



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 25, 2016

ITEM NUMBER: PH-2

SUBJECT: TENTATIVE PARCEL MAP NO. 2015-192 FOR A TWO-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION AT 2242 PACIFIC AVENUE IN THE R2-MD 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

DESCRIPTION

The proposed project involves *Tentative Parcel Map No. 2015-192* to subdivide a 7,681-square foot (0.176 acre) parcel into two lots one 4,012 square-feet and the other 3,669 square-feet in accordance with the Small Lot Subdivision development standards which require a minimum of 3,630 square feet. No code deviations are requested.

APPLICANT OR AUTHORIZED AGENT

The authorized agent is Land Development Consultants on behalf of owner Jim Cefalia

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 2242 Pacific Avenue Application Number: PM-2015-192

Request: Subdivision of a 0.176-acre lot into two R2-MD lots

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR
 Lot Dimensions: 52 FT x 590 FT
 Lot Area: 7,681 SF (0.176 AC)

SURROUNDING PROPERTY:

North: R2-MD Single-Family Residential, Residential use
 South: R2-MD Single-Family Residential, Residential use
 East: R2-MD Single-Family Residential, Residential use
 West: R2-MD Single-Family Residential, Residential use

Existing Development: Vacant Lot which previously had one parcel with a single family residence.

DEVELOPMENT STANDARD COMPARISON

| Development Standard | Required/Allowed | Proposed/Provided |
|--|---|---|
| Lot Size (Individual Lots): | | |
| Lot Width (Interior lot) | Minimum 50 FT | Parcel 1 52 FT Parcel 2 65 FT |
| Lot Area | 3,630 SF | Parcel 1 4,012 Parcel 2 3,669 |
| Maximum Density (based on gross acreage): | | |
| DU's/ Acre (Residential) | 1 DU/3,630 SF (≤12 DU's/Acre) Maximum 2 lots | Maximum 1 DU/3840 SF (≤11 DU's/Acre) 2 Lots |
| CEQA Status | Guidelines Section 15303/Class 3 , New Construction | |
| Final Action | Planning Commission | |

BACKGROUND

Project Site/Environs

The 7,681 square foot project site is located at the south east corner of Pacific Avenue and West Wilson Street, and has frontages on both Pacific Avenue and Wilson Street. The project site is currently vacant but previously contained a single family residence. The property is zoned R2-MD with a maximum development potential of two units. Properties to the north, south, east, and west are all zoned R2-MD and are developed with residential uses.

A project, Design Review PA-15-42, was submitted for this site in 2015 and approved by Planning Commission on December 23, 2015. The Planning Commission found that the proposed development complies with the Costa Mesa General Plan and Zoning Code. The project was conditioned requiring processing of a parcel map for the small lot subdivision by the applicant before the project could proceed. This proposed parcel map is consistent with the site plans approved for PA-15-42.

ANALYSIS

Tentative Parcel Map 2015-192

The applicant proposes a parcel map in compliance with the City's R2-MD small lot subdivision requirements to allow the formation of two fee simple lots. One lot is proposed to have frontage on Wilson Street and one lot will have frontage on Pacific Avenue. All lots are greater than 3,630 square-feet with proposed parcel 1 4,012 square foot in size and parcel 2 3,669 square foot in size. 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 as well as the project approved under PA-15-42. This is the link to the related staff report:

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2016/2016-01-11/PH-3.pdf>

Future Development of Single-Family Homes in R2-MD zone

The proposed two R2-MD 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. There are no common areas or shared access easements, however, CC&Rs shall be created and a Maintenance Association generated per small lot subdivision requirements.

General Plan Conformance

The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 3,630 sq. ft. Since both lots will exceed the minimum 3,630 sq. ft. size, resulting in a lower density than that permitted by the General Plan designation of the property, 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 two 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 density, frontage orientation, and use. This site is adjacent to several multi-family residential sites and multiple unit developments are consistent throughout the neighborhood. The proposed subdivision allows for the development project to have one unit face West Wilson and the other to face Pacific which increases the aesthetic and allows for each street's local street character to be continued.

Expiration of Projects

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

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Parcel Map 2015-192, 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 proposed subdivision is well below the maximum density for the General Plan designation of Medium Density Residential. 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 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 comprising of similar density, street frontage, and lot size.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction, since less than four dwelling units are proposed.

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 R2-MD lot into two R2-MD lots. The project complies with R2-MD density, lot size, and lot width requirements, as well as the project approved for this site under PA-15-42. 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. Resolutions and Exhibits
 3. Applicant's Project Description/Justification Letter
 4. Tentative Parcel Map 2015-192

Distribution:

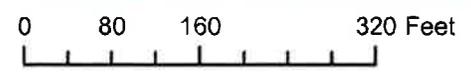
- Director of Economic & Development Services/Deputy CEO
- Senior Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

Jim Cefalia
1224 Ocean Front
Newport Beach, CA 92661

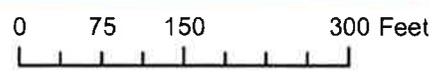
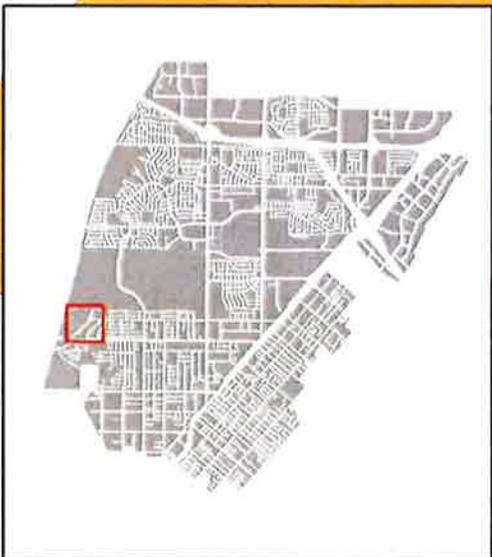
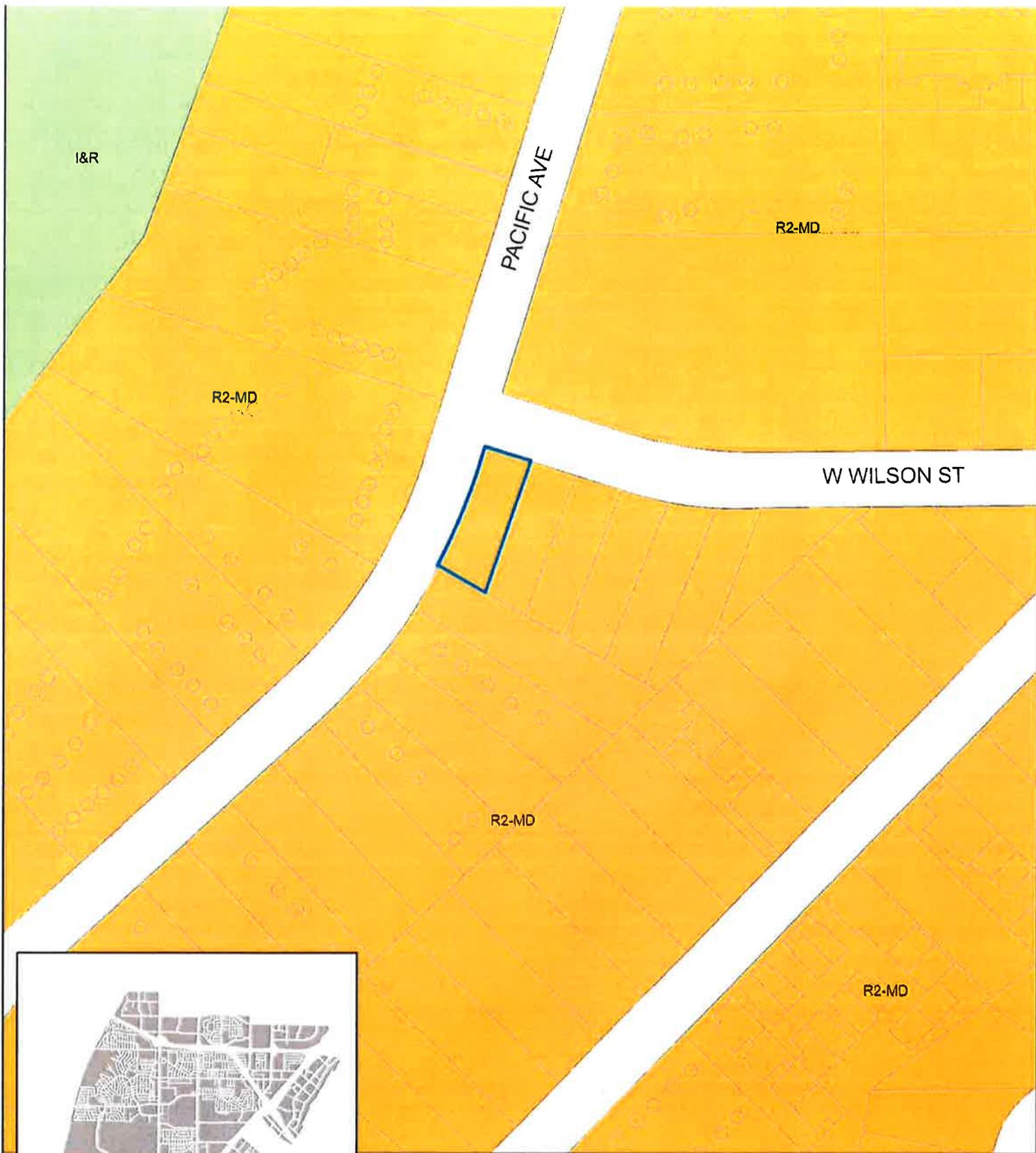
Land Development Consultants
1520 Brookhollow Drive, STE 33
Santa Ana, CA 92705



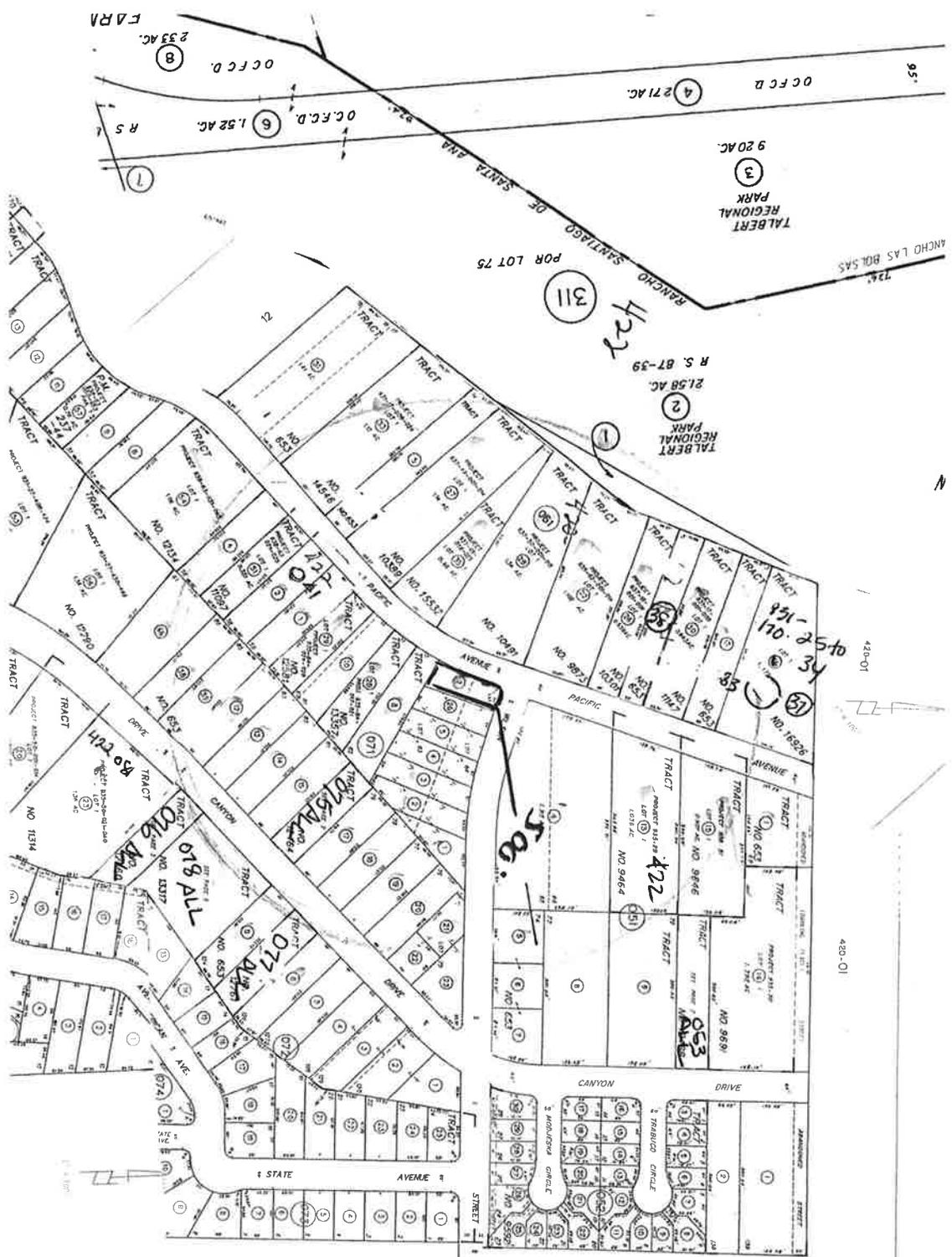
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Vicinity of Site
2242 Pacific Avenue



Zoning for Site
2242 Paicifc Avenue



FARM

2.33 AC. (8)

O.C.F.C.D.

1.52 AC. (6)

(7)

2.71 AC. (4)

9.20 AC. (3)

TALBERT REGIONAL PARK

RANCHO SANTIAGO DE SANTA ANA
POR LOT 75

(311)

422

R.S. 87-39

21.58 AC. (2)

TALBERT REGIONAL PARK

N

01

420-01

430-01

506

422

075 ALL

076 ALL

077 ALL

078 ALL

38

35

9

422-05

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TENTATIVE PARCEL MAP 2015-192 AT 2242 PACIFIC AVENUE IN THE R2-MD ZONE

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

WHEREAS, an application was filed by Land Development Consultants, as the authorized agent on behalf of the property owner, Jim Cefalia, requesting approval of Tentative Parcel Map 2015-192 to subdivide a 7,681 square foot (0.176 acres) parcel into two residential lots in accordance with small lot subdivision 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 15303 (Class 3), New Construction;

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 2015-192.

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 2015-192 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 25th day of April, 2016.

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

EXHIBIT A

FINDINGS

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

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

Facts in Support of Finding: The creation of the subdivision is consistent with General Plan Land Use Objective LU-1A.4 in that it creates ownership opportunities to improve the balance between renter and owner occupied housing in the City. The tentative parcel map complies with the small lot subdivision ordinance requirements. 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 comprising of similar lots sizes, density, and street orientation for both Wilson and Pacific.

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 12 R2-MD lots per acre, consistent with the General Plan designation of Medium Density Residential.

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

Facts in Support of Finding: The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) New Construction. The project complies with the maximum allowed density for the site as well as the project approved for this site under PA-15-42.

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

Facts in Support of Finding: The site plan places the yard areas along the west, east, and north side property line. The buildings have plenty of windows and doors to allow for natural and passive heating from the sun exposure. Trees were required to help provide passive cooling opportunities.

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

Facts in Support of Finding: The proposed project does not interfere with

the public right of way.

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

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

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

Facts in Support of Finding: The subdivision complies with the General Plan, and is less than four dwelling units.

- 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 2015-192 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 2015-192 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 CCMMC Sec. 13-208 through 13-261 inclusive.
 8. Release and relinquish all vehicular and pedestrian access rights to Wilson Street and Pacific Avenue 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

CODE REQUIREMENTS (PM-2015-192)

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. Map to be recorded prior to release of building permits for the project approved under PA-15-42.
 2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 4. All on-site utility services shall be installed underground.
 5. 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.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.

RESOLUTION NO. PC-16-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING TENTATIVE PARCEL MAP
2015-192 FOR PROPERTY AT 2242 PACIFIC AVENUE IN THE
R2-MD 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 2015-192 to subdivide a 7,681 square foot parcel into four residential lots in accordance with R2-MD 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;

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 2015-192.

PASSED AND ADOPTED this 25th day of April, 2016.

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 25, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
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 17972. 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.

November 12, 2015

Re: 2242 Pacific Avenue (two new single family homes)
Costa Mesa, CA.

Dear Planning Staff,

The proposed two new single family homes located @ 2242 Pacific Ave. are in compliance with the design criteria outlined in the Planning Department guidelines.

Both of the proposed new single family homes are in scale and context with the surrounding residential neighborhood and I believe are a positive asset to the area.

The residence planned for Parcel#1 is two stories with a maximum height of 27 ft. It has 3 bedrooms and 3 1/2 bathrooms. The two car garage is 425 sq. ft. with a 20'x20' minimum inside clear dimension and the living area is 2253 sq. ft. The exterior appearance of the home is well articulated with offsets between floors and a combination of finish materials that give the home a pleasing street appeal.

The home planned for Parcel#2 is also two stories with a maximum height of 27 ft. It has 4 bedrooms and 4 bathrooms. The garage is 543 sq. ft. with a 20'x20' minimum inside clear dimension and the living area is 2255 sq. ft. Again, this home is well articulated with offsets between floors and a clean yet architecturally attractive exterior appearance.

If you have any questions or comments, please call me @ 949-274-0824

Thank you,

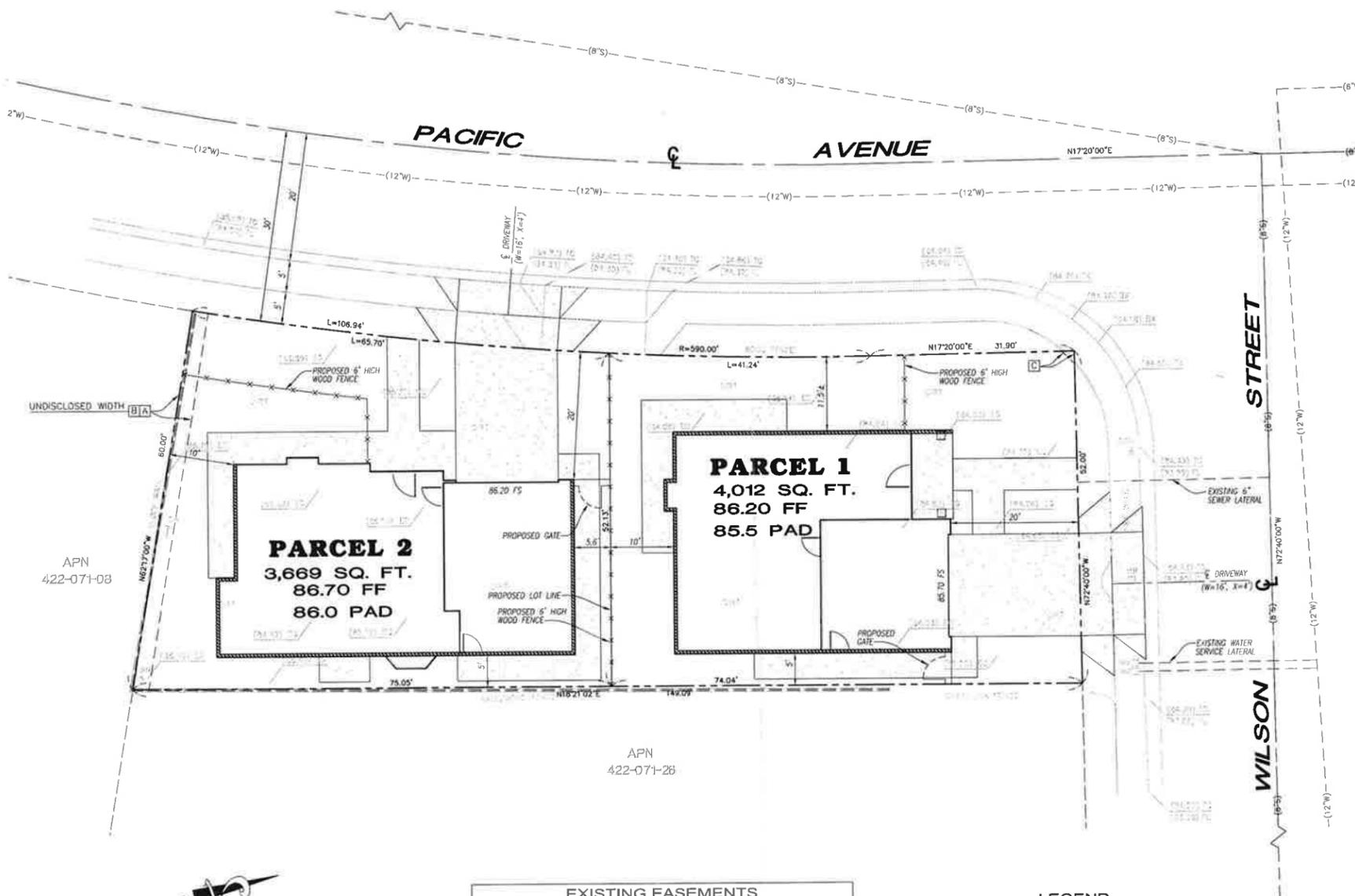
Walt Bushman (Building Designer)
2480 Santa Ana Ave.
Costa Mesa, CA. 92627
949-274-0824

TENTATIVE PARCEL MAP NO. 2015-192

1053 WEST WILSON STREET
2242 PACIFIC AVENUE
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)



LEGAL DESCRIPTION:

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-5073926 (TC), DECEMBER 23, 2015, THAT PORTION OF LOTS 63 AND 64 OF TRACT NO. 653, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF SAID LOT 64, THENCE SOUTH 72°40'00" EAST ALONG THE NORTHEASTERLY LINE OF SAID LOT 64, A DISTANCE OF 52.00 FEET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHWESTERLY LINE OF SAID LOT 63; DISTANT 60.00 FEET SOUTHEASTERLY FROM THE MOST WESTERLY CORNER OF SAID LOT 63; THENCE NORTHERLY 138.84 FEET ALONG THE NORTHWESTERLY LINES OF SAID LOTS 63 AND 64 TO THE POINT OF BEGINNING.

ASSESSOR'S PARCEL NUMBER:

422-071-07

SITE ADDRESS:

1053 WEST WILSON STREET, COSTA MESA, CALIFORNIA, 92627
2242 PACIFIC AVENUE, COSTA MESA, CALIFORNIA, 92627

OWNER AND SUBDIVIDER:

JIM CEFALIA
1224 OCEANFRONT
NEWPORT BEACH, CA 92661
(949) 933-7986

AREA SUMMARY:

EXISTING PARCEL: 7,681 S.F. (0.176 ACRES)

PROPOSED PARCELS:

PARCEL 1: 4,012 S.F.
PARCEL 2: 3,669 S.F.

EXISTING LAND USE:

ONE PARCEL OF VACANT LAND, RECENTLY DEMOLISHED SINGLE FAMILY RESIDENTIAL.

EXISTING SURROUNDING PROPERTY LAND USE:

NORTH: MULTI-FAMILY RESIDENTIAL,
SOUTH: MULTI-FAMILY RESIDENTIAL,
EAST: SINGLE FAMILY RESIDENTIAL,
WEST: MULTI-FAMILY RESIDENTIAL.

PROPOSED LAND USE:

SINGLE FAMILY RESIDENTIAL.

WATERCOURSES:

THERE ARE NO WATERCOURSE CROSSING THE SITE OR ADJOINING PROPERTIES. LAND IS NOT SUBJECT TO OVERFLOW.

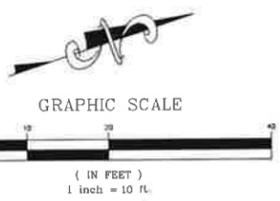
LEGEND

- BW BACK OF WALK
- CLF CHAIN LINK FENCE
- CO SEWER CLEANOUT
- CONC CONCRETE
- EG EXISTING GRADE
- EP EDGE OF PAVEMENT
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- FL FLOWLINE
- FS FINISHED SURFACE
- GA GUY ANCHOR
- MB MAIL BOX
- NG NATIVE GROUND
- PKL PARKING LOT LIGHT
- PP POWER POLE
- SCO SEWER CLEANOUT
- SD STORM DRAIN
- SL STREET LIGHT
- TC TOP OF CURB
- TW TOP OF WALL
- WM WATER METER

- - - EXISTING POWER POLE
- - - EXISTING GUY ANCHOR
- - - EXISTING WALL
- - - EXISTING WOOD FENCE
- - - EXISTING CHAIN LINK FENCE

LEGEND

- [Symbol] PROPOSED HARDSCAPE/DRIVE APPROACH
- [Symbol] PROPOSED 6' HIGH WOOD FENCE



| EXISTING EASEMENTS | | |
|---|-----------------|---|
| PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-5073926 (TC), DATED DECEMBER 23, 2015. | | |
| SYMBOL ON MAP | ITEM PER REPORT | DESCRIPTION |
| [A] | 4 | AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 2453, PAGE 109 OF OFFICIAL RECORDS. |
| [B] | 5 | AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER BOOK 2456, PAGE 113 OF OFFICIAL RECORDS. |
| [C] | 6 | AN EASEMENT TO THE CITY OF COSTA MESA FOR STREET AND ROADWAY AND INCIDENTAL PURPOSES PER INSTRUMENT NO. 92-598093 OF OFFICIAL RECORDS. |

INFRASTRUCTURE NOTE:

- * LOCATION AND SIZE OF INFRASTRUCTURE SHOWN HEREON ARE BASED ON AVAILABLE RECORDS. MUST BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
- * DIG ALERT MARKING FOUND INDICATES LOCATION OF EXISTING GAS MAIN ALONG EAST SIDE OF PACIFIC AVENUE.

BENCH MARK: HB-243-77
3 3/4" ALUMINUM DISK SET IN THE N.E. CORNER OF A 4"x11" CONCRETE CATCH BASIN LOCATED IN S.W. CORNER OF THE INT OF AMERICAN AVE AND VICTORIA ST, 260 FT. WESTERLY OF THE C/L OF AMERICAN AVE & 39 FT. SOUTHERLY OF THE C/L OF VICTORIA
ELEVATION = 78.365 NAVD 88 2005

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF PACIFIC AVENUE BEING NORTH 17°20'00" EAST AS SHOWN ON TRACT MAP NO. 653 FILED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

| REVISIONS | | | | |
|-----------|-------------|----|------|----------|
| NO. | DESCRIPTION | BY | DATE | APPROVED |
| | | | | |
| | | | | |
| | | | | |

PREPARED FOR:
JIM CEFALIA
1224 W OCEANFRONT
NEWPORT BEACH, CA 92661
(949) 933-7986



LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1820 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 857-7700 (714) 857-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:

HERSEL MOUSSA-ZAHAR, P.E. R.C.E. 44560 EXP. 3/31/18

CITY OF COSTA MESA
TENTATIVE PARCEL MAP NO. 2015-192
1053 WEST WILSON STREET
2242 PACIFIC AVENUE
APN: 422-071-07

DESIGNED BY: SZ
DATE: 09-17-15
DRAWN BY: SZ
DATE: 09-17-15
LATEST CHANGES BY: SZ
DATE: 04-11-16
PLOTTED BY: SZ
DATE: 04-11-16

APPROVED:

SHEET
1 OF 1
JOB NO. 537