



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: APRIL 25, 2016

ITEM NUMBER: PH-1

**SUBJECT:** TENTATIVE PARCEL MAP NO. 2016-109 FOR A FOUR-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 410 WALNUT PLACE IN THE R1 ZONE

**DATE:** APRIL 15, 2016

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

**PRESENTATION BY:** DANIEL INLOES, SENIOR PLANNER

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

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## **DESCRIPTION**

The proposed project involves *Tentative Parcel Map No. 2016-109* to subdivide a 32,512-square foot (0.746 acre) parcel into four 8,128 square-foot lots in accordance with the R1 zone development standards. No code deviations are requested.

## **APPLICANT OR AUTHORIZED AGENT**

The authorized agent is Steve Scarborough on behalf of owner Elaine Smith.

## **RECOMMENDATION**

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

**PLANNING APPLICATION SUMMARY**

Location: 410 Walnut Place Application Number: PM-2016-109

Request: Subdivision of a 0.746-acre lot into four R1 lots

**SUBJECT PROPERTY:**

Zone: R1  
 General Plan: LDR  
 Lot Dimensions: 175.74 FT x 185 FT  
 Lot Area: 32,512 SF (0.746 AC)  
 Existing Development: One parcel with a single family residence (to be demolished).

**SURROUNDING PROPERTY:**

North: R1 Single-Family Residential, Residential use  
 South: R1 Single-Family Residential, Residential use  
 East: R1 Single-Family Residential, Residential use  
 West: R1 Single-Family Residential, Residential use

**DEVELOPMENT STANDARD COMPARISON**

Development Standard	Required/Allowed	Proposed/Provided
<b>Lot Size (Individual Lots):</b>		
Lot Width (Interior lot)	Minimum 50 FT	All lots 87 FT
Lot Area	6,000 SF	All lots 8,128 SF
<b>Maximum Density (based on gross acreage):</b>		
DU's/ Acre (Residential)	1 DU/6,000 SF (≤8 DU's/Acre) Maximum 5 lots	Maximum 1 DU/8,128 SF (≤6 DU's/Acre) 4 Lots
CEQA Status	Guidelines Section 15315/Class 15, Minor Land Divisions	
Final Action	Planning Commission	

## **BACKGROUND**

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

The 32,512 square foot project site is located east of Tustin Avenue and south of 20th Street, and has frontages on both Walnut Place and Esther Street. The project site is currently developed with a single-story residence, originally constructed in 1935, that will be demolished to accommodate the proposed subdivision. The property is zoned R1 with a maximum development potential of five units. Properties to the north, south, east, and west are all zoned R1 and are developed with residential uses.

A tentative tract map for this site was submitted in 2015 for a subdivision for five fee simple lots but was denied by Planning Commission on December 14<sup>th</sup>, 2015. The Planning Commission found that the proposed density and layout does not comply with the Costa Mesa Municipal Code Section 13-29(g)(13) because the creation of the subdivision and related improvements is not consistent with the General Plan and the Zoning Code. Specifically, they stated that the proposed use of the subdivision is not compatible with the General Plan Objective LU-1C; "Promote land use patterns and development, which contribute to community and neighborhood identity."

The staff report is available at the following link:

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2015/2015-12-14/PH-1.pdf>

## **ANALYSIS**

### ***Tentative Parcel Map 2016-109***

The applicant proposes a parcel map in compliance with the City's R1 zoning requirements to allow the formation of four lots. Two lots are proposed to have frontage on Walnut Place and two lots will have frontage on Esther Street. All lots are 8,128 square feet in area. The proposed interior rear lot line which subdivides those properties facing Esther from those facing Walnut is in line with the existing interior rear lot line which continues on either side of the development lot. The proposed property is suitable to accommodate the proposed subdivision. There are no interferences with the City's or other utility agencies' right-of-way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act.

The table below summarizes the proposed lots and the lots to the east and west of the subject property:

Lot Number/Address	Lot Width	Lot Depth	Lot Area
1 (Proposed)	87.87 FT	92.5 FT	8,128 SF
2 (Proposed)	87.87 FT	92.5 FT	8,128 SF
3 (Proposed)	87.87 FT	92.5 FT	8,128 SF
4 (Proposed)	87.87 FT	92.5 FT	8,128 SF
402 Walnut Place (Existing)	52.26 FT	92.5 FT	6,146 SF
401 Esther Street (Existing)	52.26 FT	92.5 FT	6,233 SF

423 Esther Street (Existing)	78 FT	92.5 FT	7,215 SF
422 Walnut Place (Existing)	78 FT	92.5 FT	7,215 SF

To maintain consistency in the neighborhood and increase pedestrian access on this street, the project will include a three-foot sidewalk easement on Esther Street and Walnut Place. Although not all properties in this neighborhood have a sidewalk easement, it is being encouraged for new development. This allows the subdivision and development to not interfere with the public right-of-way.

***Future Development of Single-Family Homes in R1 zone***

The proposed four R1 lots are compliant with zoning requirements in regard to lot size and lot width. Once the map is recorded, these lots could be sold individually for the future development of a single-family on each lot. There are no common areas or shared access easements that would tie these lots together.

Future single-family residential development will need to comply with the R1 development standards in the Zoning Code, unless deviations are granted through the appropriate review process (i.e. minor modification, administrative adjustment, variance).

Staff notes that a two-story, single-family residence that complies with all applicable development standards and Residential Design Guidelines would be approved through standard building plan check procedures with notice only to abutting neighbors. If planning staff's approval is not appealed to Planning Commission building permits are issued "over the counter" for compliant residential structures.

***General Plan Conformance***

The proposed development is a subdivision of one R1 lot into four R1 lots. The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 6,000 square feet, or less than 8 dwelling units per acre. The proposal is consistent with because at four dwelling units per acre, the density is below the 8 dwelling units per acre allowed in the Low Density Residential land use designation. The project also complies with Land Use Objective LU-1A.4 to... "Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities". The four parcels will be sold independent of one another, therefore promoting homeownership opportunities.

This proposed subdivision also complies with Land Use Objective LU-1C to... "Promote land use patterns and development, which contribute to community and neighborhood identity". The proposed subdivision is consistent with the neighborhoods average density, interior rear property line, and lot sizes.

**JUSTIFICATIONS FOR APPROVAL**

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Tract Map T-17972, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- The proposed subdivision complies with the General Plan and with the Zoning Code standards. The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The proposed project does not exceed the maximum density of less than 8 units per acre, consistent with the General Plan designation of Low Density Residential.

	Average for Single Unit R1 Properties in the City	Neighborhood Average	Previously Denied Tentative Tract Map	Proposed Tentative Parcel Map
Lot Size	7,000	7,500	6,000-7,255	8,128
Density (du/acre)	6.8	5.8	7.26-6	5.4
Alignment with Interior Rear Lot Line	Not Applicable	Yes	No	Yes

The subdivision is consistent with General Plan Land Use Objective LU-1C in that it proposes a subdivision which is consistent with the character and identity of the surrounding neighborhood. The lot sizes fall within the range of existing lots sizes within the community, a proposed density very similar to the average density within the community, and an interior rear property line that matches the rear lot line on either side of the existing parcel and so continues the existing subdivision pattern of the block.

- The proposed subdivision is conditioned to include a three-foot sidewalk easement. To maintain consistency in the neighborhood and increase pedestrian access on this street, the project will include a three-foot sidewalk easement on Esther Street and Walnut Place. Although not all properties in this neighborhood have a sidewalk easement, it is being encouraged for new development. This allows the subdivision and development to not interfere with the public right-of-way. This sidewalk easement further allows this project to contribute to the overall character and identity of the neighborhood as well as the future safe movement of pedestrians within the community.

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 (Class 15), Minor Land Divisions. This exemption allows for the construction of residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

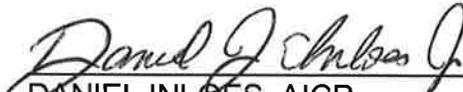
## ALTERNATIVES

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 additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.
2. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

## CONCLUSION

Approval of the Tentative Parcel Map will allow the subdivision of one R1 lot into four R1 lots. The project complies with R1 density, lot size, and lot width requirements; therefore it is consistent with the intent of the General Plan and Zoning Code. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

  
\_\_\_\_\_  
DANIEL INLOES, AICP  
Senior Planner

  
\_\_\_\_\_  
CLAIRE FLYNN, AICP  
Assistant Director  
Development Services

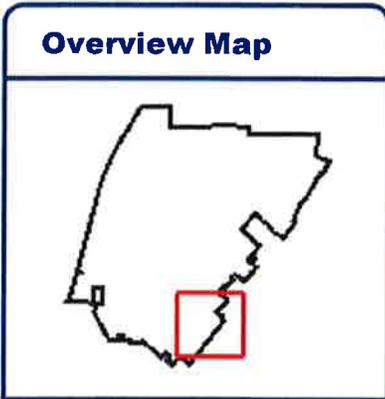
- Attachments:
1. Vicinity , Zoning, and 500 FT Radius Map
  2. Applicants Project Description
  3. Resolutions and Exhibits
  4. Tentative Parcel Map 2016-109

Distribution:

- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

Elaine Smith  
410 Walnut Street  
Costa Mesa, CA 92627

Steve Scarborough  
5 Skyline  
Irvine, CA 92603



### Legend

 Address Points	 Roads Collector Freeway (cont)	 Major Newport BLVD Primary (cont)	 <b>SECONDARY Hydrology Channels</b>
 Freeway			



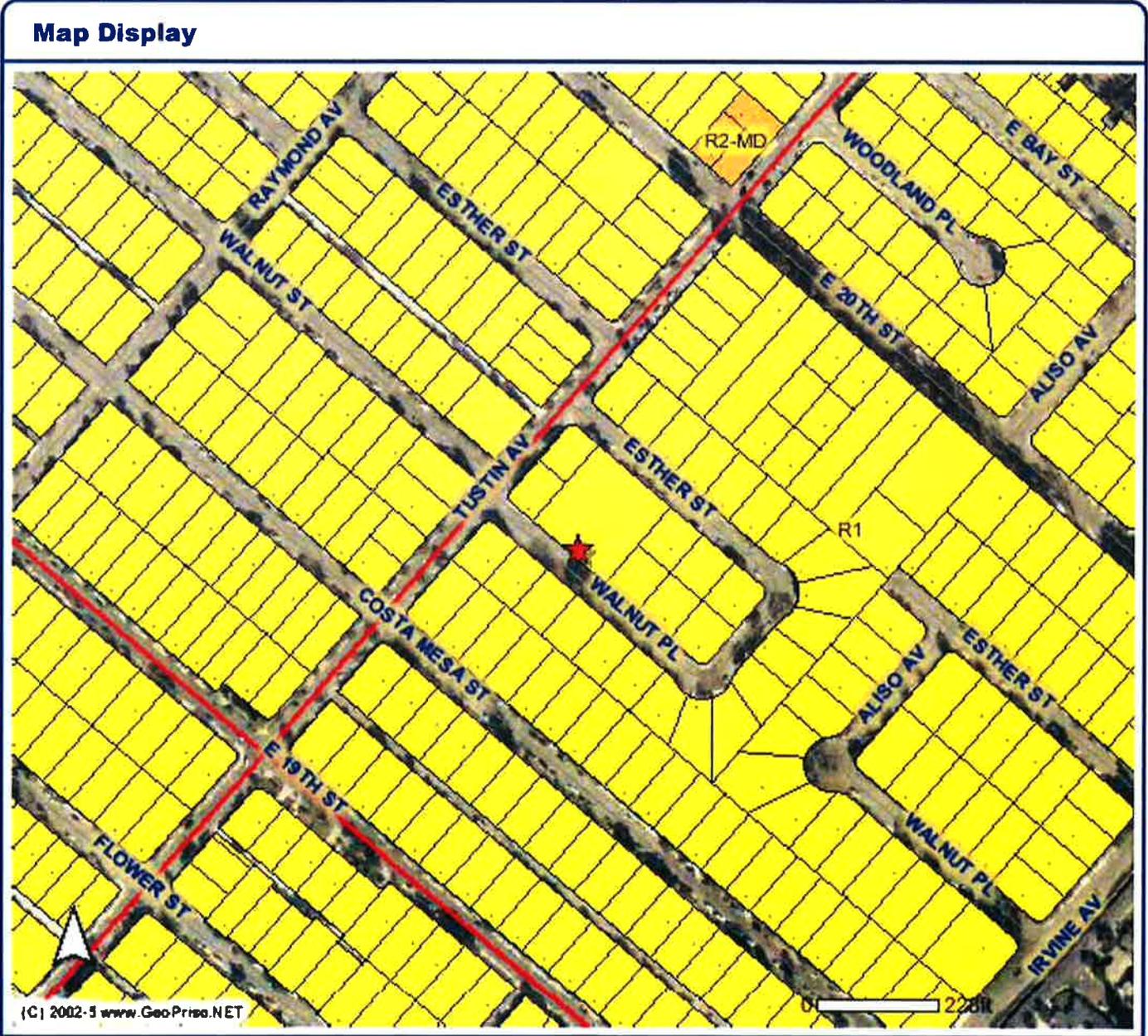
**City of Costa Mesa**

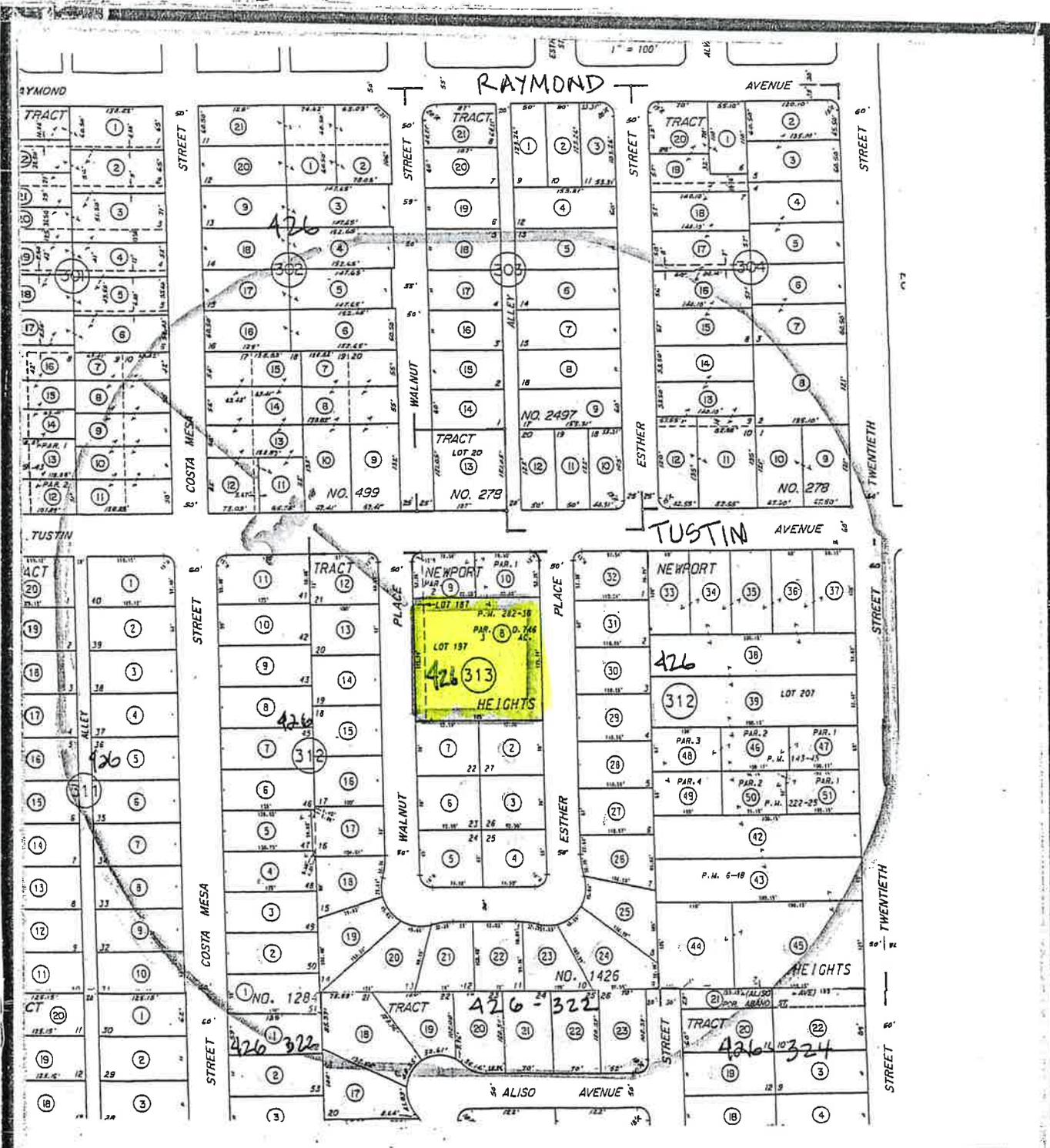
410 WALNUT ZONING MAP - [Created: 12/1/2015 9:46:23 AM] [Scale: 353.18] [Page: 8.5 x 11 / Portrait]



**Legend**

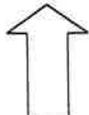
Address Points	Collector	SECONDARY Hydrology Channels	Street Centerlines
Freeway	Freeway	Channels	Parcel Lines
Roads (cont)	Major	Street Names	City Boundary
	Newport BLVD		
	Primary (cont)		





Map Preparer:  
 SUSAN W. CASE, INC.  
 917 GLENNEYRE ST #7  
 LAGUNA BEACH CA 92651  
 949 494 6105  
[susancaseinc@yahoo.com](mailto:susancaseinc@yahoo.com)

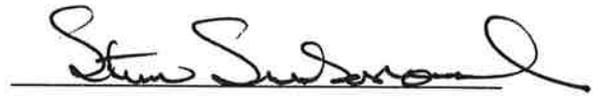
File # 162856 – Prepared 03/14/2016  
 410 Walnut Pl  
 Costa Mesa CA  
 APN(s): 426 313 08  
 500' Owner Map



## ATTACHMENT 2

Applicant Letter – 410 Walnut Place, Costa Mesa, CA

Applicant hereby proposes to subdivide 1 parcel of land into 4 residential lots through the parcel map process. The lots are 8000 square feet or greater in size meeting the requirements for single family residential zoning. There is no development being proposed at this time.

A handwritten signature in black ink, appearing to read "Steve Scarborough", written over a horizontal line.

Steve Scarborough, Authorized Agent

RESOLUTION NO. PC-16-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING TENTATIVE PARCEL  
MAP 2016-109 AT 410 WALNUT PLACE IN THE R1 ZONE**

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

WHEREAS, an application was filed by Steve Scarborough, as the authorized agent on behalf of the property owner, Elaine Smith, requesting approval of Tentative Parcel Map 2016-109 to subdivide a 32,512 square foot (0.746 acre) parcel into four residential lots in accordance with R1 zone development standards;

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 25, 2016 with all persons having the opportunity to speak for and against the proposal;

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Tentative Parcel Map 2016-109.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Tentative Parcel Map 2016-109 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

**PASSED AND ADOPTED this 25<sup>th</sup> day of April, 2016.**

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



## EXHIBIT A

### FINDINGS

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

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

- **Facts in Support of Finding:** The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates new homeownership opportunities to improve the balance between renter and owner occupied housing in the City. The proposed project does not exceed the maximum density of less than 8 units per acre, consistent with the General Plan designation of Low Density Residential.

	Average for Single Unit R1 Properties in the City	Neighborhood Average	Previously Denied Tentative Tract Map	Proposed Tentative Parcel Map
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The subdivision is consistent with General Plan Land Use Objective LU-1C in that it proposes a subdivision which is consistent with the character and identity of the surrounding neighborhood. The lot sizes fall within the range of existing lots sizes within the community, a proposed density very similar to the average density within the community, and an interior rear property line that matches the rear lot line on either side of the existing parcel and so continues the existing subdivision pattern of the block.

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

**Facts in Support of Finding:** The proposed subdivision has a density of less than 8 lots/units per acre, consistent with the General Plan designation of Low Density Residential.

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

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

**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:** No development has been proposed at this time. Future development may provide passive or natural heating and cooling opportunities.

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

**Facts in Support of Finding:** The proposed project does not interfere with the public right of way. An easement for sidewalk purposes is required to ensure the public access in front of the subject site on Esther Street and Walnut Place.

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

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

- C. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32) for In-Fill Development.

**Facts in Support of Finding:** The subdivision complies with the General Plan, is less than five acres, has no value as habitat for endangered, rare, or threatened species, will not result in significant traffic, noise, air quality, or water quality effects, and can be served by all required utilities and public services.

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

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng. 1. The approval of Tentative Parcel Map 2016-109 is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval for Tentative Parcel Map 2016-109 shall be blueprinted on the face of the site plan as part of the plan check submittal package for the development of the residential units. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
4. The current development shall be demolished prior to recordation of the tract map.
- Eng. 5. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
6. Submit updated Title Report of subject property.
7. The Parcel Map shall be developed in full compliance of CMMC Sec. 13-208 through 13-261 inclusive.
8. Release and relinquish all vehicular and pedestrian access rights to Walnut Place and Esther Street to the City of Costa Mesa except at approved locations.
9. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
10. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Sub article 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
11. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.

12. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
13. Obtain a permit from the City of Costa Mesa, Engineering Division, and construct residential sidewalk along the entire frontages of Walnut Place and Esther Street, or comply with the City of Costa Mesa Municipal Code Section 13-72-1.
14. Dedicate 3-foot public sidewalk easement behind the right-of-way line on both Walnut Place and Esther Street.

**CODE REQUIREMENTS (PM-2016-109)**

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. | <ol style="list-style-type: none"> <li>1. Recordation of the map is required prior to release of more than one dwelling unit on the project site.</li> <li>2. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.</li> <li>3. Prior to recordation of the map any buildings spanning the tentative parcel map lot lines must be demolished.</li> </ol>  |
| BLDG  | <ol style="list-style-type: none"> <li>4. Comply with the requirements of the following adopted codes 2013 California Residential Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code , 2013 California Plumbing code , 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance ) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.</li> <li>5. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.</li> <li>6. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.</li> <li>7. Submit a precise grading plans, an erosion control plan and a hydrology study.</li> <li>8. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.</li> <li>9. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3</li> </ol> |

Lot shall be graded to drain surface water away from foundation walls.  
The grade shall fall a minimum of 6 inches within the first 10 feet. CRC  
R401.3

10. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.

**RESOLUTION NO. PC-16-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA DENYING TENTATIVE PARCEL MAP  
2016-109 FOR PROPERTY AT 410 WALNUT PLACE IN THE  
R1 ZONE**

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

WHEREAS, an application was filed by Rob Hamers, as the authorized agent on behalf of the property owner, Elaine Smith, requesting approval of Tentative Parcel Map 2016-109 to subdivide a 32,512 square foot parcel into four residential lots in accordance with R1 zone development standards;

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Tentative Parcel map 2016-109.

**PASSED AND ADOPTED this 25<sup>th</sup> of April, 2016.**

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



## EXHIBIT A

### FINDINGS (DENIAL)

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

The creation of the subdivision and related improvements is not consistent with the General Plan and the Zoning Code.

The proposed use of the subdivision is not compatible with the General Plan.

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 compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

The design of the subdivision does not provide, 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.

The subdivision and development of the property will 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.

The discharge of sewage from this subdivision into the public sewer system will violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

- B. The subdivision of the property is not consistent with the City's General Plan and Zoning Code.
- C. The Costa Mesa Planning Commission has denied Tentative Parcel Map 2015-109. 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.
- D. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

# TENTATIVE PARCEL MAP 2016-109

PARCEL 1 OF PARCEL MAP 91-287, AS PER MAP RECORDED IN BOOK 282, PAGES 36-37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PURPOSE: CREATE 4 PARCELS

ROBIN B. HAMERS, RCE 31720

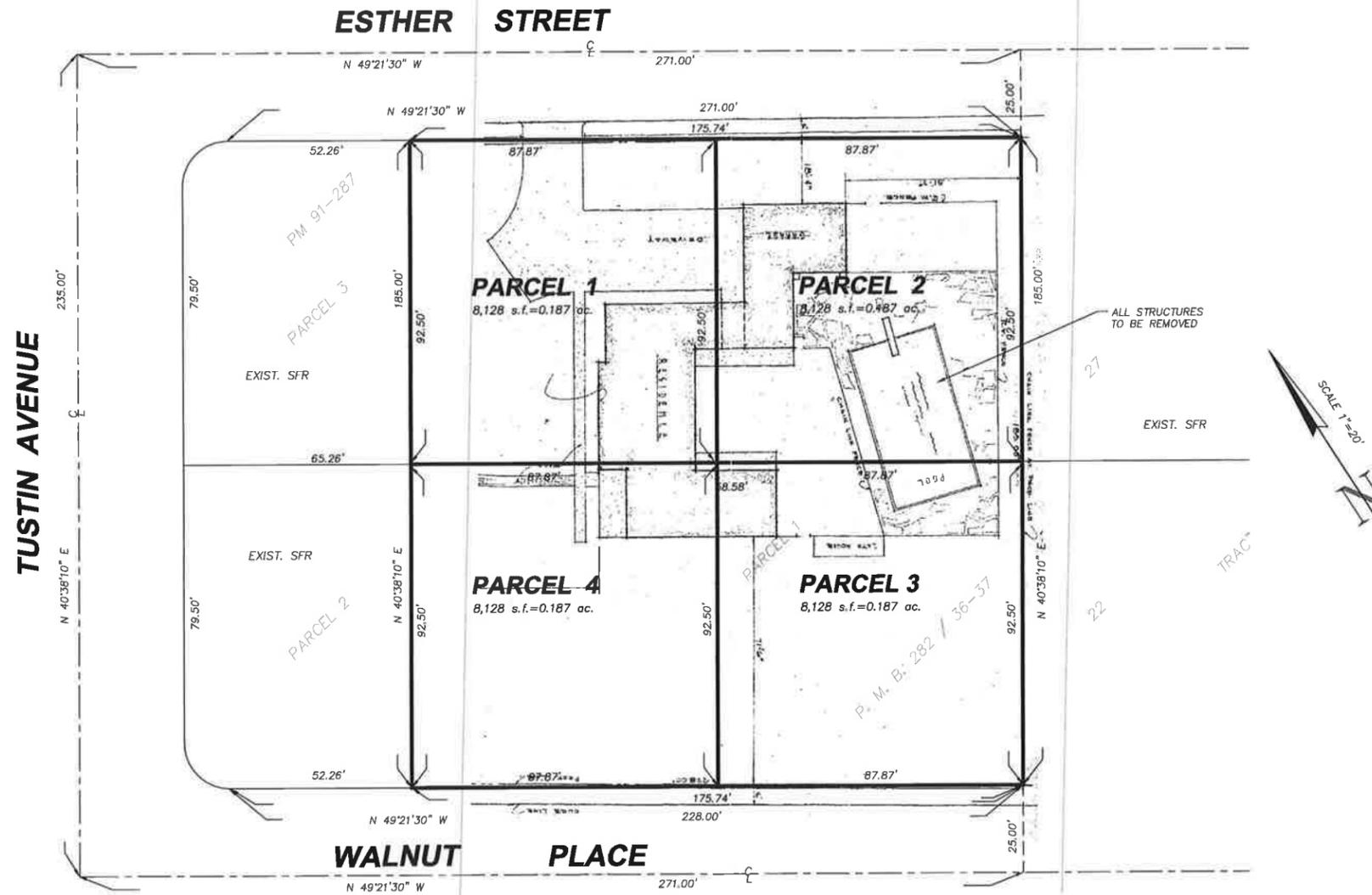
DATE OF PREPARATION: SEPTEMBER 2015

REVISED: FEBRUARY 2016

## ATTACHMENT 4



VICINITY MAP  
NTS



**SITE ADDRESS:**

410 WALNUT PLACE  
COSTA MESA, CA 92627  
A.P.N. 426-313-08

**AREA SUMMARY**

TOTAL AREA = 32,513 S.F.(0.746 ac.)

**PURPOSE STATEMENT**

THE PURPOSE IS TO CREATE 4 PARCELS

**OWNER:**

ELAINE SMITH  
410 WALNUT PL.  
COSTA MESA, CA 92627

**SUBDIVIDER:**

STEVEN SCARBOROUGH  
5 SKYLINE  
IRVINE, CA 92603

**ENGINEER:**

ROBIN B. HAMERS AND ASSOC., INC.  
234 E. 17TH STREET, SUITE 205  
COSTA MESA, CA. 92627  
(949) 548-1192



**BASIS OF BEARING**

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF WALNUT PLACE BEING NORTH 49°21'30\"/>

**LEGAL DESCRIPTION:**

PARCEL 1 OF PARCEL MAP 91-287, AS PER MAP RECORDED IN BOOK 282, PAGES 36-37 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

**FLOOD ZONE**

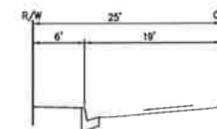
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

**EASEMENTS**

EASEMENT FOR PIPE LINES TO THE IRVINE COMPANY PER DEEDS 204/217 DATED 12/19/1911, BLANKET IN NATURE AND NOT SHOWN HEREON.

**NOTES:**

- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION
- NO PROPOSED DEDICATIONS



TYPICAL STREET SECTION  
NTS  
WALNUT PL. & ESTHER ST.

22

PH-1

**COLGAN, JULIE**

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**From:** Andrew Smith <andy@avpac.com>  
**Sent:** Sunday, April 17, 2016 2:39 PM  
**To:** PLANNING COMMISSION  
**Subject:** Application PM-2016-109 - 410 Walnut Place

Planning Commissioners,

As a neighbor residing for 19 years at 1978 Tustin Ave I support the efforts of the property owner to subdivide this property as noted in the Notice of Public Hearing (8,128 square feet) and appreciate this proposed subdivision being in character with the surrounding lots.

Thank you all for your hard work on behalf of Costa Mesa

Warm Regards,

Andrew B. Smith