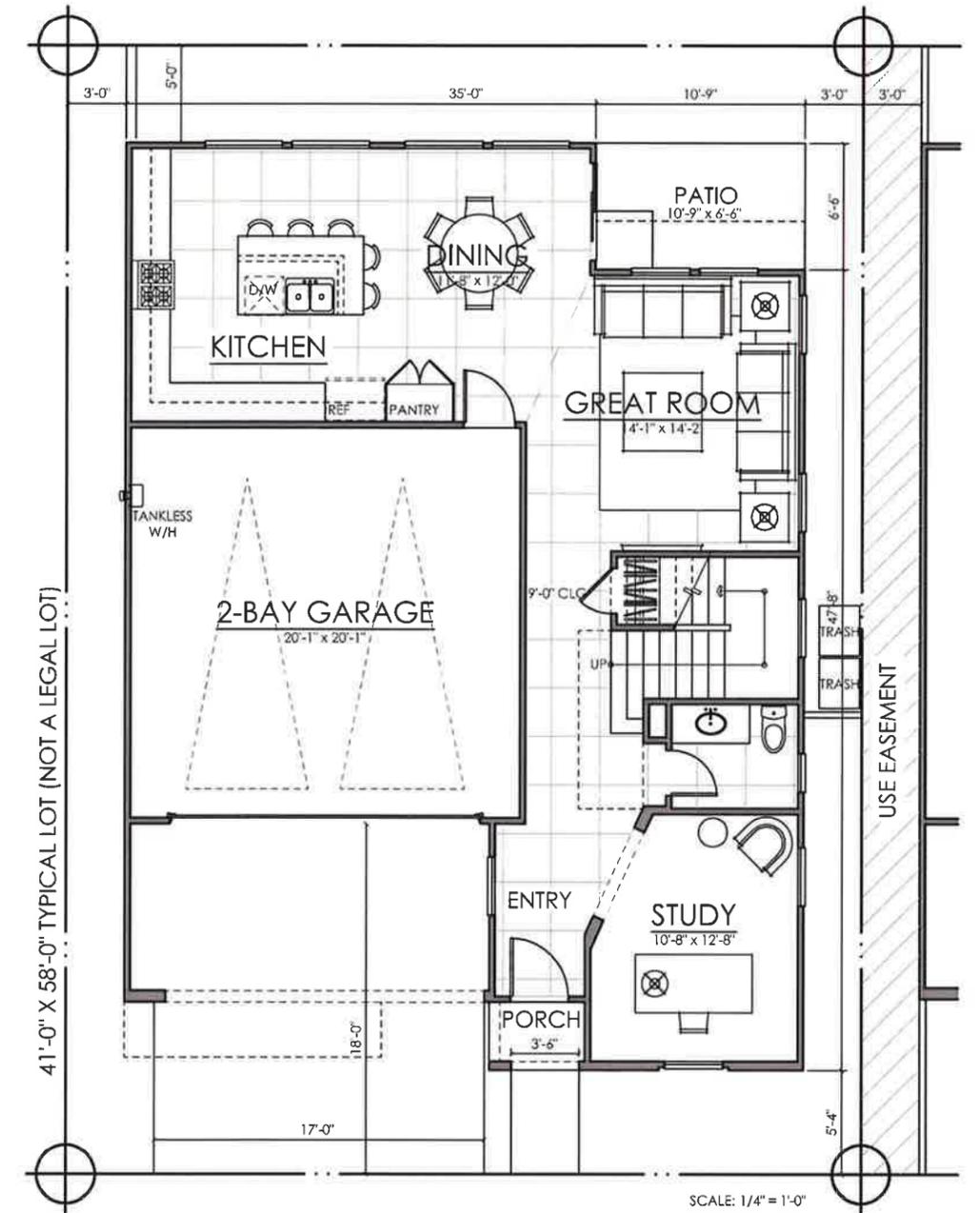
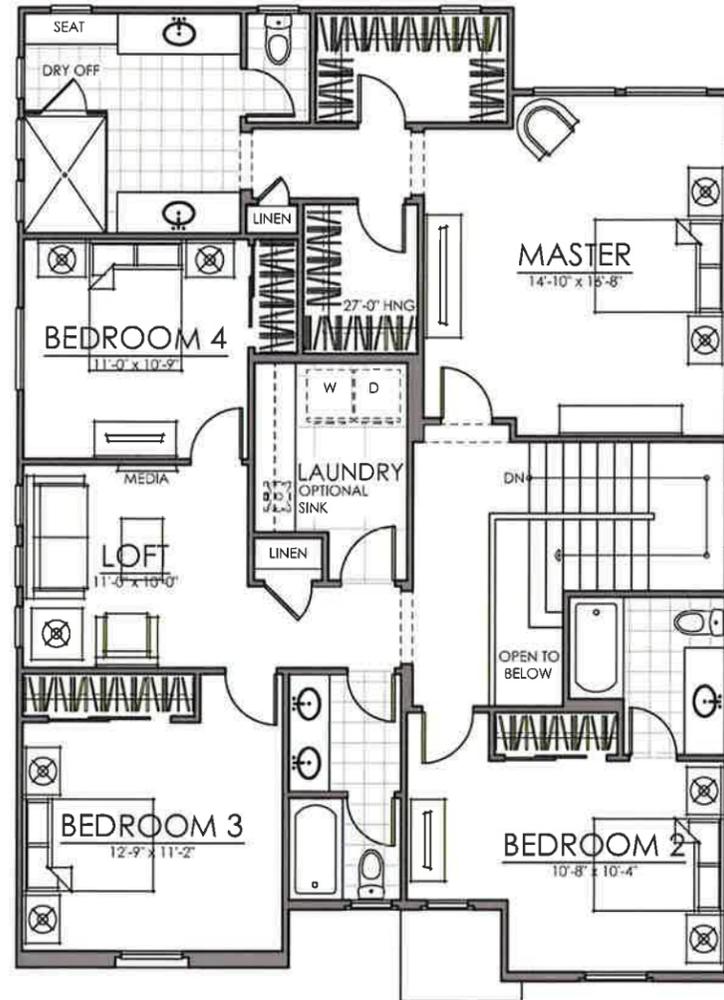
PLAN TWO | ENHANCED 'C' ELEVATION
HARBOR BLVD | DeNOVA HOMES
 COSTA MESA, CALIFORNIA



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OPTIONAL SPA BATH



FIRST FLOOR	927 SQ. FT.
SECOND FLOOR	1473 SQ. FT.
TOTAL LIVING	2400 SQ. FT.
GARAGE	415 SQ. FT.
PERCENTAGE OF 2ND FLOOR TO 1ST FLOOR	109.76%

PLAN THREE | 2400 SQ. FT.

HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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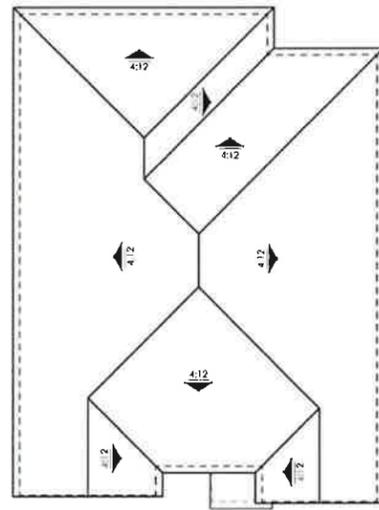
elevationA -modern spanish



elevationB -plantation

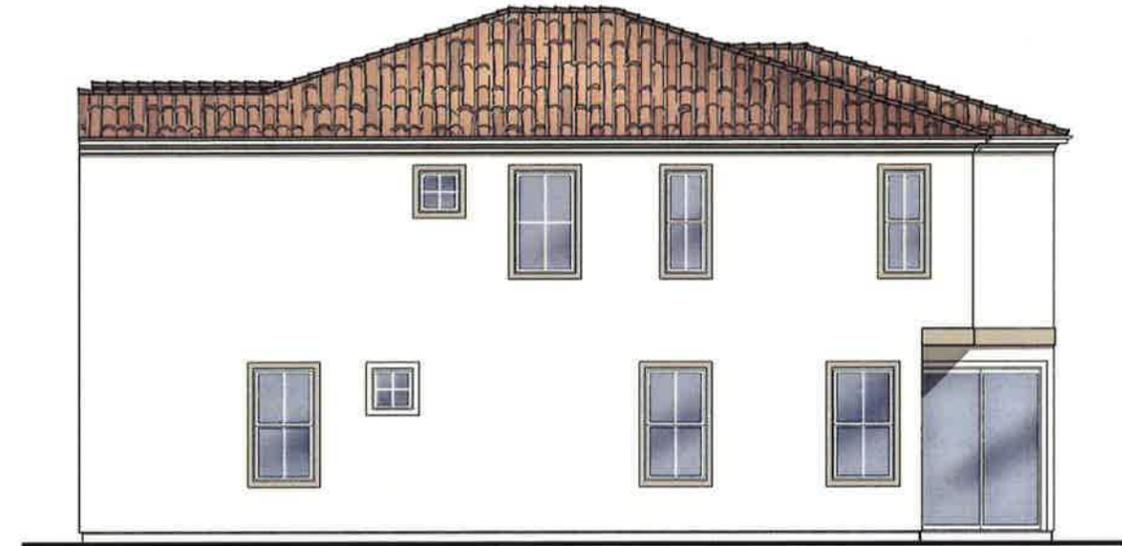


elevationC -modern farmhouse



ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

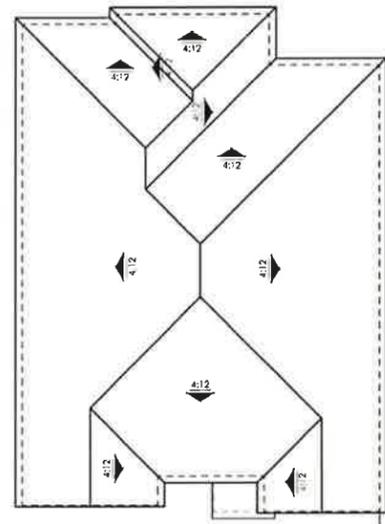
PLAN THREE | 'A' ELEVATION
HARBOR BLVD | DeNOVA HOMES
 COSTA MESA, CALIFORNIA



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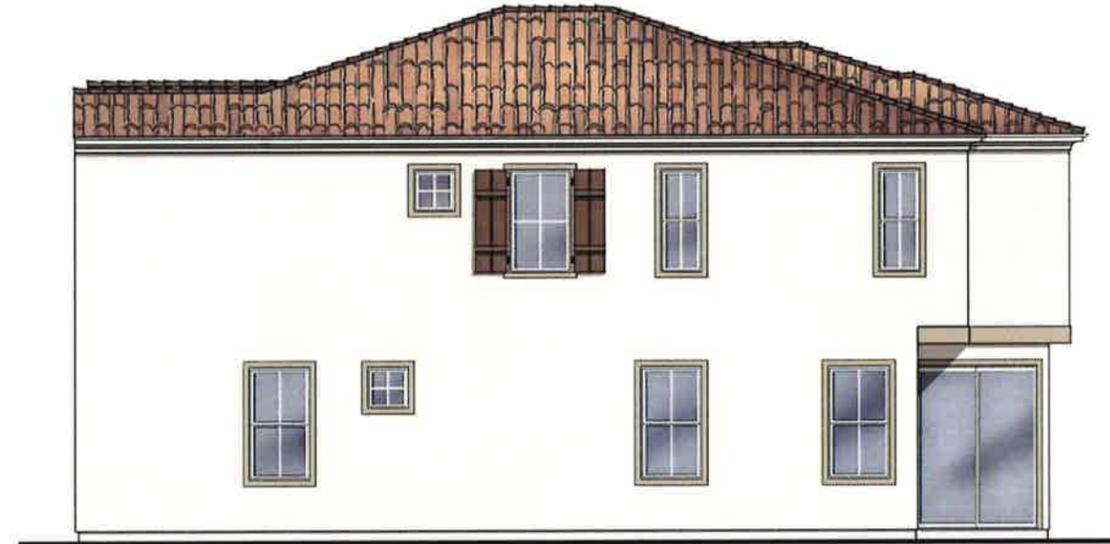
80





ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

PLAN THREE | ENHANCED 'A' ELEVATION

HARBOR BLVD | DeNOVA HOMES

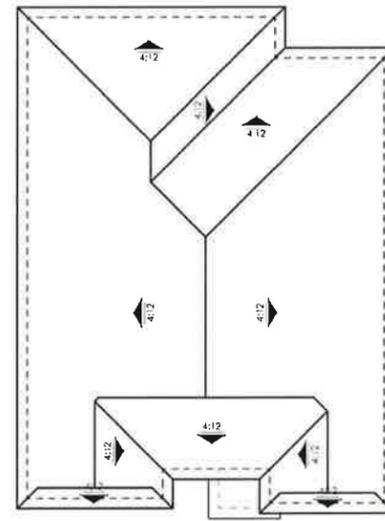
COSTA MESA, CALIFORNIA



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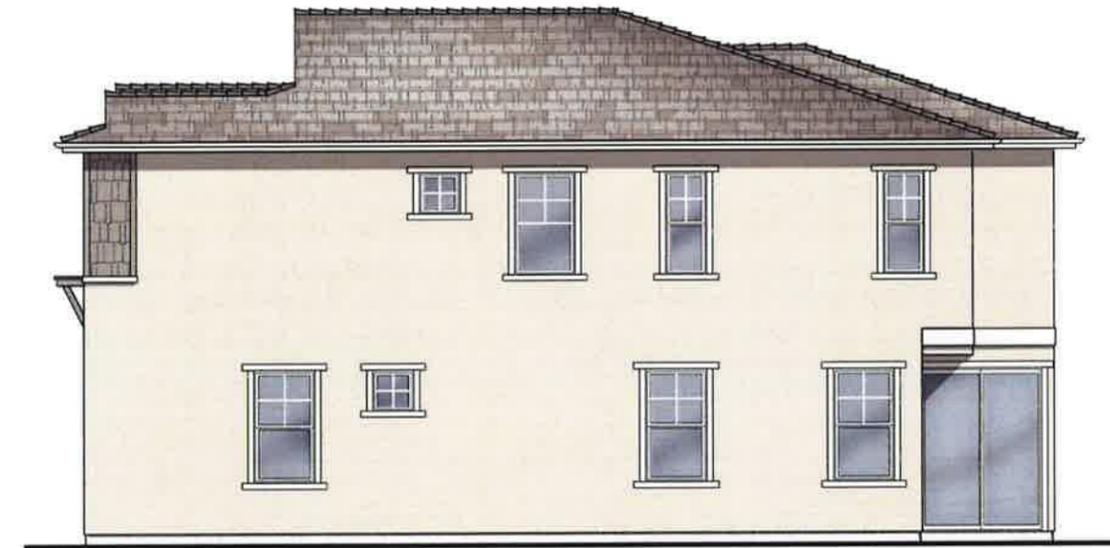
81





ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

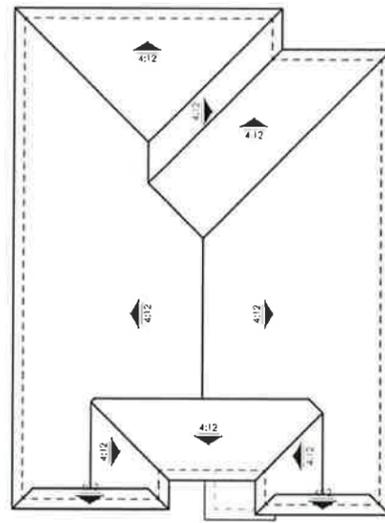


PLAN THREE | 'B' ELEVATION
HARBOR BLVD | DeNOVA HOMES
 COSTA MESA, CALIFORNIA

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ROOF PLAN

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

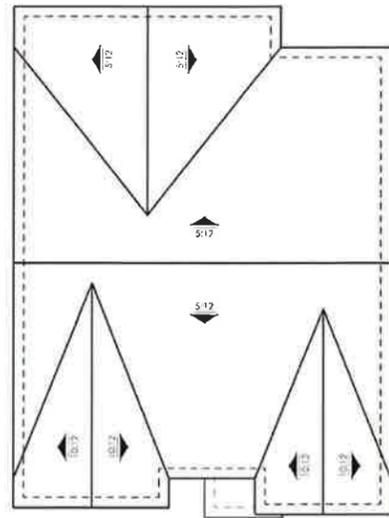
PLAN THREE | ENHANCED 'B' ELEVATION

HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA

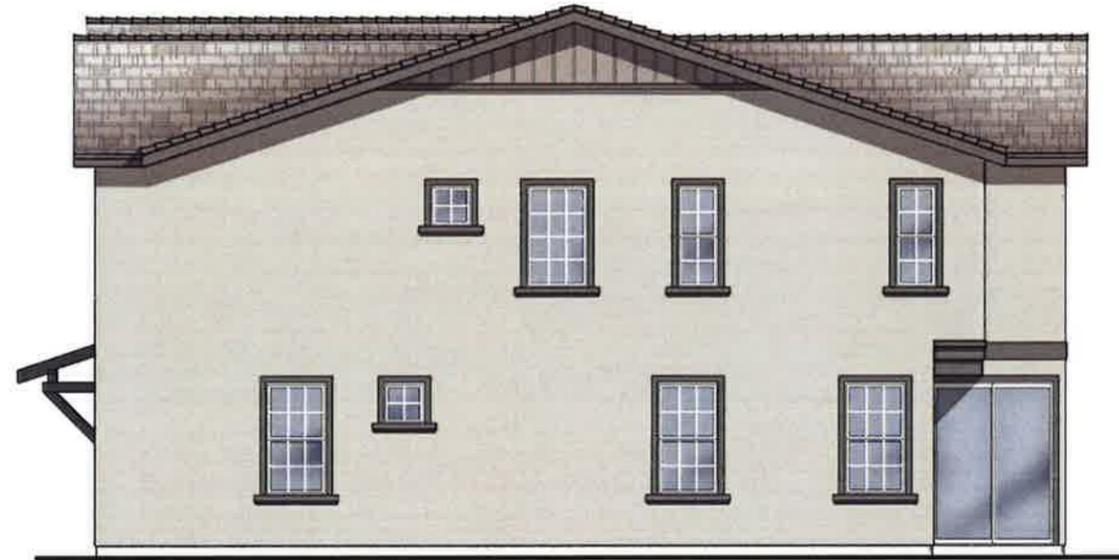


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ROOF PLAN

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



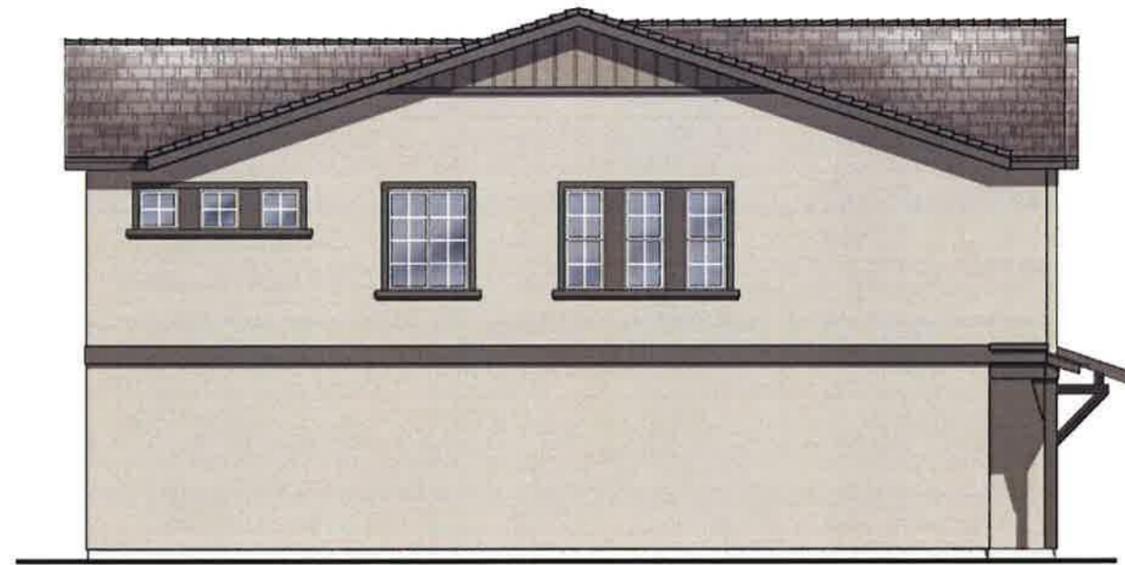
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

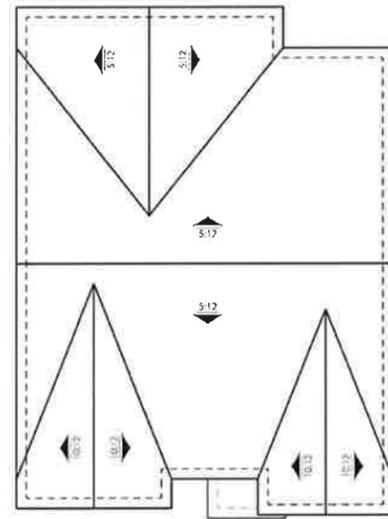
PLAN THREE | 'C' ELEVATION
HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA



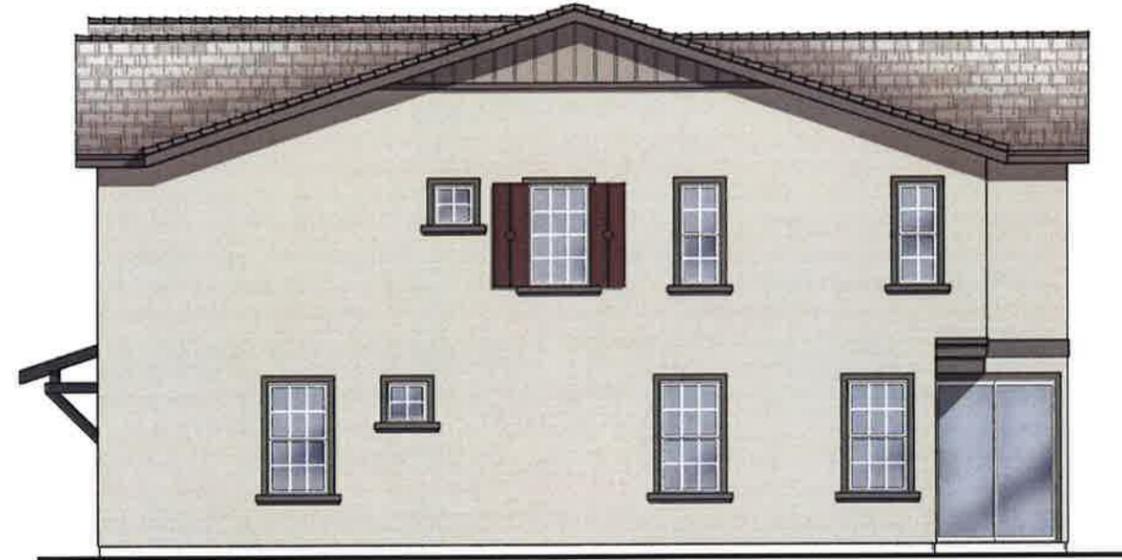
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ROOF PLAN

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



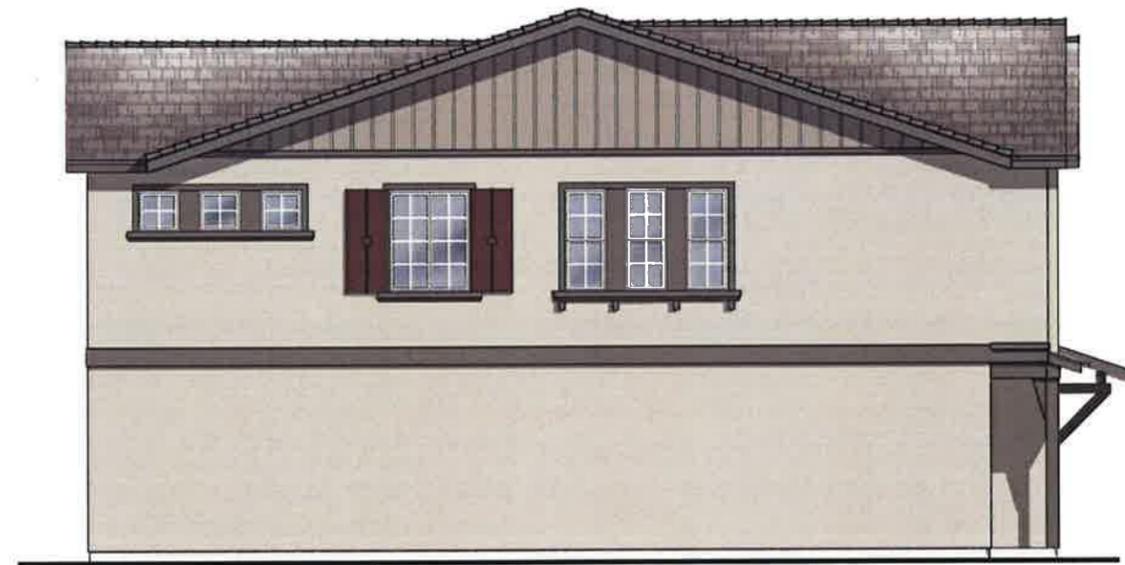
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

01.15.16

PLAN THREE | ENHANCED 'C' ELEVATION

HARBOR BLVD | DeNOVA HOMES

COSTA MESA, CALIFORNIA

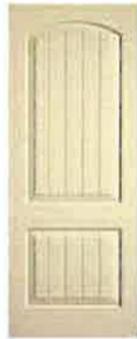


THESE PLANS WILL BE ATTACHED TO ELECTRICAL, MECHANICAL AND PLUMBING SCHEDULES AND ARE SUBJECT TO THE DESIGN AND CONSTRUCTION OF THE PROJECT. SQUARE FOOTAGE MAY VARY FROM THAT SHOWN ON THESE PLANS. CONSULT THE ARCHITECT FOR MORE INFORMATION.

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-MODERN SPANISH

Door Details



Introducing the latest in great entrances with the new Classic-Craft® Canvas Collection™ - the first premium, smooth fiberglass door to carry the Thermo-Tru brand name. The collection is designed with all of the beauty and performance of the Classic-Craft line with a smooth, paintable surface for ease of adapting to home interior and exterior finishes. The doors feature architecturally correct facades, including wide center panels and rich embossment details that rival high-end custom wood doors, as well as heavy-gauge steel doors. And they deliver all the benefits of a premium fiberglass door system including security, durability and energy efficiency.

Fiberglass Entry Door Systems: Classic-Craft Canvas

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

8ft 2 Panel Plank Soft Arch Style IDs	Available Sizes	Features
CCV8205	30" x 80"	

Finish Options: Paintable



Installation Instructions

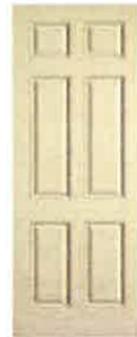


Where to buy
Click to locate an authorized Thermo-Tru dealer near you.

*Note: Glass privacy ratings are determined by the % of low-e glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sashes or transoms. Glass design may differ from depiction due to size of glass. Please consult your Thermo-Tru dealer for more details.

-PLANTATION

Door Details



Introducing the latest in great entrances with the new Classic-Craft® Canvas Collection™ - the first premium, smooth fiberglass door to carry the Thermo-Tru brand name. The collection is designed with all of the beauty and performance of the Classic-Craft line with a smooth, paintable surface for ease of adapting to home interior and exterior finishes. The doors feature architecturally correct facades, including wide center panels and rich embossment details that rival high-end custom wood doors, as well as heavy-gauge steel doors. And they deliver all the benefits of a premium fiberglass door system including security, durability and energy efficiency.

Fiberglass Entry Door Systems: Classic-Craft Canvas

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

8ft 6 Panel Style IDs	Available Sizes	Features
CCV860	30" x 80"	

Finish Options: Paintable



Installation Instructions



Where to buy
Click to locate an authorized Thermo-Tru dealer near you.

*Note: Glass privacy ratings are determined by the % of low-e glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sashes or transoms. Glass design may differ from depiction due to size of glass. Please consult your Thermo-Tru dealer for more details.

-MODERN FARMHOUSE

Door Details



Introducing the latest in great entrances with the new Classic-Craft® Canvas Collection™ - the first premium, smooth fiberglass door to carry the Thermo-Tru brand name. The collection is designed with all of the beauty and performance of the Classic-Craft line with a smooth, paintable surface for ease of adapting to home interior and exterior finishes. The doors feature architecturally correct facades, including wide center panels and rich embossment details that rival high-end custom wood doors, as well as heavy-gauge steel doors. And they deliver all the benefits of a premium fiberglass door system including security, durability and energy efficiency.

Fiberglass Entry Door Systems: Classic-Craft Canvas

About this entry door system

This entry door system is available with different features. The table below breaks down the various product options by size and available features. You should work with an authorized Thermo-Tru dealer and/or your builder to determine the best option for your home based on environment and region of the country.

Door

8ft 3 Panel Style IDs	Available Sizes	Features
CCV831	30" x 80"	

Finish Options: Paintable



Installation Instructions



Where to buy
Click to locate an authorized Thermo-Tru dealer near you.

*Note: Glass privacy ratings are determined by the % of low-e glass. As a result, the amount of privacy/glass transparency may be more or less than indicated by the privacy rating, based on glass design and the size of the glass that's inserted into the door, sashes or transoms. Glass design may differ from depiction due to size of glass. Please consult your Thermo-Tru dealer for more details.



01.15.16



ENTRY DOORS
HARBOR BLVD | DENOVA HOMES
COSTA MESA, CALIFORNIA

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Steel Garage Doors

Model 9100 & 9600



Our Classic Steel Garage Door Model 9100 and 9600 feature products that offer superior strength, durability and graceful design. The steel garage door models have polyurethane framed insular insulation. The steel garage door Model 9100 is constructed with a steel polyurethane "Tough Guard" backing and has an R-value of 11. And the Model 9600 door has an R-value of 11 giving both of these garage doors excellent insulating ability to your home's interior efficiency.

Garage Door Models 9100 and 9600 offer safety, beauty, and durability in the most affordable pricing for steel doors. Freeborn is an iron, steel panel that looks like wood with the strength of steel adding style and curb appeal to your home.

*Wayne Dalton uses a calculated door section R-value for our insulated doors.

[View Model Comparison Chart](#)

Choose a Panel Design

Choose from 3 different designs:



Choose a Color



Online color swatches are only digital representations of actual materials and will vary in appearance due to differences in monitor and color card output. These digital representations should not be used to finalize color selections. Please contact your local Wayne Dalton Dealer for actual color swatches to match with your home or business.

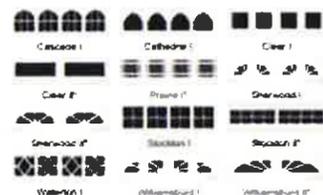


Model 9600 is available with the InColor™ Color System. Wayne Dalton's custom painting process that offers more than 6,000+ colors.

Choose a Window

Not all window options are available with a very panel style. Window options are not interchangeable between panel options. Check with your closest Wayne Dalton Dealer for details.

Colonial & Contemporary Panel Window Options



Other Window Options



*Available only on 9600

Garage Door Design Center



Before



After

Use this tool to see how we can transform your home.

Garage Door Brochures

Steel Garage Door... 9100

Steel Garage Door... 9600

Steel Garage Door... 9100, 9600

Garage Door Warranty

Warranty 9100 & 9600

Window Options

Window 9100, 9120

Window 9600

Ranch Panel Window Options

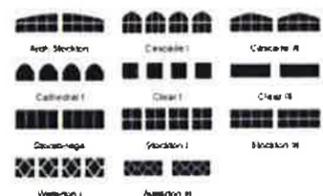


Other Window Options

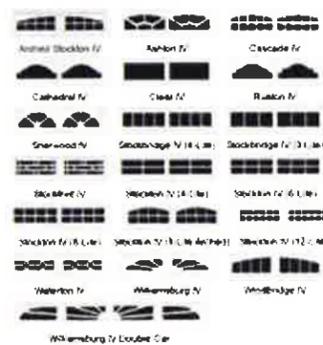


*Available only on 9600

Sonoma Ranch Panel Window Options

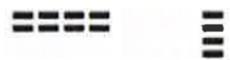


Sonoma Ranch Panel Window Options



*Not available in all areas. Please consult your local dealer for details.

Optional Window Placement (Model 9600 only)



Windows may be arranged vertically or horizontally on Colonial, Ranch and Contemporary designs. Up to 50% of the door can include windows. Windows placed in the bottom section of a door must use OSB 1/4" or tempered 1/2" insulated panel. Vertical window options will be placed in a top-to-bottom order.

Glass Options



Choose your Hardware

Every piece of our garage door hardware is made from steel powder coated steel with a hand-painted look. Additional specialty pieces are available to match or complement each collection.

Euro Collection



The American Collection



Hammered Knobs



Left Handles



Garage Door Features

- Insulated Steel® Steel Double-Beach®
- Fresh paint and powder coat
- Bottom weather seal
- Custom paint and lettering options
- Inlay in 1/8" or 1/4"
- 25-year warranty on steel hardware

Warranty

Wayne Dalton offers a Lifetime Limited Warranty on this garage door. Please reference the warranty document for details.

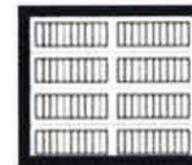


MODERN SPANISH



Colonial

PLANTATION



Sonoma Ranch

MODERN FARMHOUSE



Ranch

CONSTRUCTION LEGEND:

- ① PROJECT SIGNAGE ON WALL
- ② EXISTING SIDEWALK, PROTECT IN PLACE
- ③ 5-6" HIGH PRECISION BLOCK MASONRY WALL
- ④ 6" HIGH PRECISION BLOCK MASONRY PILASTER
- ⑤ PLAY STRUCTURE AGES 2-5 YEARS
- ⑥ RUBBERIZED PLAY SURFACE
- ⑦ PICNIC TABLE (3 TOTAL)
- ⑧ PEDESTAL-TYPE BBQ (3 TOTAL)
- ⑨ DECORATIVE BENCH (4 TOTAL)
- ⑩ TRASH RECEPTACLE (4 TOTAL)
- ⑪ PET WASTE DISPENSER
- ⑫ OFF-STREET PARKING SPACE (TYP.)
- ⑬ ENHANCED PAVING AT ENTRANCE
- ⑭ ENHANCED PLANTING AT ENTRANCE

PLANTING LEGEND:

EXISTING STREET TREES			
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
Ⓐ PYRUS CALLERYANA 'BRADFORD' (TO REMAIN - PROTECT IN PLACE)	BRADFORD PEAR TREE		8
Ⓑ WASHINGTONIA ROBUSTA (TO BE REMOVED)	MEXICAN FAN PALM		2
PROPOSED TREES:			
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
HARBOR BLVD. STREET TREE / PARK TREE			
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	36" BOX	14
ENTRY PALMS			
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	12 BITH	15
CANOPY TREE			
TIPUANA TIPU	TIPU TREE	36" BOX	17
INTERIOR STREET TREE			
GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	7
LAGERSTROEMIA 'CATAWBA'	GRAPE MYRTLE	24" BOX	15
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	16
PROPOSED SHRUBS/GROUNDCOVER:			
AGAPANTHUS AFRICANUS	BLUE LILY OF THE NILE		
CELANOTHUS 'YANKEE POINT'	CELANOTHUS		
COTONEASTER SP.	COTONEASTER		
HEMEROCALLIS HYB.	YELLOW/ORANGE DAYLILIES		
JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER		
LANTANA MONTEVIDENSIS	LAVENDER LANTANA		
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA		
MAHONIA AQUAFOLIUM	OREGON GRAPE		
MYOPORUM PARVIL PROSTRATUM	DWARF MYOPORUM		
PELARGONIUM PELTATUM 'MITSU'	PY CERANIUM		
PHORMIUM TENAX 'DWARF RED'	DWARF RED NEW ZEALAND FLAX		
PHOTINIA FRASERI	FRASER'S PHOTINIA		
RHAPHOLEPIS INDICA 'CLARA'	WHITE INDIA HAWTHORN		
ROSMARINUS OFF. 'PROSTRATA'	PROSTRATE ROSEMARY		
SALVIA LEUCANTHA	BLUE SALVIA		
SOLLIA HETEROPHYLLA	AUSTRALIAN BLUEBELLS		
STRELITZIA REGINAE	BIRD OF PARADISE		
PROPOSED GRASSES:			
CAREX DIVULSA	BERKELEY SEDGE		
FESTUCA 'SISKIYOU BLUE'	SISKIYOU FESCUE		
TURF:			
MARATHON III	DWARF FESCUE		
PRIVATE HOMEOWNER AREA:			
TO BE MAINTAINED BY HOMEOWNER			



PLAY STRUCTURE IN POCKET PARK



PICNIC TABLE ON CONCRETE PAD



PEDESTAL-TYPE BBQ

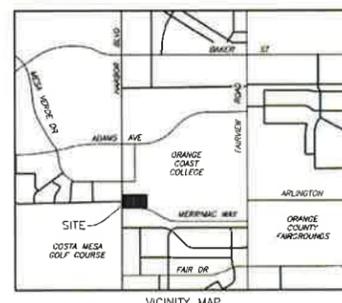
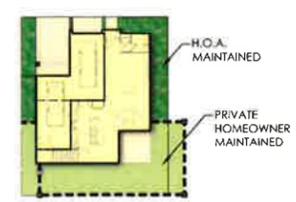


PRECISION BLOCK MASONRY WALL



2626 HARBOR BOULEVARD
CONCEPTUAL LANDSCAPE PLAN
 COSTA MESA, CALIFORNIA

MAINTENANCE RESPONSIBILITY:



DATE: 03-02-16

88

TREES



GEIJERA PARVIFLORA
AUSTRALIAN WILLOW



LAGERSTROEMIA INDICA 'CATAWBA'
GRAPE MYRTLE



MAGNOLIA G. 'LITTLE GEM'
SOUTHERN MAGNOLIA



PLATANUS A. 'BLOODGOOD'
LONDON PLANE TREE (Harbor Boulevard Street Tree)



PYRUS C. 'BRADFORD'
BRADFORD PEAR (Merimac Way Street Tree)



SYAGRUS ROMANZOFFIANUM
QUEEN PALM



TIPUANA TIPU
TIPU TREE

TALLER SHRUBS / BACKGROUND



JUNIPERUS C. 'GOLD COAST'
JUNIPER



LEPTOSPERMUM SCOPARIUM
NEW ZEALAND TEA TREE



MAHONIA AQUIFOLIUM
OREGON GRAPE



PHOTINIA FRASERI
PHOTINIA



STRELITZIA REGINAE
BIRD OF PARADISE



CAREX DIVULSA
BERKELEY SEDGE



FESTUCA 'SISKIYOU BLUE'
SISKIYOU BLUE FESCUE

GRASSES

MEDIUM SHRUBS / MIDGROUND



AGAPANTHUS AFRICANUS
BLUE LILY OF THE NILE



HEMEROCALLIS HYBRID
DAY LILY



PHORMIUM T. 'DWARF RED'
NEW ZEALAND FLAX



RHAPHIOLEPIS INDICA 'CLARA'
INDIA HAWTHORN



SALVIA LEUCANTHA
BLUE SALVIA

GROUNDCOVER / FOREGROUND



CEANOTHUS G. H. 'YANKEE POINT'
CEANOTHUS



COTONEASTER DAMMERI
COTONEASTER



LANTANA MONTEVIDENSIS
LAVENDER LANTANA



MYOPORUM PARVIFOLIUM
CREEPING MYOPORUM



PELARGONIUM PELTATUM
IVY GERANIUM



ROSMARINUS O. 'PROSTRATUS'
CREEPING ROSEMARY

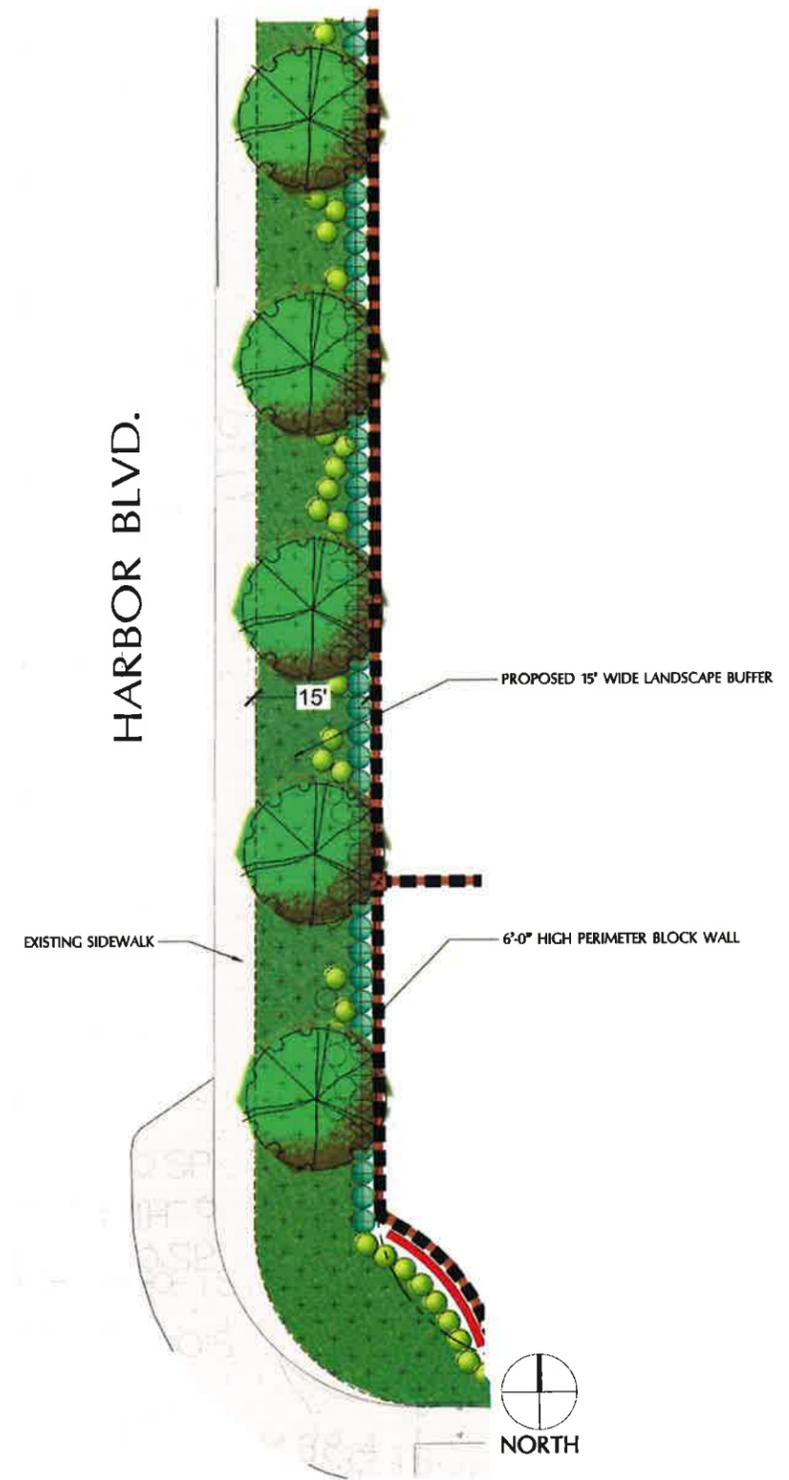
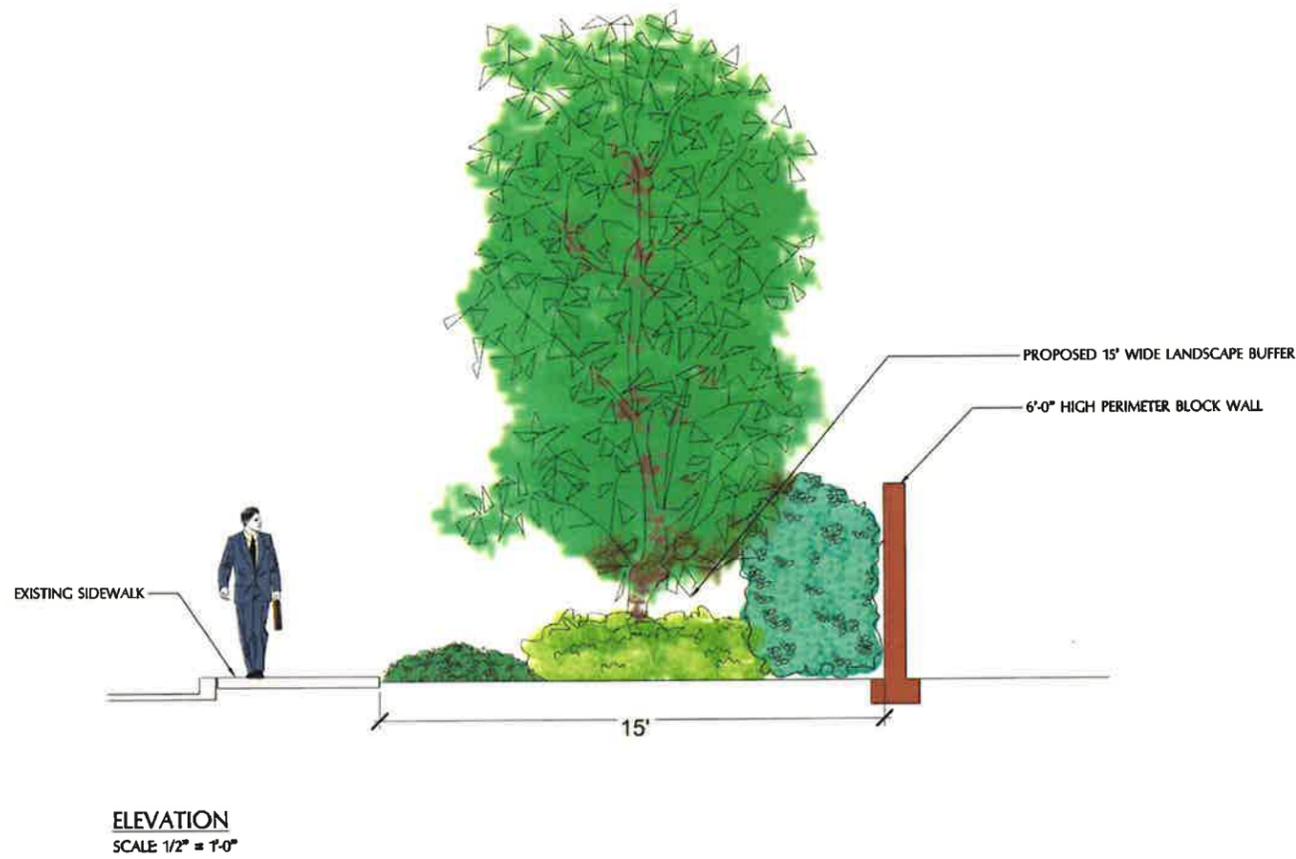


2626 HARBOR BOULEVARD
PRELIMINARY PLANT PALETTE
COSTA MESA, CALIFORNIA

89



DATE: 03-02-16

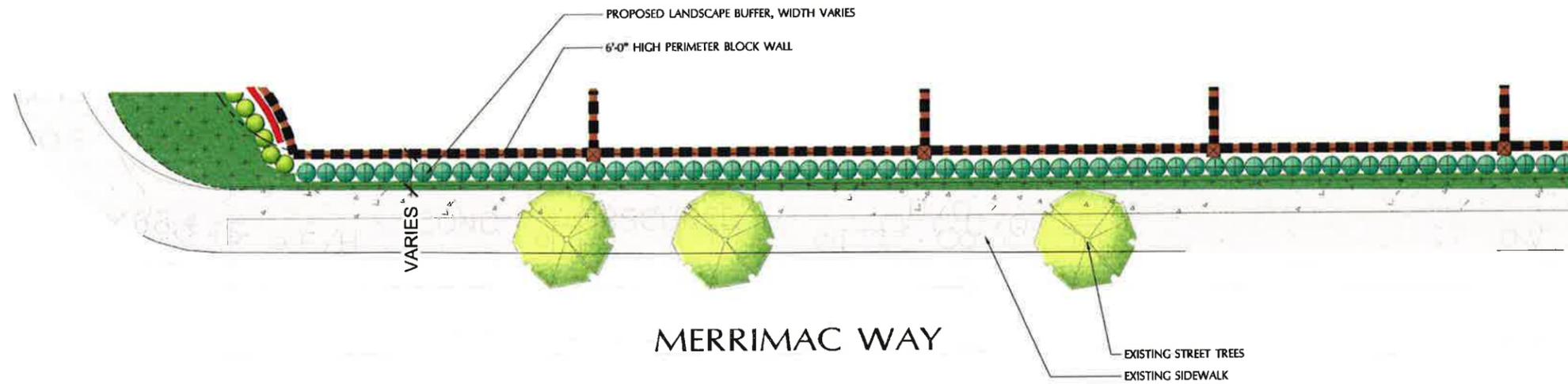


2626 HARBOR BOULEVARD
HARBOR BLVD. ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
COSTA MESA, CALIFORNIA

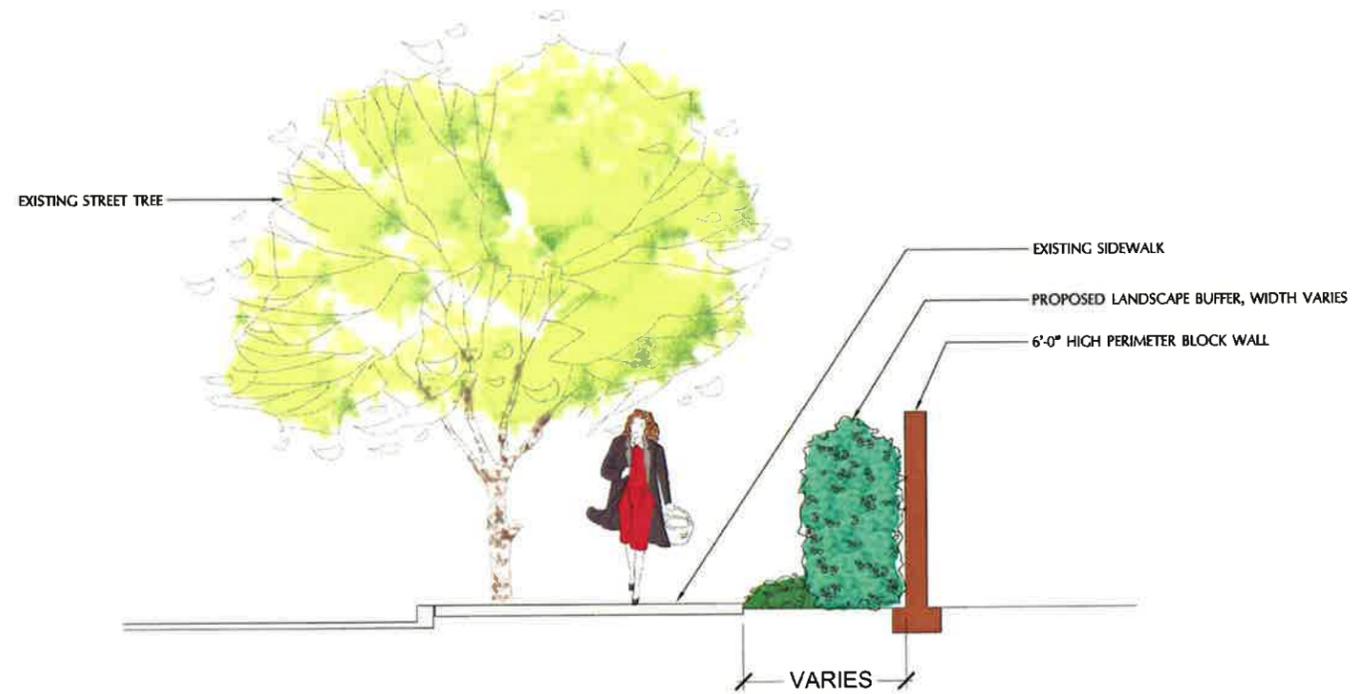
90



DATE: 03-02-16



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



ELEVATION
SCALE 1/2" = 1'-0"



2626 HARBOR BOULEVARD
MERRIMAC WAY ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
COSTA MESA, CALIFORNIA

91



DATE: 03-02-16



**ADDENDUM TO THE INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION**

2626 Harbor Boulevard

(Formerly referred to as 33-Unit Residential Common Interest Development)

March 17, 2016



Lead Agency:

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628
Contact: Mr. Ryan Loomis, Associate Planner
Phone: (714) 754-5608
Email: ryan.loomis@costamesaca.gov

This document is designed for double-sided printing to conserve natural resources.

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- A. Noise Data

1.0 INTRODUCTION

In 2011, the City of Costa Mesa approved the “33-Unit Residential Common Interest Development Project” (Approved Project), which proposed 33 small-lot single-family residential units on 3.71 acres at the intersection of Harbor Boulevard and Merrimac Way. Entitlements issued for the development included approval of General Plan Amendment GP-11-01, Rezone R-11-01, and Planning Application PA-11-01 (including Tentative Tract Map No. 17428 and Design Review). A mitigated negative declaration was adopted that analyzed and identified the Approved Project’s potentially significant environmental impacts and mitigation measures that reduced those potentially significant impacts to a level of less than significant.

The Approved Project was not constructed, and the Applicant has now requested approval of minor technical changes and modifications to the Approved Project (Proposed Modifications). The Proposed Modifications include, but are not limited to, a reduction in the average square footage of the dwelling units, alteration of internal circulation system (including removal of gated-entry access), increase in acreage of proposed open space/park features, and a slight increase in maximum building height. In addition, the Proposed Modifications include request for the following:

- Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).

As modified, what was formerly the “33-Unit Residential Common Interest Development Project” is now proposed as the “2626 Harbor Boulevard Project” (Revised Project).

1.1 PROJECT LOCATION

The 3.71-acre project site is located within the City of Costa Mesa (City), south of the San Diego Freeway (I-405) and west of the Costa Mesa Freeway (SR-55), within Orange County, California; refer to Exhibit 1, Regional Vicinity. The project site is located at 2626 Harbor Boulevard, at the northeast corner of the intersection of Harbor Boulevard and Merrimac Way; refer to Exhibit 2, Local Vicinity.

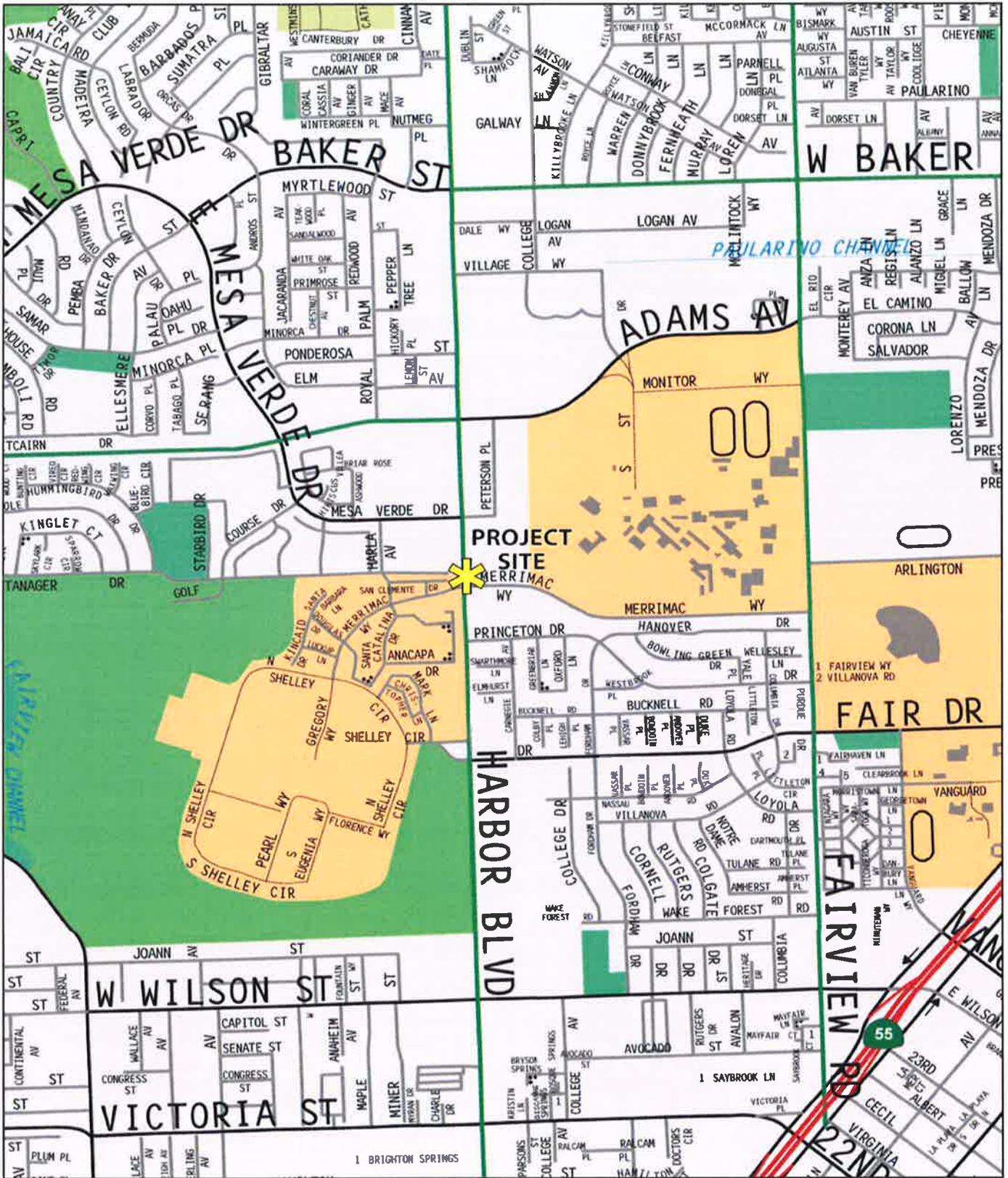
1.2 PREVIOUS ENVIRONMENTAL DOCUMENT

The City of Costa Mesa prepared an Initial Study to analyze the potential environmental impacts that would result from the Approved Project, which included approval of a General Plan Amendment, Rezone, Master Plan, and Tentative Tract Map. The Initial Study determined that the Approved Project would have no significant and unavoidable environmental impacts and a Mitigated Negative Declaration was determined to be the appropriate environmental review document pursuant to the requirements of the California

Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) and the State CEQA Guidelines (Title 14 of the California Code of Regulations, Section 15000 et seq.). The Approved Project's Initial Study/Mitigated Negative Declaration (IS/MND) was made available for public review and comment pursuant to State CEQA Guidelines Section 15073. The public review period commenced on July 15, 2011 and ended on August 15, 2011. The Final IS/MND was then adopted by the City of Costa Mesa City Council on September 6, 2011. The Mitigation Monitoring and Reporting Program was also adopted as part the Final IS/MND.

The Approved Project analyzed in the Final IS/MND included an amendment to the City of Costa Mesa General Plan (GP-11-01) to change the land use designation from General Commercial to Medium-Density Residential, a change in zoning designation (Rezone R-11-01) from C1/Local Business and P/Off-street Parking to R2-MD/Multiple Family Residential, approval of a Master Plan, and approval of a tentative tract map and design review that would allow for the development of 33 residential lots, one private street, and seven open space lots on approximately 3.71 acres (Tentative Tract Map No. 17423); refer to Exhibit 3, *Previous Conceptual Plan (Approved Project)*. The Applicant proposed construction in three phases, with the completion of all infrastructure during the first phase of construction. Residential units were proposed to range from 3,018 square feet to 4,621 square feet: Plan 1 would consist of approximately 2,056 square feet, including 3 bedrooms, a loft, and 2.5 baths. As an alternative, Plan 1 could have 4 bedrooms. Plan 2 would consist of approximately 2,151 square feet, including 4 bedrooms and 3.5 baths. As an alternative, Plan 2 could have 5 bedrooms. Architectural styles associated with the Approved Project included Spanish Colonial and Craftsman design and treatments.

Each lot of the Approved Project included approximately 1,500 square feet of private open space. The Approved Project also included a new storm drain to serve the project site and minor road improvements along Merrimac Way, including the removal of portions of the existing median and a striped continuous two-way left turn lane to provide access to the project.



NOT TO SCALE

Michael Baker
INTERNATIONAL

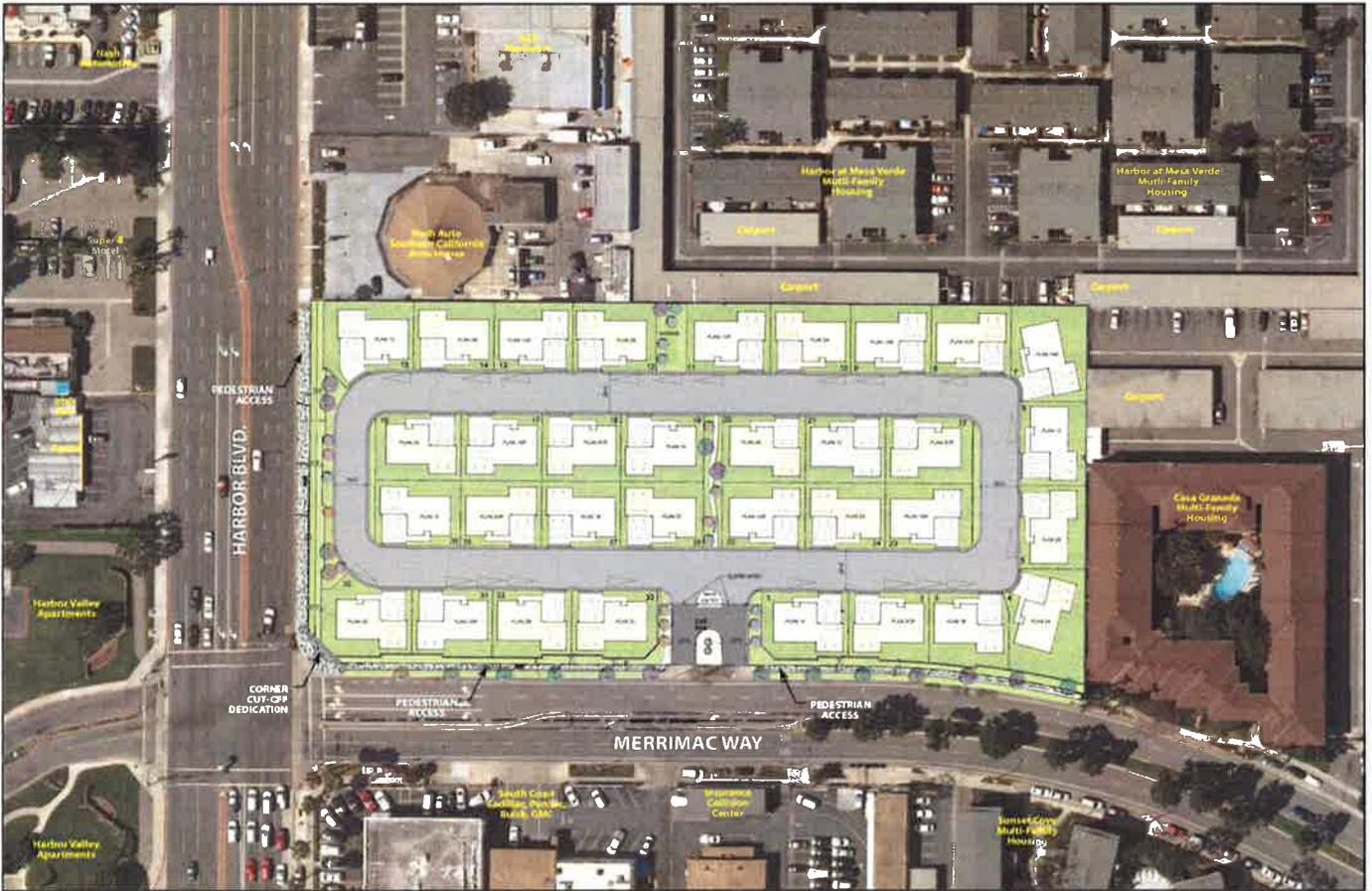


03/10 • JV 151666

2626 HARBOR BOULEVARD
ADDENDUM TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Local Vicinity

Exhibit 2



Sources: KPI Inc Architecture & Planning and RBF Consulting, 2011.

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2.0 DESCRIPTION OF PROJECT MODIFICATION

2.1 ADDENDUM'S PURPOSE AND NEED

When an EIR has been certified or a negative declaration adopted for a project, no subsequent or supplemental environmental review documentation shall be required unless one or more of the following events occurs:

- 1) Substantial changes are proposed in the project, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- 2) Substantial changes occur with respect to the circumstances under which the project is undertaken, which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - A. The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - B. Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

When none of the above events has occurred, yet minor technical changes or additions to the previously adopted negative declaration are necessary, an addendum may be prepared (State CEQA Guidelines Section 15164[b]).

As discussed below, none of the conditions described in State CEQA Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred. This Addendum supports the conclusion that the Proposed Modifications are minor technical changes that do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. In addition, because the Final IS/MND determined that the Approved Project would not result in any potentially significant environmental impacts, no new mitigation measures or alternatives that would substantially reduce significant impacts have been identified. As a result, an addendum is an appropriate CEQA document for analysis and consideration of the Proposed Modifications.

Circulation of an addendum for public review is not necessary (State CEQA Guidelines Section 15164, subdivision (c)); however, the addendum must be considered in conjunction with the adopted Final IS/MND by the decision-making body (State CEQA Guidelines Section 15164, subdivision (d)).

2.2 LOCATION OF PROJECT MODIFICATIONS

The Project Modifications would apply to the same 3.71-acre project site identified and described in the Final IS/MND for the Approved Project. The project site is located at 2626 Harbor Boulevard, at the northeast corner of the intersection of Harbor Boulevard and Merrimac Way.

2.3 COMPONENTS OF PROJECT MODIFICATIONS

The Revised Project is depicted in Exhibit 4, Proposed Conceptual Plan (Revised Project). It is identical to the Approved Project in the following respects:

- Acreage for the development would remain unchanged (3.71).
- The number of dwelling units proposed would remain unchanged (33 units).
- The proposed density would remain unchanged (8.89 dwelling units per acre [du/ac]).
- Construction phasing would be similar to the construction phasing described in the Final IS/MND.
- One full access entry off Merrimac Way would remain.
- The proposed off-site circulation improvements would be similar to those depicted in the Final IS/MND (i.e., removal of portions of the existing median and a striped continuous two-way left turn lane to provide access to the project).



Source: Summers/Murphy & Partners Inc., Landscape Architects, March 2, 2018.



2626 HARBOR BOULEVARD
 ADDENDUM TO THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
Proposed Conceptual Plan (Revised Project)

Exhibit 4

- Pedestrian access along the project site's southern frontage along Merrimac Way would remain.
- Site plan conforms to the same General Plan land use designation of Medium Density Residential.
- Site plan conforms to the same Zoning Designation of R2-MD (Multiple Family Residential), which allows for up to 12 dwelling units per acre.
- Storm drain improvements in Merrimac Way.
- Same small-lot residential concept.

The following describes those minor technical changes that comprise the Proposed Modifications. The Proposed Conceptual Plan for the Revised Project differs from the Approved Project in the following respects:

- The range in residential lot size would be reduced from 3,018 to 4,621 square feet (the Approved Project) to 1,975 to 2,400 square feet (the Revised Project).
- Proposed garage and driveway parking would remain the same (66 garage and 66 driveway). However, street parking would be reduced from 18 street parking spaces to 12 parking spaces. The overall parking spaces would be reduced from a total of 150 parking spaces to 144 parking spaces.
- Landscaping design would be modified as shown in Exhibit 4. The landscape palette would include London Plane Tree, Tipu Trees, Australian Willow, Crape Myrtle, and Southern Magnolia trees.
- On-site park/open space would be increased on-site from 0.27 acres to 1.87 acres. Rather than only proposing common open space areas, the Revised Project would provide a central park (0.07 acres) north of the site entrance along Merrimac Way and a private park (0.28 acres) at the northwest corner of the project site. The Revised Project's proposed amenities would include a play structure, rubberized play surface, picnic tables, barbeques, and decorative benches. Shrubs, groundcover, and turf would also be provided.
- Lot layout and aisle design has been revised as shown in Exhibit 4.
- Maximum building height would be modified from 25 feet to 27 feet.
- The gate and call box entry proposed in the Approved Project has been removed. Unlike the Approved Project, the Revised Project would not be gated. The proposed site entrance would be narrowed from 60 feet to 25 feet.

- Earthwork quantity estimates would be modified from 1,900 cubic yards of cut, 4,000 cubic yards of fill, and 2,100 cubic yards of import (the Approved Project) to 3,000 cubic yards of cut and 3,000 cubic yards of fill (the Revised Project), resulting in a balanced site.
- An Administrative Adjustment is being requested as part of the Revised Project to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).

2.4 DISCRETIONARY ACTIONS

Entitlements for the Approved Project have already been issued. However, to implement the Revised Project, the Applicant would be required to obtain the following approvals from the City:

- Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND).
- Planning Application PA-15-48: Design Review for the development of a 33-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:
 - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
- Vesting Tentative Tract Map 17981: Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

A General Plan Amendment and Rezone would not be required for the Revised Project, as the Revised Project would be consistent with the General Plan Amendment and Rezone issued for the Approved Project. GP-11-01 changed the project site's General Plan land use designation from General Commercial to Medium-Density Residential. Rezone R-11-01 changed the project site's zoning designation from C1 (Local Business) and P (Off-street Parking) to R2-MD (Multiple Family Residential) which allows a maximum density of 12 dwelling units per acre.

Like the Approved Project, the Revised Project would also require administrative approvals from the City for issuance of grading, building, and occupancy permits as well as connection permits from utility providers. In addition, like the Approved Project, review of the Revised Project is required from other responsible agencies, including but not limited to the following public agencies:

- South Coast Air Quality Management District (SCAQMD);
- Mesa Consolidated Water District (MCWD);

- Costa Mesa Sanitary District (CMSD); and
- Santa Ana Regional Water Quality Control Board (RWQCB).

3.0 ENVIRONMENTAL ASSESSMENT

This comparative analysis has been undertaken to analyze whether the Proposed Modifications would result in any new or substantially more severe significant environmental impacts as compared to the Approved Project. The comparative analysis discusses whether impacts are greater than, less than, or similar to the conclusions discussed in the Final IS/MND. The comparative analysis also addresses whether any changes to the Standard Conditions or Mitigation Measures identified in the Final IS/MND are required.

3.1 AESTHETICS/LIGHT AND GLARE

The Final IS/MND determined that the previously analyzed project would not result in any impacts to scenic vistas or scenic highways. However, the Final IS/MND analyzed potential impacts associated with the degradation of existing visual character/quality and the introduction of light and glare. The Final IS/MND concluded that short-term construction activities would not substantially degrade the existing visual character or quality of the site and its surroundings. Impacts in this regard were determined to be less than significant. While the Approved Project would permanently alter the existing visual character of the site by replacing a former automobile dealership with residential development, it would not substantially degrade the visual character of the site or its surroundings, given that the project site was already developed and located within a highly developed area. Additionally, the Final IS/MND found that implementation of the Approved Project would have a less than significant impact from new sources of light or glare.

The Proposed Modifications would result in changes in proposed massing due to the reduction in proposed square footage of the residential units, increased building height (by two feet), a reduction in the distance between buildings (from 10 feet to 6 feet), and minor changes to the landscape plan and plant palette. These nominal project changes would not result in substantial changes to the overall visual character/quality of the site and its surroundings, as analyzed in the Final IS/MND, as the Revised Project is still proposing a medium density residential development, on a previously developed site, and within a heavily developed area. In addition, like the Approved Project, the Revised Project includes a varied and appropriate landscape palette which would soften the look of the new development. Further, the Proposed Modifications would not substantially increase new sources of light and glare, compared to that analyzed in the Final IS/MND, because the types and sources of lighting, lighting levels, and building materials would remain substantially the same as the Approved Project.

Because the Proposed Modifications do not alter the location of the development, there would be no new impacts related to scenic vistas (none exist within the City) or scenic highways (none exist within the City).

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

SC 4.1-1 Prior to the issuance of building permits, the applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- The mounting height of lights on light standards shall not exceed 18 ft. in any location on the project site unless approved by the Development Services Director.
- The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
- All site lighting fixtures shall be provided with a flat glass lens.
- Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
- Lighting design and layout shall limit spill light to no more than 0.5 footcandle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site.
- Glare shields may be required for select light standards.

Mitigation Measures

No Mitigation Measures were identified in the Final IS/MND, and no new Mitigation Measures are required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

The Final IS/MND determined that no impact to farmland, timberland, agricultural, or forest land activity would result, as these types of resources do not exist on or near the project site.

As was the case with the Approved Project, the Proposed Modifications would not result in any impacts to farmland, agricultural uses, or forest land. The Revised Project would result in the same land use and development as analyzed in the Final IS/MND, on the same project site. Therefore, no new or substantially more severe impacts have been identified.

Standard Conditions and Mitigation Program

No Standard Conditions or Mitigation Measures were identified in the Final IS/MND for this topic area, and no new Mitigation Measures are required.

3.3 AIR QUALITY

As determined in the Final IS/MND, short-term construction emissions from the Approved Project would be below the South Coast Air Quality Management District's (SCAQMD) significance thresholds for all criteria pollutants, including PM₁₀ and PM_{2.5}, even in the absence of specific dust reduction measures. Nonetheless, because the Air Basin is nonattainment for PM₁₀ and PM_{2.5}, the Final IS/MND identified Mitigation Measure AQ-1 which describes SCAQMD-required dust reduction measures. The Final IS/MND also identified Mitigation Measure AQ-2 to reduce emissions associated with the hauling of excavated or graded material. With the implementation of AQ-1 and AQ-2, the Final IS/MND determined that construction emissions would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thus, impacts were considered less than significant with the incorporation of mitigation.

In addition, the Approved Project's operational air quality emissions would be below SCAQMD's thresholds. The Final IS/MND also determined that air quality impacts from the project would be less than significant with implementation of Mitigation Measures AQ-1 and AQ-2 with regard to cumulative short-term and long-term air emissions, and sensitive receptors. The Approved Project was also determined to be less than significant with regard to conflicts with an applicable Air Quality Management Plan and odors.

Construction phasing for the Revised Project would be similar to the construction activities and phasing described in the Final IS/MND for the Approved Project. Therefore, the construction emissions would be similar to those modeled in the Final IS/MND. Further, the Revised Project would no longer include soil import (previously proposed as part of the Approved Project) because revisions in the site plan result in a balanced site. Thus, the Revised Project would result in fewer mobile emissions during construction than the Approved Project, as the import trucks would no longer be needed. As such, construction emissions for all criteria pollutants after incorporation of the Proposed Modifications would be below SCAQMD thresholds with implementation of Final IS/MND Mitigation Measure AQ-1. After incorporation of the Proposed Modifications, Mitigation Measure AQ-2 is no longer required as soil import would no longer be required during grading activities. A less than significant impact would occur in this regard.

As the number of residential lots would be consistent with the Final IS/MND, (33 dwelling units), regional and localized operational air emissions not change and would remain below SCAQMD thresholds. As noted in the Transportation/Circulation section of this Addendum, the Final IS/MND and Revised Project would generate 316 daily trips. Therefore, no new impacts have been identified and no new mitigation measures are required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

No Standard Conditions were identified in the Final IS/MND.

Mitigation Measures

AQ-1 Prior to issuance of any Grading Permit, the Director of Public Works and the Building Official shall confirm that the Grading Plan, Building Plans, and specifications stipulate that, in compliance with SCAQMD Rule 403, excessive fugitive dust emissions shall be controlled by regular watering or other dust prevention measures, as specified in the SCAQMD's Rules and Regulations. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Implementation of the following measures would reduce short-term fugitive dust impacts on nearby sensitive receptors:

- All active portions of the construction site shall be watered at least twice daily to prevent excessive amounts of dust;
- On-site vehicle speed shall be limited to 15 miles per hour;
- All on-site roads shall be paved where feasible, watered as needed (to maintain a moisture content of 12 percent), or chemically stabilized;
- Visible dust beyond the property line which emanates from the project shall be prevented to the maximum extent feasible;

- All material transported off-site shall be either sufficiently watered or securely covered to prevent excessive amounts of dust prior to departing the job site;
- Track-out devices shall be used at all construction site access points;
- All delivery truck tires shall be watered down and/or scraped down prior to departing the job site;
- Replace ground cover on disturbed areas quickly; and
- Implement street sweeping program with Rule 1186-compliant PM10 efficient vacuum units.

~~AQ 2 — All trucks that are to haul excavated or graded material on-site shall comply with State Vehicle Code Section 23114 (Spilling Loads on Highways), with special attention to Sections 23114(b)(F), (e)(4) as amended, regarding the prevention of such material spilling onto public streets and roads. Prior to the issuance of grading permits, the Applicant shall coordinate with the appropriate City of Costa Mesa Engineer on hauling activities compliance.~~

3.4 BIOLOGICAL RESOURCES

The Final IS/MND determined that no impacts to biological resources would result, including impacts to endangered, rare, threatened, or special status plant species or wildlife species, riparian habitat or other sensitive natural communities, federally protected wetlands, and wildlife movement corridors. This is because the project site is already heavily developed, and no bare soils or vegetation are present. No sensitive species or habitat were determined to be present on-site.

The Proposed Modifications would result in the same land use and development as the Approved Project. Since the Revised Project is located at the same site as the Approved Project, the Proposed Modifications would not result in any impacts to biological resources. No new impacts or substantial increase in the severity of impacts have been identified.

Standard Conditions or Mitigation Program

No Standard Conditions or Mitigation Measures were identified in the Final IS/MND for this topic area, and no new Mitigation Measures are required.

3.5 CULTURAL RESOURCES

The Final IS/MND determined that no impacts to historical resources would occur as a result of the Approved Project. The project site is currently developed with non-historic structures and associated parking. Given the existing disruption from prior development

and the geology of the project area, any cultural resources, including any tribal cultural resources, which may have existed within the project site prior to development, have likely been disturbed during the construction of the former automobile dealership on-site. Thus, the Final IS/MND determined that impacts to archaeological resources, paleontological resources, and/or human remains were less than significant with compliance with Standard Conditions SC 4.5-2 and SC 4.5-3.

The Revised Project would result in similar site disturbance activities as that previously identified in the Final IS/MND. The Proposed Modifications would not result in any additional impacts to cultural resources, compared to the Approved Project. Therefore, no new impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

- SC 4.5-2 In the event that paleontological resources are unearthed during subsurface construction activities, all earth-disturbing work within a 100-ft radius of the find shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find.
- SC 4.5-3 If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.

Mitigation Measures

No Mitigation Measures were identified in the Final IS/MND, and no new Mitigation Measures are required.

3.6 GEOLOGY AND SOILS

The Final IS/MND determined that implementation of the Approved Project would have no significant impacts pertaining to exposure of people or structures to fault rupture.

Compliance with Final IS/MND Standard Conditions and the California Building Code (CBC) was found to reduce impacts pertaining to exposure of people or structures to strong seismic ground shaking, seismic-related ground failure, including liquefaction, and landslides to a level of less than significant. Additionally, the Final IS/MND determined that implementation of the Approved Project would have no significant impacts to soil erosion or loss of topsoil. Impacts resulting from unstable geologic units or unstable soil, and expansive soils were also concluded to be less than significant. The Approved Project would not have involved the use of septic tanks or alternative wastewater disposal systems. Therefore, no impacts would result in this regard.

The Proposed Modifications would result in equivalent impacts regarding geology and soils, as the proposed development area would remain the same as that previously analyzed in the Final IS/MND. Further, the Proposed Modifications would not result in an increase in adverse effects involving the exposure of persons and property to seismic activity and landslides. Similar to that identified in the Final IS/MND, with compliance with the Standard Conditions and CBC, appropriate standards relating to grading and excavation would be met and the recommendations of the geotechnical study would be implemented for the Proposed Modifications.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

- SC 4.6-1 Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
- SC 4.6-2 Prior to the issuance of grading permits, the project applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of on-site soils to cause unstable conditions. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading, appropriate local grading regulations, and the recommendations of the geotechnical consultant as summarized in a final

written report, subject to review by the City of Costa Mesa Department of Building Safety.

SC 4.6-3 Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the State Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.

SC 4.6-4 Construction Phase Storm Water Pollution Prevention Plan (SWPPP): Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:

- Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
- Describe post-construction BMPs for the project;
- Explain the maintenance program for the project's BMPs;
- List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.

CBC Compliance

- CBC Chapter 70: Standards that would ensure implementation of appropriate measures during grading activities to reduce soil erosion.
- CBC Chapter 33: Regulates excavation activities and the construction of foundations.
- CBC Appendix Chapter 33: Regulates grading activities, including drainage and erosion control.

Mitigation Measures

No Mitigation Measures were identified in the Final IS/MND, and no new Mitigation Measures are required.

3.7 GREENHOUSE GAS EMISSIONS

As determined in the Final IS/MND, the Approved Project would result in approximately 638.92 metric tons (MT) of carbon dioxide equivalents per year (MTCO₂eq/yr) of

operational greenhouse gas (GHG) emissions, which is below the South Coast Air Quality Management District's (SCAQMD's) 3,000 MTCO₂eq/yr proposed threshold. The Final IS/MND determined that the project would result in a less than significant impact with regard to long-term GHG emissions.

The number of residential lots associated with the Proposed Modifications would be consistent with the Final IS/MND. As such, GHG emissions associated with the Proposed Modifications would be the same as what was analyzed in the Final IS/MND. GHG emissions from the Revised Project would remain below SCAQMD's 3,000 MTCO₂eq/yr proposed threshold, as disclosed in the Final IS/MND. Therefore, no new impacts have been identified and no new mitigation measures are required.

As originally documented in the Final IS/MND, the City does not currently have an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. In addition, the Revised Project would result in operational GHG emissions below the 3,000 MTCO₂eq/yr proposed threshold, and a less than significant impact would occur in this regard.

Standard Conditions and Mitigation Program

No Standard Conditions or Mitigation Measures were identified in the Final IS/MND for this topic area, and no new Mitigation Measures are required.

3.8 HAZARDS AND HAZARDOUS MATERIALS

The Final IS/MND determined that the Approved Project would not result in any impacts pertaining to wildland fires, given the development's location in a heavily developed urban area. Approved Project operations would also not result in any significant impacts involving the use, transport, or disposal of hazardous materials or the emissions or handling of hazardous materials, given that the Approved Project proposed a residential land use. As the Approved Project proposed redevelopment of an existing automobile dealership, the Final IS/MND analyzed potential accidental releases of hazardous materials that could be present on the development site, particularly during construction. The materials considered included oils associated with underground storage tanks, hydrocarbons associated with underground hydraulic lifts, hazardous materials stored on-site associated with the car dealership, and asbestos that may be present in existing on-site structures. Other potential contaminants of concern noted in the Final IS/MND included potential residual pesticide contamination as a result of past on-site agricultural activities. However, the Final IS/MND determined that with implementation of Mitigation Measures HAZ-1, HAZ-2, and HAZ-3, impacts associated with these existing on-site materials would be reduced to less than significant levels. Although the project site is included on a list of hazardous materials pursuant to Government Code Section 65962.5 (Cortese Listing) due to the former on-site automobile dealership, these impacts were also determined to be reduced to less than significant levels with incorporation of the Mitigation Measures. Impacts pertaining to an airport land use plan or a nearby private airstrip were determined to be less than significant, as the project site is located outside

of the John Wayne Airport Impact Zone and the proposed dwelling units would not exceed two stories in height. The Final IS/MND also determined that the Approved Project would not significantly impair or physically interfere with an adopted emergency response plan or evacuation plan.

The Proposed Modifications would change the proposed grading activities eliminating the need to import soil. These changes would reduce potential impacts involving hazardous substances, as no soil import (which could have come from a contaminated site) would occur. Other proposed grading activities at the site would remain similar to that analyzed as part of the Final IS/MND. The Final IS/MND Mitigation Measures would still apply to the Revised Project. No substantial changes in the severity of impacts would result in this regard. As the project site location and the nature of the proposed operations would remain the same, potential impacts pertaining to the use, transport, or disposal of hazardous materials would not increase, compared to that analyzed in the Final IS/MND. Further, impacts pertaining to the Cortese Listing, proximity to airports/private airstrips, wildland fires, and emergency response would not increase as well. No new impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

No Standard Conditions were identified in the Final IS/MND.

Mitigation Measures

- HAZ-1 Prior to demolition activities, removal and/or abatement of asbestos containing building materials and hazardous materials associated with the existing building materials shall be conducted by a qualified environmental professional in consultation with the City of Costa Mesa Fire Department. An asbestos and hazardous materials abatement specification shall be developed by the qualified environmental professional in order to clearly define the scope and objective of the abatement activities.
- HAZ-2 Prior to issuance of a building permit, soil sampling shall occur within the portions of the project site that have historically been utilized for agricultural purposes and may contain pesticide residues in the soil, as determined by a qualified environmental professional with Phase II/site characterization experience. The sampling shall determine if pesticide concentrations

exceed established regulatory requirements and shall identify further site characterization and remedial activities, if necessary.

- HAZ-3 Prior to issuance of a grading permit, a Construction Contingency Plan shall be developed by a qualified environmental professional in consultation with the City of Costa Mesa Fire Department. At a minimum, the Construction Contingency Plan shall include guidance for handling, segregating, and characterizing subsurface structures and potentially impacted soil generated during the demolition and redevelopment activities, if found, in order to minimize impacts to worker safety and the environment.

3.9 HYDROLOGY AND WATER QUALITY

The Final IS/MND determined that potential impacts pertaining to the violation of any water quality standards or waste discharge requirements, groundwater depletion/recharge, degradation of water quality, storm water runoff during construction, runoff post-construction, storm water pollutants during operations, impacts to beneficial uses, and increases in erosion would be less than significant. Other impacts involving a 100-year flood plain, tsunami, seiche, or mudflow would not result. The Final IS/MND determined that impacts from the alteration of drainage patterns and increased runoff would be reduced to less than significant levels after implementation of identified Mitigation Measures.

The Proposed Modifications include modifications to the site plan in order to reduce the square footage of proposed residential units and increase the acreage of proposed private parks. These changes may slightly decrease the proposed impervious area, compared to the 60 percent impervious area previously considered in the Final IS/MND. Further, this decrease in impervious surface would still be substantially lower than the existing impervious surface area on-site as a result of the former on-site automobile dealership. Like the Approved Project, the Revised Project would be required to comply with the City's Water Pollution Regulations. The Revised Project would include a water quality Best Management Practice (BMP) at the proposed park located in the central portion of the site. Following compliance with the Final IS/MND Standard Condition 4.9-1, the requirements of the National Pollutant Discharge Elimination System (NPDES), Drainage Area Management Plan (DAMP), and the City's Local Implementation Plan (LIP) and Water Pollution Regulations, the Revised Project would not violate any water quality standards or waste discharge requirements. Thus, potential impacts associated with long-term operations would be less than significant. No new impacts or substantially more severe impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the proposed project. Any modifications to the

original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

SC 4.9-1 In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction.
- A WQMP shall be maintained updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
- Location of the BMPs shall not be within the public right-of-way.

Mitigation Measures

HYD-1 Prior to the issuance of any Grading Permit, the Applicant shall:

- Prepare a detailed hydrology study, approved by the City Engineer.
- Analyze, design, and construct the new storm drain between the project site and the existing 4.5-foot-high by eight-foot-wide RCB box. Alternatively, the Subdivider's engineers may detain onsite a minimum of 50% of the proposed total 25-year flow rate in lieu of constructing a new storm drain line between the project site and the existing 4.5-foot-high by eight-foot-wide RCB box.
- Design all storm drain facilities, approved by the City Engineer, for 25-year storm event protection.

- All storm drain in public right-of-way shall be a minimum of 24 inches by City of Costa Mesa requirements and will be designed in accordance with the Orange County Local Drainage Manual including a minimum spacing between manholes of 300 feet.

3.10 LAND USE AND PLANNING

The Final IS/MND determined that implementation of the Approved Project would not result in any impacts relating to the division of an established community or conflicts with a habitat conservation plan or natural community conservation plan. The Final IS/MND also analyzed the Approved Project's consistency with the City of Costa Mesa General Plan and Zoning Code. The Approved Project included General Plan Amendment GP-11-01 and Rezone R-11-01 which allow for the Medium Density Residential (R2-MD) Use (up to 12 du/ac) at the project site. The Final IS/MND determined that City approval of the Approved Project would resolve any General Plan or Zoning Code inconsistency and allow the medium density residential development to be a complementary land use to the area. Compliance with Standard Condition 4.10-1, requirements for processing planning applications, would also eliminate any impacts related to consistency with City land use policies. After compliance with the Standard Condition, impacts in this regard were determined to be reduced to less than significant levels.

The Proposed Modifications would result in the same density at the site as the Approved Project (8.89 du/ac), which would still be consistent with the R2-MD zone. Therefore, no new impacts relating to General Plan and Zoning Code inconsistencies would occur. The Proposed Modifications would result in deviations to the allowed Code Requirements for main building to building setbacks from the required 10 feet to 6 feet. Compliance with the Final IS/MND Standard Condition 4.10-1, requirements for processing planning applications, would eliminate any impacts related to consistency with the Zoning Code, including this deviation to setbacks. Further, implementation of the Proposed Modifications would result in a reduction of parking spaces from a total of 150 parking spaces to 144 parking spaces. However, as the overall square footage and proposed rooms per unit for the Revised Project have decreased, the proposed parking of 144 parking spaces still exceeds the City's Zoning Code minimum requirement of 132 parking spaces. Thus, Proposed Modifications would still be consistent with the land uses considered in the Final IS/MND, and approval of proposed deviation for setbacks would not result in any new impacts not previously identified and no new Mitigation Measures would be required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

SC 4.10-1 The Applicant shall submit a planning application for all discretionary approvals associated with the proposed project in accordance with Chapter III, Planning Applications, of the Costa Mesa Zoning Code. This code requirement specifies that the Applicant/Developer shall apply and obtain approval of a General Plan Amendment, rezone, master plan, and tentative tract map and undergo the City's Design Review process for the proposed residential development from the City of Costa Mesa prior to submission of 100% complete construction plans for building plan check.

Mitigation Measures

No Mitigation Measures were identified in the Final IS/MND, and no new Mitigation Measures are required.

3.11 MINERAL RESOURCES

The Final IS/MND determined that the Approved Project would result in no impacts pertaining to the loss of availability of a known mineral resource that would be of value to the region or the state or to the loss of availability of a locally-important mineral resource.

As discussed in the Final IS/MND, the project site is not located within an area of known mineral resources, either of regional or local value. The project location remains unchanged. No new impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

No Standard Conditions or Mitigation Measures were identified in the Final IS/MND for this topic area, and no new Mitigation Measures are required.

3.12 NOISE

Short-term construction noise impacts of the project were determined to be less than significant in the Final IS/MND with implementation of Mitigation Measure NOI-1 and compliance with the City's allowable construction hours. Operational traffic noise (along Harbor Boulevard and Merrimac Way) was previously modeled in the Final IS/MND using the Federal Highway Administration (FHWA) TNM 2.5 model. The on-site residential sensitive receptors nearest to Harbor Boulevard would be exposed to noise levels that would exceed the City's noise standard of 65 dBA. Implementation of a minimum 7-foot high sound wall (Mitigation Measure NOI-2) was determined sufficient to attenuate noise levels to below 65 dBA. With implementation of Mitigation Measure NOI-2, operational traffic noise levels associated with the Approved Project were determined to be less than significant.

The project footprint and construction activities for the Revised Project would be similar to those described in the Final IS/MND. As such, short-term construction noise from construction of the Revised Project would be less than significant with implementation of Mitigation Measure NOI-1, and compliance with the City’s allowable construction hours (between 7:00 a.m. and 7:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, excluding federal holidays).

The revised site plan would position the Revised Project’s residential units at a similar distance from Harbor Boulevard and Merrimac Way as was proposed with the Approved Project. The traffic noise modeling was updated to reflect the layout of the Revised Project and the results are depicted in Table 1, On-Site Noise Levels. The traffic noise levels modeled at on-site sensitive receptors in the Revised Project would be similar to the Approved Project (i.e., traffic noise levels would exceed 65 dBA at the on-site residential units). As such, the Revised Project would also be required to comply with Final IS/MND Mitigation Measure NOI-2, which requires a minimum 7-foot soundwall along the western perimeter of the project site. Exhibit 5, Required Noise Mitigation, illustrates the location of the proposed minimum 7-foot soundwall along the western perimeter of the project site. The proposed minimum 7-foot soundwall would attenuate noise levels to below 65 dBA at all on-site residential receptors. Compliance with Mitigation Measure NOI-2 would result in a less than significant impact with regard to operational traffic noise levels at the project site.

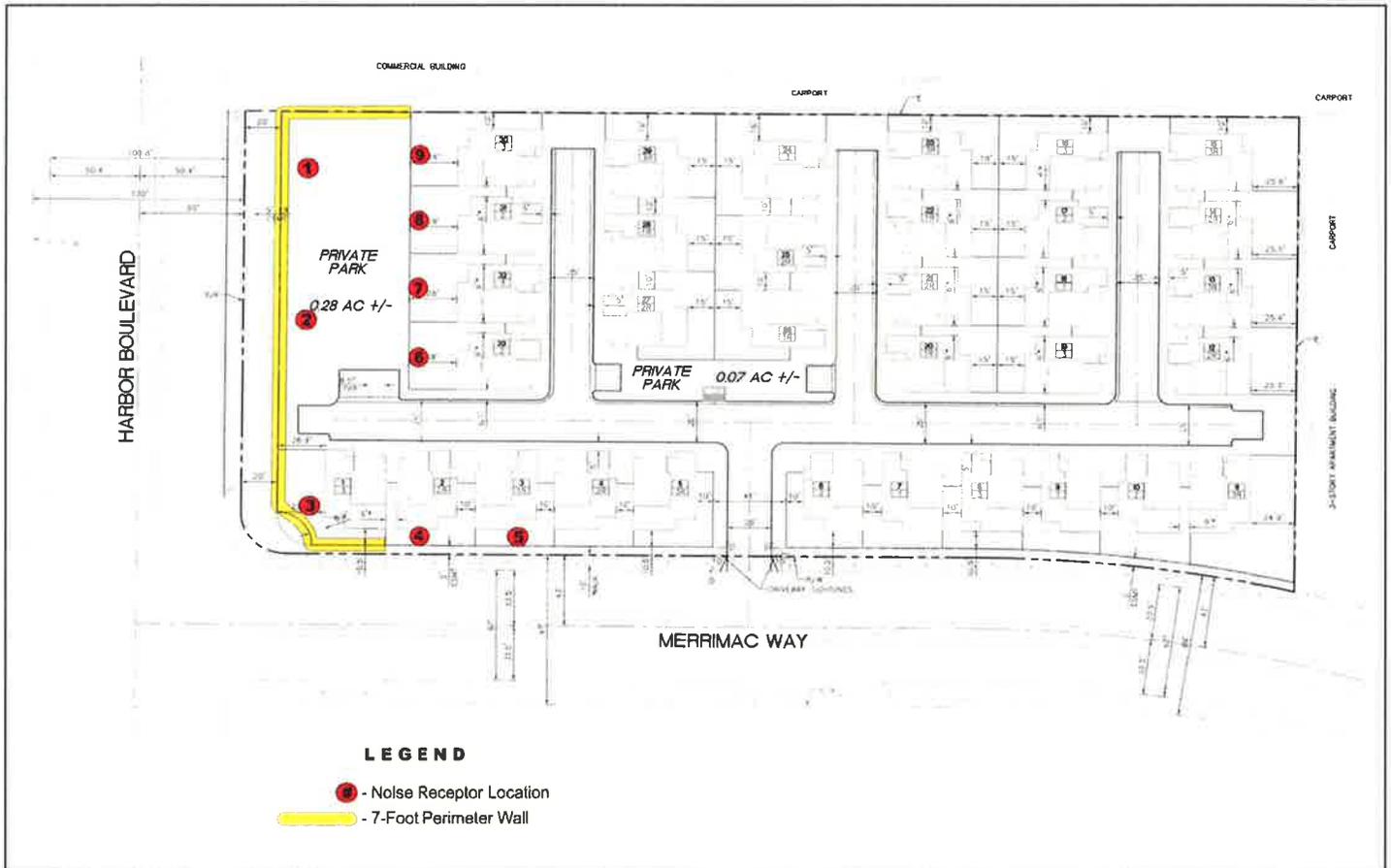
**Table 1
 On-Site Noise Levels**

Receptor Number ¹	Exterior Noise Level Without Mitigation ² (dBA CNEL)	Mitigated Exterior Noise Level ² (dBA CNEL)	Mitigated Interior Noise Level ³ (dBA CNEL)
1	70.7	62.7	N/A ⁴
2	70.9	62.9	N/A ⁴
3	72.3	63.8	43.8
4	66.7	62.3	42.3
5	64.6	62.1	42.1
6	67.0	59.2	39.2
7	67.4	59.5	39.5
8	67.2	59.4	39.4
9	66.7	61.1	41.1

Notes:

1. Refer to Exhibit 5, Required Noise Mitigation for a depiction of each receptor location.
2. It should be noted that the TNM 2.5 model has a tolerance standard deviation of +/-0.5 dBA.
3. A 20 dBA noise attenuation rate was utilized to determine the interior noise standards.
4. These locations represent noise levels at the Private Park. Interior residential space is not proposed here.

Refer to Appendix A, Noise Data, for TNM2.5 model outputs.



Source: C&V Consulting Inc., Civil Engineering; March 4, 2016.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

No Standard Conditions were identified in the Final IS/MND.

Mitigation Measures

NOI-1 Prior to Grading Permit issuance, the Contractor shall demonstrate, to the satisfaction of the City of Costa Mesa Public Works Department that the project complies with the following:

- Construction contracts specify that all construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and other state required noise attenuation devices.
- Construction haul routes shall be designed to avoid noise sensitive uses (e.g., residences, convalescent homes, etc.).
- During construction, stationary construction equipment shall be placed such that emitted noise is directed away from sensitive noise receivers.

NOI-2 Prior to the issuance of grading permits, the applicant shall provide final project plans for approval by the Development Services Director, indicating that a sound barrier has been incorporated into and noted on the project plans. The barrier shall be a minimum of 7 feet high from finished grade ~~for Lots 15 and 30 for the Private Park and Lot 1,~~ and located along the project's westerly border with a return of approximately ~~50~~ 70 feet. The location and orientation of the barrier is depicted on ~~Exhibit 4.12-1, Required Noise Mitigation~~ Exhibit 5, Required Noise Mitigation.

3.13 POPULATION AND HOUSING

The Final IS/MND determined that implementation of the Approved Project would result in a less than significant impact to population growth. According to the Final IS/MND, the average persons per household in the City is 2.68. SCAG's growth forecasts estimate the City's population to reach 126,958 persons by 2035, representing an increase of 16,812 persons between 2011 and 2035. The Approved Project's total population growth (88

persons) represented approximately 0.5 percent of the anticipated 2035 population growth anticipated for the City. Due to the existing development of the project site with the vacant auto dealership, the Final IS/MND found that no impact would occur in regards to the displacement of people and/or existing housing.

The Proposed Modifications would result in the same density as the Approved Project (8.89 du/ac), resulting in the same population growth (88 persons). Thus, no new impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

No Standard Conditions or Mitigation Measures were identified in the Final IS/MND for this topic area, and no new Mitigation Measures are required.

3.14 PUBLIC SERVICES

The Final IS/MND determined that the development of 33 single-family residential units would increase the number of City residents and may increase the need for additional public services; however, according to the Final IS/MND, the impact was less than significant.

The Proposed Modifications would result in the same density and population growth (refer to Population and Housing above) over the Approved Project. Thus, there would be no changes to the need for public services (i.e., fire protection services or police services) at the project site. Similarly, the proposed population at the project site would not significantly impact the Orange County Public Library and local schools serving the project site.

The Proposed Modifications include the construction of a central park (0.07 acres) proposed north of the site entrance along Merrimac Way and a private park (0.28 acres) proposed at the northwest corner of the project site. In addition, open space areas will be provided within private homeowner areas and landscaped parkway areas, resulting in a total of 1.87 acres of open space. Thus, the proposed parks would result in 50.4 percent open space on-site, which would exceed the City's Zoning Code minimum requirement of 40 percent open space.

As discussed in the Final IS/MND, the Revised Project would be required to comply with Standard Condition 4.14-1, which requires the payment of fees for open space. Compliance with Standard Condition 4.14-1 would ensure that any impacts related to the impacts to park services remains less than significant. No new significant impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than

significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

SC 4.14-1 The project applicant shall pay park impact fees, prior to the issuance of the Occupancy Permit.

Mitigation Measures

No Mitigation Measures were identified in the Final IS/MND, and no new Mitigation Measures are required.

3.15 RECREATION

The Final IS/MND determined that the potential increased use of existing recreational facilities caused by the Approved Project would not be such that substantial physical deterioration of neighborhood and regional parks or other recreational facilities would occur. The Approved Project included 7 landscaped lots (0.27-acre) of private open space in addition to private homeowner open space areas and perimeter landscaping areas in order to meet the 40 percent open space Code requirement. The Final IS/MND determined that the Approved Project did not require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

The Proposed Modifications include the construction of a central park (0.07 acres) proposed north of the site entrance along Merrimac Way and a private park (0.28 acres) proposed at the northwest corner of the project site. In addition, open space areas will be provided within private homeowner areas and landscaped parkway areas, resulting in a total of 1.87 acres of open space. Thus, the proposed parks would result in 50.4 percent open space on-site, which would exceed the City's Zoning Code minimum requirement of 40 percent open space.

Since the Proposed Modifications to open space features would remain private, similar to the Approved Project, the Revised Project would still be required to comply with Standard Condition 4.14-1, which requires the payment of fees for open space. No new significant impacts have been identified and no new Mitigation Measures are required.

Standard Conditions and Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the

original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

Refer to Standard Condition 4.14-1.

Mitigation Measures

No Mitigation Measures were identified in the Final IS/MND, and no new Mitigation Measures are required.

3.16 TRANSPORTATION/CIRCULATION

The Final IS/MND determined that one dwelling unit would result in 9.57 average daily trips (See Final IS/MND Table 4.16-3, *ITE Trip Generation Rates*.) Based on this trip rate, the Approved Project was estimated to result in 316 average daily trips (24 a.m. peak hour trips¹ and 33 p.m. peak hour trips²).

As discussed in the Final IS/MND, the intersection of Harbor Boulevard/Merrimac Way operated at a Level of Service (LOS) A. Based on the City of Costa Mesa performance criteria, a significant project impact occurs at a signalized study intersection when the addition of project-generated trips causes the peak hour level of service of the study intersection to change from an acceptable operation (LOS A, B, C, or D) to a deficient operation (LOS E or F). The Final IS/MND determined that the increase in trips would not result in conflicts with an existing plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, or conflicts with an applicable congestion management plan. Recent traffic volumes counts that were undertaken as part of the General Plan Update demonstrate that the Harbor Boulevard/Merrimac Way intersection currently operates at an LOS A for both the a.m. and p.m. peak hours. Thus impacts in this regard were determined to be less than significant.

The Proposed Modifications would not change the Approved Project's proposed site access location, off-site circulation features, or traffic trips generated by the development (as the Project Modifications would result in the same number of dwelling units as the Approved Project). Thus, no changes to the impacts previously identified at signalized study intersections would result. Further, there would be no changes to air traffic patterns, design hazards, emergency access, and public transit/alternative transportation modes. Thus, no new impacts have been identified and no new Mitigation Measures are required.

¹ Final IS/MND Table 4.16-3, *ITE Trip Generation Rates*, determined that the total average daily trip rate for the a.m. peak hour for one dwelling unit is 0.75.

² Final IS/MND Table 4.16-3, *ITE Trip Generation Rates*, determined that the total average daily trip rate for the p.m. peak hour for one dwelling unit is 1.01.

Standard Conditions and Mitigation Program

No Standard Conditions or Mitigation Measures were identified in the Final IS/MND for this topic area, and no new Mitigation Measures are required.

3.17 UTILITIES AND SERVICE SYSTEMS

The Final IS/MND determined that the Approved Project would result in less than significant impacts pertaining to wastewater treatment exceedances (with implementation of the Standard Condition SC 4.17-1), the need for new water or wastewater treatment facilities, water supplies, adequate capacity by the wastewater treatment provider, landfill capacity, and compliance with regulations related to solid waste. Further, the Final IS/MND determined that with implementation of Standard Conditions and Mitigation Measure HYD-1, the Approved Project would result in less than significant impacts pertaining to the construction of new storm water drainage facilities or expansion of existing facilities.

The Proposed Modifications would result in a slight decrease in impervious surfaces (compared to that considered in the Final IS/MND), and the Revised Project's impervious area would still be substantially less than the existing 90 percent impervious surface condition at the site. Thus, the Proposed Modifications are not anticipated to result in an increase in impacts associated with the capacity of the existing storm drain system. Further, the Final IS/MND Mitigation Measure HYD-1 would apply to the Revised Project and ensure that the Revised Project's runoff does not impact the City's storm drain system in Merrimac Way.

As the Proposed Modifications would not result in an increase in units at the project site compared to the Approved Project, the Project Modifications would result in the same demand on utilities and service systems, compared to that disclosed in the Final IS/MND. Further, utility providers have recently issued will-serve letters (in November 2015) to support the project site for a higher density project (for 10 more units than that proposed by the Revised Project) for water³, wastewater/wastewater treatment⁴, and landfill capacity⁵. Thus, no new impacts to water demand, the wastewater treatment capacity, or landfill capacity as a result of solid waste generation would result. The Revised Project would still be subject to Standard Conditions 4.17.1 and 4.17.2, which would ensure impacts related to utilities and service systems remain less than significant. Thus, no new impacts have been identified and no new Mitigation Measures are required.

³ Mesa Community Water District, *Will Serve Letter for the 2626 Harbor Boulevard (43 Single Family Homes) Project*, November 30, 2015.

⁴ Costa Mesa Sanitary District, *Will Serve Letter for the 2626 Harbor Boulevard (43 Single Family Homes) Project*, November 24, 2015.

⁵ Costa Mesa Sanitary District, *Will Serve Letter for Curbside Solid Waste and Recycling Services for the 2626 Harbor Boulevard (43 Single Family Homes) Project*, November 19, 2015.

Mitigation Program

The Final IS/MND identifies both Standard Conditions and Mitigation Measures that were found to reduce potential impacts associated with the Approved Project to less than significant levels. The following Standard Conditions and Mitigation Measures from the Final IS/MND would also be applicable to the Revised Project. Any modifications to the original measures are shown in strikethrough for deleted text and new, inserted text is underlined.

Standard Conditions

- SC 4.17-1 Prior to the issuance of a connection permit, the applicant shall pay applicable connection fees.
- SC 4.17-2 Prior to the issuance of grading permits, the property owner/developer shall submit a Solid Waste Management Plan with recycling capabilities to the Department of Public services for review and approval. Refuse collection and disposal for the proposed project shall comply with Assembly Bill 939, the Orange County Integrated Waste management Plan, and the City of Costa Mesa Source Reduction and Recycling Element.

Mitigation Measures

Refer to Mitigation Measure HYD-1.

4.0 DETERMINATION/ADDENDUM CONCLUSION

As detailed in the analysis presented above, this Addendum supports the conclusion that the changes to the Approved Project considered in the Final IS/MND constitute minor technical changes and do not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new information has become available and no substantial changes to the circumstances under which the project was being undertaken since the certification of the Final IS/MND has occurred. In addition, because the Final IS/MND determined that the Approved Project would not result in any potentially significant environmental impacts, no new mitigation measures or alternatives that would substantially reduce significant impacts have been identified.

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5.0 ADDENDUM PREPARATION SOURCES/REFERENCE

C&V Consulting, Inc., *Preliminary Grading Plan - Vesting Tentative Tract Map No. 17981 2626 Harbor Boulevard*, March 4, 2016.

C&V Consulting, Inc., *Vesting Tentative Tract Map No. 17981 2626 Harbor Boulevard for Condominium Purposes*, March 4, 2016.

California Environmental Quality Act, 1970, as amended, Public Resources Code Sections 21000-21178.

Google Earth Maps, <http://maps.google.com>, accessed March 2016.

RBF Consulting, *33-Unit Residential Common Interest Development Initial Study/Mitigated Negative Declaration*, adopted September 6, 2011.

Summers/Murphy & Partners, *2626 Harbor Boulevard Conceptual Landscape Plan*, March 2, 2016.

Woodley Architecture Group, *Conceptual Design Package*, dated December 15, 2015, updated January 15, 2016.

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APPENDIX A
Noise Data

Michael Baker
Malisos

9 March 2016
TNM 2.5

INPUT: RECEIVERS
PROJECT/CONTRACT: 2626 Harbor Boulevard
RUN: Harbor

Receiver											
Name	No.	#DUs	Coordinates (ground)			Height above Ground	Input Sound Levels and Criteria				Active in Calc.
			X	Y	Z		Existing Lden	Impact Criteria		NR Goal	
			ft	ft	ft			Lden	Sub'l		
1	1	1	6,053,915.5	2,191,150.8	0.00	4.92	0.00	66	10.0	8.0	Y
2	2	1	6,053,916.0	2,191,074.5	0.00	4.92	0.00	66	10.0	8.0	Y
3	3	1	6,053,894.5	2,190,963.8	0.00	4.92	0.00	66	10.0	8.0	Y
4	4	1	6,053,967.5	2,190,939.2	0.00	4.92	0.00	66	10.0	8.0	Y
5	5	1	6,053,999.0	2,190,940.5	0.00	4.92	0.00	66	10.0	8.0	Y
6	6	1	6,053,983.5	2,191,046.5	0.00	4.92	0.00	66	10.0	8.0	Y
7	7	1	6,053,981.5	2,191,090.0	0.00	4.92	0.00	66	10.0	8.0	Y
8	8	1	6,053,982.5	2,191,138.5	0.00	4.92	0.00	66	10.0	8.0	Y
9	10	1	6,053,986.5	2,191,179.2	0.00	4.92	0.00	66	10.0	8.0	Y
10	11	1	6,054,129.0	2,191,175.8	0.00	4.92	0.00	66	10.0	8.0	Y
11	12	1	6,054,128.0	2,191,124.5	0.00	4.92	0.00	66	10.0	8.0	Y
12	13	1	6,054,122.5	2,191,075.0	0.00	4.92	0.00	66	10.0	8.0	Y
13	14	1	6,054,041.5	2,190,938.5	0.00	4.92	0.00	66	10.0	8.0	Y
14	16	1	6,054,079.5	2,190,938.8	0.00	4.92	0.00	66	10.0	8.0	Y

Michael Baker Malisos		9 March 2016 TNM 2.5					Average pavement type shall be used unless a State highway agency substantiates the use of a different type with the approval of FHWA				
INPUT: ROADWAYS		2626 Harbor Boulevard									
PROJECT/CONTRACT:		Harbor									
RUN:											
Roadway		Points					Flow Control			Segment	
Name	Width	Name	No.	Coordinates (pavement)			Control Device	Speed Constraint	Percent Vehicles Affected	Pvmt Type	On Struct?
	ft			X	Y	Z		mph	%		
Harbor NB	45.0	point1	1	6,053,833.5	2,190,747.8	0.00				Average	
		point2	2	6,053,833.0	2,191,307.2	0.00					
Harbor SB	45.0	point3	3	6,053,795.0	2,191,303.8	0.00				Average	
		point4	4	6,053,795.5	2,190,749.8	0.00					

Michael Baker
Malisos

9 March 2016
TNM 2.5

INPUT: TRAFFIC FOR Lden
PROJECT/CONTRACT: 2626 Harbor Boulevard
RUN: Harbor

Roadway	Points																							
Name	Name	No.	Segment	Autos				MTrucks				HTrucks				Buses				Motorcycles				
				ADT	%D	%E	%N	S	%D	%E	%N	S	%D	%E	%N	S	%D	%E	%N	S	%D	%E	%N	S
				veh/24hrs	%	%	%	mph	%	%	%	mph	%	%	%	mph	%	%	%	mph	%	%	%	mph
Harbor NB	point1	1	20225	97	97	97	40	2	2	2	40	1	1	1	40	0	0	0	0	0	0	0		
	point2	2																						
Harbor SB	point3	3	20225	97	97	97	40	2	2	2	40	1	1	1	40	0	0	0	0	0	0	0		
	point4	4																						

Michael Baker
 Malisos
 9 March 2016
 TNM 2.5

INPUT: BARRIERS
 PROJECT/CONTRACT: 2626 Harbor Boulevard
 RUN: Harbor

Barrier									Points		
Name	Type	Height		If Wall	If Berm		Add'tnl	Name	No.	Coordinates X	
		Min	Max	\$ per Unit Area	\$ per Unit Vol.	Top Width					Run:Rise
		ft	ft	\$/sq ft	\$/cu yd	ft	ft:ft	\$/ft		ft	
Barrier2	W	0.00	99.99	0.00				0.00	point1	1	6,053,947.5
									point2	2	6,053,873.0
									point3	3	6,053,873.0
									point4	4	6,053,872.0
									point5	5	6,053,878.5
									point6	6	6,053,891.0
									point7	7	6,053,949.0

INPUT: BARRIERS

2626 H:

(bottom)							
Y	Z	Height at Point	Segment			On Struct?	Important Reflec- tions?
			Seg Ht	Perturbs #Up	#Dn		
ft	ft	ft	ft				
2,191,196.2	0.00	6.00	1.00	2	1		
2,191,196.8	0.00	6.00	1.00	2	1		
2,191,029.8	0.00	6.00	1.00	2	1		
2,190,947.0	0.00	6.00	1.00	2	1		
2,190,936.2	0.00	6.00	1.00	2	1		
2,190,928.5	0.00	6.00	1.00	2	1		
2,190,928.5	0.00	6.00					

RESULTS: SOUND LEVELS

2626 Harbor Boulevard

Michael Baker
Malisos

9-Mar-16
TNM 2.5
Calculated with TNM 2.5

RESULTS: SOUND LEVELS

PROJECT/CONTRACT: 2626 Harbor Boulevard
RUN: Harbor
BARRIER DESIGN: wall

Average pavement type shall be used unless
a State highway agency substantiates the use
of a different type with approval of FHWA.

ATMOSPHERICS: 68 deg F, 50% RH

Receiver

Name	No.	#DUs	Existing Lden	No Barrier					With Barrier			
				Lden		Increase over existing		Type	Calculated	Noise Reduction		Calculated minus Goal
				Calculated	Crit'n	Calculated	Crit'n Sub'l Inc	Impact	Lden	Calculated	Goal	
			dB	dB	dB	dB	dB		dB	dB	dB	dB
1	1	1	0	70.7	66	70.7	10	Snd Lvl	62.7	8	8	0
2	2	1	0	70.9	66	70.9	10	Snd Lvl	62.9	8	8	0
3	3	1	0	72.3	66	72.3	10	Snd Lvl	63.8	8.5	8	0.5
4	4	1	0	66.7	66	66.7	10	Snd Lvl	62.3	4.4	8	-3.6
5	5	1	0	64.6	66	64.6	10	----	62.1	2.5	8	-5.5
6	6	1	0	67.0	66	67.0	10	Snd Lvl	59.2	7.8	8	-0.2
7	7	1	0	67.4	66	67.4	10	Snd Lvl	59.5	7.9	8	-0.1
8	8	1	0	67.2	66	67.2	10	Snd Lvl	59.4	7.8	8	-0.2
9	10	1	0	66.7	66	66.7	10	Snd Lvl	61.1	5.6	8	-2.4

Dwelling Units	# DUs	Noise Reduction		
		Min	Avg	Max
		dB	dB	dB
All Selected	9	2.5	6.7	8.5
All Impacted	8	4.4	7.2	8.5
All that meet NR Goal	2	8	8.3	8.5



PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: MARCH 28, 2016

ITEM NUMBER PH-4

SUBJECT: PLANNING APPLICATION PA-15-48 AND VESTING TENTATIVE TRACT MAP VT-17981 FOR A 33-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD

DATE: MARCH 25, 2016

FROM: RYAN LOOMIS, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: RYAN LOOMIS (714)754-5608
ryan.loomis@costamesaca.gov

The objectives of this memo are to:

- Provide updated Conceptual Landscape Plan
- Remove Condition #45 and Code Requirement #34 of Exhibit B
- Update Condition #15 of Exhibit B1 from Public Services Department

Updated Conceptual Landscape Plan:

The Conceptual Landscape Plan has been updated to show the location of the required vehicle turnarounds along the private north-south streets within the proposed project. The location and design has been approved by Transportation Services Division. Also shown are revised parkway trees along Harbor Boulevard; the updated plan shows nine Queen Palms required instead of London Plane Trees. Please see condition No. 15 in revised Exhibit B1 below, regarding sidewalk design requirements along Harbor Boulevard and Merrimac Way.

Exhibit B

Per request of Transportation Division, delete condition No. 45 and refer to revised condition No. 15 of Exhibit B1 regarding landscape parkway and sidewalk requirements along Harbor Boulevard and Merrimac Way.

~~45. Construct and landscape parkway and sidewalk along Harbor Boulevard and Merrimac Way frontage based on input from Transportation and Planning Divisions.~~

Remove condition No. 34 under Code Requirements, as Transportation Division conditions are provided under conditions of approval.

~~34. Please see supplemental for Transportation Division conditions.~~

Exhibit B1

Amend condition No. 15 in Exhibit B1 to replace "meandering" and read the following:

15. The proposed landscape plan for frontages along Harbor Boulevard and Merrimac Way is to include sidewalk, low-level lighting and plant palette similar to the bike trail improvements across Harbor Boulevard currently in construction phase.

Attachments:

1. Updated Conceptual Landscape Plan
2. Revised Exhibit B
3. Revised Exhibit B1

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

Authorized Agent: C& V Consulting
Attn: Dane McDougall, Project Manager
6 Orchard, Suite 200
Lake Forest, CA 92630

DeNova Homes
Attn: Alan Toffoli, Social Division President
3 Hughes
Irvine, CA 92618

Property Owner: Suburban Harbor LLC
2600 Harbor Blvd
Costa Mesa, CA 92626



CONSTRUCTION LEGEND:

- 1 PROJECT SIGNAGE ON WALL
- 2 EXISTING SIDEWALK - PROTECT IN PLACE
- 3 8' HIGH PRECISION BLOCK MASONRY WALL
- 4 PLAY STRUCTURE AGES 2-5 YEARS
- 5 RUBBERIZED PLAY SURFACE
- 6 PICNIC TABLE (3 TOTAL)
- 7 PEDESTAL-TYPE BBQ (3 TOTAL)
- 8 DECORATIVE BENCH (4 TOTAL)
- 9 TRASH RECEPTACLE (4 TOTAL)
- 10 PET WASTE DISPENSER
- 11 OFF-STREET PARKING SPACE (TYP.)
- 12 ENHANCED PAVING AT ENTRANCE
- 13 ENHANCED PLANTING AT ENTRANCE
- 14 PROPOSED CONCRETE SIDEWALK
- 15 ENHANCED PAVING AT VEHICLE TURN-AROUND

PLANTING LEGEND:

EXISTING STREET TREES		
BOTANICAL NAME	COMMON NAME	QTY.
A PYRUS CALLERYANA 'BRADFORD' (TO REMAIN - PROTECT IN PLACE)	BRADFORD PEAR TREE	8
B WASHINGTONIA ROBUSTA (TO BE REMOVED)	MEXICAN FAN PALM	2

PROPOSED TREES:			
BOTANICAL NAME	COMMON NAME	SIZE	QTY.
HARBOR BLVD. STREET TREE			
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	14 BTH	9
ENTRY PALMS			
SYAGRUS ROMANZOFFIANUM	QUEEN PALM	12 BTH	15
GROVE TREE			
PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	36" BOX	11
CANOPY TREE			
TIPUANA TIPU	TIPU TREE	36" BOX	17
INTERIOR STREET TREE			
GEJERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	7
LAGERSTROEMIA 'CATAWBA'	CRAPE MYRTLE	24" BOX	15
MAGNOLIA G. 'LITTLE GEM'	SOUTHERN MAGNOLIA	24" BOX	16

PROPOSED SHRUBS/GROUNDCOVER:			
AGAPANTHUS AFRICANUS	BLUE LILY OF THE Nile		
CEANOTHUS 'YANKEE POINT'	CEANOTHUS		
COTONEASTER SPP.	COTONEASTER		
HEMEROCALLIS HYB.	YELLOW/ORANGE DAYLILIES		
JUNIPERUS CHINENSIS 'GOLD COAST'	GOLD COAST JUNIPER		
LANTANA MONTEVIDENSIS	LAVENDER LANTANA		
LEPTOSPERMUM SCOPARIUM	NEW ZEALAND TEA		
MAHONIA AQUAFOLIUM	OREGON GRAPE		
MYOPORUM PARV. 'PROSTRATUM'	DWARF MYOPORUM		
PELARGONIUM PELIATUM 'MITSUI'	IVY GERANIUM		
PHORADENDRON TEXAS 'DWARF RED'	DWARF RED NEW ZEALAND FLAX		
PHOTINIA FRASERI	FRASER'S PHOTINIA		
RHAPHIOLEPIS INDICA 'CLARA'	WHITE INDIA HAWTHORN		
ROSMARINUS OFF. 'PROSTRATA'	PROSTRATE ROSEMARY		
SALVIA LEUCANTHA	BLUE SALVIA		
SOLYIA HETEROPHYLLA	AUSTRALIAN BLUEBELLS		
STRELITZIA REGINAE	BIRD OF PARADISE		

PROPOSED GRASSES:	
CAREX DIVULSA	BERKELEY SEDGE
FESTUCA 'SISKIYOU BLUE'	SISKIYOU FESCUE

TURF:	
MARATHON III	DWARF FESCUE

PRIVATE HOMEOWNER AREA:	
TO BE MAINTAINED BY HOMEOWNER	



PLAY STRUCTURE IN POCKET PARK



PICNIC TABLE ON CONCRETE PAD



PEDESTAL-TYPE BBQ

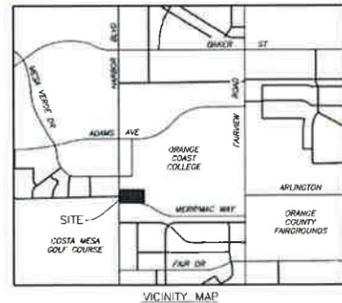
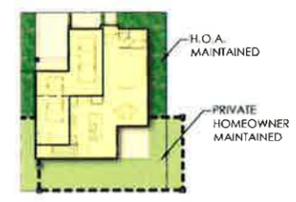


PRECISION BLOCK MASONRY WALL

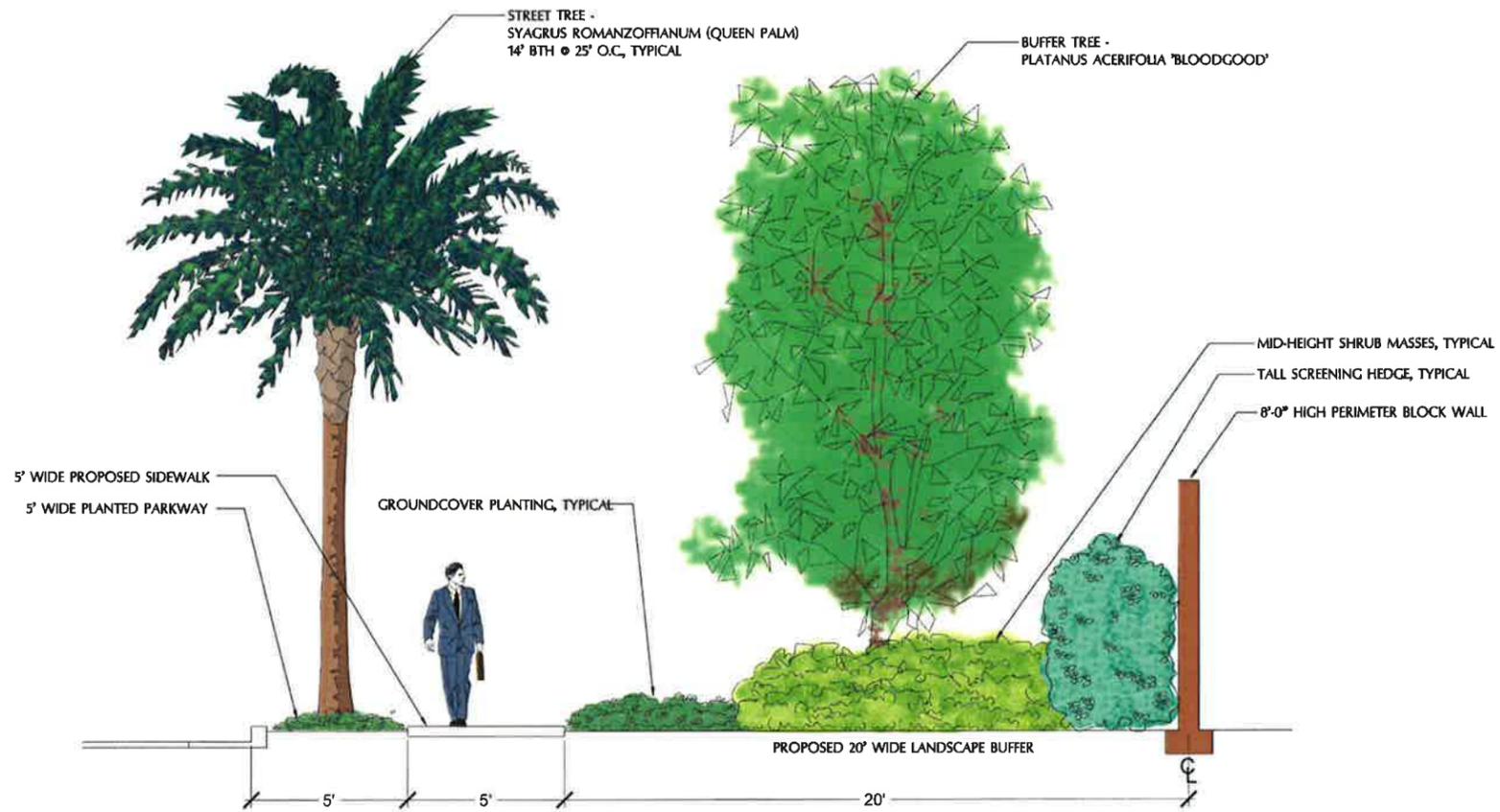


2626 HARBOR BOULEVARD
CONCEPTUAL LANDSCAPE PLAN
 COSTA MESA, CALIFORNIA

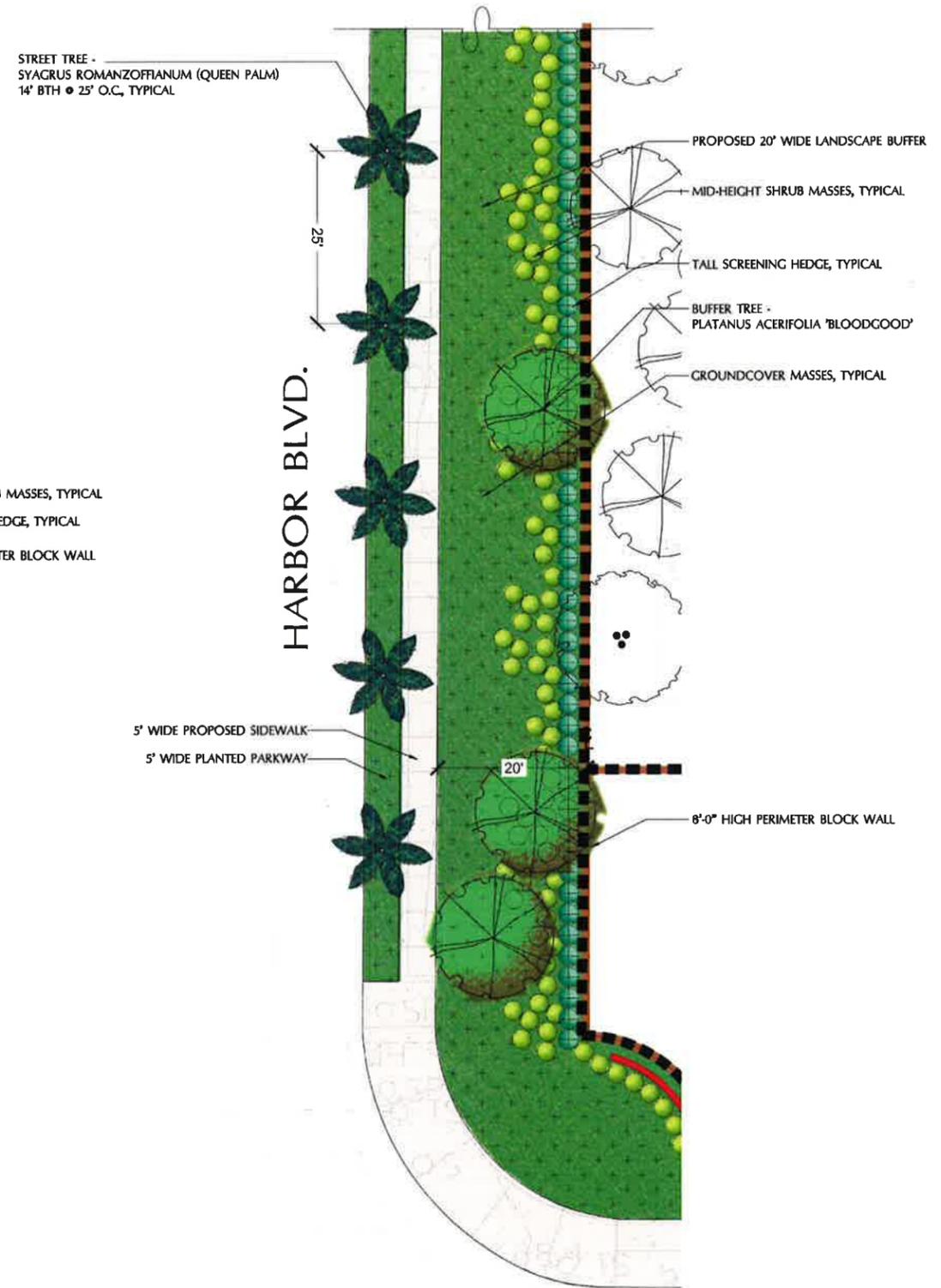
MAINTENANCE RESPONSIBILITY:



DATE: 03-22-16



ELEVATION
SCALE 1/2" = 1'-0"

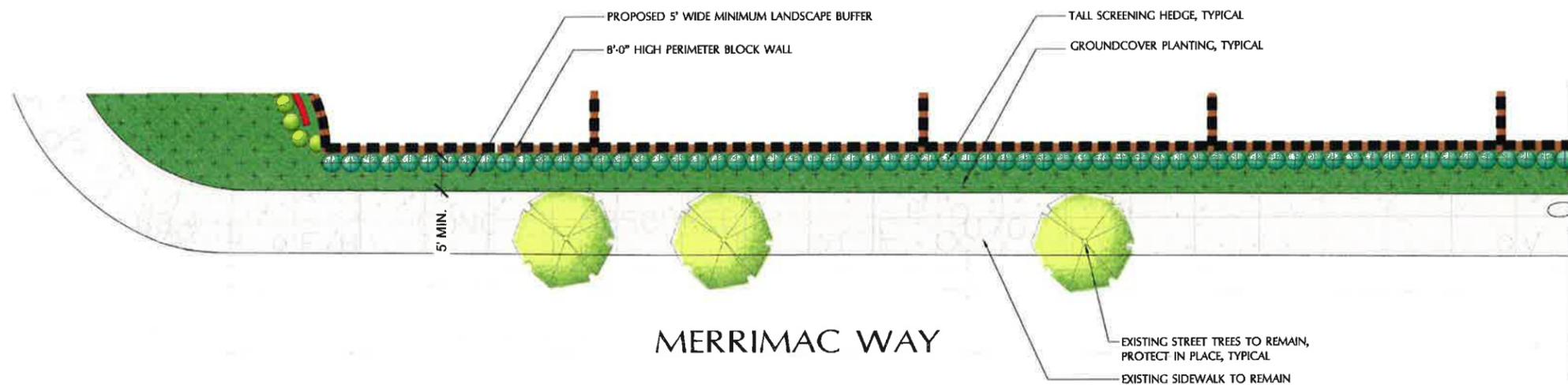


PLAN
SCALE 1/8" = 1'-0"



2626 HARBOR BOULEVARD
HARBOR BLVD. ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
COSTA MESA, CALIFORNIA





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



2626 HARBOR BOULEVARD
MERRIMAC WAY ENLARGEMENT
CONCEPTUAL LANDSCAPE PLAN
COSTA MESA, CALIFORNIA



EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. The expiration date of the Final Master Plan PA-15-48 shall coincide with the expiration date of the vesting tentative tract map, which is valid for two years. An extension request is required to be approved by the Planning Commission to extend the expiration for each additional year.
 2. Final Master Plan PA-15-48/VT-17981 shall comply with the conditions of approval, code requirements, special district requirements, and mitigation measures of the Addendum to the IS/MND for this project. Mitigation measures from the IS/MND for this project have been included as part of the Addendum to the IS/MND (March 2016) [Exhibit C]. If any of these conditions are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
 3. The conditions of approval including Mitigation Measures incorporated by reference in these Conditions of Approval as Exhibit C, code requirements, and special district requirements of PA-15-48 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 4. Prior to issuance of building permits, applicant shall provide a Buyer's Notice for review/approval to the Development Services Director. It will serve as written notice of the then-existing noise environment and commercial operations of neighboring properties. Buyers must sign a disclosure to acknowledge that they have read and understand the existing land use conditions. The disclosure notice shall be kept on file by the developer and shall be approved in form and substance by the City Attorney's office.
 5. A residential parking management plan shall be submitted to the Development Services Director and the Transportation Services Manager prior to issuance of first certificate of occupancy. The parking management plan shall denote the following:
 - a. Method of allocation of assigned parking, as applicable.
 - b. Location of visitor parking, including appropriate signage.
 - c. Location of security gates, if any, and how gates will be operated.
 - d. Provide proof of a contract with a towing service to enforce the parking regulations if parking problems arise.
 6. No modification(s) of the approved building elevations including, but not limited to, 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 in the requirement to modify the construction to reflect the approved plans.

7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
8. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
9. 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.
10. 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.
11. The project shall incorporate green building design and construction techniques where feasible; CAL Green Code or higher as determined by applicant. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
13. A minimum 7-foot high perimeter wall along Harbor Boulevard, Merrimac Way and commercially zoned property is required. Design of the perimeter wall shall incorporate landscape elements to soften the appearance of the block wall and incorporate material, color, and texture that will be compatible with the surrounding community. A wall treatment plan shall be prepared that includes wall location, height, and landscaping in the final landscape plan. The block wall shall be Orco Block, La Paz color, with a brick cap, or other similar design as approved by the Development Services Director prior to issuance of building permits. The

location of proposed perimeter walls along Merrimac shall be a minimum of 5-feet from the property line.

14. All proposed signage must conform to residential sign regulations per Zoning Code.
15. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Developer is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
16. The private, interior fences between the proposed home shall be a minimum of 6 feet in height.
17. Developer shall submit a detailed Landscape Plan for the public and private open spaces, for review and approval by the Development Services Department, prior to any construction landscape improvements. The plan shall include all decorative hardscape and landscape improvements as shown on the conceptual plans to provide visual relief for the project from the street. Final materials shall be subject to approval by the Planning Division.

Perimeter landscaping shall be planted with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees. Existing mature trees shall be retained wherever possible. Should it be necessary to remove existing trees, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed and may be required on a 1:1 basis, unless otherwise approved by the Planning Division. This requirement shall be completed under the direction of the Planning Division.

18. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
19. Along Harbor Boulevard and Merrimac Way, the landscape plan shall feature 24-inch box trees and 5-gallon shrubs that exceed the minimum size requirements of trees and shrubs as described in the City's landscaping standards to the satisfaction of the Development Services Director. Specifically, the 20-foot wide landscape area in front of the proposed block wall along Harbor Boulevard shall be landscaped with dense trees and vegetation to the fullest extent possible. The landscape plan shall be approved prior to issuance of building permits.
20. Prior to issuance of building permits for the proposed residential

common-interest development project, applicant shall submit a Land Use Restriction indicating that the 0.28-acre park shall not be subdivided and separately developed. The 0.28-acre park in its entirety is to remain as an open space amenity serving the residents of the development. Future redevelopment into housing or other uses are expressly prohibited. This document shall be approved by the City Attorney's office and shall be recorded against the property or included as declaratory statements in the CC&Rs, as applicable. The final documentation of this restriction shall occur to the satisfaction of the Development Services Director and the City Attorney's office prior to issuance of the first certificate of occupancy for a dwelling unit.

21. Prior to issuance of building permits, the applicant shall provide a revised site plan showing three hammerhead turnarounds, designed at the satisfaction of the Transportation Service Division, located at or towards the end of the three north/south running private streets to facilitate site circulation.
22. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas.
23. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
24. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to businesses 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.
25. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
26. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
27. Developer 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.

28. Transformers, backflow preventers, and any other approved aboveground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
29. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
30. Prior to issuance of building permits, the building plans shall demonstrate that all residences are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system, with the distinction being that clean, ventilated air flow does not necessarily need coolant. The ventilation system shall be effective with all doors and windows closed. It shall be required to have a filtration efficiency of at least 90 percent and the ability to remove particulate matter with diameters equal to or greater than 0.5 micron.
31. Prior to the issuance of building permits, the applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - The mounting height of lights on light standards shall not exceed 18 ft. in any location on the project site unless approved by the Development Services Director;
 - The intensity and location of lights on buildings shall be subject to the Development Services Director's approval;
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency;
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site; and,
 - Glare shields may be required for select light standards.

32. In the event that paleontological resources are unearthed during subsurface construction activities, all earth-disturbing work within a 100-ft radius of the find shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find.
33. If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.
34. Prior to the issuance of grading permits, the project applicant shall provide the City of Costa Mesa Department of Building Safety with a geotechnical investigation of the project site detailing recommendations for remedial grading in order to reduce the potential of on-site soils to cause unstable conditions.
35. Construction General Permit Notice of Intent (NOI) Design: Prior to the issuance of preliminary or precise grading permits, the project applicant shall provide the City Engineer with evidence that an NOI has been filed with the State Water Resources Control Board (SWRCB). Such evidence shall consist of a copy of the NOI stamped by the SWRCB or Regional Water Quality Control Board (RWQCB), or a letter from either agency stating that the NOI has been filed.
36. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities. Provide proof of recordation of Subdivision Map and CC&RS prior to issuance of building permits unless otherwise approved by the Development Services Director.
37. 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.
38. The Homeowner's 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.

- 39. 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. If the project is constructed in phases, the-perimeter wall, landscaping along the frontages, and irrigation shall be installed prior to the release of utilities for the first phase.
- Bldg. 40. Submit grading plans including a hydrology report and soils report.
- 41. Provide an erosion control plan.
- Eng. 42. Comply with requirements contained in the letter prepared by the City Engineer (Exhibit B1).
- Trnsp. 43. Close unused drive approaches per City Standards.
- 44. Construct commercial drive approach per City Standards at the proposed location on the site plan.
- 45. ~~Construct and landscape parkway and sidewalk along Harbor Boulevard and Merrimac Way frontage based on input from Transportation and Planning Divisions.~~
- 46. Construct turnaround area at the end of all internal streets.

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 Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects.
- 4. Developer shall pay any applicable park impact fee or dedicate parkland to meet the demands of the proposed development. As of November 30, 2015, the new park impact fee is calculated at \$13,829 per new multi-family dwelling unit. The project applicant shall pay park impact

fees prior to the issuance of the Occupancy Permit. The total park impact fee is \$456,357.

5. 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. 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.
6. Parking stalls shall be double-striped in accordance with City standards.
7. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance.
8. All new on-site utility services shall be installed underground.
9. 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.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. The project shall be subject to the submission of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan.
12. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
13. The parking structure shall be landscaped per the provisions of Costa Mesa Municipal Code Section 13-105(4) - Parking Structure Landscape Requirements.
14. 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. The two (2) sets of landscape and irrigation plans shall be attached to two of the final building plan sets.
15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
16. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
17. 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 unopenable 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.
18. In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans for plan check or prior to commencement of the project's activity if no construction is involved, that lists each mitigation measure and states when and how the mitigation measures are to be met.
 19. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, 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.
 20. This project shall comply with the in-Building Public Safety Radio System Coverage per Section 5-130 to 5-137 of the Costa Mesa Municipal Code. At plan check submittal 6 copies of an in-building Public Safety Radio System Coverage report (Radio System Report) shall be submitted to the Building and Safety Division. The Radio System Report shall be certified by an FCC licensed radio technician as provided by the property owner/applicant. The technician is required by Section 5-133 to conduct initial tests and shall be employed by the owner, the engineer or architect of record, or agent of the owner, but not by the contractor or any other person responsible for the work.
 21. The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum of 10 feet measured perpendicular to the face of the wall. CBC 1803.3., unless otherwise approved by the City Engineer and allowed by the soils engineer.
 22. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into a 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).
 23. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. If applicable to this project the soil's report shall address how the new slop shall be maintained to avoid any future failure.
 24. Show compliance with Chapter 11A and 11B of the 2013 California Building Code.
 25. 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 2 percent. 2010 California Residential Code Section R403.1.7.3. 2013 California Building

Code CBC 1808.7, unless otherwise approved by the City Engineer.

26. Submit a precise grading plans, an erosion control plan and a hydrology study.
27. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).
- Eng. 28. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
29. 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 all new driveway approaches.
30. 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 applicants expense.
31. 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.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
 - a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.

b) Location of BMPs shall not be within the public right-of-way.

32. Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:
- Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
 - Describe post-construction BMPs for the project;
 - Explain the maintenance program for the project's BMPs;
 - List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.
33. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.
- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction.
 - A WQMP shall be maintained updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
 - Location of the BMPs shall not be within the public right-of-way.
- Trans. 34. ~~Please see supplemental for Transportation Division conditions.~~
Fire 35. 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.
36. Project construction shall comply with Chapter 33, California Fire Code, 2013. Please review carefully.
37. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
38. 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.

39. Provide on-site Fire Hydrants and Access per approved Fire Master Plan.

SPECIAL DISTRICT REQUIREMENTS FOR PA-15-48

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

- | | | |
|--------|----|--|
| Sani | 1. | It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements. |
| AQMD | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district. |
| School | 3. | Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | 4. | 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. |
| Water | 5. | 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. |



CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

March 25, 2016

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

SUBJECT: Tract No. 17981
 LOCATION: 2626 Harbor Boulevard

Dear Commissioners:

Tentative Tract Map No. 17981 as furnished by the Planning Division for review by the Public Services Department consists of a one lot subdivision to construct a thirty three (33) residential unit common interest development. Tentative Tract Map No. 17981 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
2. Two copies of the Final Tract Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
3. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
4. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
5. Vehicular and pedestrian access rights to Harbor Boulevard and Merrimac Way shall be released and relinquished to the City of Costa Mesa except at approved access locations.
6. A Construction Access permit and cash deposit will be required by the Engineering Division prior to start of any on-site work for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
7. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Map.
8. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.

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9. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 645-8400 for information.
10. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.
11. Dedicate easements as needed for public right-of-way.
12. 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. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Payment of 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.
13. The Subdivider's engineers shall furnish to the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site to the satisfaction of the City Engineer. This study is to be furnished with the first submittal of the Final Map. Cross lot drainage shall not occur. Ownership and maintenance of the private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowners Association to be formed pursuant to C.C.M.M.C. Section 13-41.
14. The Subdivider shall construct a new storm drain line between the project site and the existing 4.5-foot-high by eight-foot-wide RCB box. Alternatively, the subdivider may detain onsite a minimum of 50% of the proposed total 25-year flow rate in lieu of constructing the storm drain.
15. The proposed landscape plan for frontages along Harbor Boulevard and Merrimac Way is to include sidewalk, low-level lighting and plant palette similar to the bike trail improvements across Harbor Boulevard currently in the construction phase.
16. A Construction Access Permit and deposit of \$1500 will be required by the City of Costa Mesa, Engineering Division, prior to start of any on-site work necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements
17. 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.
18. Haul routes must be approved by the City of Costa Mesa, Transportation and Engineering Divisions.
19. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11 and section 66491 of the Subdivision Map Act.
20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

21. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
22. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
23. The elevations shown on all plans shall correspond with Orange County benchmark datum.
24. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
25. Prior to Tract occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and seven copies of the recorded Tract Map.

Sincerely,



Baltazar Mejia, P. E.
Acting City Engineer

(Engr. 2016/Planning Commission Tract 17981)