PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 23, 2016 **ITEM NUMBER: PH-2**

SUBJECT: PLANNING APPLICATION PA-16-05 AND TENTATIVE TRACT MAP TT-18006 FOR A 13-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 326 22ND STREET AND 2212, 2216, AND 2220 SANTA ANA AVENUE

DATE: MAY 12, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

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

DESCRIPTION

The proposed project involves the following:

1) ***Planning Application PA-16-05:*** Design Review to construct a 13-unit, two-story, detached single-family residential development on a lot size of 2.1 acres in an R1 zone. The proposed project consists of the following:
   - 13 single-family detached units (15 units maximum allowed);
   - 11 units will take access from a 28-foot wide private street from Santa Ana Avenue; one unit will take access directly from 22nd Street; one unit will take access from an existing private street from 22nd Street;
   - R1 lot sizes range from 6,006 square feet to 6,863 square feet, excluding the private street (6,000 square foot minimum lot size required);
   - 56 on-site parking spaces are required for the project; 64 on-site parking spaces are proposed; and
   - No zoning code deviations are being requested for this project.

2) ***Tentative Tract Map TT-18006:*** Tentative Tract Map for the subdivision of the property into fee simple lots for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Melia Homes, representing the property owner, Santa Ana and 22nd, LLC.

RECOMMENDATION

Approve Planning Application PA-16-05 and Tentative Tract Map TT-18006 by adoption of resolution, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

Location: 326 22nd St.; 2212, 2216, and 2220 Santa Ana Ave. **Application:** PA-16-05 and TT-18006

Request: 13 Detached Single Family Residential Units

SUBJECT PROPERTY:		SURROUNDING PROPERTY:	
Zone:	R1	North:	Surrounding properties
General Plan:	Low Density Residential	South:	are zoned
Lot Dimensions:	Irregular	East:	R1 and contain
Lot Area:	2.1 Acres (95,734 SF)	West:	single family residences
Existing Development:	Vacant		

DEVELOPMENT STANDARD COMPARISON (R1 STANDARDS USED FOR COMPARISON PURPOSES)

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	50 FT (Interior Lot)	66 FT
Lot Area (Excluding Private Street)	6,000 SF Min.	6,006 SF (1)
Density/Intensity:		
DU's/ Acre	1 du/6,000 SF (7.2 DU's/Acre) Max. 15 units allowed	1 du/7,364 SF (5.9 DU's/Acre) 13 units proposed
Building Coverage (Development Lot)		
Buildings	NA	28,069 SF (29%)
Paving (Driveways and Private Street)	NA	18,096 SF (19%)
Open Space	38,293 SF (40%)	49,569 SF (52%)
TOTAL		95,734 SF (100%)
Open Space (Individual Lots)	40% Min.	44%-57%
No. of Stories/Building Height	2 Stories/27 FT	2 Stories/26.5 FT
Setbacks (Buildings)		
Front	20 FT	20-46 FT (1)
Side (left/right)	5 FT/5 FT	5-14.5 FT/5-13 FT
Rear	10 FT (1 Story) 20 FT (2 Story)	15-20 FT (1 Story) 20-26 FT (2 Story)
Parking		
Covered	30	30
Open (In Driveway)	26	26
Open (In Private Street)	NA	8
TOTAL	56 Spaces	64 Spaces
Interior garage dimension	20 FT X 20 FT (2 Car) 10 FT X 20 FT (1 Car)	20 FT X 20 FT 10 FT X 20 FT

NA = Not Applicable or No Requirement

(1) For zoning purposes, the lot area does not include the private street; however, the building setbacks are measured from the legal lot lines. In this case, the front property line is located at the centerline of the private street.

CEQA Status	Exempt, Class 32 (In-Fill Development)
Final Action	Planning Commission

BACKGROUND

Project Site/Environs

The project site is approximately 2.1 acres in size and is vacant. The site is bounded by R-1 (Single-Family Residential) zoned properties to the north, east, west (across Santa Ana Avenue), and south (across 22nd Street). The property was part of a 14 acre County Island annexed into the City of Costa Mesa in 2014 (see discussion below).

Annexation of Property into the City of Costa Mesa

On September 17, 2014, the City Council adopted Ordinance No. 14-07 approving the pre-zoning of a County Island, known as the Santa Ana/Colleen Island Annexation Area, to R1 (Single Family Residential - minimum 6,000 square foot lot size) with a General Plan designation of Low Density Residential, through General Plan Amendment GP-14-02 and Rezone R-14-02. The area became part of the City of Costa Mesa on December 15, 2014. The Annexation Area is approximately 14 acres in size and includes 51 parcels. It is bounded by 22nd Street to the south, and Santa Ana Avenue to the west. It includes the cul de sac streets of Vista Baya and Colleen Place, plus the 2.1 acre undeveloped "T" shaped parcel, which is the subject property for the proposed project.

ANALYSIS

Project Description

The project involves the construction of a 13-unit, 2-story, detached, single family residential development. The residential project is being developed per the R1 standards.

Proposed Single-Family Development

The proposed single family residential units and a lot-by-lot summary of the development is included in the following tables:

Unit Type Summary

	Plan 1	Plan 2	Plan 3	Plan 4 And Alternate
Unit Size (Not Including Garage)	**2,740 SF**	**3,585 SF**	**3,719 SF**	**3,552 SF**
Total No. of Units	**1**	**3**	**4**	**5**
No. of Beds/Baths	**4 Bed/4 Bath**	**4 Bed/4 and 2 Half Baths**	**5 Bed/4 and 1 Half Bath**	**4 Bed/4 and 1 Half Bath**
No. of Stories/Height	**2 Stories/26 Feet**	**2 Stories/25 Feet**	**2 Stories/26 Feet**	**2 Stories/26.5 Feet**
No. of Garage Spaces/SF	**2 Spaces/420 SF**	**2 Spaces/558 SF**	**3 Spaces/629 SF**	**2 Spaces/523 SF**
No. of Open Spaces	**2**	**2**	**2**	**2**

	Plan 1	Plan 2	Plan 3	Plan 4 And Alternate
(In Driveway)				
No. of Open Spaces (In Private Street)	8 Spaces			
Total Parking Required	56 Spaces			
Total Parking Provided	64 Spaces			

Lot Summary

Lot #	*Front Setback* (see footnotes 1 and 2)*	*Side Setback (Left/Right)*	*Rear Setback*	*Lot Area (Excluding Street)*	*Open Space*
1	24 FT (To P.L.) 10 FT (From St.)	12 FT/8 FT	20 FT	6,300 SF	3,566 SF (56%)
2	24 FT (To P.L.) 10 FT (From St.)	13 FT/13 FT	20 FT	6,370 SF	3,383 SF (53%)
3	24 FT (To P.L.) 10 FT (From St.)	10.5 FT/10.5 FT	20 FT	6,370 SF	3,278 SF (51%)
4	24 FT (To P.L.) 10 FT (From St.)	12 FT/12 FT	20 FT	6,579 SF	3,487 SF (53%)
5	23 FT (To P.L.)	8.5 FT/8.5 FT	20 FT	6,073 SF	2,704 SF (44%)
6	20 FT (To P.L.)	8.5 FT/8.5 FT	29 FT	6,573 SF	3,677 SF (56%)
7	20 FT (To P.L.)	5 FT/5 FT	34 FT	6,297 SF	3,401 SF (54%)
8	36 FT (To P.L.) 10 FT (From St.)	5 FT/5 FT	15 FT (1 Sty) 20 FT (2 Sty)	6,017 SF	3,714 SF (62%)
9	24 FT (To P.L.) 10 FT (From St.)	7 FT/7 FT	26 FT	6,028 SF	3,111 SF (52%)
10	34 FT (To P.L.) 20 FT (From St.)	5 FT/11 FT	23 FT	6,066 SF	3,110 SF (51%)
11	24 FT (To P.L.) 10 FT (From St.)	6 FT/6 FT	26 FT	6,256 SF	3,164 SF (50%)
12	24 FT (To P.L.) 10 FT (From St.)	10.5 FT/14.5 FT	26 FT	6,863 SF	3,946 SF (57%)
13	20 FT (To P.L.)	8 FT/8 FT	20.5 FT	6,006 SF	3,110 SF (52%)

Notes: 1. For zoning purposes, the lot area of each R1 lot excludes the square footage contained in the proposed private street which is subject to ingress/egress easements. 2. For zoning purposes, the setbacks are measured from the legal lot lines; in this case, the front property line is located at the centerline of the private street.

On-Site Parking and Circulation

As noted above, the proposed development exceeds the Code-required parking by 8 parking spaces. No compact parking stalls are proposed. Parking is also provided in the individual driveways leading to each garage and within the private street, with the exception of the proposed homes for Lots 6 and 13, which are accessed from a separate (existing) private street and 22nd Street, respectively. The vehicular circulation has been reviewed and approved by the Transportation Services Division. Trash container pickup for the lots accessed from the private street will occur on the private street and not on Santa Ana Avenue.

Perimeter Walls/Fences

A new perimeter block wall is proposed along the boundaries of the project site. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them.

Staff is recommending, as a condition of approval, that the perimeter wall along Santa Ana Avenue incorporate landscape planters between the wall and back of public sidewalk, with landscape materials subject to the approval by the Development Services Director.

Building Architecture

The proposed architecture consists of a combination of Craftsman and Spanish designs, with composition shingle roofs (Craftsman) and concrete tile roofs (Spanish), with stucco and veneer siding. Projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design.

Staff has incorporated, as a condition of approval, that elevations facing Santa Ana Avenue incorporate additional exterior elevation treatments as recommended in the City's Residential Design Guidelines (Condition No. 11).

Open Space

As noted in the table on the previous page, the open space for each lot exceeds the minimum required for the R1 zone. Additionally, the rear yard setbacks meet or exceed the 20-foot minimum required for two-story residences in the R1 zone, resulting in large rear yard areas for each lot.

Tentative Tract Map

The tentative tract map proposed is for a 13-lot subdivision. An easement for private road, utilities and drainage over the private street will be provided as required by the Public Services Division. The private street and perimeter landscaping along the street frontages will be maintained by a maintenance association. A separate lot line adjustment application for one of the existing lots abutting the development is being processed at staff level.

Expiration of Projects

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

Residential Design Guidelines

The proposed residences include elevations with varied roof forms. The homes incorporate varying exterior finishes to create an aesthetically pleasing façades. Second floor windows will be offset from neighboring residence windows to avoid privacy issues to the second story windows of abutting properties (Condition No. 12).

Requirement to Underground Overhead Utilities

Zoning Code requires existing on-site overhead utilities to be undergrounded for the project, which has been agreed to by the applicant. Additionally, the Public Services Department has incorporated a condition of approval requiring the existing overhead utility pole(s) in the public right-of-way along Santa Ana Avenue to be removed based on the number of units proposed for this project (13 units are proposed – 5 is the minimum for the requirement for removal of poles within the right-of-way). This requirement is noted in the letter from the Engineering Division (Exhibit B1) as Condition No. 26. The applicant has agreed to comply with this requirement.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Pursuant to an approved Master Plan, the proposed project would be in conformance with the following planning documents:

- General Plan
- Zoning Code

Conformance with the City of Costa Mesa General Plan

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 area is Low Density Residential (8 dwelling units to the acre maximum) which is compatible with the proposed zone change to R1 (Single Family Residential).

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

- **Goal LU-1:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

  Consistency: The project will provide additional ownership housing opportunities. The infill nature of the proposed project protects the viability of the natural

environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **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 redevelopment project with residential uses. Adequate infrastructure (i.e., roads, emergency, and utility services) is available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1A.4:** *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.*

  Consistency: The project is consistent with the Low Density Residential General Plan Designation of the property and is designed for owner-occupied housing units. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1F.5:** *Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential uses within a single project or neighborhood.*

  Consistency: The project has been designed with appropriate building articulation, setbacks and offsets to ensure that it is compatible with surrounding properties and uses. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2:** *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 a vacant property previously in the County unincorporated area. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. As required by a standard condition of approval on the project, perimeter wall treatments will be reviewed to ensure that landscaping is provided to soften the edges of the development and compatibility with the surrounding area. As a result, the proposed project is consistent with this General Plan goal.

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

Consistency: As discussed later in this report, the proposed project will not create an adverse impact on the environment. 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. Therefore, the project is consistent with this objective.

Conformance with the Zoning Code

As noted earlier, the proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the R1 zone, including lot sizes, building setbacks, open space, and on-site parking.

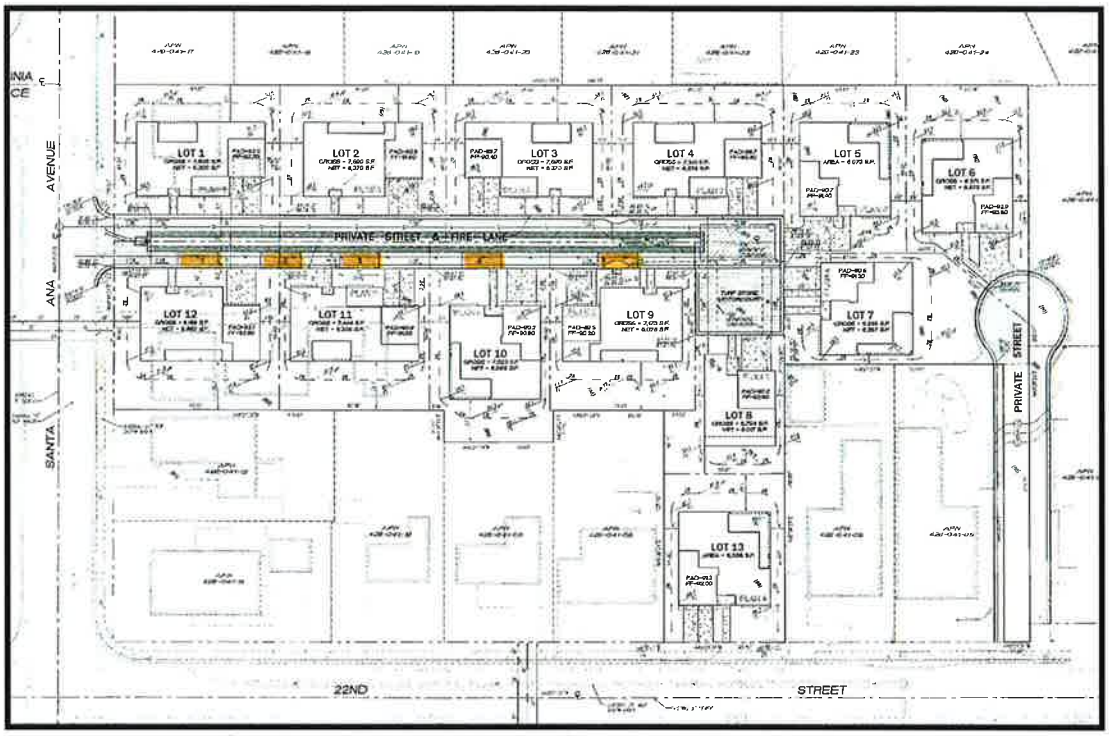
Justifications for Approval

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 below which are also described in more detail in the draft approval resolution.

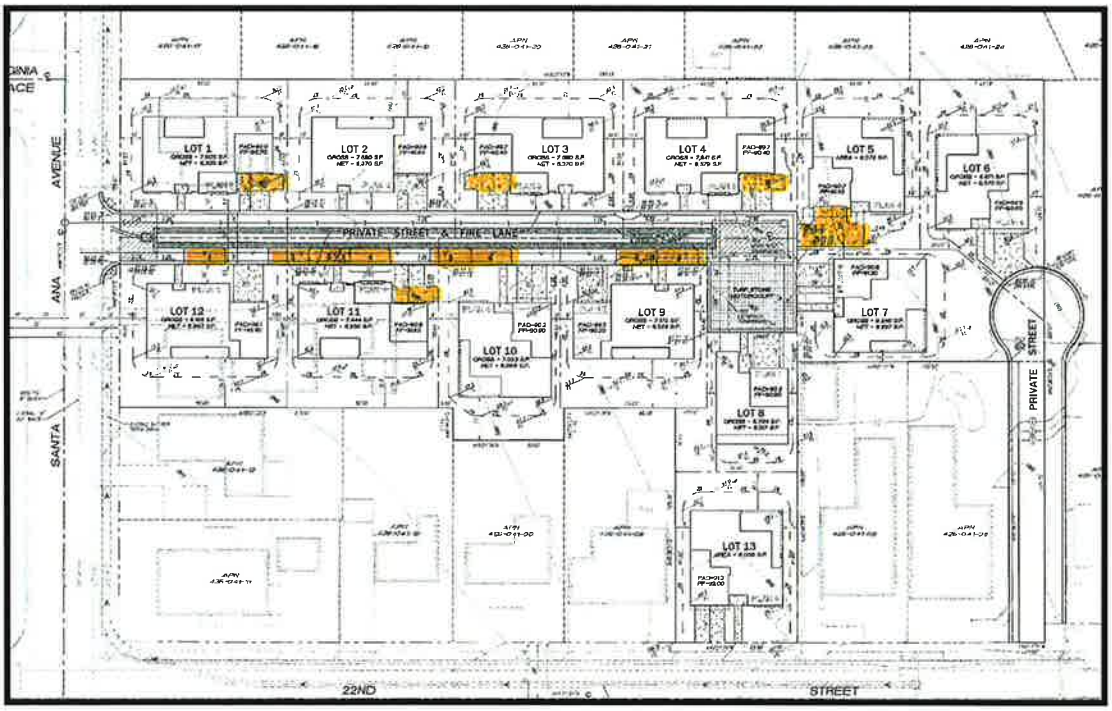
Design Review

- *The applicant conducted two community meetings to obtain feedback from area residents and modified the project to address issues raised by the neighbors at these meetings*. The applicant conducted community meetings with the surrounding residents on March 2, 2016, and April 21, 2016. The meetings were conducted at Kaiser Elementary School, near the project site, at 6:30 pm, and approximately 20 residents attended each meeting. Based on the feedback from the community the applicant provided the following revisions to the project:

    - Three additional on-street parking spaces were added to the project for a total of 8.
    - The applicant created an Alternate Plan 4 for Lot 5 that slightly modified the house and garage to address Transportation Services backup requirements.

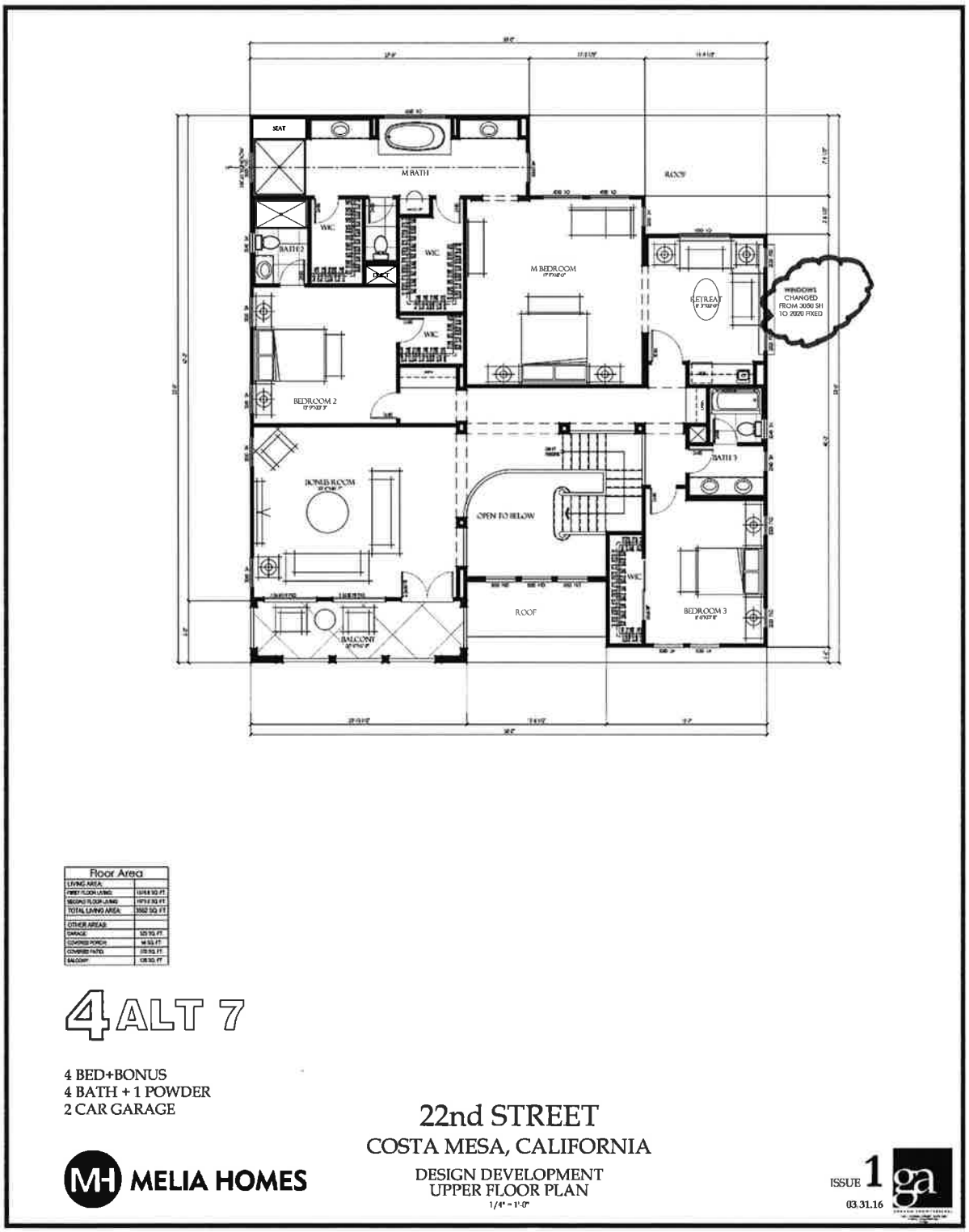


Original Submittal (5 On-Street Parking Spaces)



Revised Submittal (Incorporating 8 On-Site Parking Spaces and Backout Requirements per Transportation Services)

- The applicant also created an Alternate Plan 4 for Lot 7 that modified the window types to provide additional privacy to the existing neighbor located at 330 22nd Street.



Alternate Plan 4 for Lot 7 with Modified Window Types
(See Note on Right Side of Floor Plan)

- *The project conforms to the City Council objectives pursuant to the rezone and annexation*. As noted earlier, the rezoning of the property to R1 when it was annexed into the City of Costa Mesa was approved by the City Council on September 17, 2014. When the property was rezoned, City Council directed the property be rezoned to R1, 6,000 square foot minimum lot size based on input from neighbors during the public hearing process for the rezone. Council further directed that all newly created lots meet the minimum 6,000 square foot lot size and that new single family residences be constructed with rear setbacks that meet or exceed the rear yard setbacks for the R1 zone.

- *The project exhibits excellence in design, site planning, integration of uses and structures, consistent with the integrity of neighboring development*. The project will provide a single-family infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the City's Residential Design Guidelines.

  A condition of approval requires that enhancements to the elevations facing Santa Ana Avenue shall include enhanced detailing including articulation, projections and use of varied building materials as required in the City's Residential Design Guidelines, and shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development.

- *The project provides 8 additional standard-sized parking spaces in the private street exceeds the City's parking requirements (56 spaces required; 64 spaces proposed)*. In addition to the 2-car (with an optional third) garage spaces, parking is provided in the individual driveways leading to each garage and within the private street to provide convenient parking for future guests within the development. The Transportation Division has reviewed and approved the parking design configuration and private street design for the proposed development.

  A condition of approval requires that the open parking spaces on the private street be open, unassigned, and available for all guests of the development. Proper signage indicating a tow-away zone shall be required.

  A condition of approval requires that the private street be enhanced with pervious pavers, colored concrete, or other treatment to the satisfaction of the Development Services Director.

- *The project exceeds the minimum requirements for open space in the form of a large private yards for each unit (40% required; 44% to 57% proposed). Additionally, park fees in the amount of $122,148.00(estimated) is required to be paid to the City.* The minimum required open space for this project is 40%; the project provides a range of 44%-57% open space for each lot. Additionally, park fees in the amount of $122,148.00(estimated) are required to be paid for the project.

- *The project meets and/or exceeds the rear yard setback requirements for one- and two-story structures to ensure neighborhood compatibility and privacy.*

  Code requires a minimum 10-foot rear setback for one-story structures and 20-foot rear setback for two-story structures. In this case, the proposed rear setbacks for the units is 20 feet for the first and second floors with the exception of Lot 8, which has a 15 foot first floor setback and a 20-foot second floor setback. Also, new block walls at height of 6 feet minimum are proposed.

- *The proposal does not require any deviations from the code requirements for the R1 zone.* The project exceeds the minimum development standards required by Code with regard to parking, open space, and setbacks. Additional conditions of approval ensure compatibility with the existing community over the long-term.

  A condition requires that CC&Rs be recorded and a Maintenance Association be formed to maintain the private street area and landscape parkways.

- *New landscaping where none currently exist, including trees along Santa Ana Avenue, will beautify the streetscape.*

  The attached landscape plan, which is preliminary at this point, includes new landscaping on the subject site and within the public right-of-way. Staff has included, as a condition of approval, that landscaping adjacent to the public right-of-way be subject to final approval by the Planning Division.

Tentative Tract Map

- *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 overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. 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.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development Projects. This exemption allows for the construction of single-family residential structures in urbanized areas on sites less than 5 acres, which have been determined not to have a significant effect on the environment.

Additional documentation provided by the applicant's environmental consultant supporting the exemption is also attached to this report for reference (Attachment 3).

LEGAL REVIEW

The City Attorney has reviewed the draft ordinance and resolutions and they have been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

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

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

ALTERNATIVES

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the project will allow development of a 13-unit single family residential subdivision. The project satisfies the required findings for the proposed rezone and master plan and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code. Therefore, staff recommends approval of the project.

MEL LEE, AICP
Senior Planner

CLAIRE FLYNN, AICP
Asst. Development Services Director

Attachments: 1. Location Map and 500' Radius Map

2. Site Photos
3. Applicant's Project Description and Environmental Consultant Letter
4. Draft Resolutions and Exhibits
5. Plans

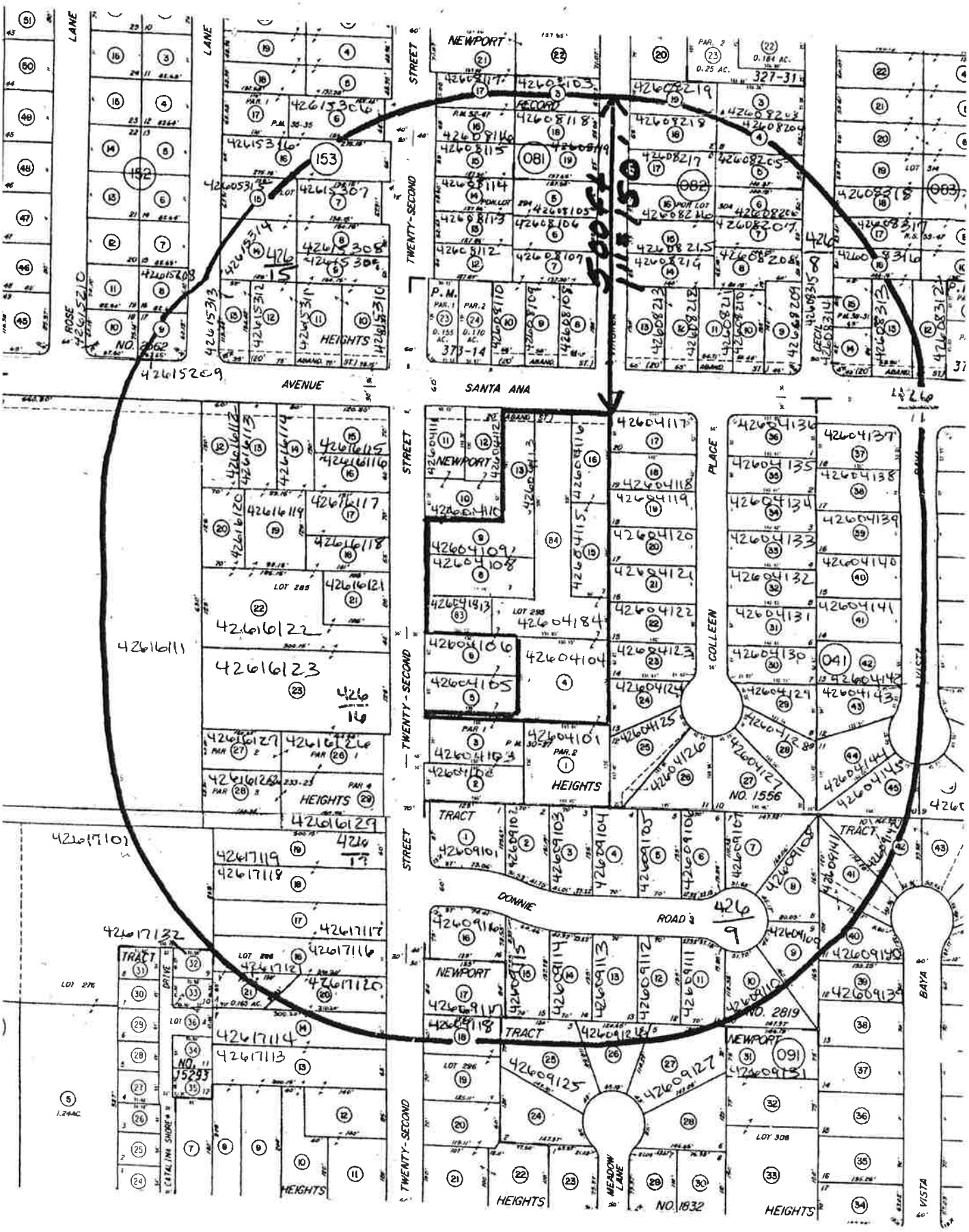
Distribution: Director of Economic & Development Services/Deputy CEO
Assistant Development Services Director
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Melia Homes
c/o Christine Harmon-Harris, Project Manager
8951 Research Drive
Irvine, CA 92618

EXHIBIT A
Amendment to the Zoning Map

Change the zoning designation of the 14-acre county island commonly known as the Santa Ana/Colleen Annexation Area from County Designated R1 to City of Costa Mesa (R1 – 6,000 Square Foot Minimum Lot Size) Single Family Residential District

General Plan Designation	Rezone
Existing (County): 1B (Suburban Residential)	Existing (County): R1 – Minimum 7,200 Sq. Ft. Lots
Current (City SOI): MDR (Medium Density Residential)	
Proposed City: LDR (Low Density Residential)	**Proposed City: R1-6,000 – Min. 6,000 Sq. Ft. Lots**



NEWPORT
RECORD
TWENTY-SECOND STREET
AVENUE
SANTA ANA
HEIGHTS
TRACT
DONNIE ROAD
COLLEEN PLACE
MEADOW LANE
VISTA BAYA
CATALINA SHORE DRIVE
ROSE LANE
NO. 2562
NO. 1556
NO. 2819
NO. 1832
NO. 15293
500 ft

SANTA ANA AVENUE (SOUTH AND NORTH BOUND)

22ND STREET AND EXISITNG PRIVATE STREET

INTERIOR OF SITE

INTERIOR OF SITE

MELIA HOMES
8951 Research Drive Suite 100 Irvine, CA 92618
p 949-759-4367
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www.melia-homes.com

ATTACHMENT 3

Santa Ana Ave & 22nd Street, Costa Mesa

PROJECT DESCRIPTION AND JUSTIFICATION

The proposed project is a new Tentative Tract Map and Design Review to develop a new Single Family Detached residential community consisting of 13 single family homes consistent with the existing R1 Zoning requirements and standards. The project is generally located at the northeast corner of Santa Ana Avenue and 22nd Street, Costa Mesa, CA (APN's: 426-041-04, 13, 15, 16, 84 and a portion of APN 426-041-08 and 09). Previously 3 SFD's and ancillary buildings and uses existed on the sites and have been demolished and removed from the property. The property is currently vacant. This proposed development is requesting approval of a new Tentative Tract Map and Design Review, and the proposed development is consistent with zoning code and consistent with the General Plan density. Processed concurrently as a part, but separate from this application is a Lot Line Adjustment for 316 22nd Street, Costa Mesa, CA, submitted to the city on January 11, 2016.

Four unique plans are proposed for the community:

Plan 1 is a Spanish theme architectural design, is a two story home with four bedrooms and consists of approximately 2,740 SF living area, a two car garage of approximately 420 SF and proposed at 26' 6" in height.

Plan 2 is with two architectural elevations, Craftsman and Spanish designs, is a two story home with four bedrooms and consists of approximately 3,585 SF living area, an oversized two car garage of approximately 558 SF and proposed at 25' 3" in height.

Plan 3 is with two architectural elevations, Craftsman and Spanish designs, is a two story home with five bedrooms and consists of approximately 3,719 SF living area, a two car garage of approximately 415 SF and a single car garage of approximately 214 SF, proposed at 26' 1" in height.

Plan 4 is with two architectural elevations, Craftsman and Spanish designs, is a two story home with four bedrooms and consists of approximately 3,552 SF living area, an oversized two car garage of approximately 523 SF and proposed at 26' 6" in height.

All plans propose a complementary roof material to consist of roof tiles. The color scheme of each elevation and style will be unique in order to provide for high level of variation within the community. Each home will have a tankless water heater and shall have energy efficient heating system with built in air-conditioning and all construction in compliance with current Energy Efficient requirements and appliances.

The site is current zoned R-1 with residential design standards outlined as follows:

1. Minimum Lot Area	6,000 square feet.
2. Minimum Lot Width	Interior lots: 50'; corner Lots 60'
3. Maximum Density	1 dwelling unit per 6,000 square feet
4. Minimum Open Space	40% of total lot area
Distance between buildings	10' between main buildings
Driveway width	10' wide
Driveway length	19'
Front setback	20' from ultimate property line
Side setback	Interior property line 5' Property line abutting a public street 10'
Rear setback	15' at first story ; 20 ' at second story
Rear Yard Coverage (Maximum)	main building 25%

The proposed design and development of the property is compliant with all code requirements for the city's R1 Design standards.

Below is a snapshot for each lot -

	Lot Area	Lot width	Side Setback	Front setback	Rear setback
Lot 1 - Plan 3	7,605 SF Gross/ 6,300 Net	90'	22' Corner to public street 8' inside	24'	20'
Lot 2 - Plan 2	7,690 SF Gross/ 6,370 SF Net	9'	13' / 13'	24'	20'
Lot 3 - Plan 3	7,690 SF Gross/ 6,370 SF Net	91'	10.5'/10.5'	24'	20'
Lot 4 - Plan 3	7,941 SF Gross/ 6,579 Net	94'	11.7'/12.3'	24'	20'
Lot 5 - Plan 4	6073 SF	67.07'	8.6'/8.5'	20'	20'
Lot 6 - Plan 4	6,971 SF Gross/ 6,573 SF Net	67.08'	8.6 / 8.5'	22'	29'
Lot 7 - Plan 4	9,246 SF Gross/ 6,297 SF Net	60'	5' /5'	20'	34'
Lot 8 - Plan 1	6,704 SF Gross / 6,017 SF Net	66'	5'/5'	46'	15'/20'
Lot 9 - Plan 2	7,173SF Gross / 6,028 SF Net	79'	7'/7'	24'	26.3
Lot 10 - Plan 4	7,023 SF Gross/ 6,066 SF Net	60'	11'/5'	24'	23'

Lot 11 - Plan 3	7,444 SF Gross/ 6,256 SF Net	82'	6'/6'	24'	26.3'
Lot 12 - Plan 2	8,168 SF Gross/ 6,863 SF Net	90'	24.5 Corner side to public street 10.5'- inside	24'	26.3
Lot 13 - Plan 4	6006 SF	66'	8'/8'	20'	20.5'

All homes have 2 – 3 car garages with sufficient parking space in the 20' driveways. There is an additional 8 on street parking spaces.

We had two neighbor information sessions held on March 2, 2016 and April 21, 2016. Based on the feedback from the community as well as some minor city comments – we modified the below items -

1) We added 3 additional on-street parking spaces for a total of 8.
2) Lot 7 – we created an Alternate Plan 4 that modified the window sizing smaller to allow for privacy to the existing neighbor located at 330 22nd St.
3) Lot 5 – we created an Alternate Plan 4 that slightly modified the house and garage to address transportation's backup requirements.

In the final analysis, a thoughtfully-conceived infill housing solution represented as a collection of homes with unique personality in keeping with traditional family living. An artful blending of architectural character and program objectives that successfully appeals to the target market profile and reinforces the positive aspects and pride of community.

We look forward to working with you to improve this property and to provide large high end market rate for sale of detached single family housing on this site. Melia Homes has a great working relationship and hope that our past Costa Mesa projects provide confidence in our ability to successfully implement this project once approved.

HowesWeiler & Associates

LAND USE PLANNING AND ENGINEERING

January 7, 2016

Chad Brown
Melia Homes
8951 Research Drive, Suite 100
Irvine, CA 92618

RE: Environmental assessment letter for the proposed development at 326 22nd Street and 2216 Santa Ana Avenue in Costa Mesa, California.

Dear Chad,

The proposed project includes 2.2 acres of vacant land located in the City of Costa Mesa, near the eastern boundary of the city limits (Attachment 1). The property was previously occupied by three single family residences which were removed approximately four years ago. The project site is completely surrounded by single family residences and the proposed project would infill the vacant lot with 13 single-family detached residential homes as depicted in the site plan shown in Attachment 2.

The proposed project is seeking to qualify for a Class 32 categorical exemption (Section 15332. In-Fill Development Projects) under the California Environmental Quality Act (CEQA). To be eligible for this exemption, a project must meet the following conditions:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

(c) The project site has no value as habitat for endangered, rare or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

(e) The site can be adequately served by all required utilities and public services.

Class 32 Evaluation

The below discussion evaluates the proposed project with the conditions of the Class 32 Exemption.

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(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

The General Plan has designated the project site as Low Density Residential and the site has a zoning designation of Single Family Residential (R1). According to the information provided in the project site plan (Attachment 2), the proposed project has been designed to be consistent with all applicable general plan objectives and policies and complies with the R1 zoning regulations Therefore, the proposed project would comply with condition (a) of the Class 32 CEQA exemption.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project site is located on a previously developed property within the city limits on less than five acres and is surrounded by highly urbanized uses in the southeastern portion of the City of Costa Mesa. Therefore, the proposed project complies with condition (b) of the Class 32 CEQA exemption.

(c) The project site has no value as habitat for endangered, rare or threatened species.

The project site consists of a vacant lot that is devoid of any native habitat and does not represent any value to endangered, rare or threatened species. Therefore, the proposed project complies with condition (c) of the Class 32 CEQA exemption.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

It is assumed that the proposed project would be subject to, and will comply with, all applicable standard construction and building regulations, conditions, and development impact fees as required for all construction projects. For example, construction activities may require a traffic control plan, dust suppression procedures, water quality best management practices (BMPs), and would be subject to timing restrictions from the City's noise ordinance. Given the small size and scale of the proposed project, in combination with the adherence to all applicable construction and building standard conditions and regulations, it is anticipated that no significant short-term environmental effects would result from short-term construction activities.

Traffic

The project site is shaped in a manner that would allow for three access points for the 13 single –family residences. A private drive would be created to allow access to Lots 1 through 5 and Lots 8 through 12 from an existing driveway curb cut along Santa Ana Avenue. Lots 6 and 7 would be accessed via an existing private drive along 22nd Street and Lot 13 would have direct driveway access from 22nd Street. The three varied access points to the site would diffuse the distribution of trips generated from the project site and lessen the peak trips impact on any one intersection.

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The trip generation potential of the project was estimated using the average rates for ITE Land Use 210: Single-Family Detached Housing published in the Trip Generation, 9th Edition, Institute of Transportation Engineers. Table 1 below, Project Trip Generation Summary, depicts the trip generation rates used to forecast potential trips, summarizes the project's daily, AM peak hour, and PM peak hour trip generation potential.

Table 1 Project Trip Generation Summary

Land Use Category	Trip Generation Daily 2 Way	Daily Trips	Trip Generation AM Peak Hour Total	AM Peak Hour Trips	Trip Generation PM Peak Hour Total	PM Peak Hour Trips
Single-Family Detached Housing (13 Units)	9.52	124	0.75	10	1.0	13

Source: Trip Generation, 9th Edition, Institute of Transportation Engineers

The project would generate up to 124 daily trips, including up to 10 trips in the AM peak hour and up to 13 trips in the PM peak hour. Relative to the adjacent circulation system, the increase of daily and peak trips are considered nominal. Additionally, the three access points to the project site would result in the generated trips being distributed in a manner that likely would not significantly impact any one street segment or intersection. Therefore, the project is not considered to conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system.

The project would be subject to compliance with conditions which requires development of a traffic control plan during construction and payment of traffic impact fees. Because the project will not generate more than 2,400 daily trips, it is not subject to a Traffic Impact Analysis (TIA) for Congestion Management Program (CMP) evaluation. Therefore, project related impacts on applicable CMPs and other established standards are considered less than significant.

Noise

Grading and construction activities, including trucks, graders, bulldozers, concrete mixers, and portable generators present the highest potential for project related noise. However, construction noise represents a short-term impact on ambient noise levels. Additionally, noise generated by construction activities during daytime hours is exempted from the Noise Ordinance standards. Therefore, if construction is limited to daytime hours specified in the Noise Ordinance, construction-related noise would not result in significant noise impacts.

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The proposed project would be required to comply with the City's 65 CNEL exterior and 45 CNEL interior noise standards and through a combination of building standards and techniques, the proposed project would not result in significant noise impacts to future residents. Additionally, the existing surrounding uses include single family residences that are similar in density and uses to the proposed residential units. Noise created by the future residents would be similar in nature to the existing ambient noise and due to the small scale of the proposed project would not pose a substantial increase in ambient or nuisance noises. Therefore, no significant noise impacts are anticipated as a result of the implementation of the proposed project.

Air Quality

The proposed project would consist of a 13-unit single family residential development on a vacant 2.02 acre site adjacent to existing single family residential units. The proposed project is estimated to generate up to 124 daily trips, including 10 trips in the AM peak hour and up to 13 trips in the PM peak hour. Given the size of the project site, the small number of peak trips during the AM and PM peak hours, compliance with required standard conditions, and the fact that no subsurface grading for subsurface structures (i.e. parking garage) would be required, the proposed project would likely result in less than significant impacts related to carbon monoxide (CO) and localized and regional pollutant concentrations and would not likely exceed South Coast Air Quality Management District (SCAQMD) thresholds or prevent the region's ability to meet State and Federal air quality standards.

According to the City of Costa Mesa General Plan Land Use Map, the project site is located in the Low Density Residential (LDR) designation. This designation allows for 8 dwelling units per acre (du/ac) and the proposed project would include a density of 5.9 du/ac. Therefore, the proposed project is consistent with the City-wide plan for population growth at the project site. The proposed project is also consistent with the Southern California Association of Governments (SCAG) Growth Management Chapter of the Regional Comprehensive Plan and Guide (RCPG) types, intensity, and patterns of land use designated for the area in and around the project site. The population, housing, and employment forecasts, which are adopted by SCAG's Regional Council, are based on the local plans and policies applicable to the City and are used by SCAG in all phases of implementation and review. Additionally, as the SQAQMD has incorporated these same projections into the 2012 Air Quality Management Plan (AQMP) it can be concluded that the project would be consistent with the projections. Therefore, the proposed project would not result in impacts related to compliance with the applicable air quality plan.

Stormwater

The proposed project consists of approximately 2.2 acres of vacant land. Although the implementation of the proposed project would result in an increase in impervious surfaces, the project would be subject to the City's 2003 Drainage Area Management Plan (DAMP), and would be required to prepare a Storm Drain Plan, Storm Water Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) which would conform to the current National Pollution Discharge Elimination System (NPDES) requirements. The

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proposed project would incorporate all necessary stormwater BMPs and other city requirements to eliminate polluted runoff for all construction work and during the operational life of the residential units. Therefore, it is anticipated that implementation of the proposed project would not result in significant water quality impacts.

In summary, due to the relatively small scale of the project and compliance with all required standards, conditions, and regulations, the 13-unit single family residential development proposed at 326 22nd Street and 2216 Santa Ana Avenue in Costa Mesa, California would not result in significant effects related to traffic, noise, air quality, or water quality and would comply with condition (d) of the Class 32 CEQA exemption.

(e) The site can be adequately served by all required utilities and public services.

The project site located within a highly urbanized area of the City of Costa Mesa which currently includes the required infrastructure for utilities and public services to the site. The proposed project is not changing the land use or zoning designations for the site and, therefore, would not lead to an increase in usage of utilities or the demand for public services that have not previously been planned for by the City of Costa Mesa. Therefore, the proposed project complies with condition (e) of the Class 32 CEQA exemption.

Summary

Based on the evaluation provided above, the proposed 13 unit, single family residential project located at 326 22nd Street and 2216 Santa Ana Avenue in Costa Mesa, California would comply with the conditions required in CEQA Section 15332. In-Fill Development Projects, and qualify for the categorical exemption.

Sincerely,

Patrick Zabrocki
Senior Planner

Attachments
Attachment 1 – Regional Aerial Map
Attachment 2 – Proposed Site Plan

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SOURCES: Google Earth, August, 2015; Howes, Weiler and Associates, August, 2015.

N

Site Boundary

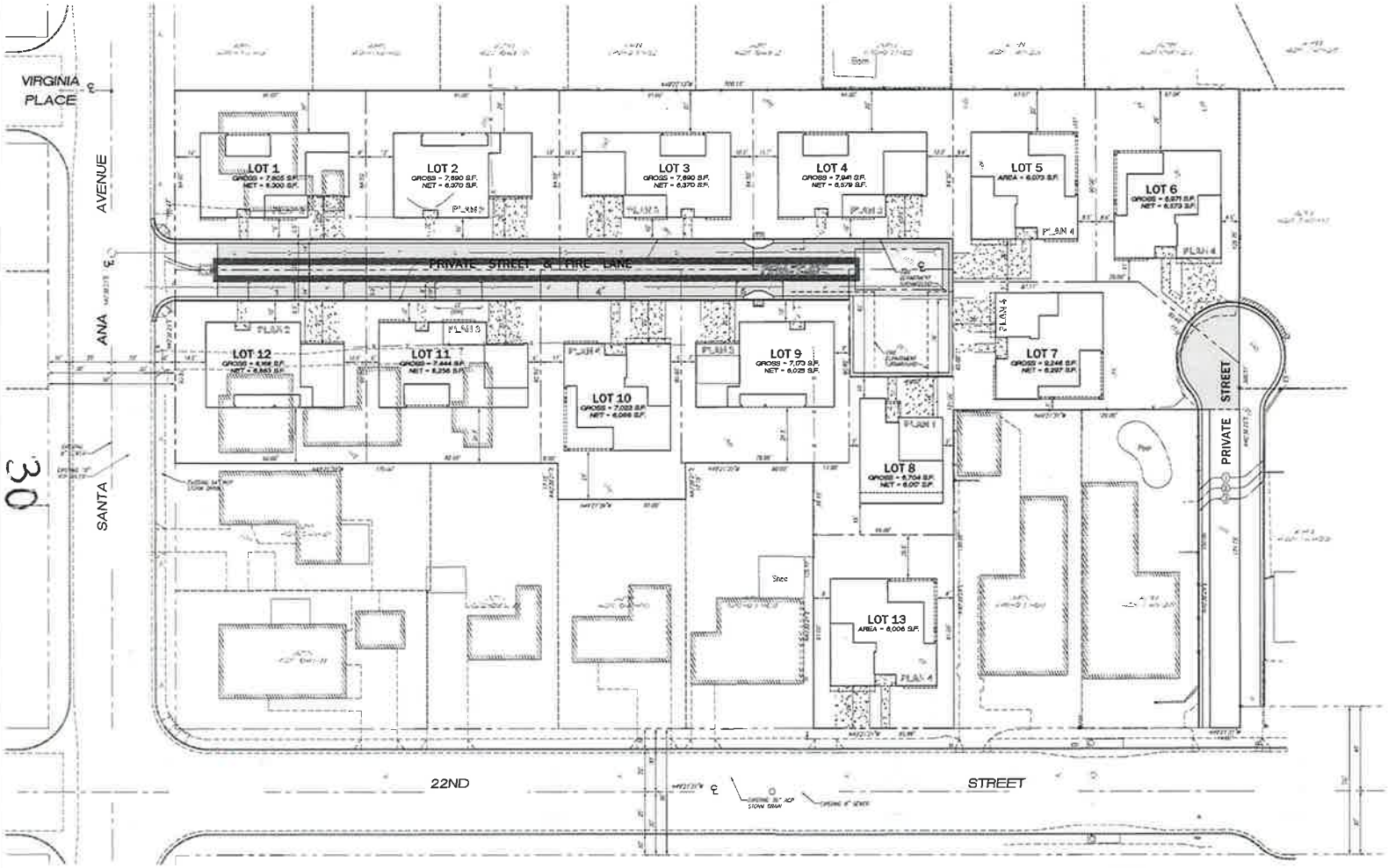
Note: Not to scale.

Attachment 1: Aerial Location Map

326 22nd Street and 2216 Santa Ana Avenue
Costa Mesa, California

SITE PLAN

TENTATIVE TRACT NO. 18006
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)
THOMAS GUIDE 889-B3

PROJECT DATA

APPLICANT	CW22M 2015, LLC 6951 RESEARCH DRIVE IRVINE, CA 92618 (949) 759-4367
ENGINEER	LAND DEVELOPMENT CONSULTANTS, INC. 1550 BROOKHOLLOW DRIVE, SUITE 53 SANTA ANA, CA 92705 TEL: (714) 557-7700
ASSESSOR'S PARCEL NUMBERS	426-041-04, 13, 15, 16, 83 AND 84
TOTAL AREA	95,734 SF = 2.198 ACRES
LOTS 1 - 13 AREA	81,738 SF = 1.876 ACRES
PRIVATE STREET AREA	13,996 SF = 0.322 ACRES
EXISTING & PROPOSED GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
EXISTING ZONING	R1
PROPOSED ZONING	R1
GUEST PARKING	5 SPACES
PROPOSED NUMBER OF LOTS	13

LEGAL DESCRIPTION:

A PORTION OF LOT 295 OF NEWPORT HEIGHTS TRACT, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2015-03 RECORDED MAY 31, 2015 AS INSTRUMENT NO. 2015000247243 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2009-10 RECORDED DECEMBER 23, 2009 AS INSTRUMENT NO. 2009000589675 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXISTING EASEMENTS

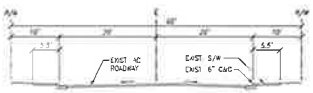
PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-5023961(29) DATED OCTOBER 01, 2015

SYMBOL ON PLAN	NUMBER IN TITLE REPORT	DESCRIPTION
---	8.	AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES & INCIDENTAL PURPOSES RECORDED NOVEMBER 24, 1954 IN BOOK 2877, PAGE 50 OF OFFICIAL RECORDS
℄	10.	AN EASEMENT TO HAROLD S. FRANK AND DOLORES MARIE FRANK FOR ROAD & UTILITY PURPOSES RECORDED JULY 26, 1963 IN BOOK 8648, PAGE 483 OF OFFICIAL RECORDS
℄	11.	AN EASEMENT TO RICHARD C. HALEY AND CYRILLA HALEY FOR ROAD & UTILITY PURPOSES, RECORDED JULY 26, 1963 IN BOOK 8648, PAGE 484 OF OFFICIAL RECORDS
℄	12.	THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ROAD MAINTENANCE AGREEMENT" RECORDED JUNE 9, 1976 IN BOOK 11762, PAGE 844 OF OFFICIAL RECORDS
---	13.	AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITIES, RECORDED JANUARY 13, 2006 AS INSTRUMENT NO 2006-0002914 OF OFFICIAL RECORDS

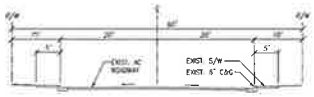
ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THE TENTATIVE TRACT MAP.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PROPOSED PRIVATE STREET
(NO SCALE)



SANTA ANA AVENUE
(NO SCALE)



22ND STREET
(NO SCALE)

LEGEND:

AC	ASPHALT CONCRETE	PAD	PAD ELEVATION
APN	ASSESSORS PARCEL NO.	R/W	RIGHT-OF-WAY
C&G	CURB & GUTTER	SW	SIDEWALK
CL	CENTERLINE	TC	TOP OF CURB
FF	FINISHED FLOOR	TYP	TYPICAL
FL	FLOWLINE		PROPOSED FLOW LINE
FS	FINISHED SURFACE		PROPOSED SEWER
GB	GRADE BREAK		PROPOSED WATER
HP	HIGH POINT		

BENCH MARK:
OCSBM CM-17-70
NAVD 88 / 1993 OCS ADJ
ELEV. = 74.616 FT.

HowesWeiler & Associates
LAND USE PLANNING AND ENGINEERING

Attachment 2
Proposed Site Plan

REVISIONS				
DATE	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
MELIA HOMES
6951 RESEARCH DRIVE
IRVINE, CA 92618
TEL. (949) 759-4367

LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1550 BROOKHOLLOW DRIVE, SUITE 53
SANTA ANA, CA. 92705
(714) 557-7700 (714) 557-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:

HERSEL MOUSSA-ZANAB, P.E. R.C.E. 44580 EXP. 3/31/2016 DATE

CITY OF COSTA MESA

SITE PLAN

TENTATIVE TRACT NO. 18006

APNs: 426-041-04, 13, 15, 16, 83 & 84

SHEET 1 OF 1

JOB NO. 466

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-05 AND TENTATIVE TRACT MAP TT-18006 FOR A DETACHED, 13-UNIT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 326 22ND STREET AND 2212, 2216, AND 2220 SANTA ANA AVENUE IN THE R1 ZONE

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

WHEREAS, an application was filed by Melia Homes, representing the property owner, Santa Ana and 22nd, LLC, requesting approval of the following:

1) ***Planning Application PA-16-05:*** Design Review to construct a 13-unit, two-story, detached single-family residential development on a lot size of 2.1 acres in an R1 zone. The proposed project consists of the following:
    - 13 single-family detached units (15 units maximum allowed);
    - 11 units will take access from a 28-foot wide private street from Santa Ana Avenue; one unit will take access directly from 22nd Street; one unit will take access from an existing private street from 22nd Street;
    - R1 lot sizes range from 6,006 square feet to 6,863 square feet, excluding the private street (6,000 square foot minimum lot size required);
    - 56 on-site parking spaces are required for the project; 64 on-site parking spaces are proposed; and
    - No zoning code deviations are being requested for this project.
2) ***Tentative Tract Map TT-18006:*** Tentative Tract Map for the subdivision of the property into fee simple lots for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 23, 2016 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and has been found to be categorically exempt from CEQA under Section 15332 for In-Fill Development Projects.

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-16-05 and Tentative Tract Map TT-18006.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-16-05 and Tentative Tract Map 18006 and upon the applicant's compliance with each and all of the conditions in Exhibits B and B1, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval and/or mitigation measures.

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

PASSED AND ADOPTED this 23rd day of May, 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 May 23, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

A. The proposed project complies with Title 13, Section 13-29(g)(5), Master Plan, of the Municipal Code due to the following:

Finding: The project meets the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Facts in Support of Findings: The project is consistent with the following goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1:** *It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and to ensure the long term viability and productivity of the community's natural and man-made environments.*

  Consistency: The project will provide additional ownership housing opportunities. The infill nature of the proposed project protects the viability of the natural environment and decreases the need for significant infrastructure improvements. The project is consistent with this General Plan goal.

- **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 redevelopment project with residential uses. Adequate infrastructure (i.e., roads, emergency, and utility services) is available to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1A.4:** *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.*

  Consistency: The project is consistent with the Low Density Residential General Plan Designation of the property and is designed for owner-occupied housing units. Therefore, the project is consistent with this General Plan objective.

- **Objective LU-1F.5:** *Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential uses within a single project or*

neighborhood.

Consistency: The project has been designed with appropriate building articulation, setbacks and offsets to ensure that it is compatible with surrounding properties and uses. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2:** *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 a vacant property previously in the County unincorporated area. The proposed project would enhance the visual appearance of the site through implementation of the proposed landscape plan. In addition, the project would provide a high-quality architectural design to the project area. As required by a standard condition of approval on the project, perimeter wall treatments will be reviewed to ensure that landscaping is provided to soften the edges of the development and compatibility with the surrounding area. As a result, the proposed project is supportive of this General Plan goal.

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

  Consistency: The proposed project will not create an adverse impact on the environment. 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. Therefore, the project is consistent with this objective.

The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the R1 zone, including lot sizes, building setbacks, open space, and on-site parking; specifically, as noted below.

- *The applicant conducted two community meetings to obtain feedback from area residents and modified the project to address issues raised by the neighbors at these meetings*. The applicant conducted community meetings with the surrounding residents on March 2, 2016, and April 21, 2016. The meetings were conducted at Kaiser School, near the project site, at 6:30 pm, and approximately 20 residents attended each meeting. Based on the feedback from the community the applicant provided revisions to the project.

- *The project conforms to the City Council objectives pursuant to the rezone and annexation*. As noted earlier, the rezoning of the property to R1 when it was annexed into the City of Costa Mesa was approved by the City Council on September 17, 2014. When the property was rezoned, City Council directed the property be rezoned to R1, 6,000 square foot minimum lot size based on input from neighbors during the public hearing process for the rezone. Council further directed that all newly created lots meet the minimum 6,000 square foot lot size

and that new single family residences be constructed with rear setbacks that meet or exceed the rear yard setbacks for the R1 zone.

- *The project exhibits excellence in design, site planning, integration of uses and structures, and protect the integrity of neighboring development*. The project will provide a single-family infill development that will be complementary to an urban setting. The proposed architecture and site design will enhance the street view and will be compatible with existing development in the area. The overall architectural design promotes excellence and compatibility. The variety of building elevations, materials and staggered massing diminishes the boxy design appearance consistent with the City's Residential Design Guidelines.

  A condition of approval requires that enhancements to the elevations facing Santa Ana Avenue shall include enhanced detailing including articulation, projections and use of varied building materials as required in the City's Residential Design Guidelines, and shall not be modified unless otherwise approved by the Development Services Director as consistent with the architectural design and features of the proposed development.

- *The project provides 8 additional standard-sized parking spaces in the private street and exceeds the parking required by Code (56 spaces required; 64 spaces proposed)*. In addition to the 2-car (with an optional third) garage spaces, parking is provided in the individual driveways leading to each garage and within the private street to provide convenient parking for future guests within the development. The Transportation Division has reviewed and approved the parking design configuration and private street design for the proposed development.

- *The project exceeds the minimum requirements for open space in the form of a large private yards for each unit (40% required; 44% to 57% proposed). Additionally, park fees in the amount of $122,148.00(estimated) is required to be paid to the City.* The minimum required open space for this project is 40%; the project provides a range of 44%-57% open space for each lot. Additionally, park fees in the amount of $122,148.00(estimated) are required to be paid for the project.

- *The interface of the proposed development with the existing single-family homes features enhanced rear setbacks and block walls to ensure neighborhood compatibility and privacy.*

  Code requires a minimum 10-foot rear setback for one-story structures and 20-foot rear setback for two-story structures. In this case, the proposed rear setbacks for the units is 20 feet for the first and second floors with the exception of Lot 8, which has a 15 foot first floor setback and a 20-foot second floor setback. Also, new block walls at height of 6 feet minimum are proposed.

- *The proposal does not require any deviations from the code requirements for the R1 zone.* The project exceeds the minimum development standards required by Code with regard to parking, open space, and setbacks. Additional conditions of approval ensure compatibility with the existing community over the long-term.

- *New landscaping where none currently exist, including trees along Santa Ana Avenue, will beautify the streetscape*.

  The attached landscape plan, which is preliminary at this point, includes new landscaping on the subject site and within the public right-of-way. Staff has included, as a condition of approval, that landscaping within the public right-of-way be subject to final approval by the Public Services Department.

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

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

Facts in Support of Findings: The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project provides sufficient easements as a common interest development, and encourages increased private market investment in declining or deteriorating neighborhoods. The subdivision complies with the State Subdivision Map Act.

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

Facts in Support of Findings: The LDR (Low Density Residential) General Plan Land Use designation allows residential development of up to 8 dwelling units/acre on this site; the proposed project is 5.9 dwelling units/acre and complies with all other applicable provisions of the Zoning Code for residential developments in the R1 zone.

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

Facts in Support of Findings: The overall design reflects a quality project that is consistent with the intent of the Zoning Code and General Plan. The project is categorically exempt per the provisions of the California Environmental Quality Act (CEQA), which means that the proposed project will not create an adverse impact on the environment.

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

Facts in Support of Findings: The proposed buildings include openings in

an east-west direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The inclusion of trees will also help provide shade to the residential units within the development.

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

Facts in Support of Findings: As conditioned, the proposed project does not interfere with the public right-of-way. The recommended improvements along the public streets abutting the project site will improve the public right-of-ways for vehicular and pedestrian traffic.

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

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

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 (Class 32) for Infill Development. This exemption allows for the construction of single-family residential structures in urbanized areas on sites less than 5 acres.

D. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated at all affected intersections and by the payment of traffic impact fees.

E. The proposed buildings are an excessive distance from the public street necessitating fire apparatus access and provisions of on-site fire hydrants.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-16-05 shall coincide with the expiration of the approval of the Tentative Tract Map 18006 which 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, code requirements, and special district requirements of PA-16-05 and TT-18006 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. A decorative perimeter block wall a minimum of 6 feet in height shall be constructed along the boundaries of the site, prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them.
4. The interior fences or walls between the units shall be a minimum of six feet in height.
5. The perimeter wall along Santa Ana Avenue shall incorporate landscape planters between the wall and back of public sidewalk, with landscape materials subject to the approval by the Development Services Director.
6. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division. The private street shall also be enhanced with pervious pavers, colored concrete, or other treatment to the satisfaction of the Development Services Director.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. 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.
9. 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.
10. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Specifically, the proposed architecture consists of a combination of Craftsman and Spanish designs, with composition shingle roofs (Craftsman) and concrete tile roofs (Spanish), with stucco and veneer siding. Projections are included to maximize floor space on upper floors and provide building articulation, texture and color variation throughout the project's design. Elevations shall not be modified unless otherwise approved by the Development Services Director as consistent

with the architectural design and features of the proposed development. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.

11. Elevations facing Santa Ana Avenue incorporate additional exterior elevation treatments as recommended in the City's Residential Design Guidelines.
12. Second floor windows shall be offset from neighboring residence windows to avoid privacy issues to the second story windows of abutting properties. Windows which cannot be offset must be frosted or elevated to maintain privacy.
13. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
14. The subject property's ultimate finished grade level may not be filled/raised in excess of 36 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.
15. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
16. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas either within the garages or within the side yard areas (behind fences).
17. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be

complemented by stamped concrete or pervious pavers.

18. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.

    a. The CC&Rs shall contain provisions requiring that the maintenance association effectively manage parking and contract with a towing service to enforce the parking regulations.
    b. The CC&Rs shall also contain provisions related to preservation and maintenance of the private street and perimeter landscaping in perpetuity by the maintenance association. The CC&Rs shall also contain the buyer's notice as an exhibit.
    c. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
    d. The CC&Rs shall contain provisions requiring that the maintenance association submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
        - The two-car garages in the residential community are being used for vehicle parking by the resident(s).
        - The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
        - 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.
    e. Open parking spaces on the private street shall be open, unassigned, and available for all guest of the development. Proper signage indicating a tow-away zone shall be required.
    f. 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.

19. The CC&Rs shall be recorded and a Maintenance Association be established prior to issuance of certificates of occupancy.

20. Prior to issuance of a final certificate of occupancy for the first unit, the City Attorney's office shall review and approve the CC&R provisions related to transient occupancy. These include any and all types of vacation rentals, short-term or long-term rentals, bed and breakfast lodging, boardinghouse, residency hotel, etc. If the violation is not rectified within 30 days by eviction of the tenant(s), the owner shall be subject to a first citation of $150, including fines as adopted by the City Council. (At this time fines range from $150 for the first infraction to

$500 for three plus infractions.) The Development Services Director may apply fines not to exceed $500 per day for violations that are not resolved.

21. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map TT-18006.

22. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.

23. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance association.

24. 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:

    a. 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.

    b. Glare shields may be required for select light standards.

25. All construction contractors shall comply with South Coast Air Quality Management District (SCAQMD) regulations, including Rule 403, Fugitive Dust. All grading (regardless of acreage) shall apply best available control measures for fugitive dust in accordance with Rule 403. To ensure that the project is in full compliance with applicable SCAQMD dust regulations and that there is no nuisance impact off the site, the contractor would implement each of the following:

    a. Moisten soil not more than 15 minutes prior to moving soil or conduct whatever watering is necessary to prevent visible dust emissions from exceeding 100 feet in any direction.

    b. Apply chemical stabilizers to disturbed surface areas (completed grading areas) within five days of completing grading or apply dust suppressants or vegetation sufficient to maintain a stabilized surface.

    c. Water excavated soil piles hourly or covered with temporary coverings.

    d. Water exposed surfaces at least twice a day under calm conditions. Water as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.

    e. Wash mud-covered tired and under-carriages of trucks leaving

construction sites.

f. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud, which would otherwise be carried off by trucks departing project sites.

g. Securely cover loads with a tight fitting tarp on any truck leaving the construction sites to dispose of debris.

h. Cease grading during period when winds exceed 25 miles per hour.

26. Permanently installed wood burning devices are not permitted. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

27. All rubber tired dozers and graders used during the grading phase of construction shall be powered by Tier 3 engines.

28. The project shall comply with Title 24 of the California Code of Regulations established by the energy conservation standards. The project Applicant shall incorporate the following in building plans:

- Double paned glass or window treatment for energy conservation shall be used in all exterior windows.
- Buildings shall be oriented north/south where feasible.

29. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

30. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

31. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents,

officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

Eng. 32. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1).

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. 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. Pay Park fee prior to certificate of occupancy. Applicable fee shall be that fee in effect at the time the subdivision application is filed with the City.

4. A minimum 20-foot by 20-foot clear interior dimension shall be provided for all 2-car garages, and a minimum 10-foot by 20-foot clear interior dimension shall be provided for 1-car garages, if proposed.

5. Minimum garage door width shall be 16 feet (2-car garages).

6. All garages shall be provided with automatic garage door openers.

7. Grading materials delivery, equipment operation, and other construction-related activity shall be limited to be-tween the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

8. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines,

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

9. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.

10. All on-site utility services shall be installed underground.

11. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

12. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Bldg.

13. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings, and elements by individuals with disability shall comply with Chapter 11B of the 2013 California Building Code.

14. 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 onsite 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.

15. Submit a precise grading plan, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required, a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:

    - An excavation which does not exceed 50 CY on any one site and which is less than 2 feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
    - A fill less than 1 foot in depth placed on natural grade with a slope

flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

- A fill less than 3 feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

16. Submit a soils report for this project. Soils report recommendations shall be blueprinted on both the architectural and grading plans. For existing slopes or when new slopes are proposed, the Soils Report shall address how existing slopes or the new slopes will be maintained to avoid erosion or future failure.

17. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Building Code CRC 403.1.7.3.

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

19. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 feet (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).

Trans.

20. Construct all proposed driveway approaches to comply with city standards.

21. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Transportation Services Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

22. Close unused drive approaches, or portion of, with full height curb and gutter that comply with City Standards.

Fire

23. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code.

24. Provide "blue dot" reflective markers for all on-site fire hydrants.

25. The project shall provide an automatic fire sprinkler system according to NFPA 13 R.

WQMP

26. 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.

27. The project shall comply with the NPDES requirements, as follows:
    a. 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 Storm 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.
    b. 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, non-sediment 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.
    c. List the parties responsible for the SWPPP implementation and the BMP maintenance during and after grading. The project Applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.
28. A WQMP 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.
29. Location of the BMPs shall not be within the public right-of-way.

SPECIAL DISTRICT REQUIREMENTS

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

Sani.
1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer.
3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
4. The applicant is required to contact the Costa Mesa Sanitary District at

949-645-8400 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at 949-645-8400 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.

6. Applicant shall contact Costa Mesa Sanitary District at 949-645-8400 for any additional district requirements.

AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

Water 8. 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.

School 9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 10. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 6, 2016

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

SUBJECT: Tract No. 18006
LOCATION: 2212 & 2216 Santa Ana Avenue and 300, 316 & 320 22nd Street

Dear Commissioners:

Tentative Tract Map No. 18006 as furnished by the Planning Division for review by the Public Services Department consists of a subdivision creating thirteen lots to construct thirteen detached single family residential units. Tentative Tract Map No. 18006 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.), in addition to any conditions 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. 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.

3. 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.

4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.

5. 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.

6. 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.

7. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

8. The elevations shown on all plans shall be on Orange County benchmark datum.

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.costamesaca.gov

9. 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.

10. Prior to occupancy on the Tract, 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 nine copies of the recorded Tract Map.

11. 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.

12. Vehicular and pedestrian access rights to Santa Ana Avenue and 22nd Street shall be released and relinquished to the City of Costa Mesa except at approved access locations.

13. The Subdivider's engineers shall furnish 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. This study to be furnished with the first submittal of the Final Tract Map. Cross lot drainage shall not occur.

14. Ownership and maintenance of 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 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

15. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.

16. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 645-8400 for information. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.

17. Dedicate easements as needed for public utilities.

18. 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. Pay Offsite Plan Check fee per Section 13-29(2)(b) 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.

19. A Construction Access Permit and deposit of $500 will be required by 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.

20. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.

21. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

23. 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.

24. Obtain a permit from the City of Costa Mesa, Engineering Division and mill and overlay Santa Ana Avenue from Virginia Place to the southerly property line.

25. 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.

26. Submit for approval to the City of Costa Mesa plans that show the undergrounding of overhead utility cables along Santa Ana Avenue within the frontage of the property, including the removal of pole No. 745087H and the undergrounding of utility cables crossing Santa Ana Avenue at Virginia Place, to the extent practical or feasible.

Sincerely,

Baltazar Mejia, P. E.
Acting City Engineer

(Engr. 2016/Planning Commission Tract 18006)

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION PA-16-05 AND TENTATIVE TRACT MAP TT-18006 FOR A DETACHED, 13-UNIT, SINGLE FAMILY RESIDENTIAL DEVELOPMENT LOCATED 326 22ND STREET AND 2212, 2216, AND 2220 SANTA ANA AVENUE IN THE R1 ZONE

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

WHEREAS, an application was filed by Melia Homes, representing the property owner, Santa Ana and 22nd, LLC, requesting approval of the following:

1) ***Planning Application PA-16-05:*** Design Review to construct a 13-unit, two-story, detached single-family residential development on a lot size of 2.1 acres in an R1 zone. The proposed project consists of the following:
    - 13 single-family detached units (15 units maximum allowed);
    - 11 units will take access from a 28-foot wide private street from Santa Ana Avenue; one unit will take access directly from 22nd Street; one unit will take access from an existing private street from 22nd Street;
    - R1 lot sizes range from 6,006 square feet to 6,863 square feet, excluding the private street (6,000 square foot minimum lot size required);
    - 56 on-site parking spaces are required for the project; 64 on-site parking spaces are proposed; and
    - No zoning code deviations are being requested for this project.
2) ***Tentative Tract Map TT-18006:*** Tentative Tract Map for the subdivision of the property into fee simple lots for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 23, 2016 with all persons having the opportunity to speak and be heard for and against the proposal.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-16-05 and Tentative Tract Map TT-18006.

PASSED AND ADOPTED this 23rd day of May, 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 May 23, 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 Title 13, Section 13-29(g)(5), Master Plan, of the Municipal Code due to the following:

The project does not meet the broader goals of the General Plan and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

B. The subdivision of the property for a single family residential development is not consistent with the City's General Plan and Zoning Code.

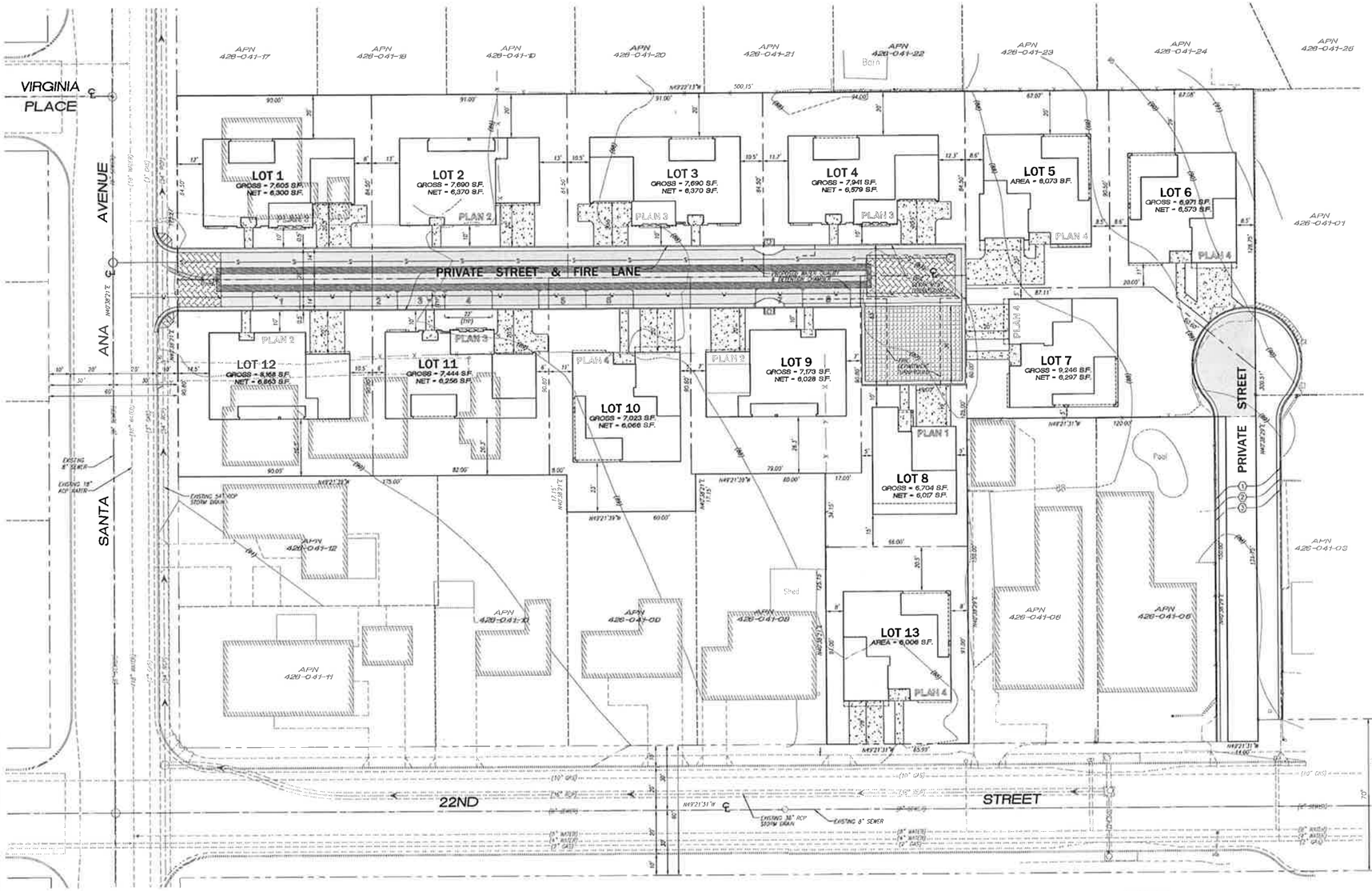
C. The Costa Mesa Planning Commission has denied Planning Application PA-16-05 and Tentative Tract Map TT-18006. Pursuant to Public Resources Code Section 21080(b) (5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

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

ATTACHMENT 5

SITE PLAN

TENTATIVE TRACT NO. 18006
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)
THOMAS GUIDE 699-D3

PROJECT DATA	
APPLICANT:	CM22M 2015, LLC 8951 RESEARCH DRIVE IRVINE, CA 92618 (949) 759-4367
ENGINEER:	LAND DEVELOPMENT CONSULTANTS, INC. 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705 TEL: (714) 557-7700
ASSESSOR'S PARCEL NUMBERS:	426-041-04, 13, 15, 16, 83 AND 84
TOTAL AREA:	95,734 SF = 2.198 ACRES
LOTS 1 - 13 AREA:	81,798 SF = 1.878 ACRES
PRIVATE STREET AREA:	13,936 SF = 0.320 ACRES
EXISTING & PROPOSED GENERAL PLAN LAND USE DESIGNATION:	RESIDENTIAL
EXISTING ZONING:	R1
PROPOSED ZONING:	R1
GUEST PARKING:	8 SPACES
PROPOSED NUMBER OF LOTS:	13

LEGAL DESCRIPTION:

A PORTION OF LOT 295 OF NEWPORT HEIGHTS TRACT, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 4, PAGE 83, OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2015-03 RECORDED MAY 31, 2015 AS INSTRUMENT NO. 2015000247243 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 1 OF LOT LINE ADJUSTMENT NO. 2009-10 RECORDED DECEMBER 23, 2009 AS INSTRUMENT NO. 2009000689675 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXISTING EASEMENTS

PER PRELIMINARY REPORT PREPARED BY FIRST AMERICAN TITLE COMPANY, ORDER NUMBER NHSC-5022961(29) DATED OCTOBER 01, 2015.

SYMBOL ON PLAN	NUMBER PER REPORT	DESCRIPTION
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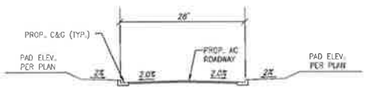
—	13.	AN EASEMENT TO SOUTHERN CALIFORNIA GAS COMPANY FOR PUBLIC UTILITIES, RECORDED JANUARY 13, 2006 AS INSTRUMENT NO. 2006-0029344 OF OFFICIAL RECORDS.

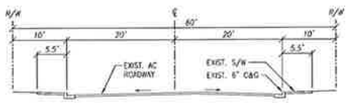
ALL EXISTING EASEMENTS AND IRREVOCABLE OFFERS OF DEDICATION THAT AFFECT THE PROPERTY BEING SUBDIVIDED ARE SHOWN ON THE TENTATIVE TRACT MAP.

GRAPHIC SCALE

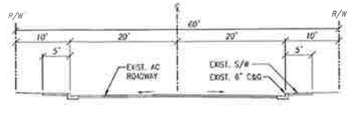
(IN FEET)
1 inch = 20 ft.



PROPOSED PRIVATE STREET
(NO SCALE)



SANTA ANA AVENUE
(NO SCALE)



22ND STREET
(NO SCALE)

LEGEND:

AC	ASPHALT CONCRETE	PAD	PAD ELEVATION
APN	ASSESSORS PARCEL NO.	R/W	RIGHT-OF-WAY
C&G	CURB & GUTTER	SW	SIDEWALK
CL	CENTERLINE	TC	TOP OF CURB
FF	FINISHED FLOOR	TYP	TYPICAL
FL	FLOWLINE		PROPOSED FLOW LINE
FS	FINISHED SURFACE	—S—	PROPOSED SEWER
GB	GRADE BREAK	—W—	PROPOSED WATER
HP	HIGH POINT		

BENCH MARK:

O.C.S.B.M. CM-17-70
NAVD 88 / 1995 O.C.S. ADJ
ELEV. = 74.616 FT.

REVISIONS				
SYM.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
MELIA HOMES
8951 RESEARCH DRIVE
IRVINE, CA 92618
TEL. (949) 759-4367

LAND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1520 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CA 92705
(714) 557-7700 (714) 557-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:
HERSEL MOUSSA-ZAMAB, P.E. R.C.E. 44560 EXP. 3/31/2016 DATE

CITY OF COSTA MESA

SITE PLAN

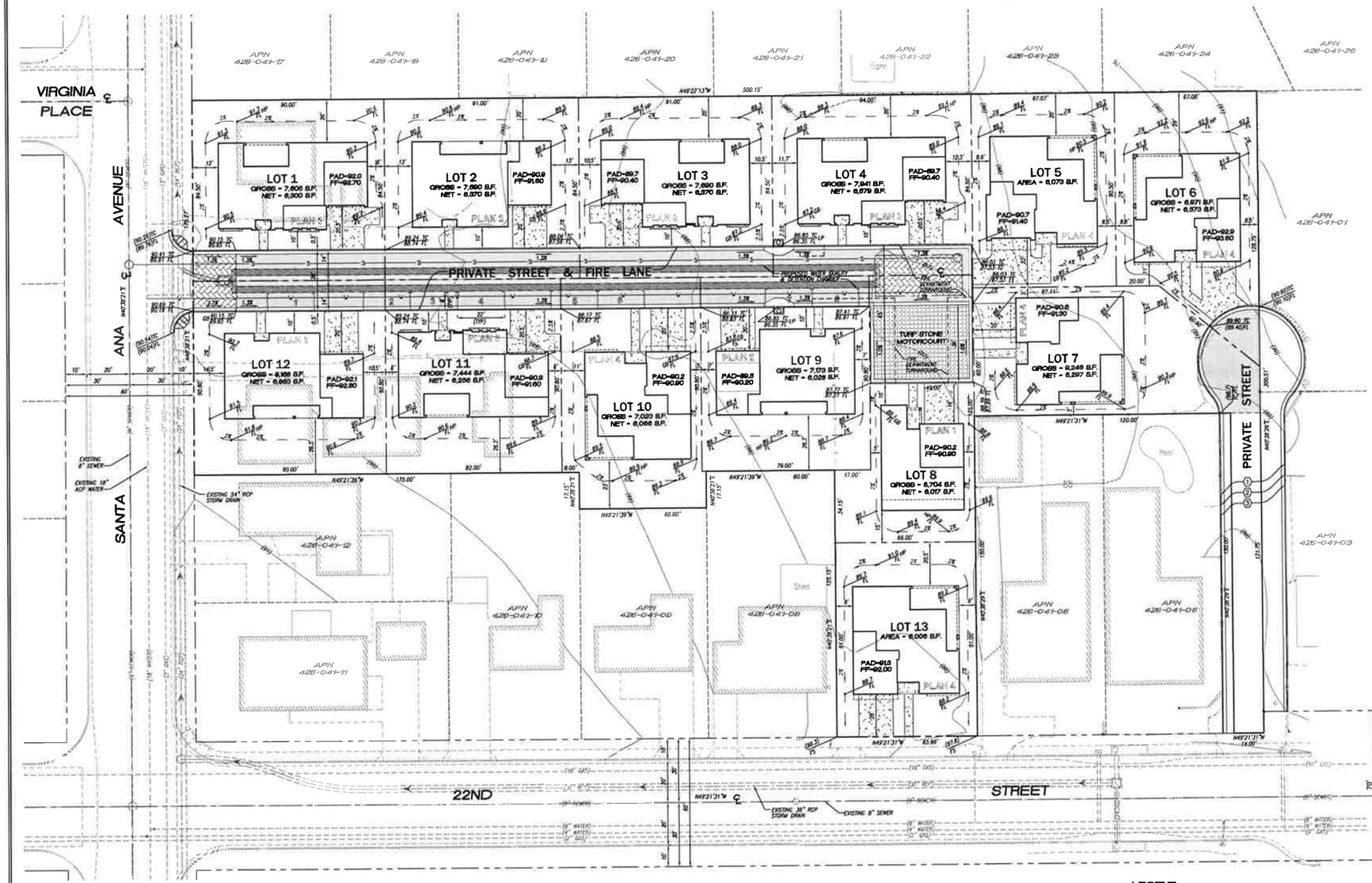
TENTATIVE TRACT NO. 18006
APNs: 426-041-04, 13, 15, 16, 83 & 84

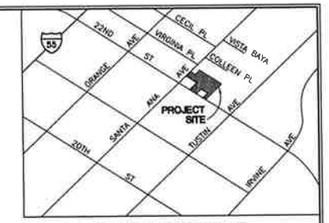
DESIGNED BY: SZ	APPROVED:
DATE: 01-20-16	
DRAWN BY: SZ	
DATE: 01-20-16	DATE
LATEST CHANGES BY: SZ	SHEET 1 OF 1
DATE: 03-30-16	
PLOTTED BY: SZ	JOB NO. 455
DATE: 03-30-16	

5.6

TENTATIVE TRACT NO. 18006

300 & 326 22nd STREET
2212 & 2220 SANTA ANA AVENUE
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA





LOCATION MAP
(NO SCALE)
THOMAS GUIDE 889-B3

PROJECT DATA	
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ENGINEER:	LAND DEVELOPMENT CONSULTANTS, INC. 1520 BROOKHOLLOW DRIVE, SUITE 33 SANTA ANA, CA 92705 TEL: (714) 557-7700
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EXISTING ZONING:	R1
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PROPOSED NUMBER OF LOTS:	13

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EXISTING EASEMENTS

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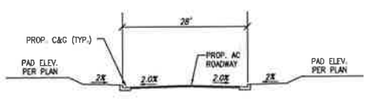
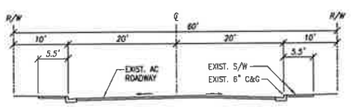
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.



PROPOSED PRIVATE STREET
(NO SCALE)



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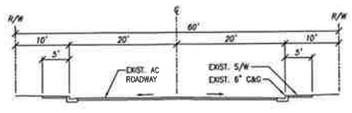

22ND STREET
(NO SCALE)

LEGEND:

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APN	ASSESSORS PARCEL NO.	R/W	RIGHT-OF-WAY
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REVISIONS			
SYM.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
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8951 RESEARCH DRIVE
IRVINE, CA 92618
TEL: (949) 759-4367

LDC LAND DEVELOPMENT CONSULTANTS
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SANTA ANA, CA 92705
(714) 557-7700 (714) 557-7707 FAX

No. 44560 Exp. 3-31-2016 CIVIL — REGISTERED PROFESSIONAL ENGINEER — STATE OF CALIFORNIA

PLANS PREPARED UNDER SUPERVISION OF:
HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/2016 DATE

CITY OF COSTA MESA

TENTATIVE TRACT NO. 18006
300 & 326 22nd STREET
2212 & 2220 SANTA ANA AVENUE
APNs: 426-041-04, 13, 15, 16, 83 & 84

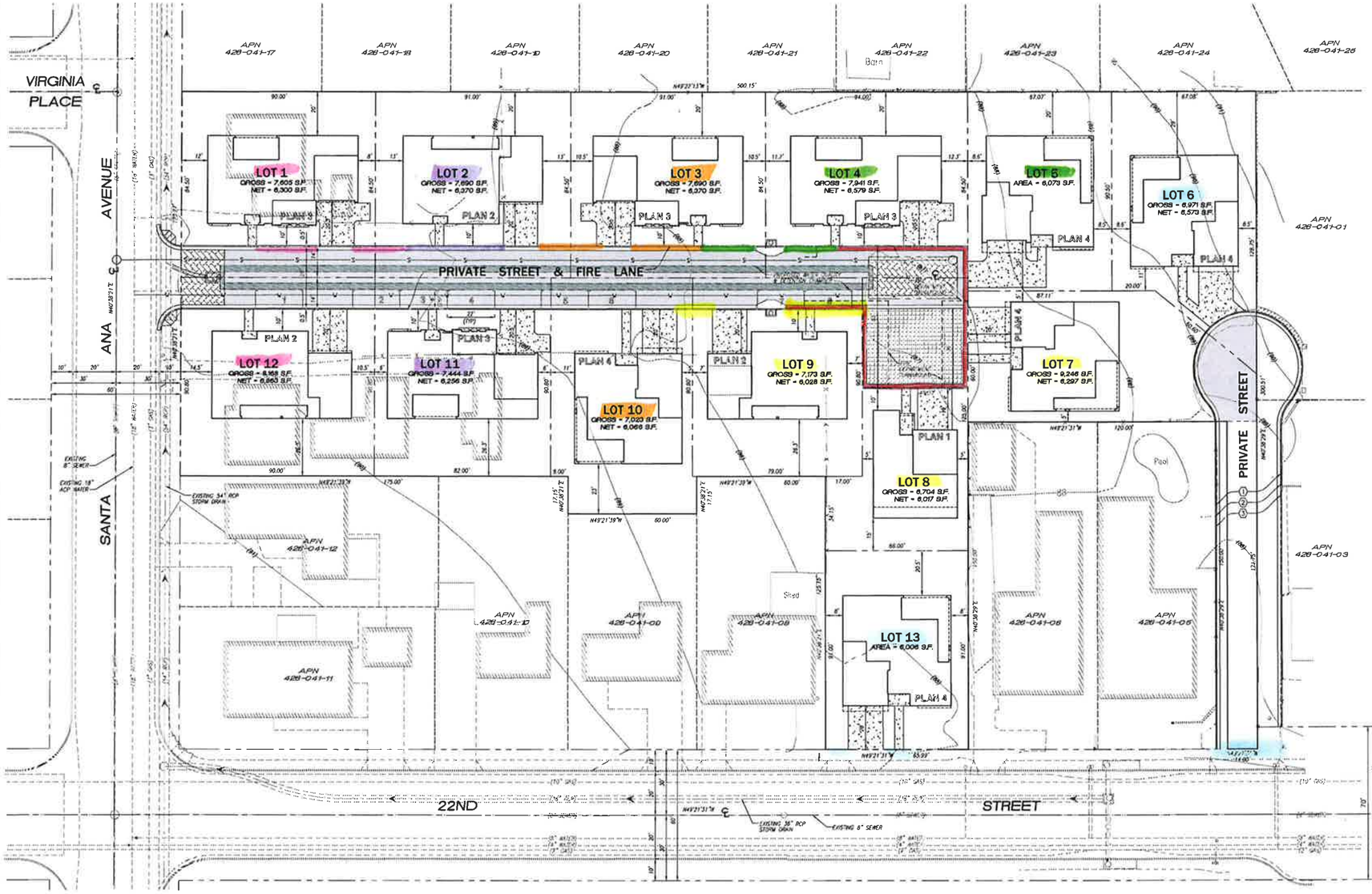
DESIGNED BY: SZ	DATE: 01-20-16	APPROVED: DATE
DRAWN BY: SZ	DATE: 01-20-16	
LATEST CHANGES BY: SZ	DATE: 03-30-16	SHEET 1 OF 1
PLOTTED BY: SZ	DATE: 03-30-16	JOB NO. 455

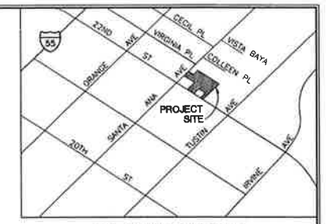
CONCEPTUAL TRASH BIN PLAN

SITE PLAN

TENTATIVE TRACT NO. 18006
IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA

NO PARKING ON TRASH DAYS





LOCATION MAP
(NO SCALE)
THOMAS GUIDE 889-B3

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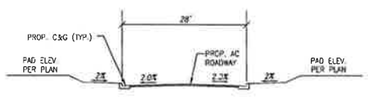
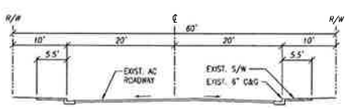
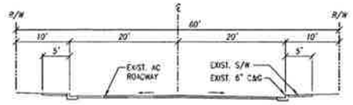
(IN FEET)
1 inch = 20 ft.



PROPOSED PRIVATE STREET
(NO SCALE)



SANTA ANA AVENUE
(NO SCALE)



22ND STREET
(NO SCALE)

LEGEND:

AC	ASPHALT CONCRETE	PAD	PAD ELEVATION
APN	ASSESSORS PARCEL NO.	R/W	RIGHT-OF-WAY
C&G	CURB & GUTTER	SW	SIDEWALK
CL	CENTERLINE	TC	TOP OF CURB
FF	FINISHED FLOOR	TYP	TYPICAL
FL	FLOWLINE		PROPOSED FLOW LINE
FS	FINISHED SURFACE	—S—	PROPOSED SEWER
GB	GRADE BREAK	—W—	PROPOSED WATER
HP	HIGH POINT		

BENCH MARK:

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NAVD 88 / 1995 O.C.S. ADJ
ELEV. = 74.615 FT.

REVISIONS				
SYM.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
MELIA HOMES
8951 RESEARCH DRIVE
IRVINE, CA 92618
TEL: (949) 759-4367

LAND DEVELOPMENT CONSULTANTS
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PLANS PREPARED UNDER SUPERVISION OF:

HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/2016 DATE

CITY OF COSTA MESA

SITE PLAN

TENTATIVE TRACT NO. 18006
APNs: 426-041-04, 13, 15, 16, 83 & 84

DESIGNED BY: SZ	APPROVED:
DATE: 01-20-16	
DRAWN BY: SZ	
DATE: 01-20-16	DATE
LATEST CHANGES BY: SZ	SHEET 1 OF 1
DATE: 03-30-16	
PLOTTED BY: SZ	JOB NO. 455
DATE: 03-30-16	

ILLUSTRATIVE PLANTING LEGEND

SYMB.	INIT.	BOTANICAL NAME	COMMON NAME	PLANT FACT.	COMMENTS
TREES					
	ARB MAR	*ARBUTUS 'MARINA'*	NCN	L	STANDARD
	CUP SEM	*CUPRESSUS SEMPERVIRENS*	ITALIAN CYPRESS	L	STANDARD
	LAU NOB	*LAURUS NOBILIS 'SARATOGA'*	BAY LAUREL	L	STANDARD
	PIS CHI	*PISTACIA CHINENSIS*	CHINESE PISTACHE	M	STANDARD
	SCH MOL	*SCHINUS MOLLE*	CALIFORNIA PEPPER	L	STANDARD
SHRUBS					
	EUO MIC	*EUONYMUS JAPONICUS 'MIROPHYLLUS'*	BOX-LEAF EUONYMUS	M	SHRUB
	LAN MON	*LANTANA MONTEVIDENSIS*	PURPLE LANTANA	L	
	EMAH COM	*MAHONIA AQUIFOLIUM 'COMPACTA'*	COMPACT MAHONIA	L	
	NAN GS	*NANDINA DOMESTICA 'GULF STREAM'*	GULF STREAM HEAVENLY BAMBOO	L	

ILLUSTRATIVE PLANTING LEGEND

SYMB	INIT.	BOTANICA NAME	COMMON NAME	PLANT FACT.	COMMENTS
SHRUBS (CONT'D)					
	BUX GB	*BUXUS JAPONICA 'GREEN BEAUTY'*	JAPANESE BOXWOOD	M	SHRUB
	CAR GC	*CARISSA MACROCARPA 'GREEN CARPET'*	GREEN CARPET NATAL PLUM	L	
	CAR BB	*CARISSA MACROCARPA 'BOXWOOD BEAUTY'*	BOXWOOD BEAUTY NATAL PLUM	L	
	PIT COM	*PITTOSPORUM CRASSIFOPLIUM 'COMPACTUM'*	CAMPACT KARO	M	
	PHO BAL	*RHAPHIOLEPIS INDICA 'BALLERINA'*	BALLERINA INDIAN HAWTHORN	L	
	RHA GG	*PHAPHIOLEPIS UMBELLATA 'GULF GREEN'*	GULF GREEN YEDDO HAWTHORN	L	
	ROS ICE	*ROSA FORIBUNDA 'ICEBERG'*	ICEBERG ROSE	M	
	QS	*PHOTINIA X FRASERI 'RED ROBIN'*	PHOTINIA	M	SHRUB
	PIT TOB	*PITTOSPORUM TOBIRA*	TOBIRA	M	
	ROS BS	*ROSMARINUS OFFICINALIS 'BLUE SPIRES'*	BLUE SPIRES ROSMARY	L	
	VIB TIN	*VIBURNUM TINUS*	LAURUSTINUS	M	SHRUB
GROUND COVERS					
	ROS HC	*ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'*	HUNTINGTON CARPET ROSEMARY	L	SHRUB
	CAR GC	*CARISSA MACROCARPA 'GREEN CARPET'*	GREEN CARPET NATAL PLUM	L	
	COP KIR	COPROSMA X KIRKII	NCN	L	
	TURF	TURF	TURF	H	TURF IN TURF-BLOCK

LANDSCAPE NOTES

1. 6'-0" MASONRY WALLS (TYP)
2. MASONRY PILASTERS (TYP)
3. 3'-0" MASONRY ENTRY WALL
4. 6'-0" VINYL FENCE (TYP)
5. NATURAL CONCRETE BANDS
6. ENHANCED PAVING IN STREET
7. NATURAL CONCRETE PEDESTRIAN PAVING
8. PRIVATE YARD AREAS (TYP)
9. TURF BLOCK
10. CONCRETE STEPPERS
11. VINYL GATE (TYP)

ILLUSTRATIVE LANDSCAPE PLAN

TRACT #18006

COSTA MESA, CALIFORNIA

RAINVILLE►BYE LANDSCAPE ARCHITECTS
100 W. MAIN STREET, SUITE 12, TUSTIN, CA 92780
TEL.: (714) 838-7200 E-MAIL: garybye@att.net

SCALE: 1"=20'

PROJECT NUMBER: BYE-2016.1042.00
PLOT DATE: 07 APRIL, 2016

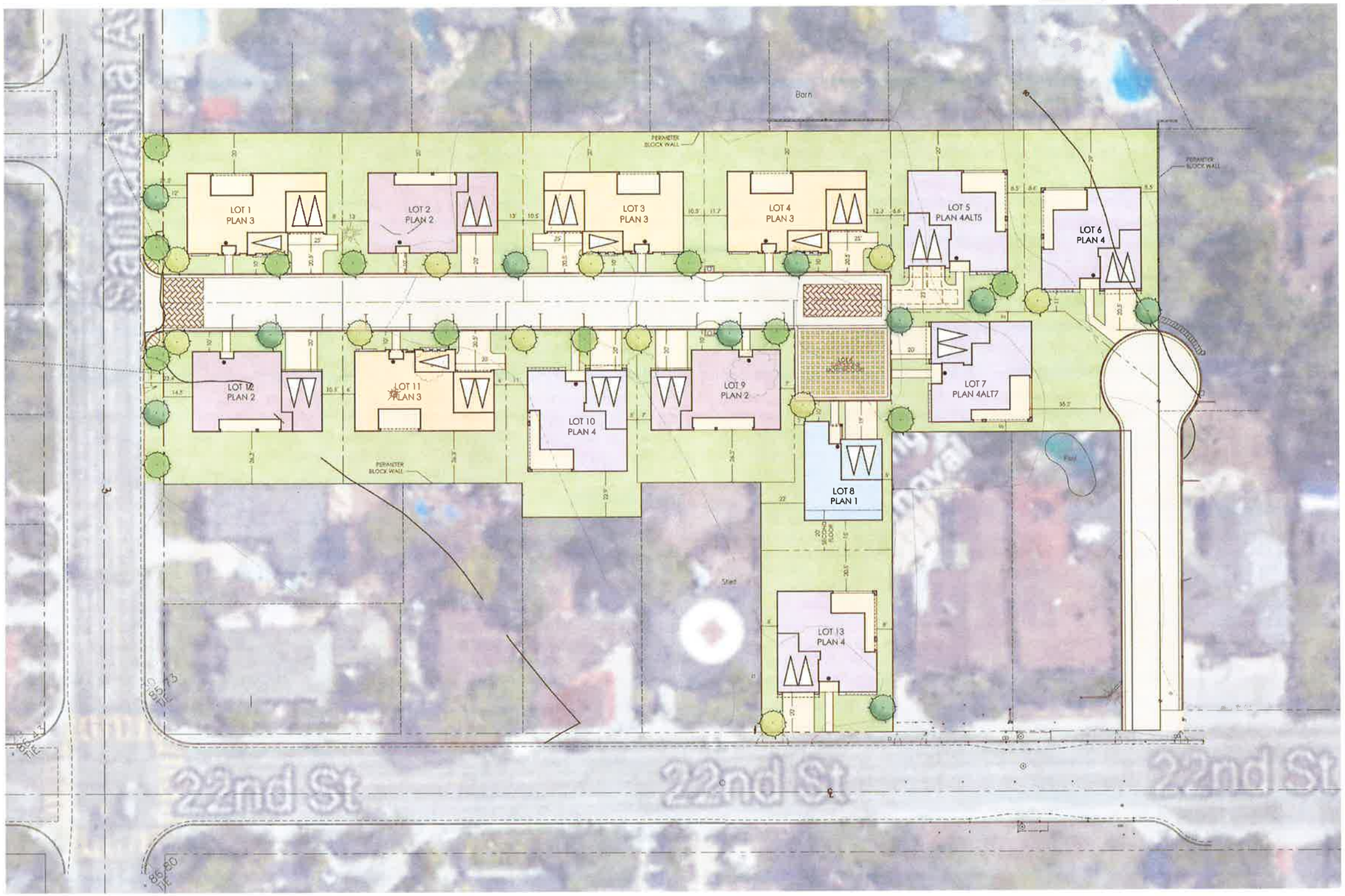
PLAN 1 (2,740 SQFT):
4 BED + BONUS/4 BATH/2 CAR

PLAN 2 (3,585 SQFT):
4 BED + BONUS/4 BATH + 2 POWDERS/2 CAR

PLAN 3 (3,719 SQFT):
5 BED + BONUS/4 BATH + 1 POWDER/3 CAR

PLAN 4/4ALT7 (3,552 SQFT)/PLAN 4ALT5 (3,554 SQFT):
4 BED + BONUS/4 BATH + 1 POWDER/2 CAR

N



MELIA HOMES

22nd STREET

SCHEMATIC SITE PLAN
COSTA MESA, CALIFORNIA

1" = 20'

60

ISSUE 1
03.31.16

ga

PLAN 4B PLAN 4A PLAN 3B

PLAN 3A PLAN 2B PLAN 3A

MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
COLLEEN PLACE REAR YARD STREET SCENE
1/8" = 1'-0"

61

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01.20.16

ga

PLAN 1A PLAN 2A PLAN 4B

PLAN 3A PLAN 2B

MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
PRIVATE ROAD SOUTH STREET SCENE
1/8" = 1'-0"

02

ISSUE 1
01.20.16

ga
GRADAS ARCHITECTURE

PLAN 3A

PLAN 2B

MELIA HOMES

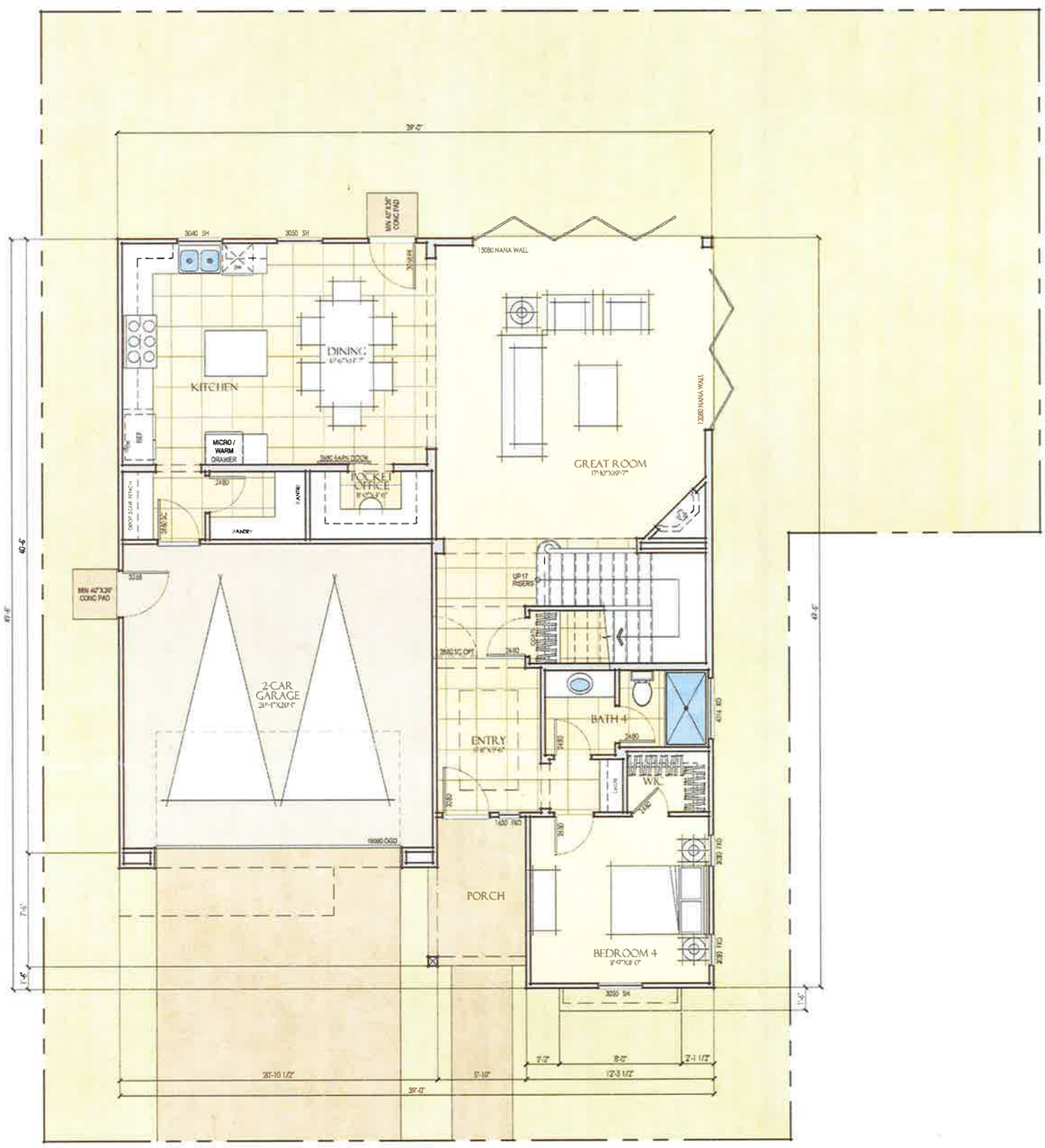
22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
SANTA ANA STREET SCENE
1/4" = 1'-0"

63

ISSUE 1
01.20.16

ga
GRAHAM ARCHITECTURAL



Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1256.7 SQ. FT.
SECOND FLOOR LIVING:	1483.7 SQ. FT.
TOTAL LIVING AREA:	2740 SQ. FT.
OTHER AREAS:	
GARAGE:	420 SQ. FT.
COVERED PORCH:	61 SQ. FT.

1

4 BED+BONUS
4 BATH
2 CAR GARAGE

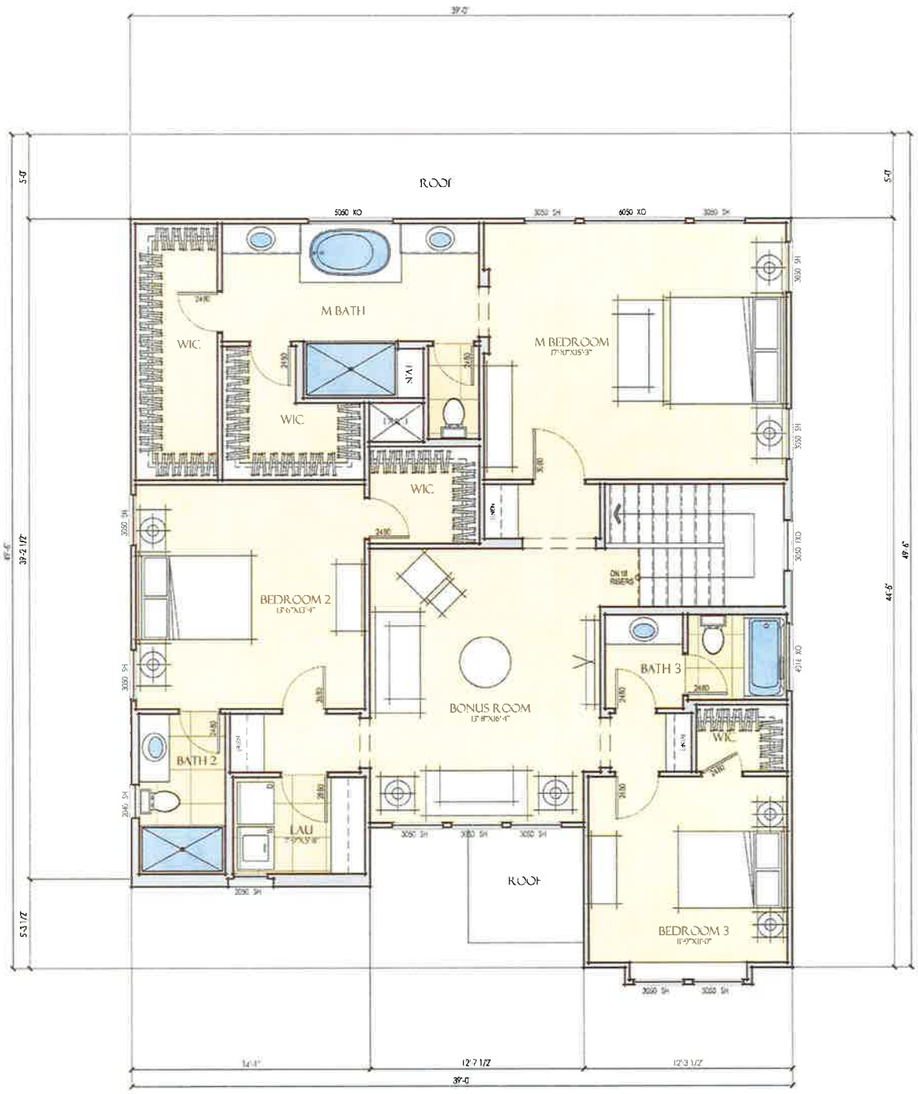
22nd STREET

COASTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
LOWER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



Floor Area	
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OTHER AREAS:	
GARAGE:	420 SQ. FT.
COVERED PORCH:	61 SQ. FT.

1

4 BED+BONUS
4 BATH
2 CAR GARAGE

22nd STREET

COASTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
UPPER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16

1A - FRONT (SPANISH)

1A - REAR (SPANISH)

1

4 BED+BONUS
4 BATH
2 CAR GARAGE

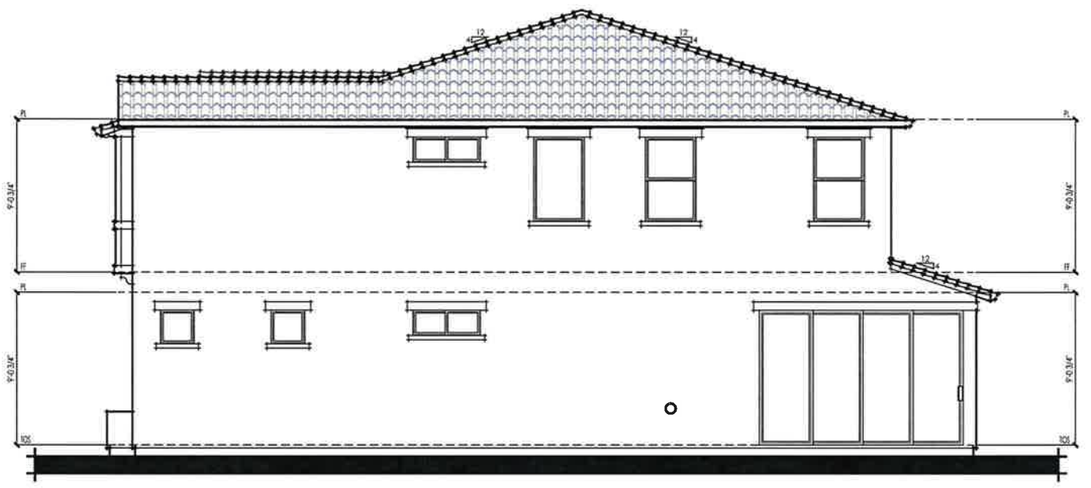
22nd STREET

COASTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



1A - RIGHT (SPANISH)

1A - LEFT (SPANISH)

67

1

4 BED+BONUS
4 BATH
2 CAR GARAGE

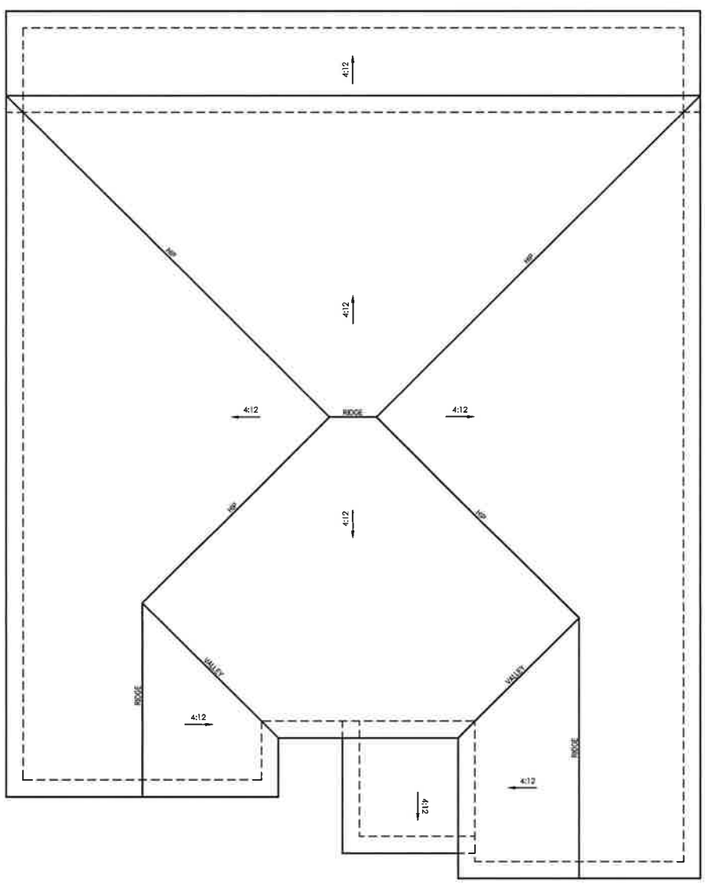
MELIA HOMES

22nd STREET

COASTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16



98

1A - SPANISH

1

4 BED+BONUS
4 BATH
2 CAR GARAGE

22nd STREET

COASTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A'
1/4" = 1'-0"

MELIA HOMES

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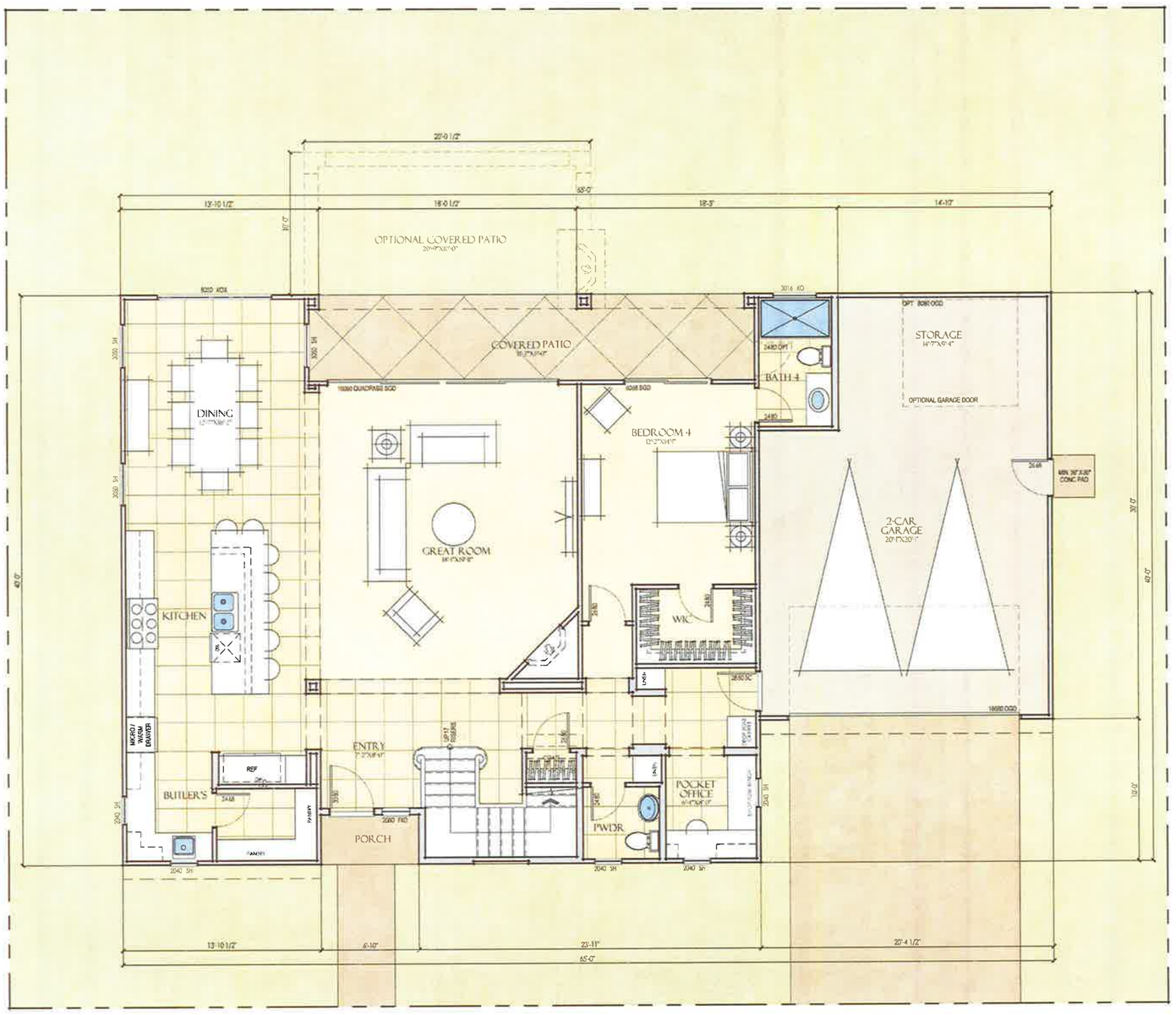
01.20.16



69

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1626.1 SQ. FT.
SECOND FLOOR LIVING:	1959.1 SQ. FT.
TOTAL LIVING AREA:	3585 SQ. FT.
OTHER AREAS:	
GARAGE:	558 SQ. FT.
COVERED PORCH:	24 SQ. FT.
COVERED PATIO:	186 SQ. FT.

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

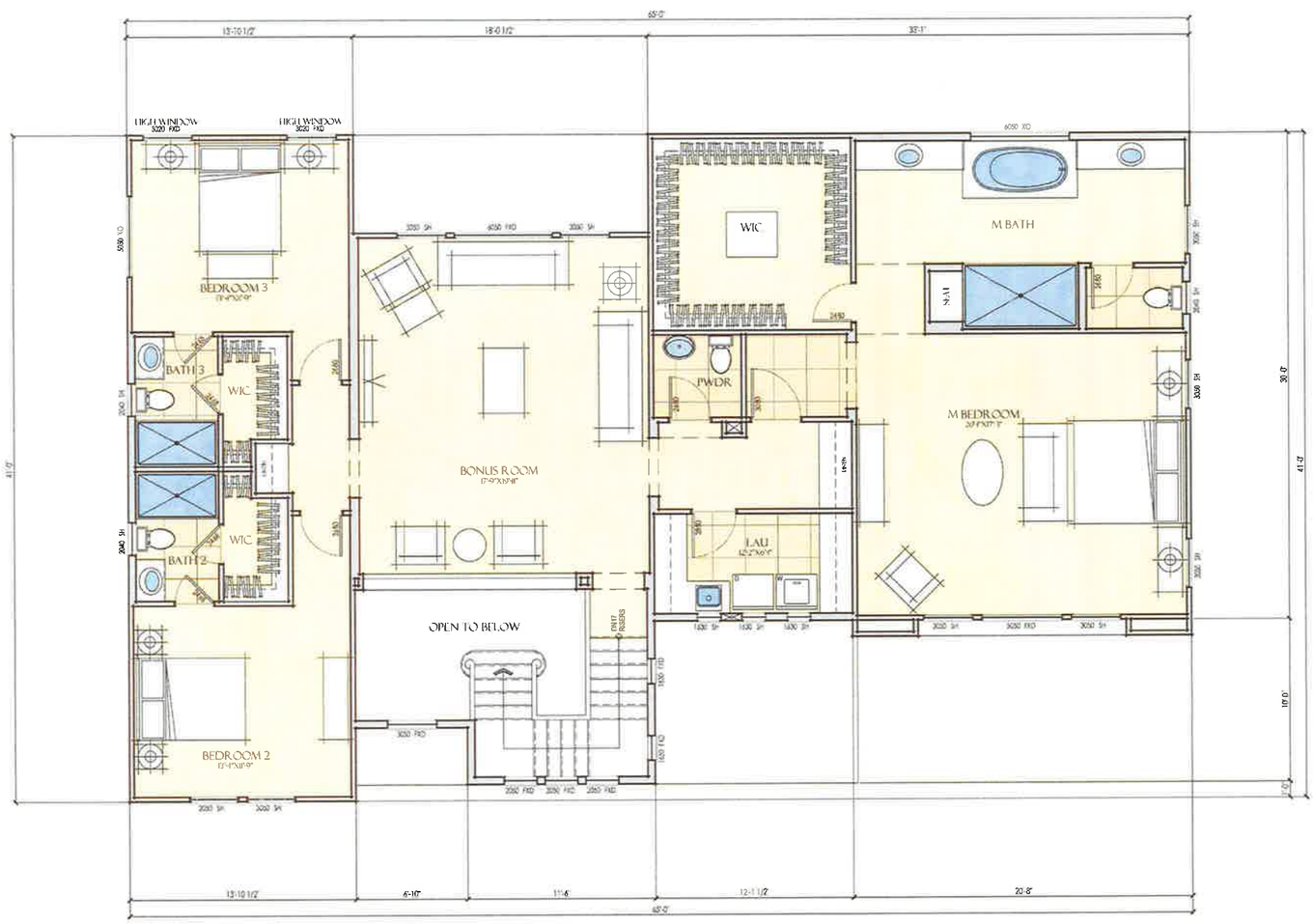
MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
LOWER FLOOR PLAN
1/4" = 1'-0"

ISSUE 1
01.20.16



Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1626.1 SQ. FT.
SECOND FLOOR LIVING:	1959.1 SQ. FT.
TOTAL LIVING AREA:	3585 SQ. FT.
OTHER AREAS:	
GARAGE:	558 SQ. FT.
COVERED PORCH:	24 SQ. FT.
COVERED PATIO:	168 SQ. FT.

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

22nd STREET

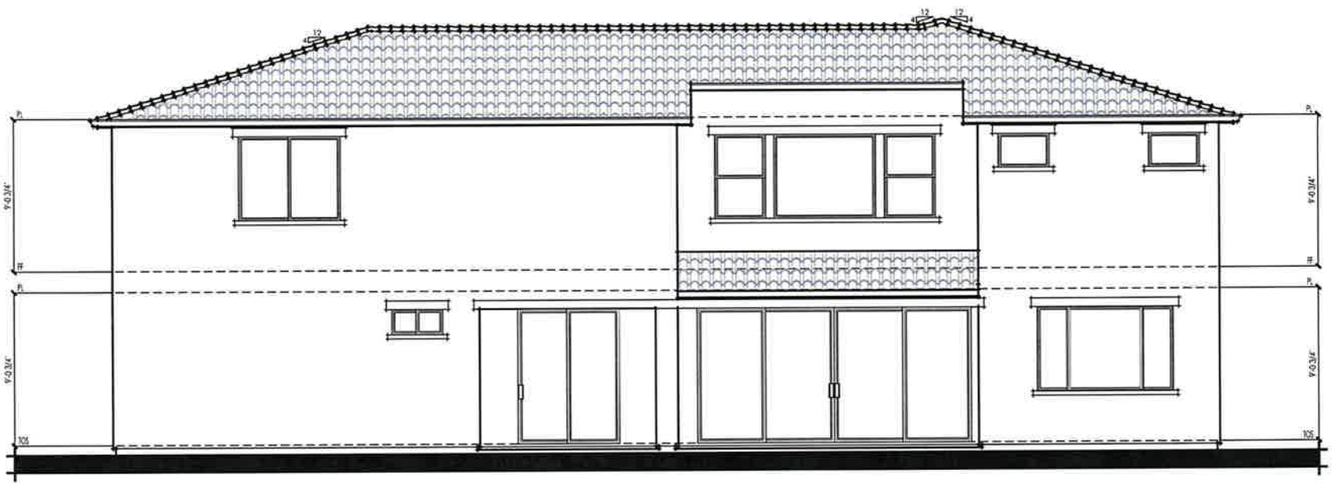
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
UPPER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16

2A - FRONT (SPANISH)



2A - REAR (SPANISH)

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

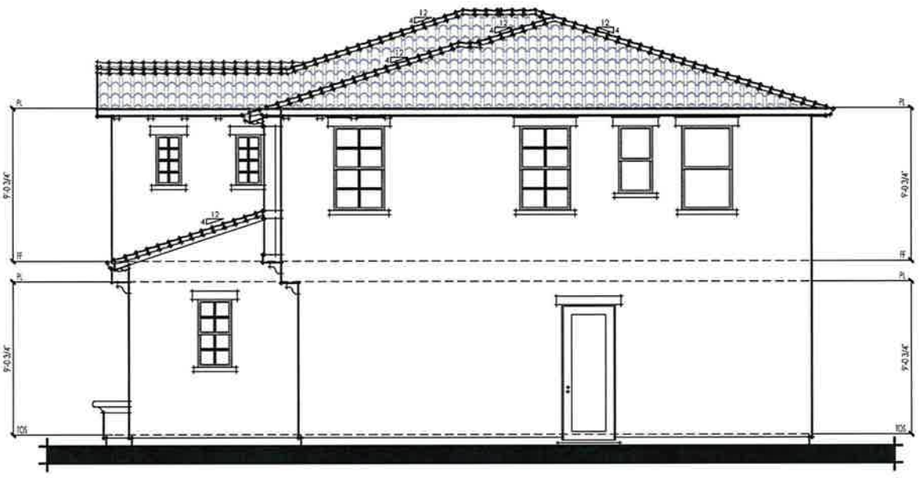
MELIA HOMES

22nd STREET

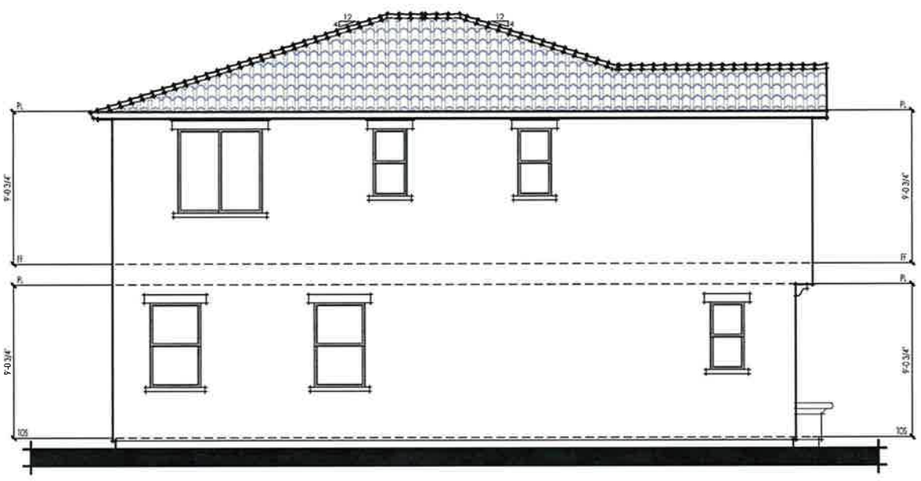
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16



2A - RIGHT (SPANISH)



2A - LEFT (SPANISH)

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

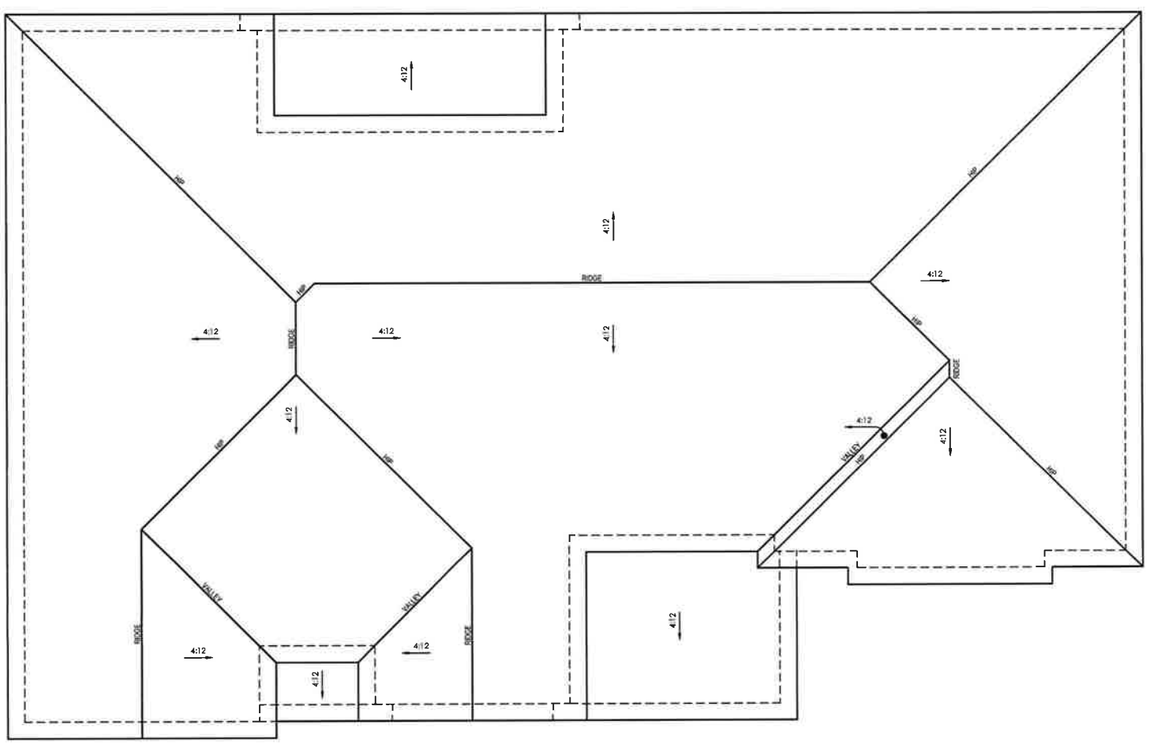
MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16



2A - SPANISH

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

22nd STREET

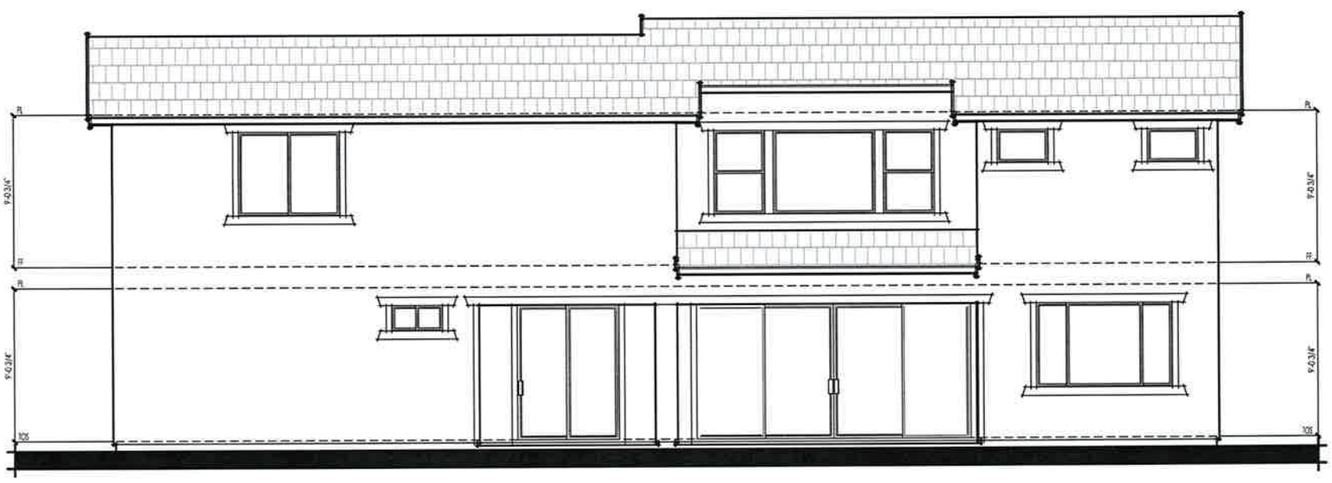
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A'
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16

2B - FRONT (CRAFTSMAN)



2B - REAR (CRAFTSMAN)

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

MELIA HOMES

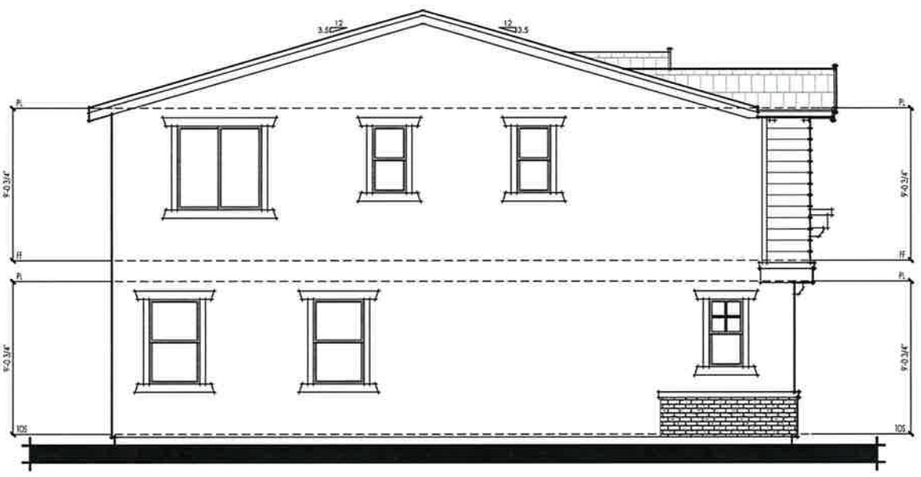
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16

2B - RIGHT (CRAFTSMAN)



2B - LEFT (CRAFTSMAN)

75

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

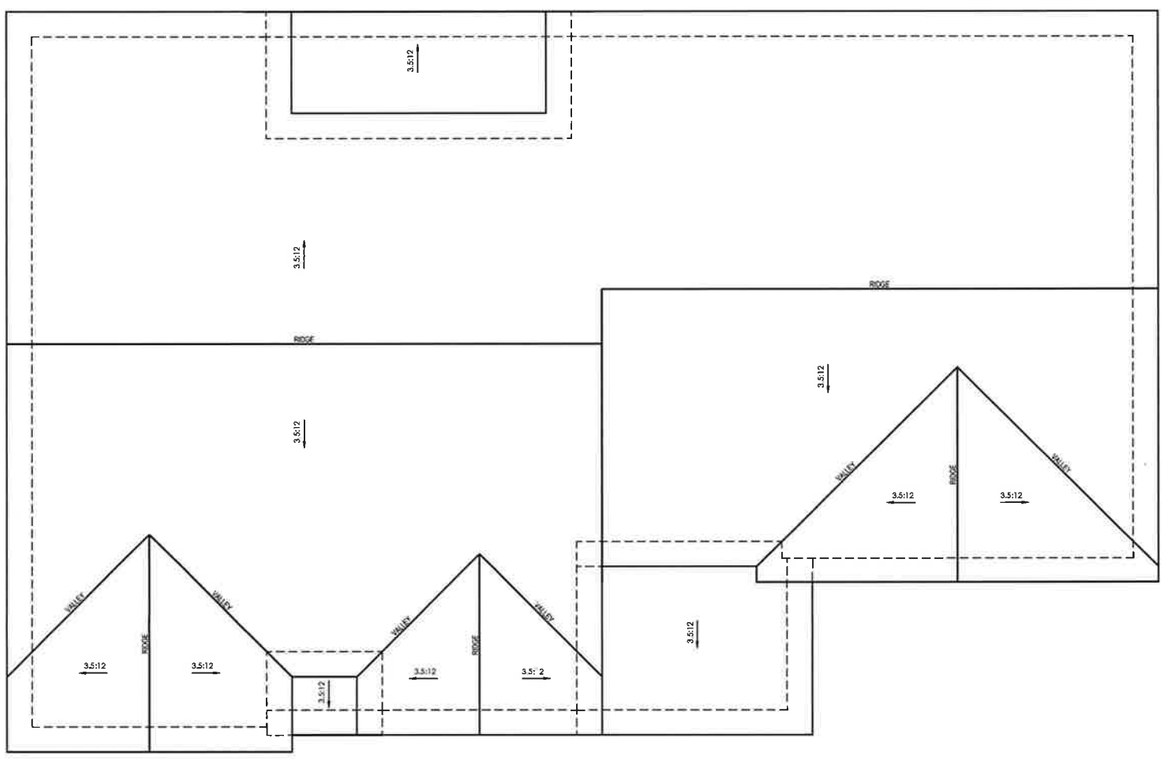
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



2B - CRAFTSMAN

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

22nd STREET

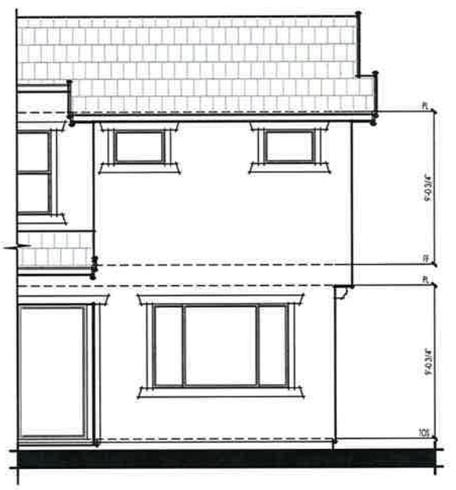
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'B'
1/4" = 1'-0"

MELIA HOMES

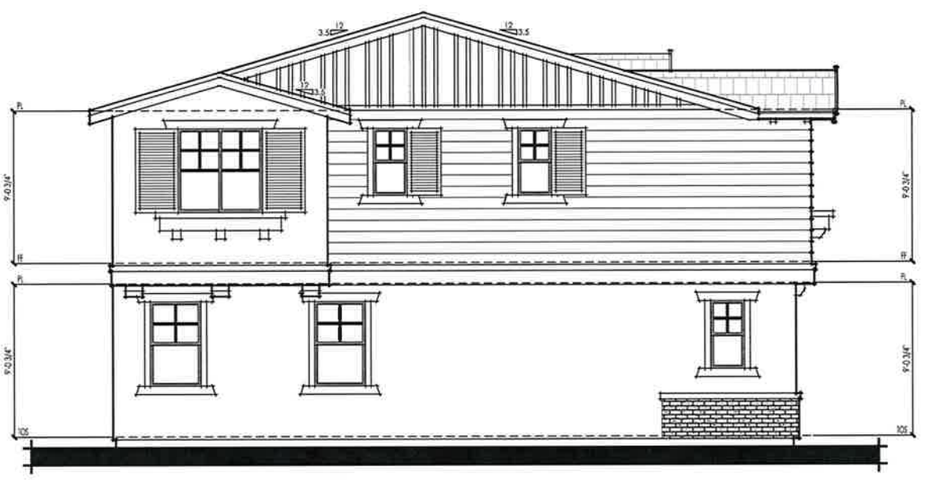
ISSUE 1
01.20.16

2B - FRONT (CRAFTSMAN)
PARTIAL



2B - REAR (CRAFTSMAN)
PARTIAL

46



2B - LEFT (CRAFTSMAN)

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

MELIA HOMES

22nd STREET

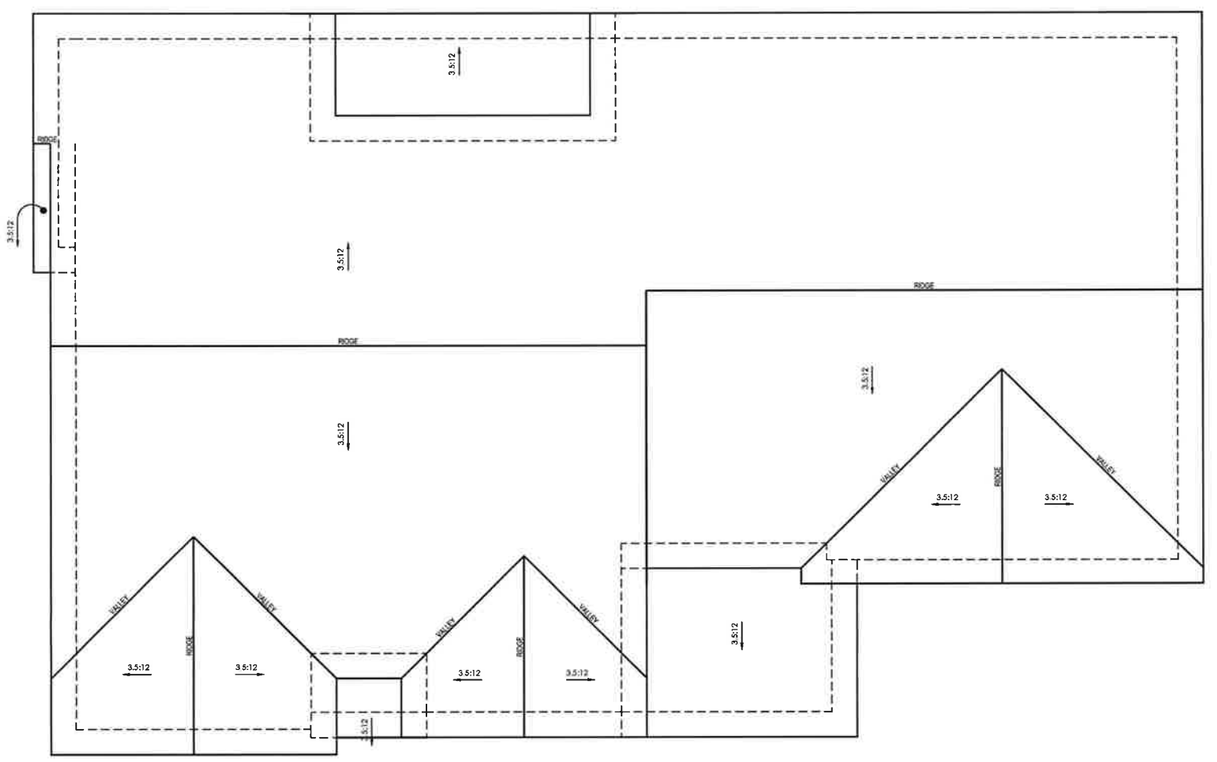
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
SANTA ANA ENHANCED ELEVATION

1/4" = 1'-0"

ISSUE 1
01.20.16

ga



78

2B - CRAFTSMAN

2

4 BED+BONUS
4 BATH + 2 POWDERS
2 CAR GARAGE

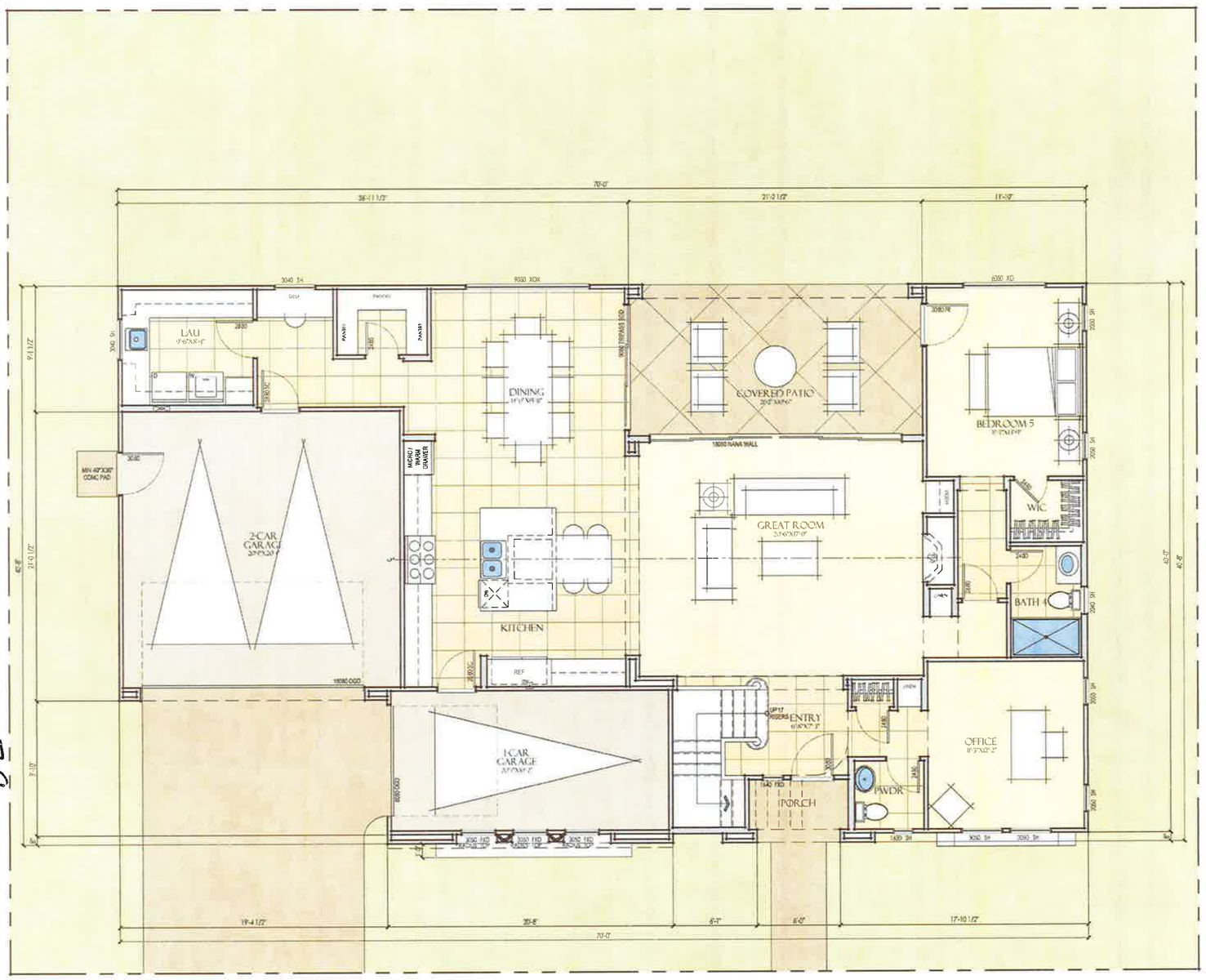
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'B' - SANTA ANA ENHANCED ELEVATION
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1705.8 SQ. FT.
SECOND FLOOR LIVING:	2013.4 SQ. FT.
TOTAL LIVING AREA:	3719 SQ. FT.
OTHER AREAS:	
TWO CAR GARAGE:	415 SQ. FT.
ONE CAR GARAGE:	214 SQ. FT.
COVERED PORCH:	32.0 SQ. FT.
COVERED PATIO:	233 SQ. FT.

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

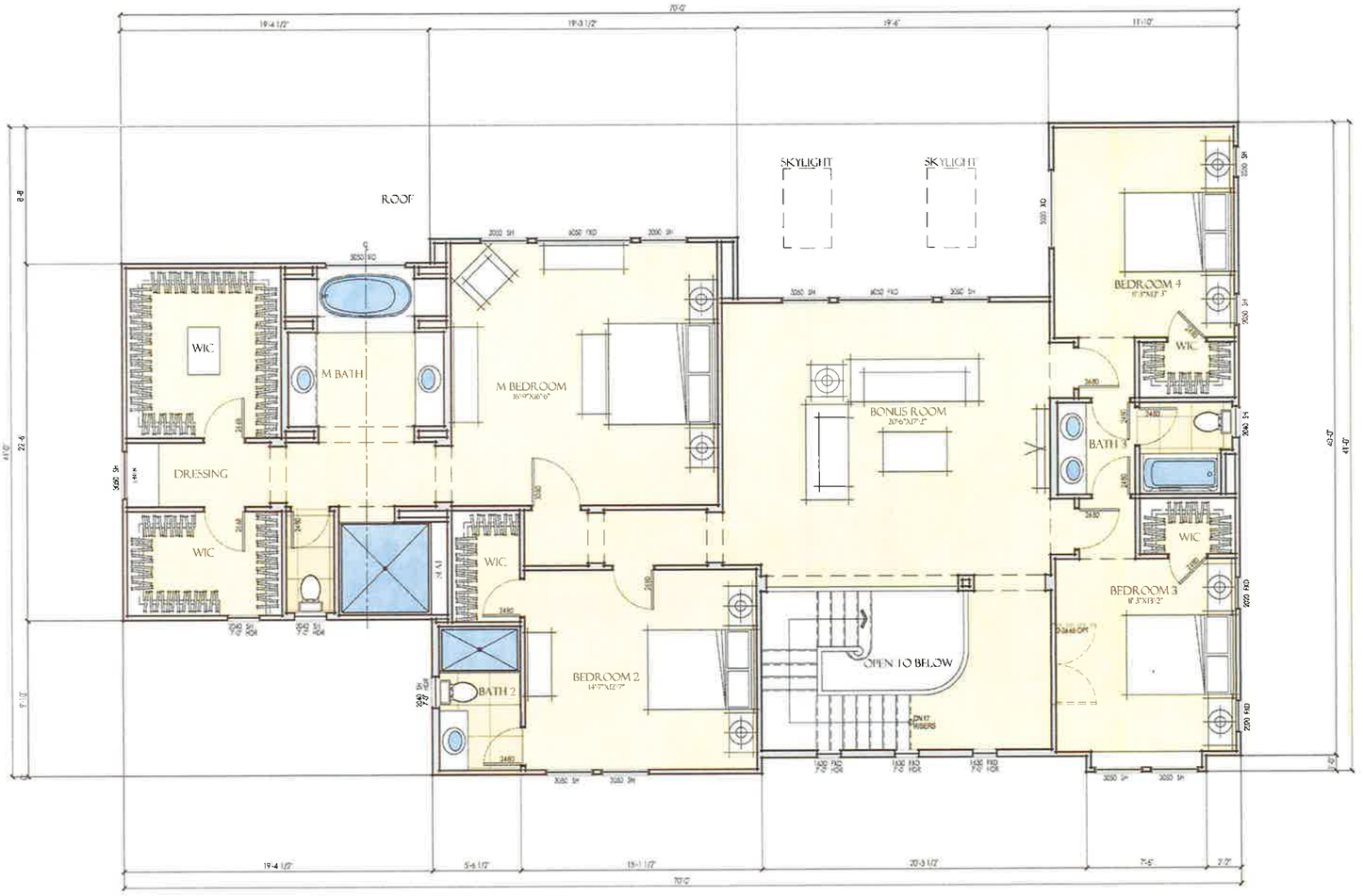
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
LOWER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



08

Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1705.6 SQ. FT.
SECOND FLOOR LIVING:	2013.4 SQ. FT.
TOTAL LIVING AREA:	3719 SQ. FT.
OTHER AREAS:	
TWO CAR GARAGE:	415 SQ. FT.
ONE CAR GARAGE:	214 SQ. FT.
COVERED PORCH:	32.6 SQ. FT.
COVERED PATIO:	233 SQ. FT.

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
UPPER FLOOR PLAN
1/4" = 1'-0"

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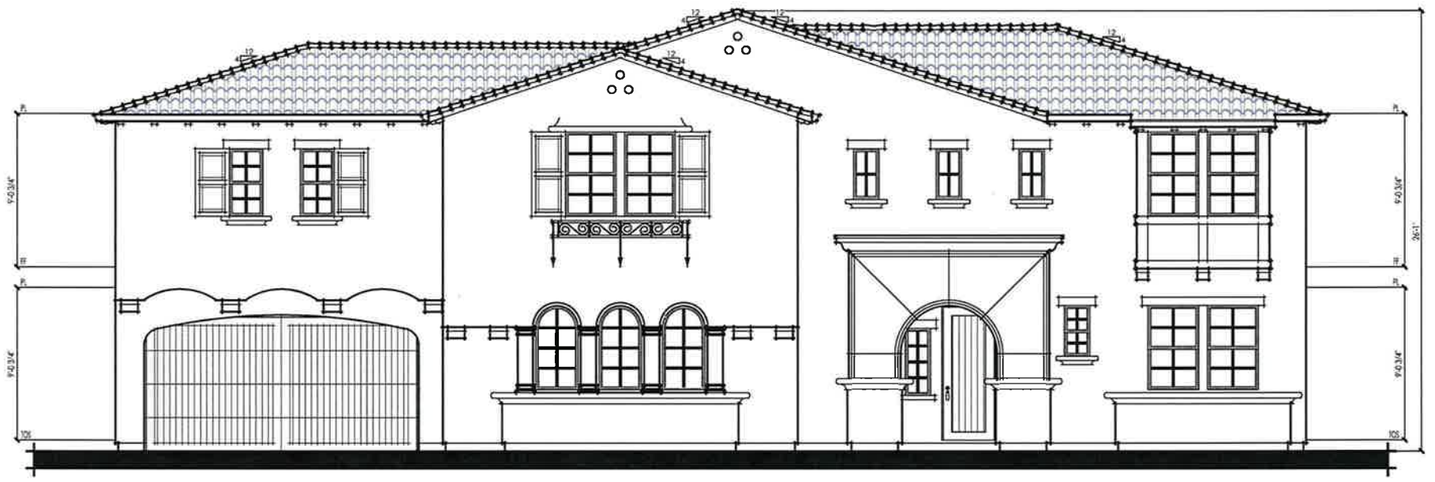


3A - FRONT (SPANISH)

3A - REAR (SPANISH)

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

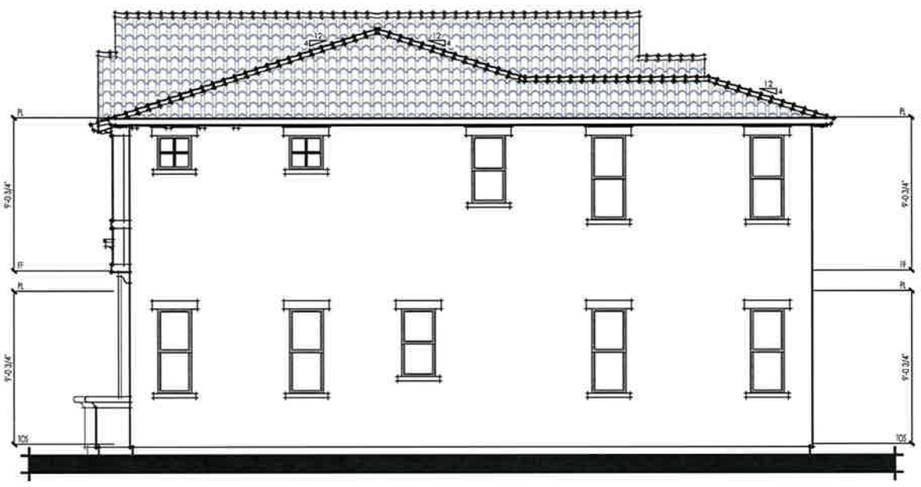
MELIA HOMES

22nd STREET

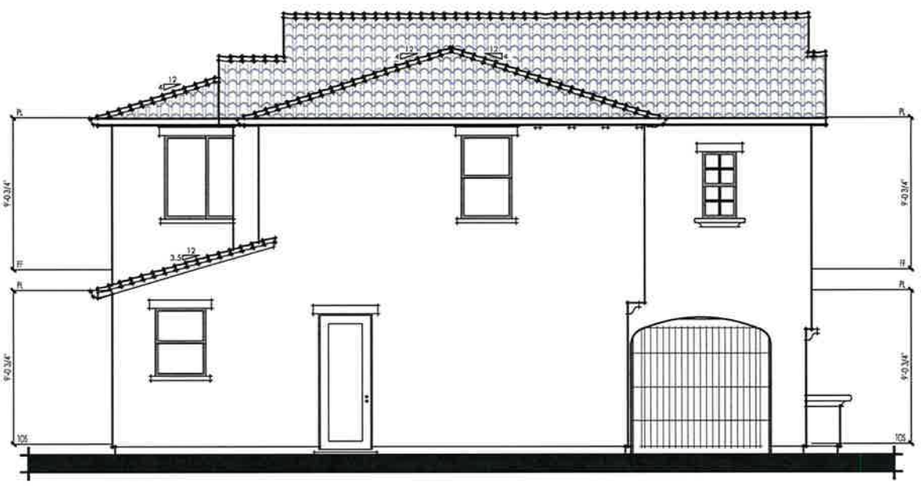
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16



3A - RIGHT (SPANISH)



3A - LEFT (SPANISH)

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

MELIA HOMES

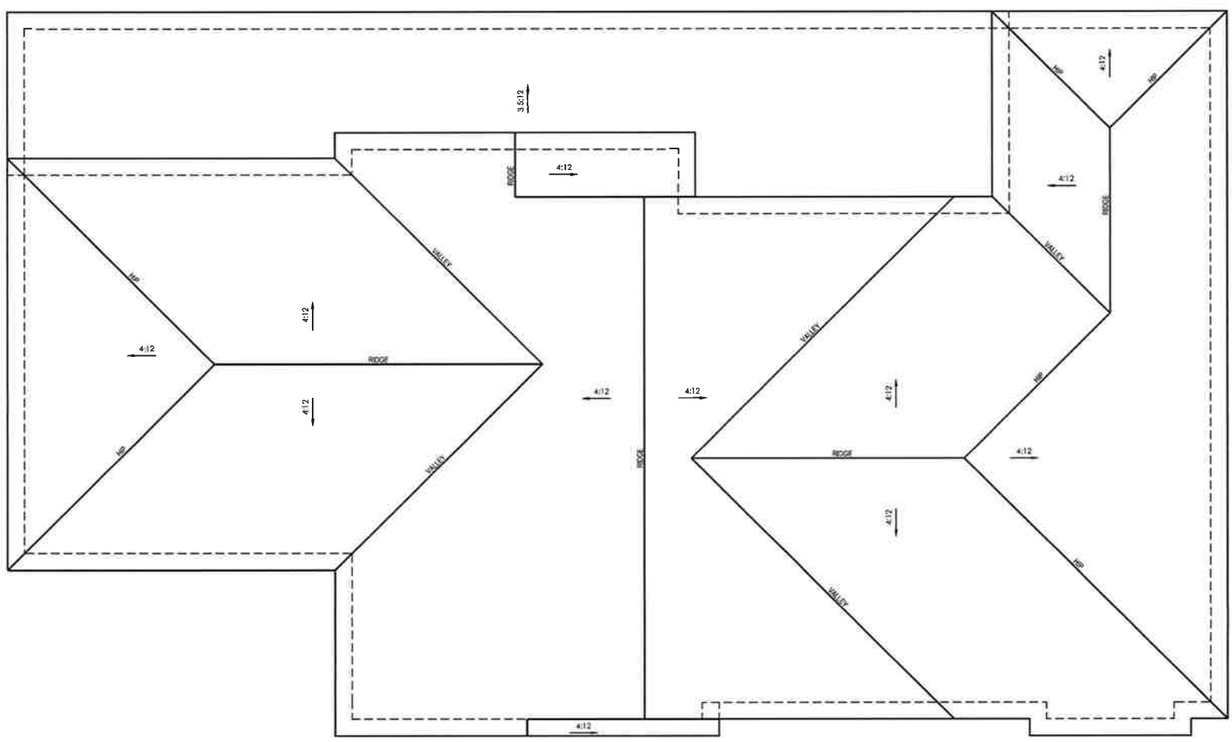
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS

1/4" = 1'-0"

ISSUE 1
01.20.16



83

3A - SPANISH

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

MELIA HOMES

22nd STREET

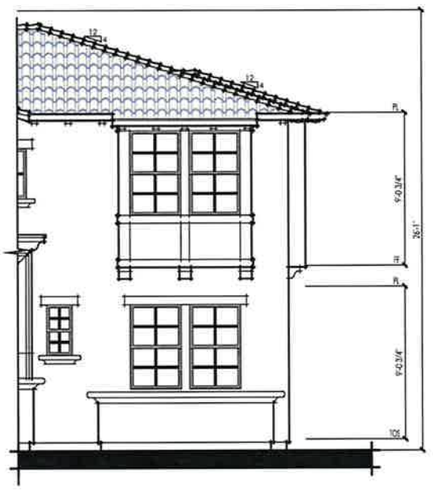
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A'
############

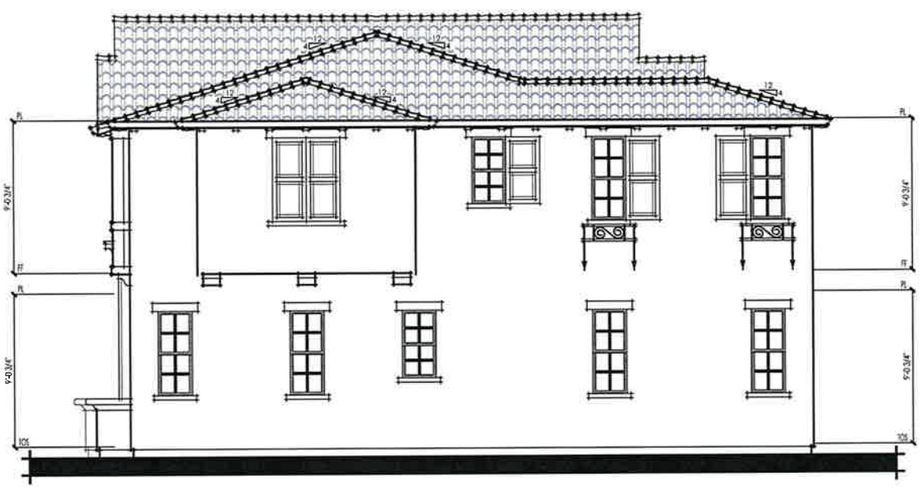
ISSUE 1
01.20.16

ga

3A - REAR (SPANISH)
PARTIAL



3A - FRONT (SPANISH)
PARTIAL



3A - RIGHT (SPANISH)

84

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

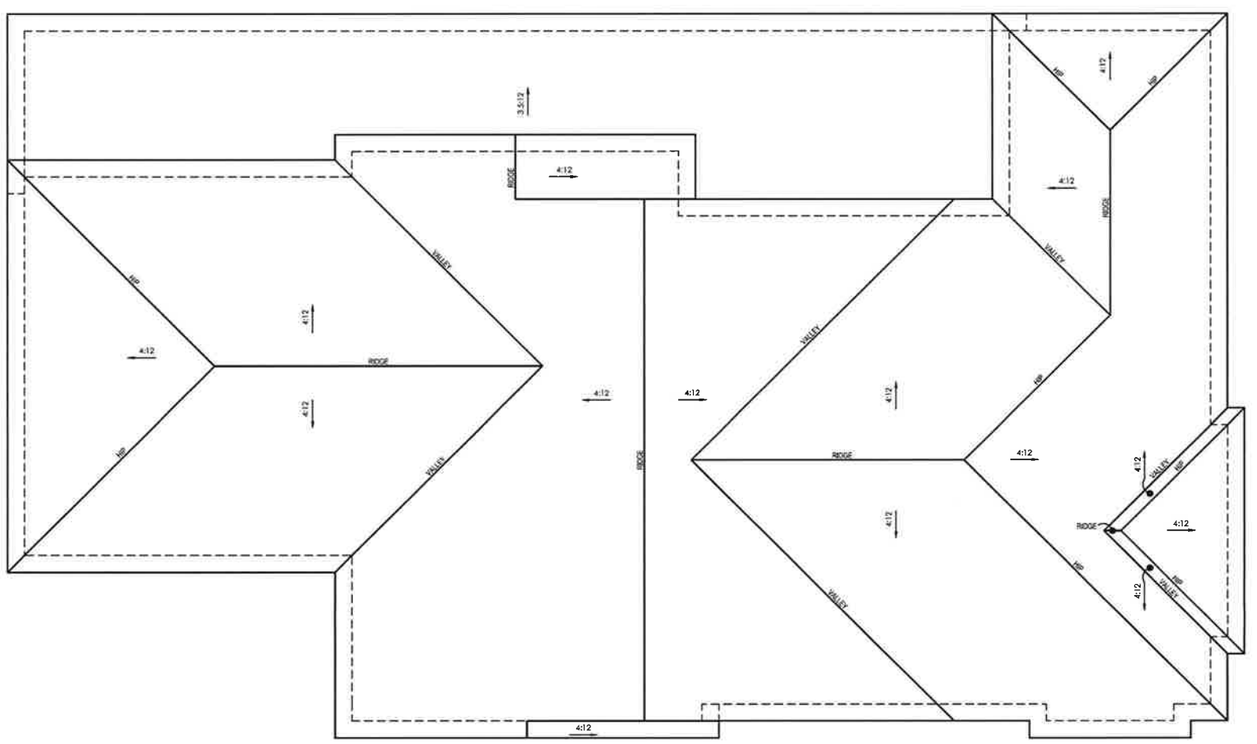
MH MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
SANTA ANA ENHANCED ELEVATION
1/4" = 1'-0"

ISSUE 1
01.20.16



68

3A - SPANISH

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A' - SANTA ANA ENHANCED ELEVATION
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16

3B - FRONT (CRAFTSMAN)

3B - REAR (CRAFTSMAN)

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16

ga

3B - RIGHT (CRAFTSMAN)

3B - LEFT (CRAFTSMAN)

87

3

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

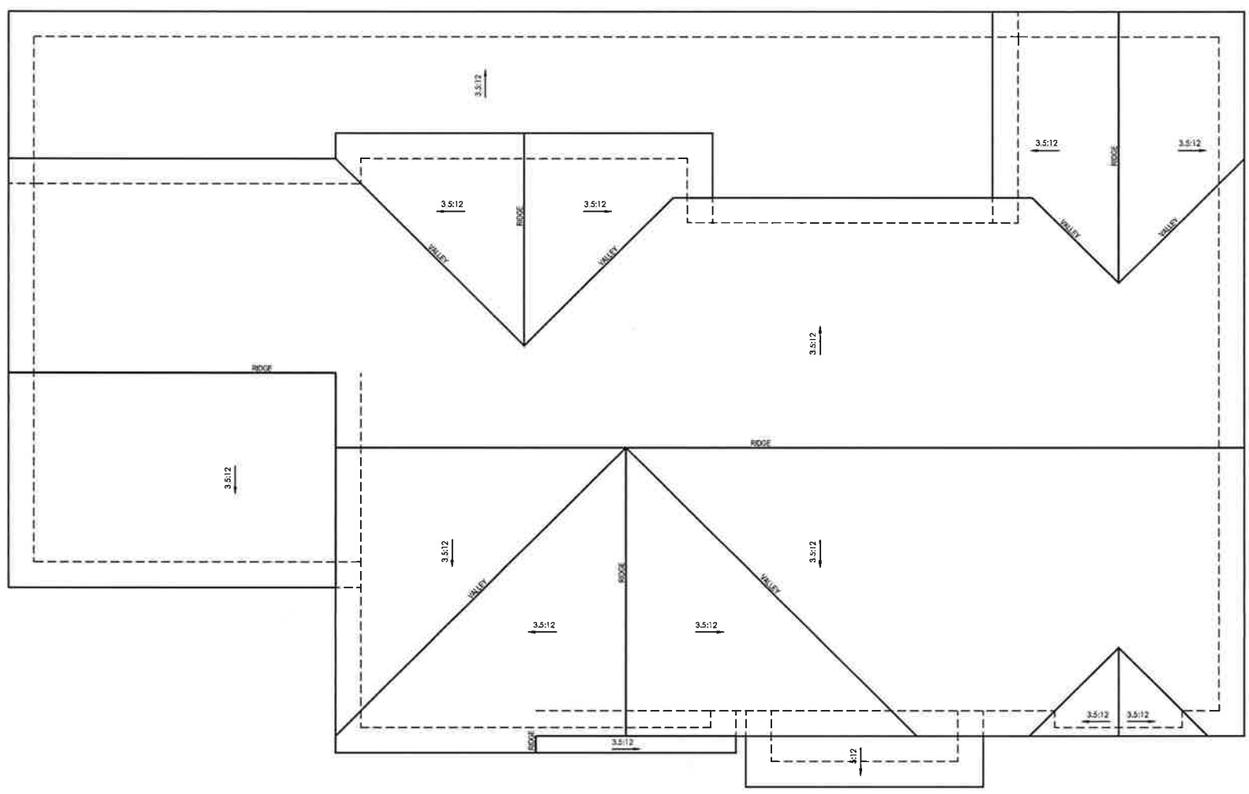
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



3B - CRAFTSMAN

5 BED+BONUS
4 BATH + 1 POWDER
3 CAR GARAGE

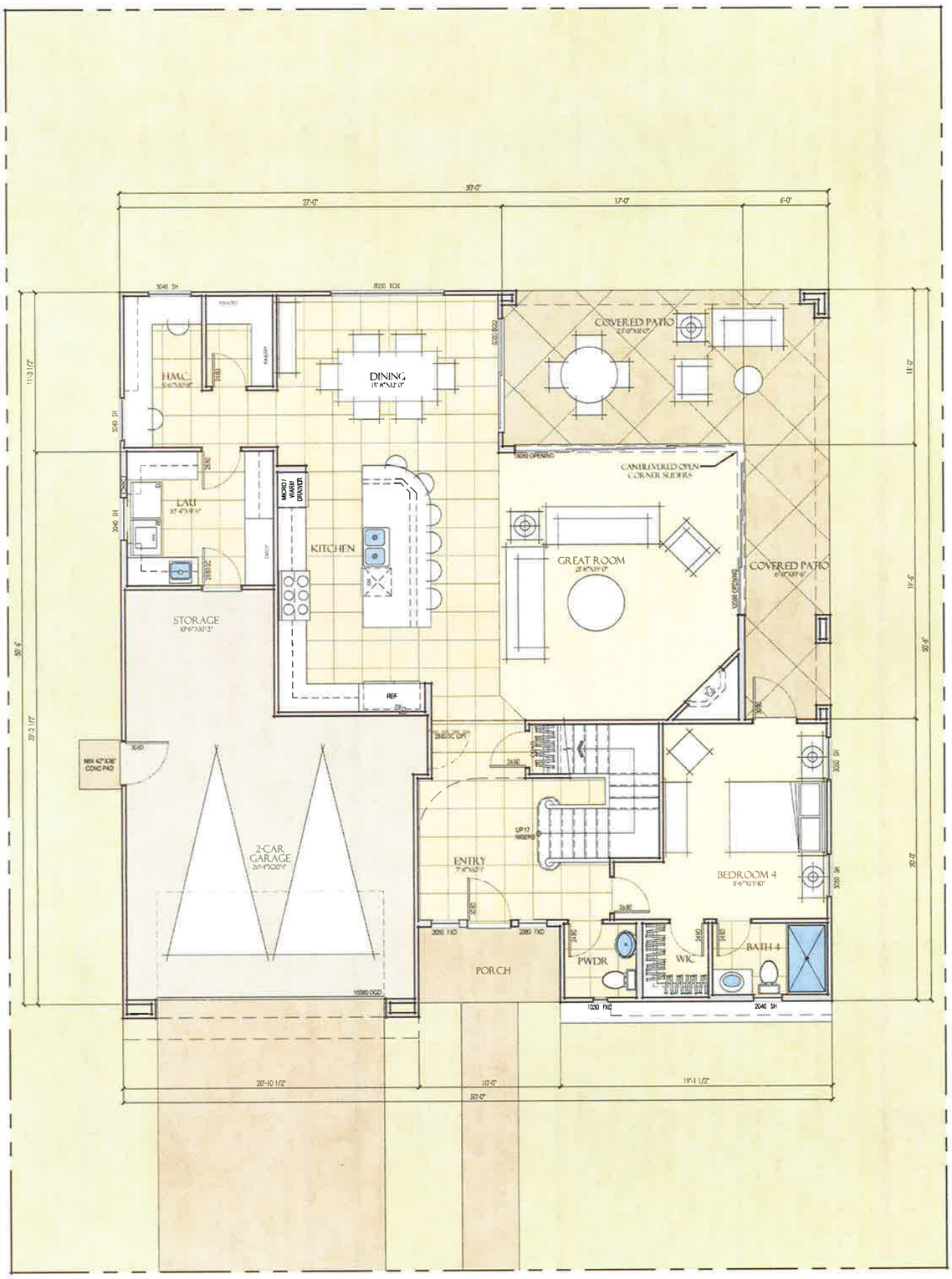
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'B' - SANTA ANA ENHANCED ELEVATION
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



Floor Area	
LIVING AREA:	
FIRST FLOOR LIVING:	1578.6 SQ. FT.
SECOND FLOOR LIVING:	1973.0 SQ. FT.
TOTAL LIVING AREA:	3552 SQ. FT.
OTHER AREAS:	
GARAGE:	523 SQ. FT.
COVERED PORCH:	54 SQ. FT.
COVERED PATIO:	370 SQ. FT.
BALCONY:	126 SQ. FT.

4

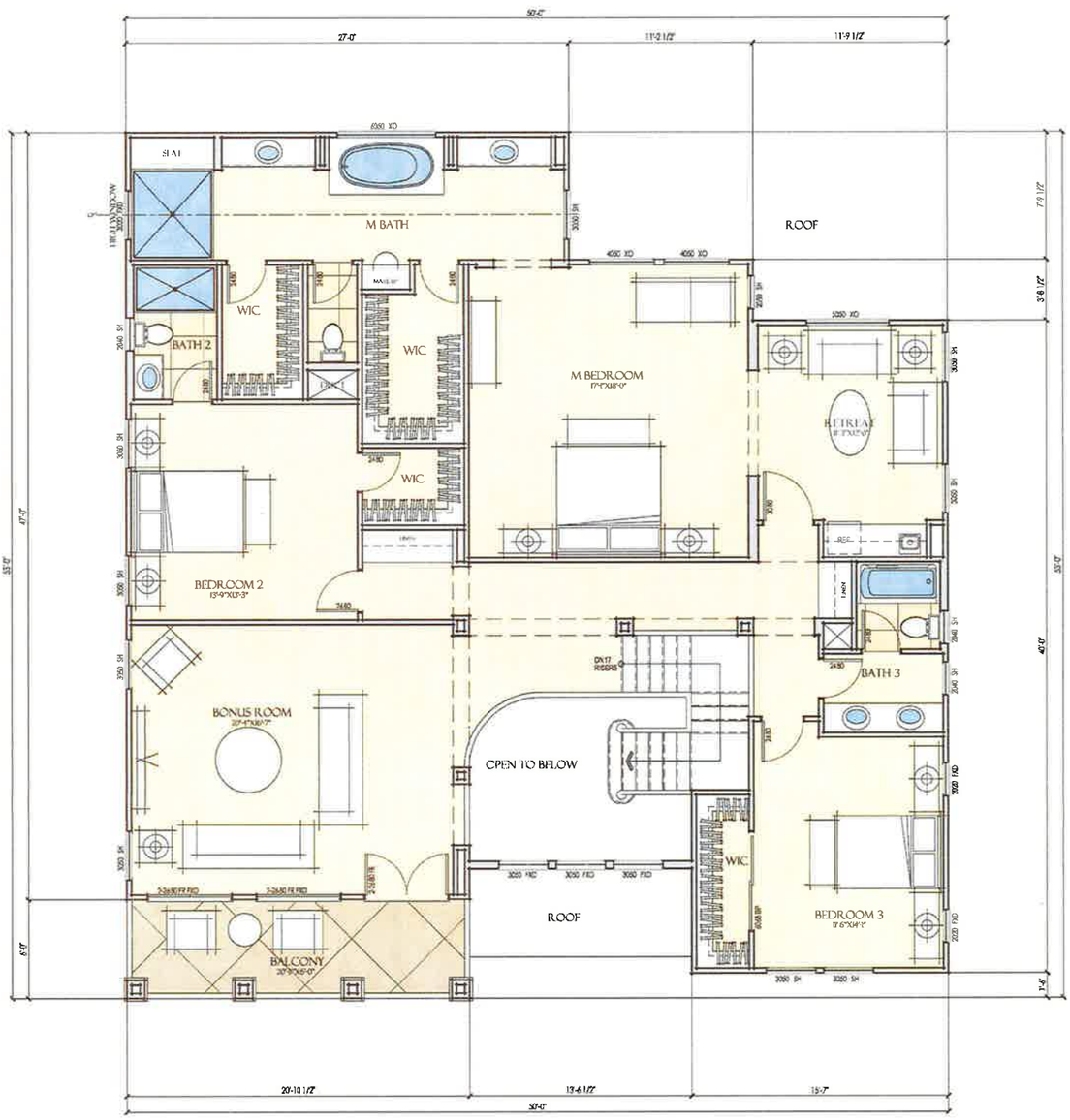
4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
LOWER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



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4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
UPPER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16

ga

4A - FRONT (SPANISH)

4A - REAR (SPANISH)

4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16

4A - RIGHT (SPANISH)

4A - LEFT (SPANISH)

4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

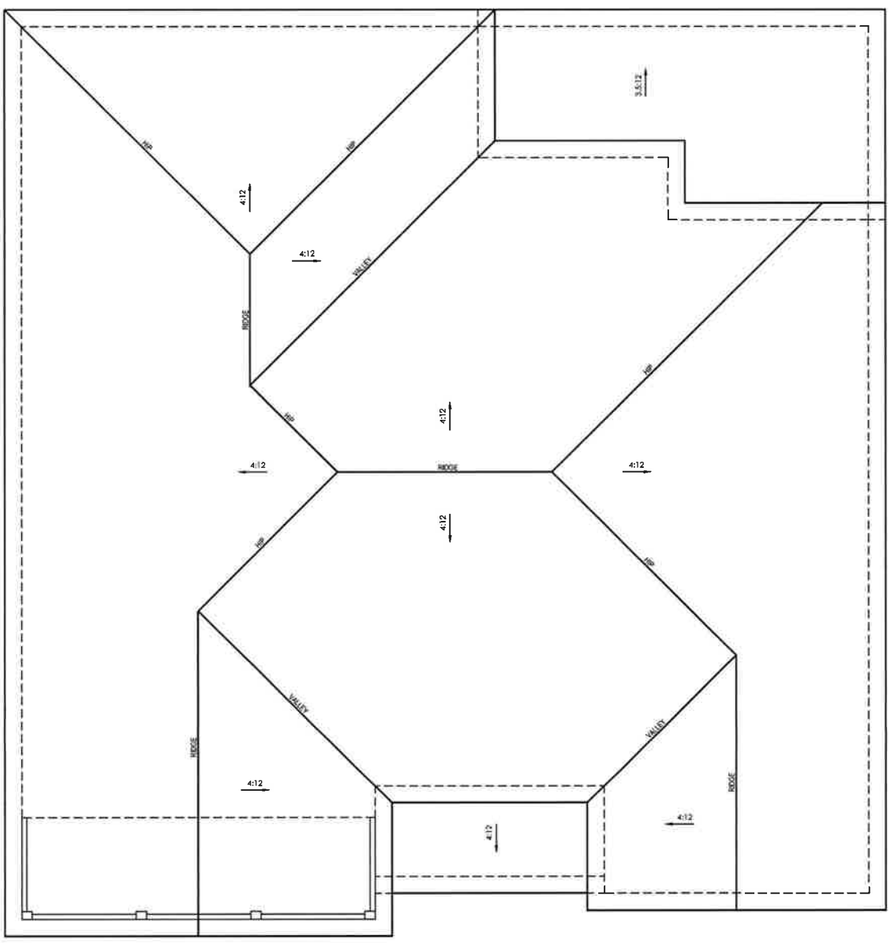
MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16



9.3

4A - SPANISH

4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A'
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16

4B - FRONT (CRAFTSMAN)

4B - REAR (CRAFTSMAN)

4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
01.20.16

4B - RIGHT (CRAFTSMAN)

4B - LEFT (CRAFTSMAN)

95

4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

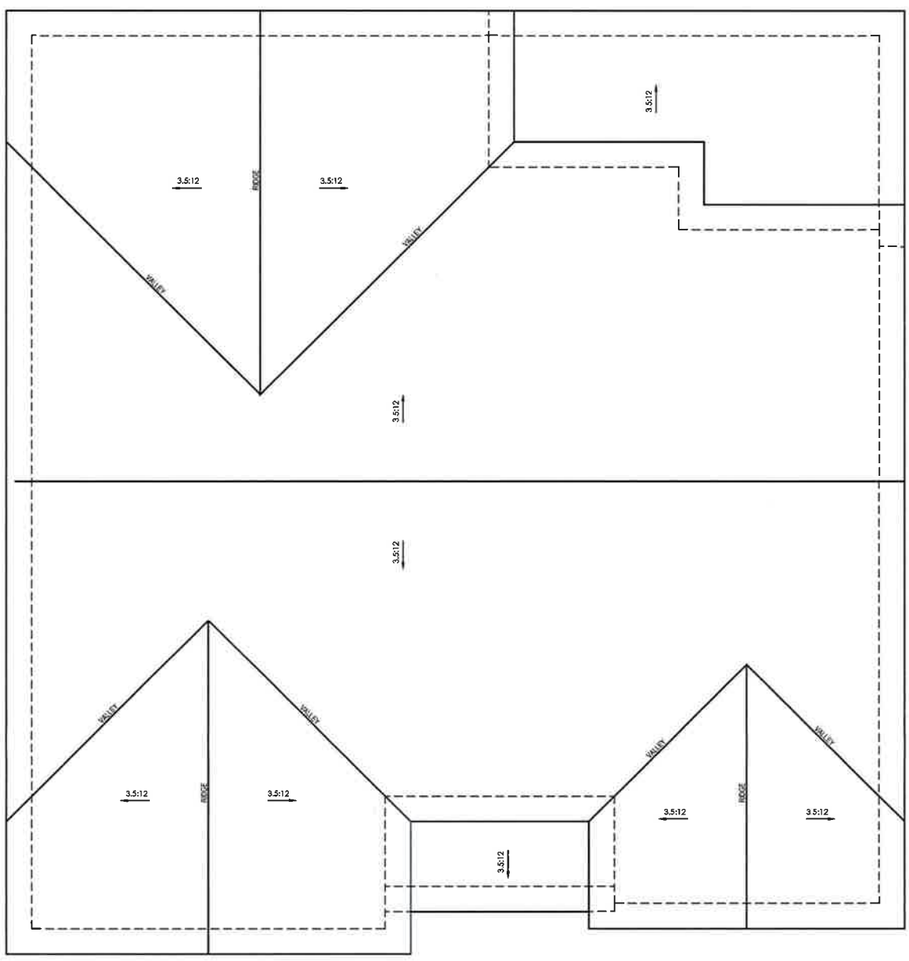
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



96

4B - CRAFTSMAN

4

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

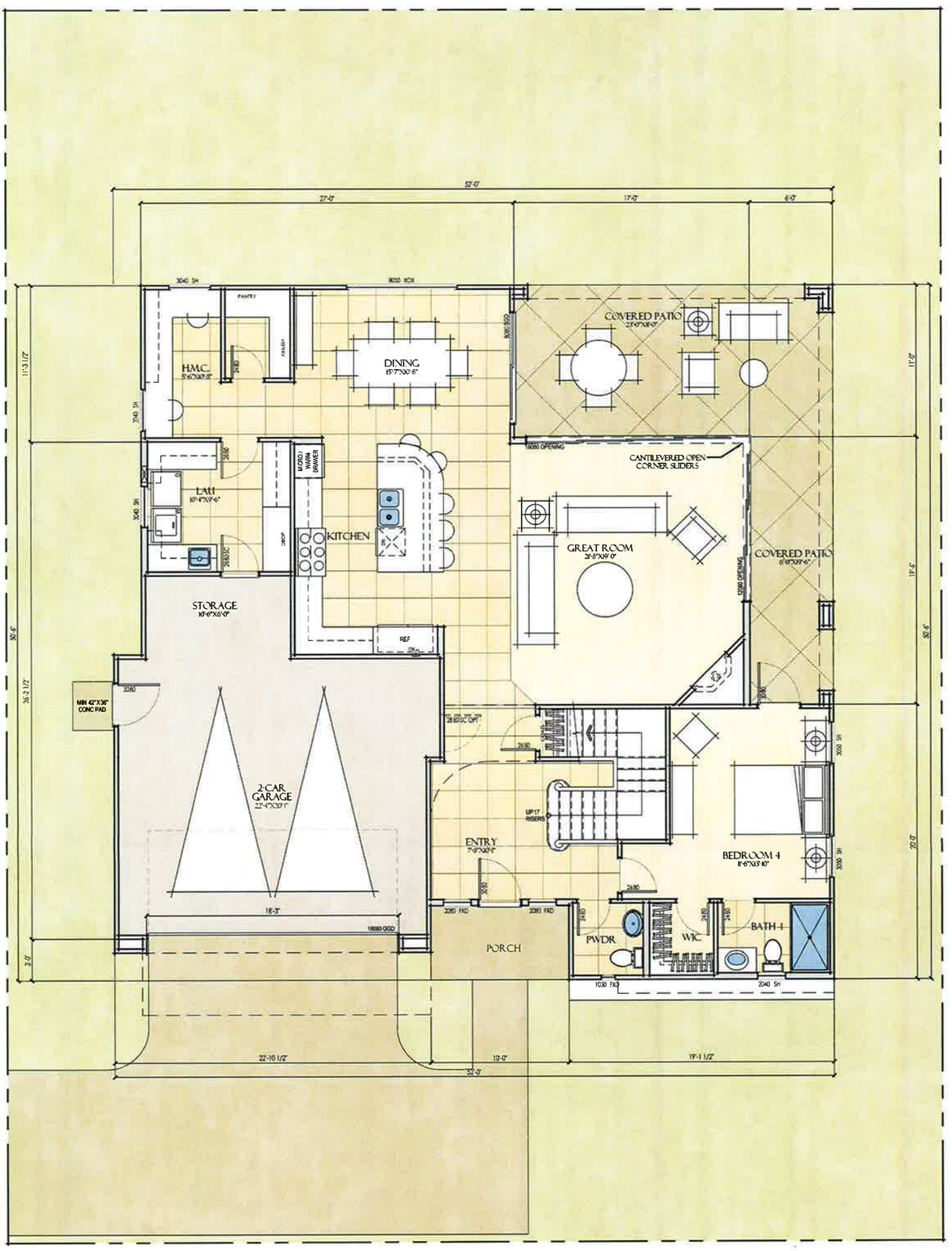
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'B'
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
01.20.16



Floor Area	
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COVERED PORCH:	54 SQ. FT.
COVERED PATIO:	370 SQ. FT.
BALCONY:	137 SQ. FT.

4ALT 5

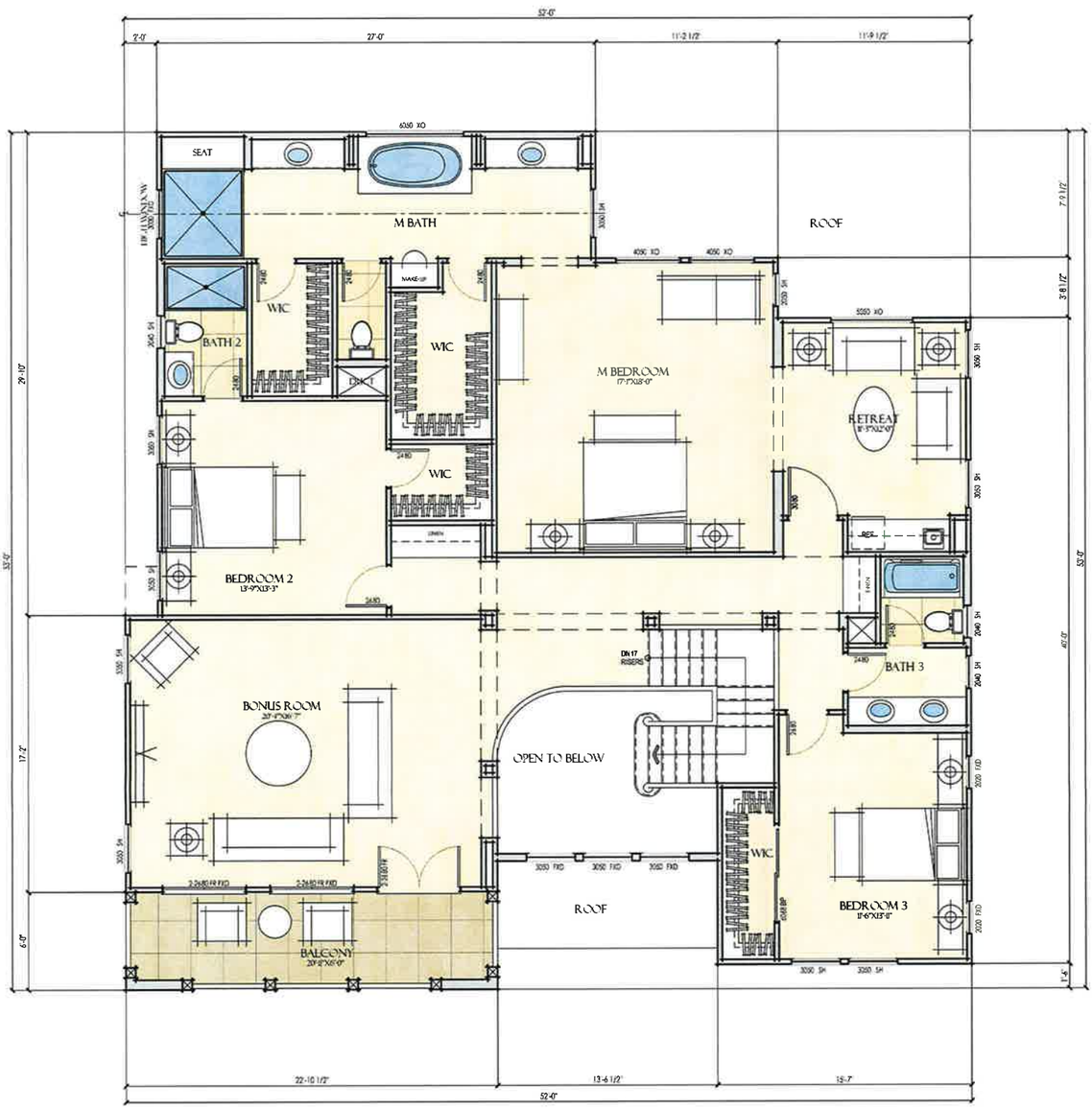
4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
LOWER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
03.31.16



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22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
UPPER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
03.31.16

4A - FRONT (SPANISH)

4A - REAR (SPANISH)

4ALT 5

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
03.31.16

4A - RIGHT (SPANISH)

4A - LEFT (SPANISH)

4ALT 5

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

MELIA HOMES

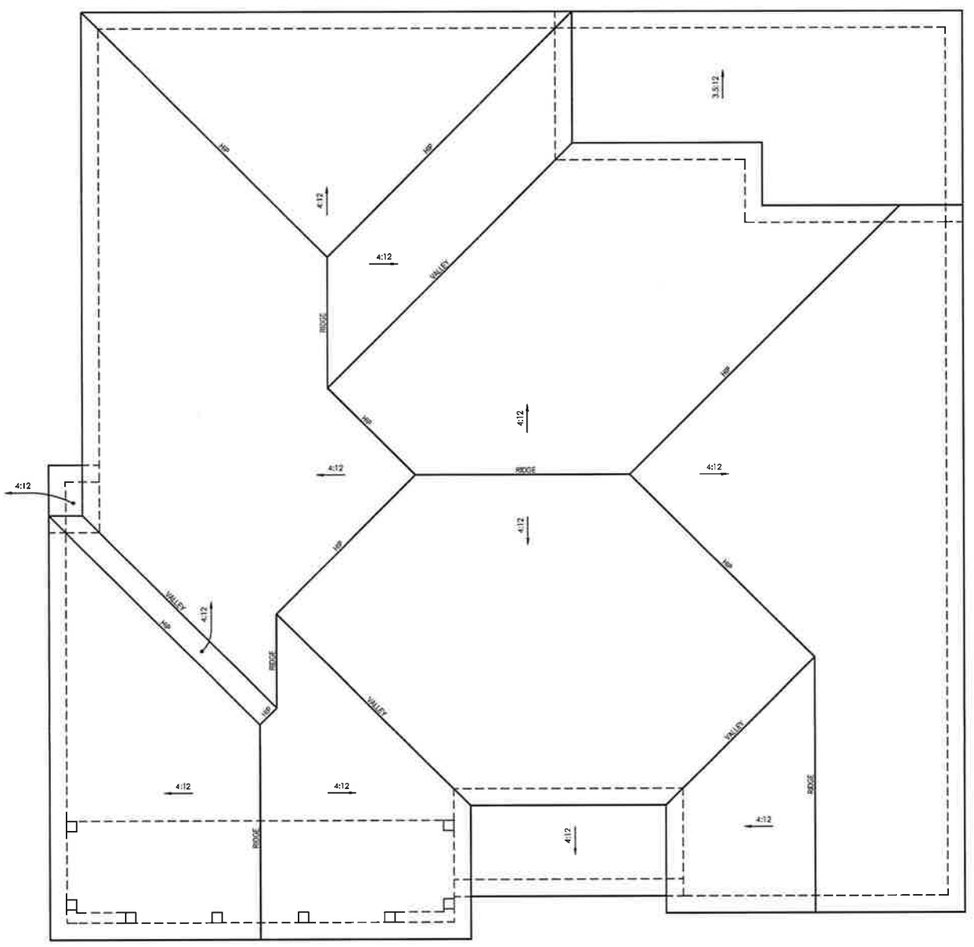
22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS

1/4" = 1'-0"

ISSUE 1
03.31.16



101

4A - SPANISH

4ALT 5

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

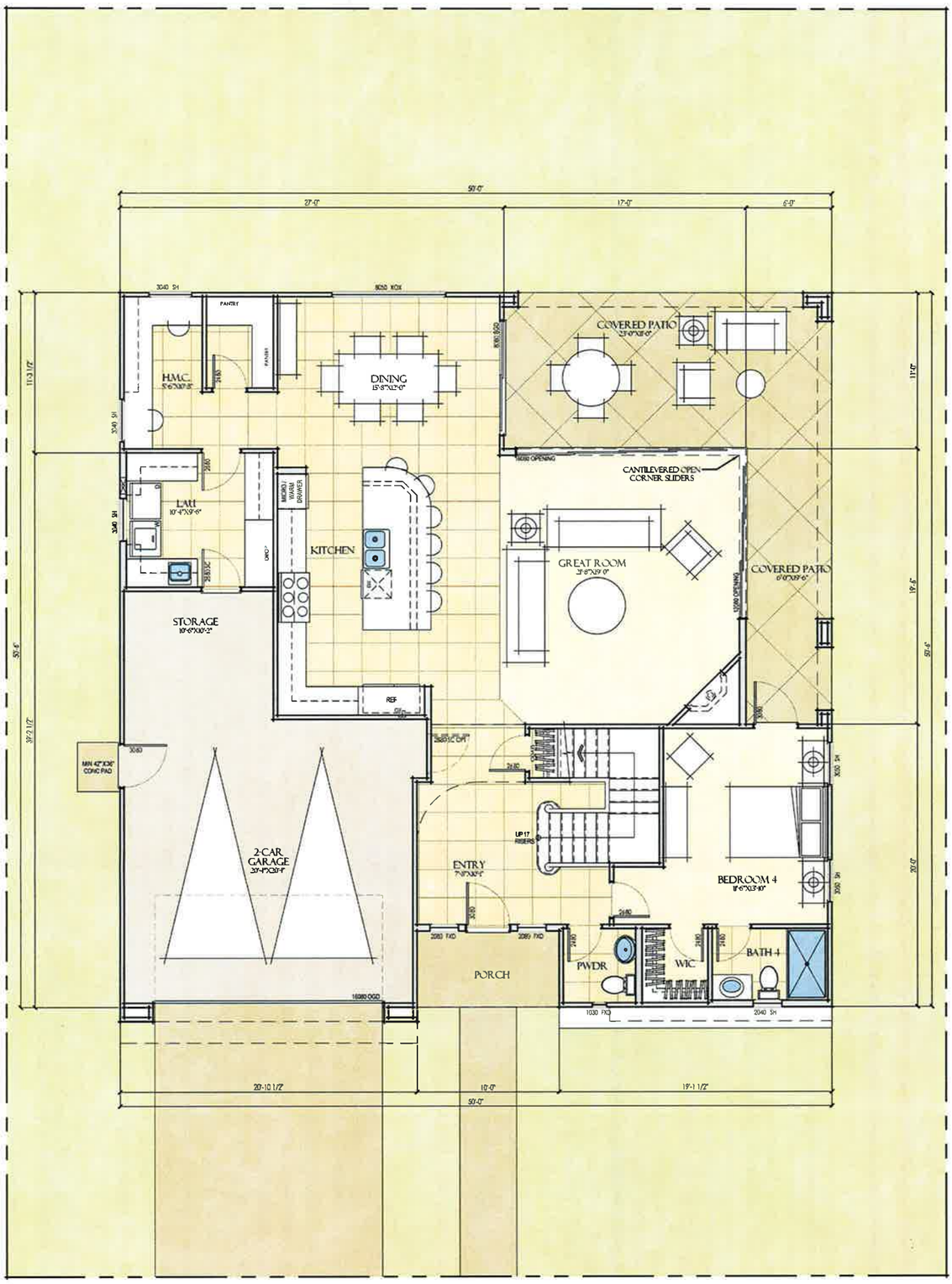
MELIA HOMES

22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A'
1/4" = 1'-0"

ISSUE 1
03.31.16



102

Floor Area	
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4ALT 7

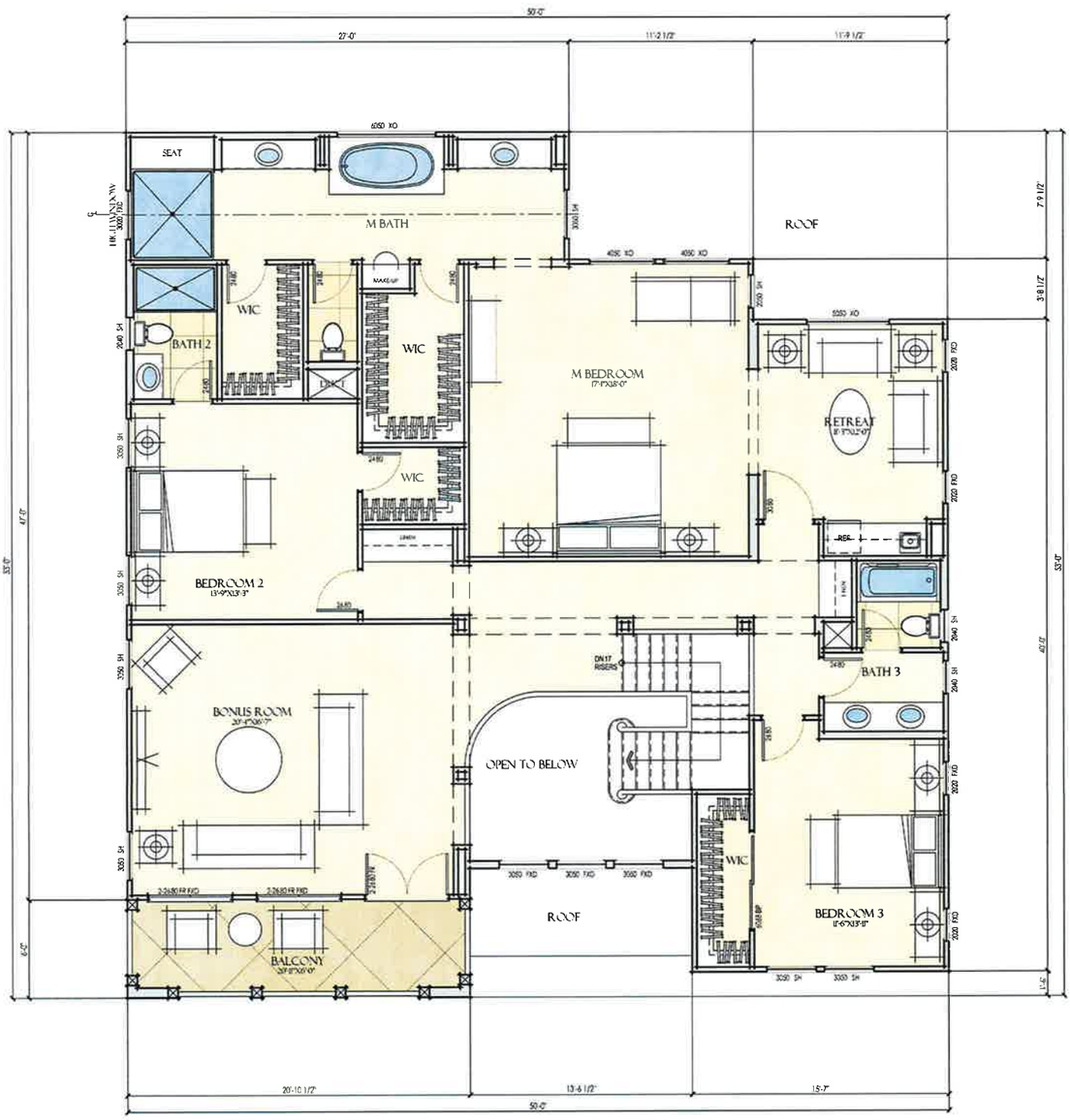
4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
LOWER FLOOR PLAN
1/4" = 1'-0"

ISSUE 1
03.31.16



103

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COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
UPPER FLOOR PLAN
1/4" = 1'-0"

MELIA HOMES

ISSUE 1
03.31.16

4A - FRONT (SPANISH)

4A - REAR (SPANISH)

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4 BATH + 1 POWDER
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MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
FRONT AND REAR ELEVATIONS
1/4" = 1'-0"

ISSUE 1
03.31.16

4A - RIGHT (SPANISH)

4A - LEFT (SPANISH)

105

4ALT 7

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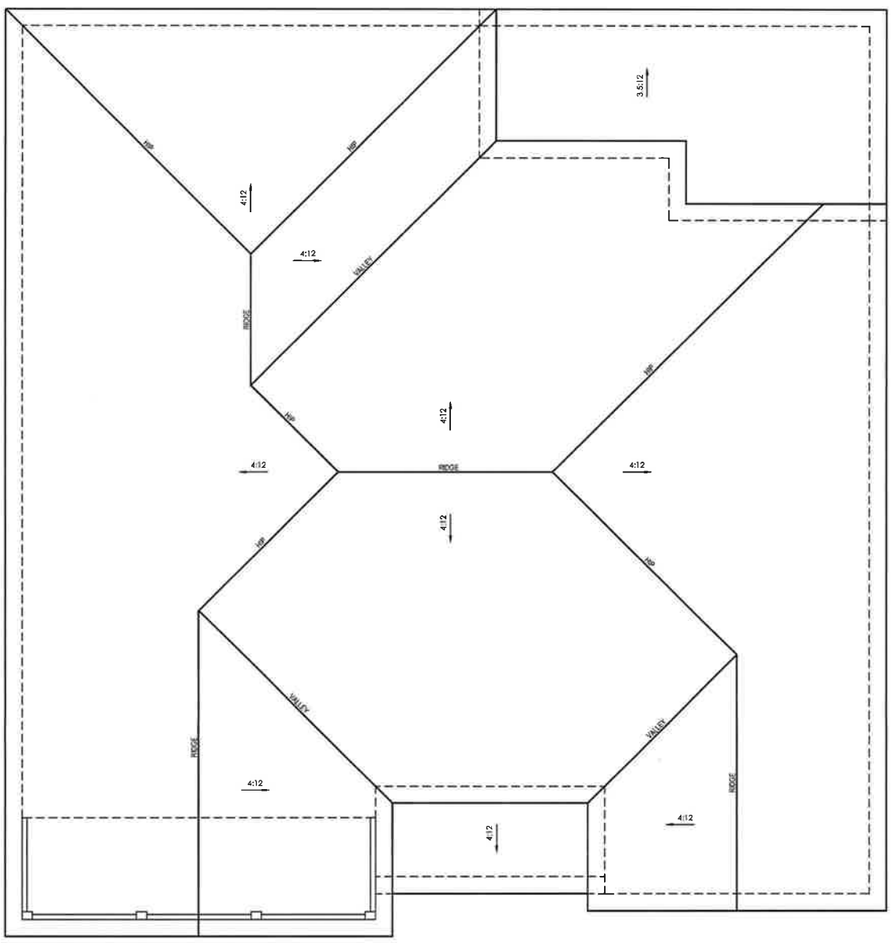
MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
RIGHT AND LEFT ELEVATIONS
1/4" = 1'-0"

ISSUE 1
03.31.16



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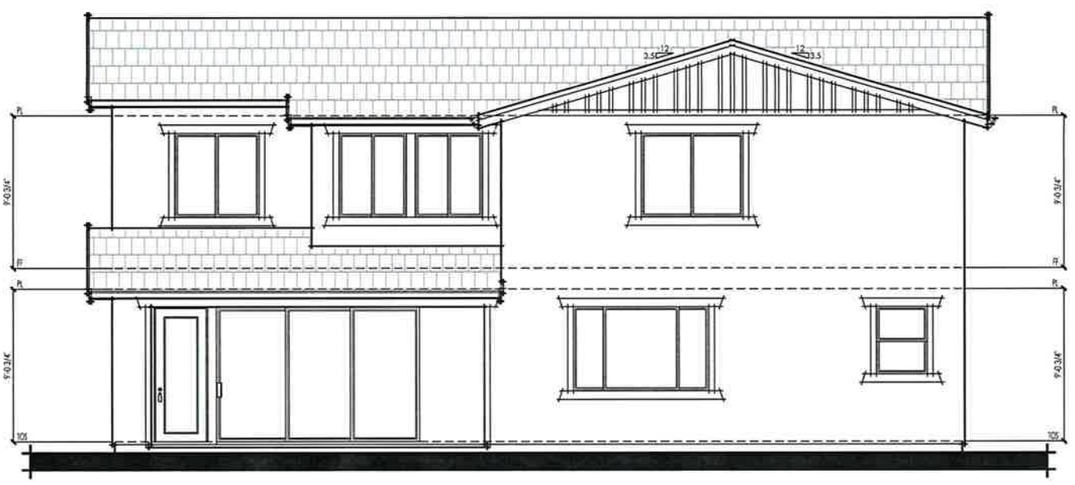
MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'A'
1/4" = 1'-0"

ISSUE 1
03.31.16

4B - FRONT (CRAFTSMAN)



4B - REAR (CRAFTSMAN)

4ALT 7

4 BED+BONUS
4 BATH + 1 POWDER
2 CAR GARAGE

MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
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1/4" = 1'-0"

ISSUE 1
03.31.16

4B - RIGHT (CRAFTSMAN)

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MELIA HOMES

22nd STREET
COSTA MESA, CALIFORNIA

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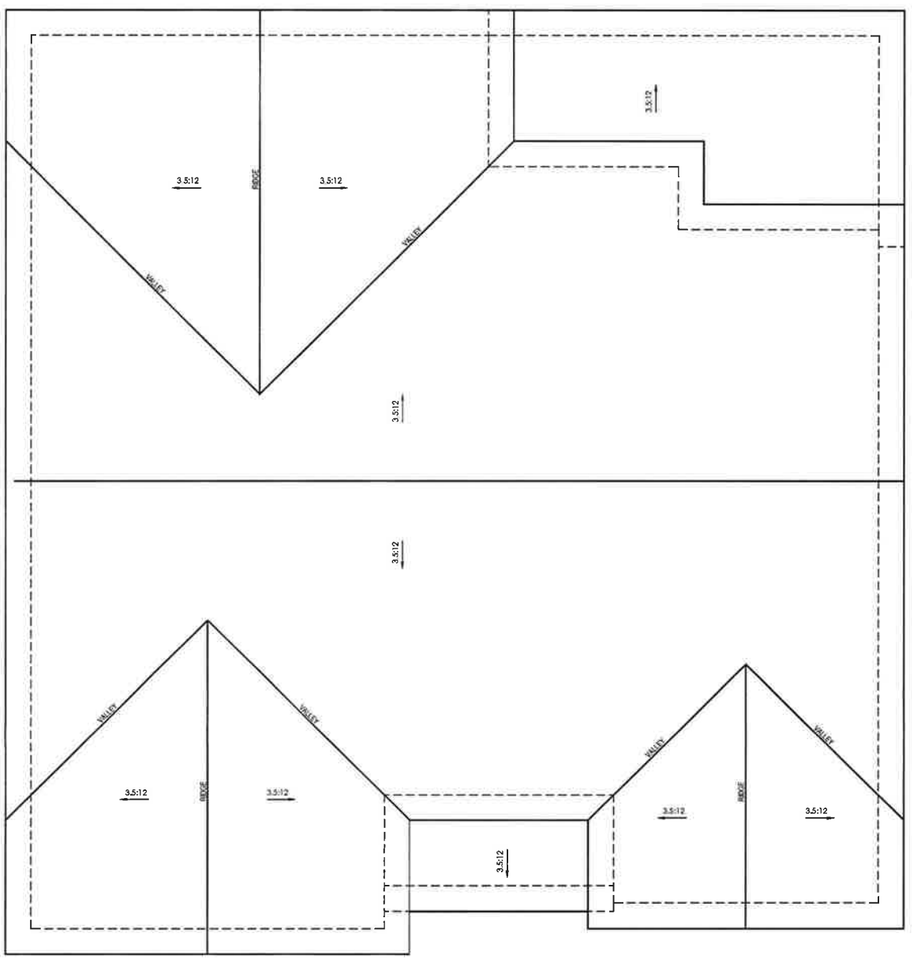

101

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22nd STREET

COSTA MESA, CALIFORNIA

DESIGN DEVELOPMENT
ROOF 'B'
1/4" = 1'-0"

ISSUE 1
03.31.16

PLANNING COMMISSION SUPPLEMENTAL MEMORANDUM

MEETING DATE: MAY 23, 2016 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-16-05 AND TENTATIVE TRACT MAP TT-18006 FOR A 13-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 326 22ND STREET AND 2212, 2216, AND 2220 SANTA ANA AVENUE**

DATE: **MAY 20, 2016**

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

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

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

Attached to this memo is a revision to handwritten page 51 of Exhibit B1, Engineering Conditions of Approval, for the draft Planning Commission resolution for the above project. The revision is for the wording for Condition of Approval No. 26 to be stricken as noted.

Attachment:
1. Revised handwritten page 51 of Exhibit B1, Engineering Conditions of Approval.

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

Melia Homes
c/o Christine Harmon-Harris, Project Manager
8951 Research Drive
Irvine, CA 92618

21. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

23. 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.

24. Obtain a permit from the City of Costa Mesa, Engineering Division and mill and overlay Santa Ana Avenue from Virginia Place to the southerly property line.

25. 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.

26. Submit for approval to the City of Costa Mesa plans that show the undergrounding of overhead utility cables along Santa Ana Avenue within the frontage of the property, including the removal of pole No. 745087H and the undergrounding of utility cables crossing Santa Ana Avenue at Virginia Place, ~~to the extent practical or feasible.~~

Sincerely,

Baltazar Mejia, P. E.
Acting City Engineer

(Engr. 2016/Planning Commission Tract 18006)