PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 8, 2016 **ITEM NUMBER: PH-2**

SUBJECT: PLANNING APPLICATION PA-16-20 AND TENTATIVE TRACT MAP TT-18034 FOR A 5-UNIT, THREE-STORY, DETACHED SMALL LOT RESIDENTIAL DEVELOPMENT WITHIN THE 19 WEST URBAN PLAN LOCATED AT 752 & 756 WEST 19TH STREET

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: RYAN LOOMIS, ASSOCIATE PLANNER

DATE: JULY 29, 2016

FOR FURTHER INFORMATION CONTACT: RYAN LOOMIS, AICP (714) 754-5608
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DESCRIPTION

The proposed project includes the following:

1) ***Planning Application PA-16-20:*** Urban Master Plan for a five-unit, three-story detached residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Urban Plan standards:
    - Deviation from required distance between main buildings (10ft. required; 8 feet-8 inches proposed between Units 2 and 3)
    - Deviation from front build-to-line abutting a public street (15 feet required; 14.5 feet proposed).
    - Deviation to allow for less than one-acre minimum development lot (1 acre development lot required; 0.27 acre lot (11,595 SF) existing).
    - Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
    - Deviation from required street side setback (10 feet required; 5 ft. - 2in. proposed).
    - Deviation from required open guest parking (8 spaces required; 5 proposed). {NOTE: Ten covered spaces are provided within garages, bringing total parking to 15 spaces, which is required per Urban Plan.}

2) ***Tentative Tract Map 18034:*** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential SLO standards.

APPLICANT OR AUTHORIZED AGENT

Umbrella Capital Group, care of Michael Alladawi, is the authorized agent for Nolan Chan, the property owner.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (0.27 acres total) and the development complies with the City's General Plan and proposed zoning designation. The project complies with the requirements for inclusion under this exemption because:

- 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 proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as a habitat for endangered, rare, or threatened species.
- Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location:	752 and 756 W. 19th Street	Application Number:	PA-16-20/TT-18034
Request:	Master Plan and Tentative Tract Map for five three-story residential development per Small Lot Subdivision Ordinance and Mesa West 19 Urban Plan.		

SUBJECT PROPERTY:		**SURROUNDING PROPERTY:**	
Zone:	C1	North:	R2-HD, Multi-Family Residential, High Density
General Plan:	General Commercial	South: (across 19th St)	R3, Multiple Family Residential District
Lot Dimensions:	100 FT x 117 FT	East: (across Wallace Ave)	C1 (Local Business District)
Lot Area:	11,595 SF	West:	C1 (Local Business District)
Existing Development:	Two parcels with houses converted to commercial uses. (Recently demolished)		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed Live/Work Standards (Mesa West Bluffs UP)	Proposed/Provided
Development Lot Size:		
Lot Width	NA	100 FT
Lot Area	1-acre for Mesa West Urban Plan	11,595 SF (**0.27 Acres**) [1]
Density/Intensity:		
Floor Area Ratio (FAR)	1.0 FAR (11,595 SF)	0.86 FAR (9,960 SF)[2]
Coverage (Development Lot)		
Buildings	NA	4,213 SF
Paving	NA	3,683 SF
Lot Coverage (Total Site)	70%	7,896 (68%)
Open Space	3,478.5 SF (30%)	3,699 SF (32%)
Building Height	4-stories / 60 ft.	3-stories / 38ft.-8½ in.-Unit 1,2 3-stories / 35ft.-8in. –Unit 3,4,5
Distance between main buildings	Minimum 10 foot distance between main buildings on the same site	**Attached – Unit 1 & 2** **8 ft. – 8 in. –Unit 2 & 3[1]** **10 ft. Unit 4 & 5**
Development Lot Building Setbacks:		
Front (19th Street)	15 ft.	**14.5 ft.** [1]
Side (interior)	0 ft.	7 ft.-2 in. –Unit 3 10 ft. – 6in. –Unit 5
Side (Wallace Street)	10 ft.	11 ft. – 8in. – Unit 1 5 ft. – 2 in. – Unit 4
Rear	20 ft [7]	**12 ft.**[1]
Parking		
Covered	7.5	10
Guest	7.5	5
Total Spaces	**15**	**15**
CEQA Status	15332, In-Fill Development	
Final Action	Planning Commission	

[1] Requires deviation- see staff report
[2] FAR calculation does not include garage square-footage for each unit

BACKGROUND

Project Site/Environs

The 0.27-acre project is located at the northwest corner of West 19th Street and Wallace Avenue within the 19th West Urban Plan. On April 4, 2006, City Council adopted the Urban Plans to allow incentives for the development of ownership housing and mixed-use development projects. The intent of the Urban Plans is to provide development/economic incentives for private property owners to reinvest and redevelop their properties. Live/work units are allowed in the 19th West Urban Plan subject to development standards noted in the Mesa West Bluffs Urban Plan. As such, the project will be reviewed against the Live/Work Development Standards of the Mesa West Bluffs Urban Plan instead of the 19 West Urban Plan.

The site is zoned C1 (Local Business) and has a General Plan land use designation of General Commercial (GC). The site was recently demolished, but included two single story buildings built in 1953, which were a total of 2,413 square feet of building, as well as surface parking; The buildings were occupied by Timeless Treasures retail store. There are two vehicular access points to the site, one from Wallace Avenue and one from West 19th street. Surrounding land uses generally consist of residential and commercial uses. Land uses immediately adjacent to the project site consist of the following:

- **North:** A two-story apartment complex is located north of the site and is zoned R2-HD (Multiple-Family Residential District, High-Density).

- **East:** Commercial uses (Auto Zone) in the C1 zone (Local Business District) are located east of the site across Wallace Avenue.

- **South:** A two-story apartment complex is located south of the site across West 19th Street and is zoned R3.

- **West:** Commercial uses (Neptune Society Cremation) within the C1 zone are located immediately west of the site.

Urban Plan Screening Request

The project was screened by the City Council on June 17, 2014. The City Council determined that the project met the expectations for the Urban Plan, but had comments. Below is a summary of the City Council comments:

- Increase building setback along interior side setback (west property line) to eliminate items/trash being caught between buildings.
- Permeable pavers preferred for driveways and open parking.
- Enhance architecture.
- Provide single entrance to the live/work (i.e., no second doors) to eliminate the possibility of workspace to be used as a bedroom or leased.
- Redesign corner unit for more open space at angled setback.
- Provide required open parking spaces.

- Strive to have no deviations and provide additional parking to accommodate live/work guests.

The City Council agenda and screening report is found on the City's website at the below link:

http://www.costamesaca.gov/modules/showdocument.aspx?documentid=14800

ANALYSIS

Residential Units

The proposed project consists of five three-story live/work units. The details of the five unit types are summarized in the following table:

Unit Type Summary

	Units 1-3	Units 4&5
Unit Size (Not Including Garage)	1,992 SF	1,992 SF
Garage size	454 SF	446 SF
Ground Level Work Space	253 SF	253 SF
Total Unit Size w/garage	2,446 SF	2,438 SF
No. of Bedrooms/Baths	3Beds/2.5 Bath + 0.5 bath for Accessible bath (Workspace)	3Beds/2.5 Bath + 0.5 bath for Accessible bath (Workspace)
No. of Stories/ Height	3 Stories/38ft.-8.5in. (Units 1&2) 3 Stories/35ft.-8in. (Unit 3)	3 Stories/35ft.-8in. (Units 3,4,&5)
No. of Garage Spaces	2 spaces each	2 spaces each
No. of Open Spaces	1 space each	1 space each
Total On-Site Spaces	**15 parking spaces**	

Density/Intensity

Per the Live/Work Development Standards, live/work developments may be constructed up to 1.0 FAR, provided the proposed project is within the General Plan circulation system. This may result in 15 to 20 live/work units per acre. This proposed development meets the 1.0 FAR requirement and creates a density of approximately 19 units per acre.

Site Design

The proposed project includes five live/work units on a 0.27-acre property. The site design includes two detached three-story units along the northern portion of the property, and two side-by-side (6 inches apart) three-story units and one detached three-story unit along the southern portion of the property facing West 19th Street. The northern detached units are separated from the units facing 19th Street by a 25-foot driveway.

The property currently has two vehicular access points to the site, one from Wallace Avenue and one from West 19th street. The proposed project will eliminate the vehicular access driveway off of West 19th Street, thereby providing only one access to the site from Wallace Avenue. The private driveway will be 25 feet in width, providing adequate backup distance for each parking space. Five open parking spaces will be provided along the 25-foot wide driveway. As required by ADA regulations, pedestrian access to the live/work units will be provided from both streets and the adjacent public sidewalks.

Building Architecture

The proposed architecture is a contemporary design with hip asphalt shingle roofs, horizontal siding with projecting stucco wall accents, metal canopies, horizontal metal railings along the balconies, and roll-up sectional garage doors. Private balconies are proposed on the second floor of each unit.

During the Urban Plan Screening in June 2014, City Council recommended enhanced architecture for the project. The applicant revised the architecture design to a more contemporary design. Although the proposed architecture is significantly different from originally proposed, staff believes enhanced architecture along West 19th Street frontage is still required. A condition of approval requires enhanced architecture for the final building permits (see condition #4).

Setbacks

The following table displays the proposed project's setbacks in comparison to the Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan and the Small Lot Subdivision Development Standards (SLO). Although the project proposes to subdivide the lots according to the SLO, the Live/Work Residential Development standards take precedence due to the project being within an Urban Plan overlay. The Urban Plan offers flexible development standards and consideration of deviations to encourage live/work units. A Master Plan is required to activate the zoning provisions of the Urban Plan, and to allow deviations from development standards.

	Proposed Project Setbacks	**Live/Work Development Standards**	**SLO Development Standards**
Front Setback	14.5 ft.[1]	15 ft.	20 ft.
Street Side Setback	5 ft.[1]	10 ft.	10 ft.
Interior Side Setback	7 ft.	0 ft.	5 ft.
Rear Setback (interior)	12 ft.[1]	20 ft.	10 ft.
[1] Requests a deviation from Live/Work Residential Development Standards			

This Master Plan application requests deviations from front, street-side, and rear setbacks per Live/Work standards for this Urban Plan. Regarding the front setback, the project request a 0.5-foot deviation to allow a 14.5-foot setback along West 19th Street build-to-line (15 feet required per Urban Plan). The request for 14.5-foot front setback was due to a dedication requested by the City's Public Services Division; this is a result of a public sidewalk encroaching into the project site's property. The 0.5-foot dedication will allow the entire sidewalk to be within the City's right-of-way. In regards to the street-side setback, the project requests a deviation from required street side setback along Wallace Avenue (10 feet required; 5 ft. proposed). The Live/Work standards and SLO standards both

require a 10-foot setback. The project proposes a seven-foot interior side setback, which exceeds the requirements for both the live/work and SLO standards. Finally, the project requests a deviation from required rear setback from residentially zoned property (20 feet required for both Urban Plan and SLO; 12 feet proposed). The majority of the property along the rear property line includes driveway and detached single-story garages. Unit 5, however, does align slightly with the livable units of the neighboring residential property. The proposed project does not include any second-story windows for Unit 5 that would align directly with the neighboring second-story windows; however, the unit does include a third story bedroom window that faces the neighboring units. This window aligns above the neighboring windows.

Building Separation

The Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan require a minimum 10-foot separation between main buildings. The project requests a deviation from building separation requirements; Unit 2 and Unit 3 is separated by approximately eight feet; Unit 1 and 2 are considered attached product. It should be noted that SLO standards do not require a minimum separation between units; however, compliance with Building and Fire Code standards is required.

On-Site Parking

As noted, the project includes the subdivision of lots per the SLO standards. The SLO requires two open and two enclosed parking spaces for each lot. Per this standard, the proposed project would require 10 open and 10 enclosed spaces. The proposed development, however, is located within an Urban Plan and meets the Code-required parking per the Live/Work Residential Development Standards (15 on-site parking spaces required; 15 parking spaces provided); However, the project is requesting a deviation from the number of parking devoted to open guest parking. The live/work standards require 1.5 spaces of tenant parking per unit, and 1.5 guest parking per unit for live/work units up to 2,000 square feet. Based on this parking ratio, the project is required to provide 7.5 tenant parking spaces and 7.5 guest parking spaces. The proposed project, however, provides 10 tenant parking spaces within two-car garages, and the remaining five open spaces for guest parking. It is typical for this size of unit provide a two-car garage for market demand. The open parking spaces are located along the 25-foot driveway between the units, and adequate backup space will be provided, as required by the Transportation Services Division. A condition of approval requires the open spaces to be unassigned and available for guests/tenants of the development. The garage spaces will be subject to annual verification in order to confirm they are not being used for storage purposes. The residential garages comply with the minimum interior dimensions per code.

Traffic/Trip Generation

The Transportation Division completed a preliminary trip generation analysis comparing the proposed 5-unit project to existing conditions and General Plan conditions at full build out. The projections indicate that the proposed development would generate fewer trips compared to the existing office/retail use and the potential General Plan

(commercial use) build out pursuant to the General Plan land use designations. Given the limited number of units, the project would not be required to submit a traffic study and not subject to traffic mitigation fees.

Preliminary Trip Generation Analysis

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units-Blended office/retail	5	6	8	71
Existing Uses 2413 SF (Specialty Retail)	2,413 SF	17	12	107
General Plan Build Out (C1 Zoning – General Commercial)	2,413 SF	4	15	164

Source: Costa Mesa Transportation Services Division

Perimeter Walls/Fences

Costa Mesa Municipal Code Section 13-75 requires a solid masonry wall around the perimeter of the proposed development lot, where applicable. 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. Walls are not required on the property lines along the two street right-of-ways; however, a condition of approval requires fencing along the West 19th Street and Wallace Avenue property line to deter loitering and to protect the landscaping. All walls and are required to be decorative in nature and compatible with the building architecture while still allowing visibility of setback landscaping.

Landscaping

The project provides enhanced landscaping along West 19th Street and Wallace Avenue. In fact, the existing driveway along West 19th Street will be removed, and a new parkway with landscaping is proposed along the West 19th Street frontage to enhance the site. The project proposes a mixture of drought tolerant trees, shrubs, and groundcover throughout the private open space areas and along building front landscaped areas. The project also includes courtyards and walkways for pedestrian activity, and decorative fencing along the West 19th Street and Wallace Avenue frontage to protect landscaping and deter loitering. A minimum of two vine pockets are conditioned for the project to provide a green screen wall along the west property line and to soften the appearance of the driveway and perimeter wall. In addition, conditions of approval will require additional California native landscaping landscaping that exceeds Code requirements.

Tentative Tract Map

The applicant proposes a tentative tract map for five live/work units. Although the project is requesting a deviation from minimum development lot size requirements per the Live/Work standards, there are no minimum lot size requirements in the Urban Plan for individual units. The proposed property is suitable to accommodate the proposed small lot subdivision, as there are no interferences with the City's or other utility agencies' right-of-

way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act.

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 (August 2018). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Future development of all land within the City of Costa Mesa is guided by the General Plan adopted in 2016. 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 following analysis evaluates the proposed project's consistency with specific goals, objectives, and polices of the General Plan, Land Use Element.

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

   Consistency: The project is an infill live/work project within the allowable density/intensity allowed per the Mesa West Bluffs Urban Plan Development Standards. Therefore, adequate infrastructure would be available to serve the proposed project and the project is consistent with this General Plan objective.

2. **Policy LU-1.1** *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*

   Consistency: The project is a live/work project within the allowable FAR requirements per the Live/Work Development Standards. The live/work units will provide small commercial businesses (allowed per the land use matrix highlighted within the Mesa West Bluff Urban Plan) within a residential development. This type of development will continue to provide commercial goods, services, and employment opportunities within the neighborhood.

3. **Policy LU-1.3:** *Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums,*

townhouses) where feasible to improve the balance between rental and ownership housing opportunities.

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

4. **Policy LU-1.5:** *Maintain a land use structure that strives to balance jobs and housing with available infrastructure and public and human services.*

   Consistency: Because the proposed project provides for both residential and commercial uses within the same development, the project is consistent with this General Plan policy.

5. **Objective LU-2:** *Promote land use patterns and development that contribute to community and neighborhood identity.*

   Consistency: The project proposes to develop according to the Live/Work Residential Development Standards provided under the Mesa West Bluffs Urban Plan. This Urban Plan promotes and encourages private market reinvestment and improvements for the Westside by encouraging construction of live/work units; attracting more residents and merchants by allowing mixed-use developments; providing new housing types; and promoting well-designed and integrated urban residential development.

6. **Policy LU-2.6**: *Encourage increased private market investment in declining or deteriorating neighborhoods.*

   Consistency: The proposed project provides for new stock of residential ownership units in combination with workspace in a live/work development. This new housing type is encouraged for the Westside and encourages increased private market investment into the area. As such, the project is consistent with this General Plan policy.

7. **Policy LU-2.7**: *Permit the construction of buildings over two stories or 30 feet only when it can be shown that the construction of such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access.*

   Consistency: The proposed project includes three-story live/work units, including ground floor commercial workspace and upper level residential living. The project site is located along the corner of West 19th Street and Wallace Avenue. As such, only two properties abut the project site, including multifamily units within the R3 zone on the property north of the project site, and a commercial use within the C1 zone on the property along the west property line. The adjacent buildings on the property to the north are garages; the living units lie further west. Only a small portion of the living units of the neighboring property will align with Unit 5. As such shade and shadow impacts will occur primarily on the garages, however early morning sun may briefly impact the living units behind Unit 5. In addition, the

proposed project will maintain a 12-foot setback from the north property line. The commercial property to the west of the project site is two stories. The proposed project will maintain a minimum seven-foot setback from Unit 3 and more than 10 feet for Unit 5 from the west property line. Both properties abutting the project site are also within the Urban Plan, which allows maximum 4-story/60-foot buildings.

8. **Policy LU-3.5:** *Provide opportunities for the development of well- planned and designed projects, which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood.*

   Consistency: The proposed project is well-designed project, which, through vertical integration, provides for compatible mixed uses through a live/work development. The first level of the units are proposed as the work portion of the development, and allow for various commercial uses per the Urban Plan land use matrix. The upper levels of each unit provide for residential living.

9. **Policy LU-6.5:** *Encourage revitalization of existing, older commercial and industrial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units.*

   Consistency: The proposed project includes the revitalization of existing, older commercial uses in the Westside with new mixed uses consisting of live/work units. As such, the project is consistent with this General Plan policy.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-83.52(c), Master Plan Findings for Mixed-Use Overlay District, and Section 13-83.52(d), Deviations from Development Standards, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings, which are also reflected in the draft resolution.

- *The project has been revised since the Urban Plan screening to address the City Council's comments; and therefore, overall improvements in the development have been provided.*

  Due to the comments received at the Urban Plan Screening, the proposed project has been modified to address issues raised by City Council. The new changes include increased setbacks for front, interior side, and street-side setbacks, as well as the use of decorative pavers for the private driveway. The table below provides the comparison between the project reviewed during the Urban Plan Screening and the revised project. The following table highlights some of the revisions to the original concept based on Council feedback:

Original Concept vs. Current Proposal

Council Feedback	Original Concept	Current Proposal
Increase building setback along interior side setback (west property line) to eliminate items/trash being caught between buildings.	Original project included one-foot interior side setback	New proposal is for a minimum 7 foot-2 inch interior side setback
Permeable pavers preferred for driveways and open parking.	Asphalt Driveway	Decorative Permeable Pavers
Provide enhancement to architecture	Minimal articulation and materials	Condition of Approval #4 requires enhanced architecture
Provide single entrance to the live/work (i.e., no second doors) to eliminate the possibility of workspace to be used as a bedroom by future residents.	Separate entrances provided to work space area and live area	No separate doors between live and work spaces provided
Redesign corner unit for more open space at angled setback.	Original project included 5 foot-5 inch setback from corner cutoff	New proposal includes 9 foot-2 inch setback from corner cutoff
Provide required open parking space width and length.	Undetermined length and width of parking	Provides adequate open parking sizes per standards
No deviations and provide additional parking to accommodate live/work guests.	Requests development standard and parking deviations	Requests development standard and parking deviations

- *The project is consistent with the General Plan, meets the purpose and intent of the overlay district, and the stated policies of the Urban Plan as applicable.*

  The project is consistent with the General Plan in that provides for the development of a mix and balance of housing and commercial opportunities, and encourages revitalization of existing, older commercial areas in the Westside with new mixed-use development consisting of ownership housing stock with ground floor office/retail uses. The project promotes the policies of the 19 West Urban Plan, which envisions modern architecture and mixed-use urban villages along specified areas along West 19th Street. The plan is considered a vertical live/work mixed-use development, which is reviewed according to the Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan. The project requests various deviations from the live/work development standards, which is permitted by the Urban Plan. This is discussed in more detail below.

- *The project includes code-required open space*.
  The minimum required open space for live/work developments is 30 percent; the project provides 3,699 square feet of open space, or 32% percent open space (not including balconies). Additionally, the proposed project will incur park fees based on five live/work residential units.

Open Space Summary	
Private balconies in each unit	185 SF
Roof decks	None
Open space without balconies	32%

The table below provides a comparison of recent live/work developments and required open space.

Table of Open Space areas in other Urban Plan Projects (Industrial Zones)

Project	Address	Site Area	Open Space	Total SF
PA-16-20 PROJECT	**752 & 756 W. 19th St**	**0.27-acres**	**32% live/work**	**3,699 SF**
West Place	2025 Placentia Ave.	1.88-acre	35% live/work and residential	28,662 SF
Lighthouse	1640 Whittier Ave.	5.7-acre	40% residential component 30% live/work component	65,700 SF 24,893 SF
Level One	1527 Newport Blvd.	1.88- acre	22% live/work	18,142 SF
Superior Pointe	1677 Superior Ave.	2.55-acre	30% live/work	33,349 SF
Westside Gateway	671 W. 17th Street	9-acre	40% residential component 11% live/work component (attached) 13% of live/work component (detached)	62,380 SF 16,550 SF 11,027 SF
Brickyard East	2026 Placentia Ave.	.79-acre	34% live/work	11,657 SF
The Boathouse	1672 Placentia Ave.	1.8-acre	27% live/work	21,502 SF

- *The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanation.*

The proposed project is within the 19 West Urban Plan overlay, which allows for mixed uses. The neighboring properties to the west and east (across Wallace Avenue) are within the C1 zone, and are developed with commercial uses. Properties to the north and south (across W. 19th Street) are zoned R3, and are currently developed with multi-family residential developments. These surrounding properties are all within the 19 West Urban Plan, and could potentially redevelop according to the Urban Plan development standards. The proposed project is compatible with these surrounding uses, as well as potential future uses, and is not anticipated to be subject to excessive noise, odors, vibration, light and glare, and toxic emissions. There are no nearby industrial uses within the project vicinity. **Condition of approval #7** requires a "Notice to Buyers" shall disclose that the project is located within an area designated as commercial in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with commercial land uses. In addition, **condition of approval #20** will require the project provide a noise study to document onsite noise levels from surrounding uses. Residential interior noise levels must be met for interior residential living spaces, and residential exterior noise levels must be met on all private patios, upper-story decks, and balconies. These conditions shall allow the project to be compatible with surrounding commercial uses.

- *The proposed residences have adequate separation and screening from adjacent commercial uses through site planning considerations, structural features, landscaping, and perimeter walls.*

  The proposed project abuts an adjacent commercial use along the west property line. There are no windows along the second story of the adjacent building; however, a carport with second story deck appears to be built along the adjoining property line (legality of deck undetermined). The project proposes to exceed the allowable interior side setback according to the live/work development standards (0 feet required; minimum 7 feet proposed). In addition, **condition of approval #17** requires a minimum of two vine pockets along the project's west property line for green wall and screening purposes to soften the appearance of the driveway and perimeter wall. In addition, **condition of approval #13** requires a six-foot high decorative masonry wall along the interior property lines for additional screening. These conditions in conjunction with the setback, should provide adequate separation and screening from adjacent commercial uses.

- *The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Urban Plan, while the deviation to the regulation allows for a development that better achieves the purpose and intent of the General Plan and Urban Plan.*

  The Urban Plan's goal is to revitalize, enhance, and encourage the development of mixed-use villages throughout the Westside without any major intensification of land uses. The proposed project provides an opportunity to redevelop an old and underutilized site with marginal uses, into a mixed-use development that provides new residential ownership opportunities along with continued commercial uses. Below are a list of requested deviations and the justifications to grant the deviation.

  List of Requested Deviations

  - **Deviation from required distance between main buildings (10ft. required; 8 feet-8 inches proposed between Units 2 and 3).**
  - **Deviation from front build-to-line abutting a public street (15 feet required; 14.5 feet proposed).**
  - **Deviation to allow for less than one-acre minimum lot.**
  - **Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).**
  - **Deviation from required street side setback (10 feet required; 5 ft. - 2in. proposed).**

- **Deviation from required open guest parking (8 spaces required; 5 proposed)** (NOTE: 10 covered spaces are provided, bringing total parking to 15 spaces, which is required per Urban Plan.)

Justifications for Deviations

The Urban Plan allows deviations from development standards through the master plan approval process, with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or including of amenities along the street side. Granting these deviations will not make the live/work units more suitable for use that is primarily residential. The following include development features and conditions of approval required for granting these deviations:

- The project does include courtyards that provide "interactive spaces" spaces for residents.
- The project will comply with Building and Fire Code standards regarding building separation.
- Condition of approval #4 requires enhanced architecture elevations for the live/work units.
- Condition of approval #16 requires the project provide additional landscaping that exceed Code requirements, as well as enhanced California native landscaping.
- Condition of approval #21 requires the project provide upgraded windows and exterior doors for noise reduction and energy conservation.
- Condition of approval #34 requires repair/replacement of the sidewalk and parkway along West 19th Street due to the existing driveway vacation along West 19th Street.
- Condition of approval #35 requires compliance with the City's Energy Star Program for residential structures.

- *The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.*

The granting of the deviations results in a development that exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential ownership units. Conditions of approval #4 requires enhanced architecture for the final building permit submittal, including enhanced articulation and variety of materials used to ensure aesthetically pleasing development and interest. The project meets the total on-site parking requirements, open space requirements, and overall density/intensity requirements of the Urban Plan. Conditions of approval also require enhanced landscaping and a decorative walls and fencing, including a minimum three-foot decorative fence/wall along the West 19th Street and Wallace Avenue property line to protect landscaping and deter loitering. The project requests a deviation

from required rear setback from residentially zoned property (20 feet required for both UP and SLO; 12 feet proposed). The majority of the property along the rear property line includes driveway and detached single-story garages. Unit 5, however, does align slightly with the livable units of the neighboring residential property. Unit 5 does not include any second-story windows that would face the neighboring second-story windows; however, the unit does include a third story bedroom window that faces the neighboring units. This window aligns above the neighboring windows. A condition of approval (see condition #16) requires additional trees along the rear property line to help screen the neighboring property. Furthermore, a condition of approval requires that the property be self-governed by Covenants, Conditions, and Restrictions (CC&Rs) through a Maintenance Association or other entity. The City Attorney's office will approve the draft CC&Rs as to form and content.

- *The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

  The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity. The development will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created because of this project.

- *Any use of the property for short-term/long-term vacation rentals, bed & breakfast room, or boardinghouse purposes shall be expressly prohibited in the CC&Rs and subject to civil citations for any infraction.*

  Transient occupancy is expressly prohibited pursuant to condition of approval #8.

Tentative Tract Map

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

- *The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code, is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and is consistent with the State Subdivision Map Act.*

  The creation of the subdivision is consistent with goals, policies, and objectives of the General Plan Land Use Element in that the project encourages the revitalization of existing, older commercial areas in the Westside, and provides owner-occupied housing to improve the balance between rental and ownership housing opportunities. The property is physically suitable to accommodate the subdivision for live/work purposes. Engineering staff has confirmed that there are no interferences with the City's or other utility right-of-way areas and/or easements within the tract.

- *The Declaration of the Covenants, Conditions, and Restrictions (CC&Rs) is required to be filed on the property.*

  The Small Lot Ordinance requires that all small lot subdivisions establish some form of self-governance through CC&Rs, maintenance associations, and/or homeowner's associations. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. A condition of approval requires that the CC&Rs shall contain the ground rules related to: common areas for circulation, parking, architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

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.

Public Comments

As of July 29, 2016, there has no comments received. All comments received will be incorporated, where appropriate, as a supplemental memo.

ALTERNATIVES

The Planning Commission has the following alternatives:

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

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the

application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the project will allow development of a 5-unit residential ownership development on a commercial property currently used for marginal commercial uses and a residential use. Per the conditions of approval, the project satisfies the required findings and is deemed a high-quality development, therefore it is consistent with the intent of the Urban, Plan, General Plan and Zoning Code. The project exceeds the minimal requirements for open space and provides amenities to justify requested deviations from the Live/Work Development Standards. Therefore, staff recommends approval of the project.

RYAN LOOMIS, AICP
Associate Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services Director/ Deputy CEO

Attachments:
1. Vicinity Map, Zoning Map, Urban Plan Map & 500' Radius Map
2. Existing Color Site Photos
3. Applicant's Project Description
4. Draft Planning Commission Resolution for Master Plan
5. Plans and Color Elevations/Renderings

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

Authorized Agent:
Umbrella Group
Attn: Michael Alladawi
7040 Scholarship
Irvine, CA 92612

Property Owner:
Nolan Chan
7040 Scholarship
Irvine, CA 92612

City of Costa Mesa

VICINITY MAP: 752 & 756 19TH STREET - [Created: 7/28/2016 8:20:58 AM] [Sc

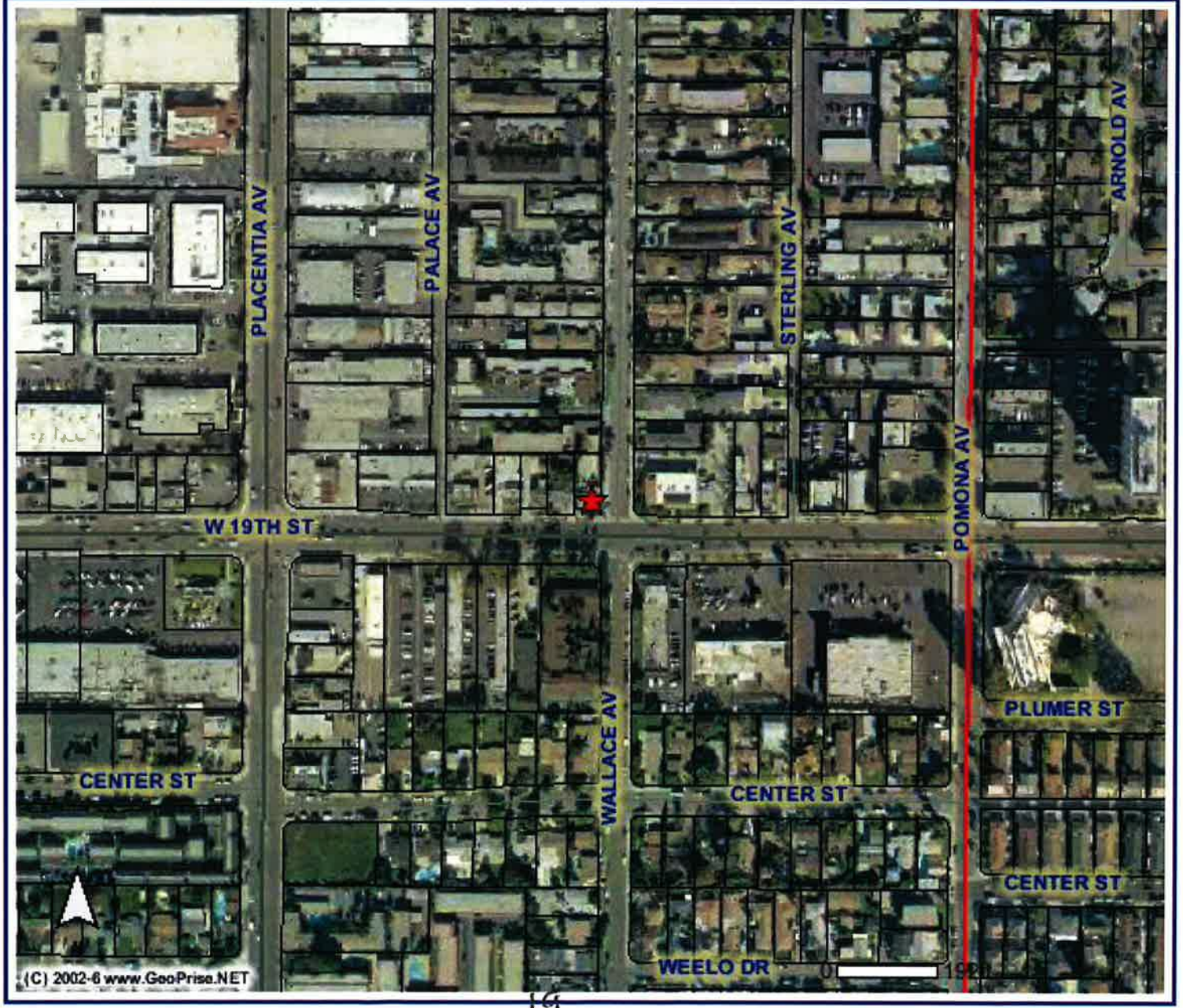
ATTACHMENT 1

Overview Map

Legend

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

Map Display



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City of Costa Mesa

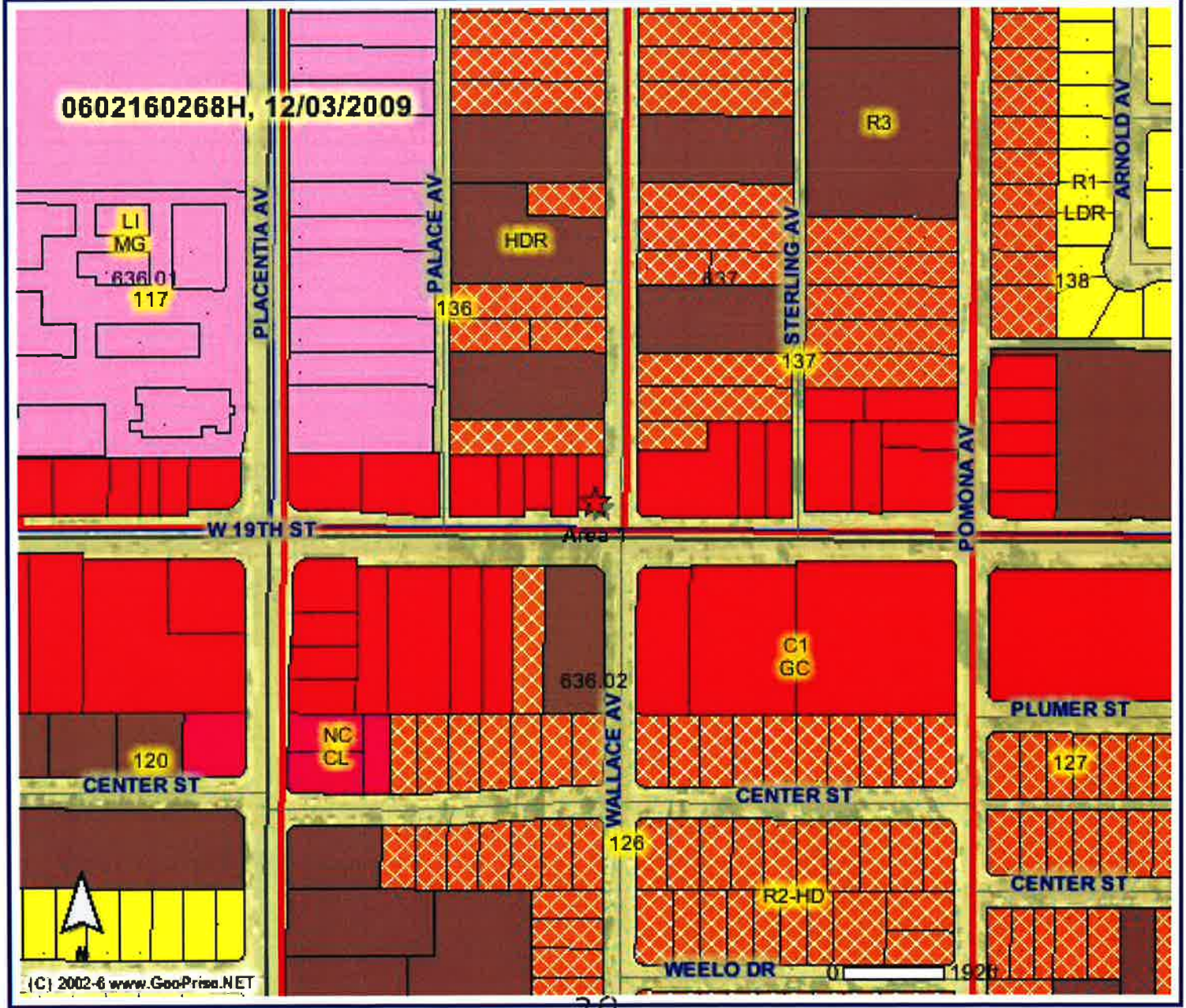
ZONING MAP: 752 & 756 19TH STREET - [Created: 7/28/2016 8:22:50 AM] [Scale: 369.89] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

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

Map Display



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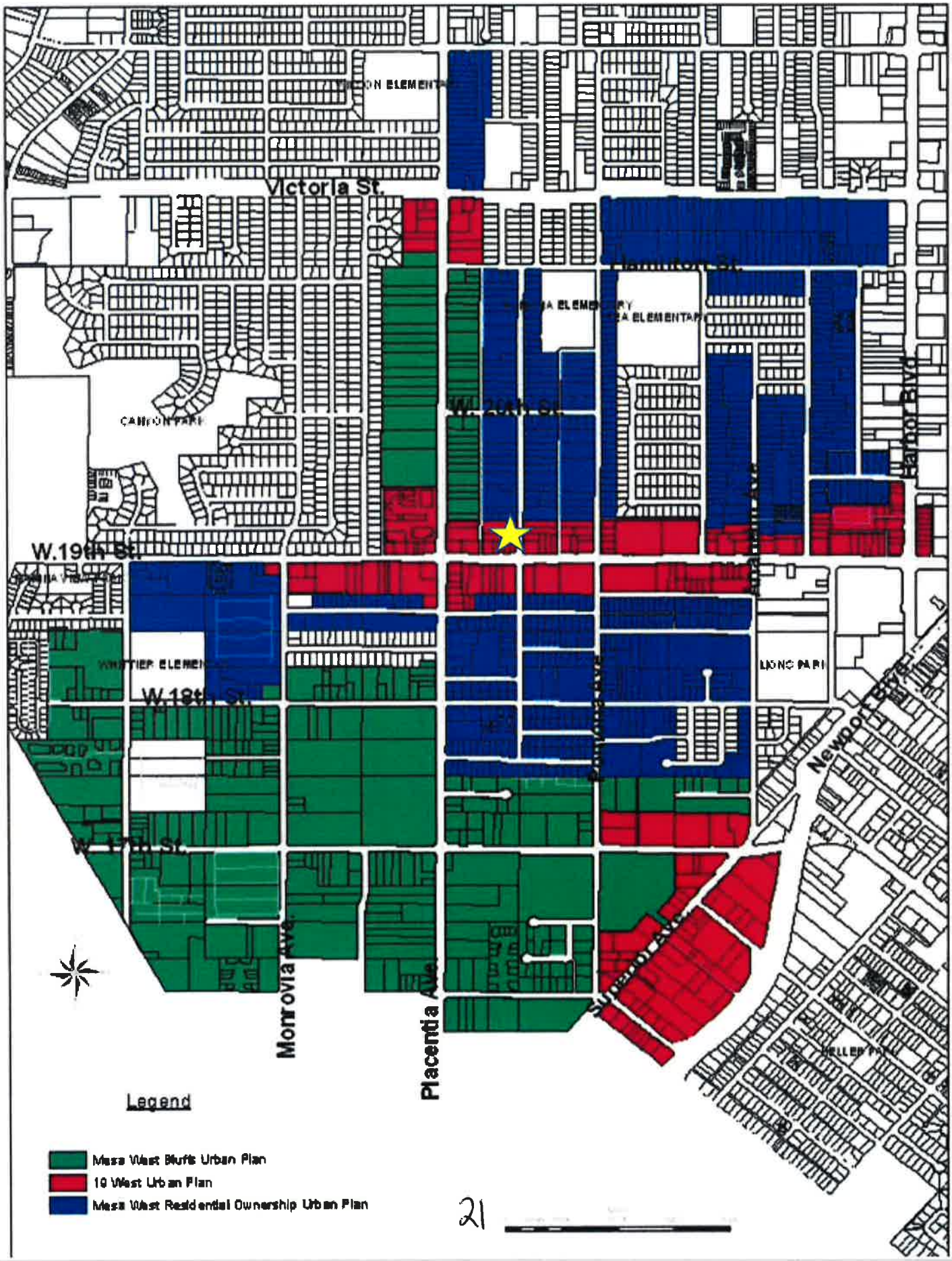
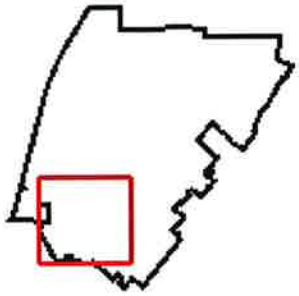
WESTSIDE URBAN PLAN AREAS



City of Costa Mesa

500FT RADIUS MAP: 752 & 756 19TH STREET - [Created: 7/28/2016 8:44:20 AM] [Scale: 685.48] [Page: 8.5 x 11 / Portrait]

Overview Map



Legend

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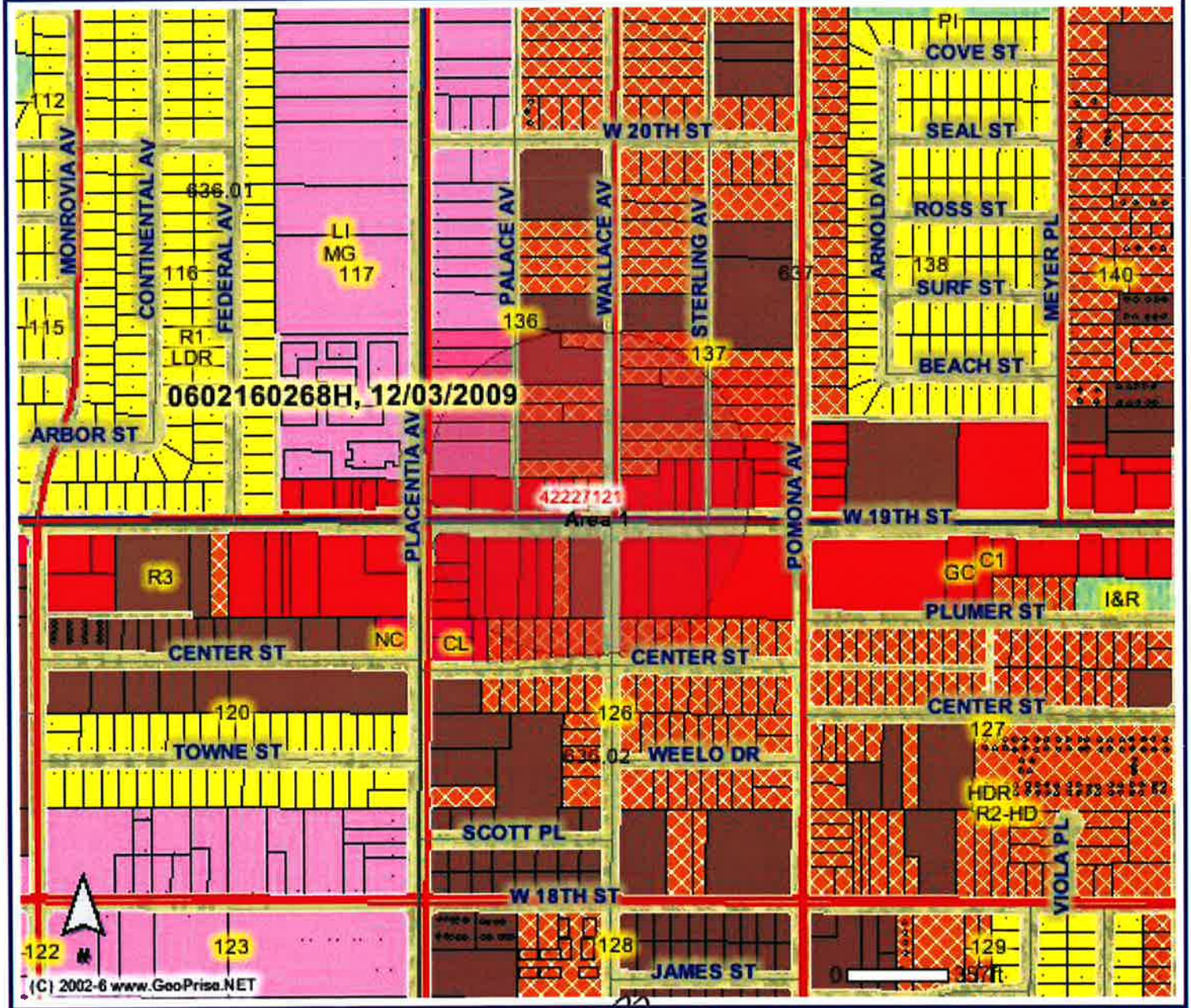
- MG
- MP
- P (cont)

Map Display



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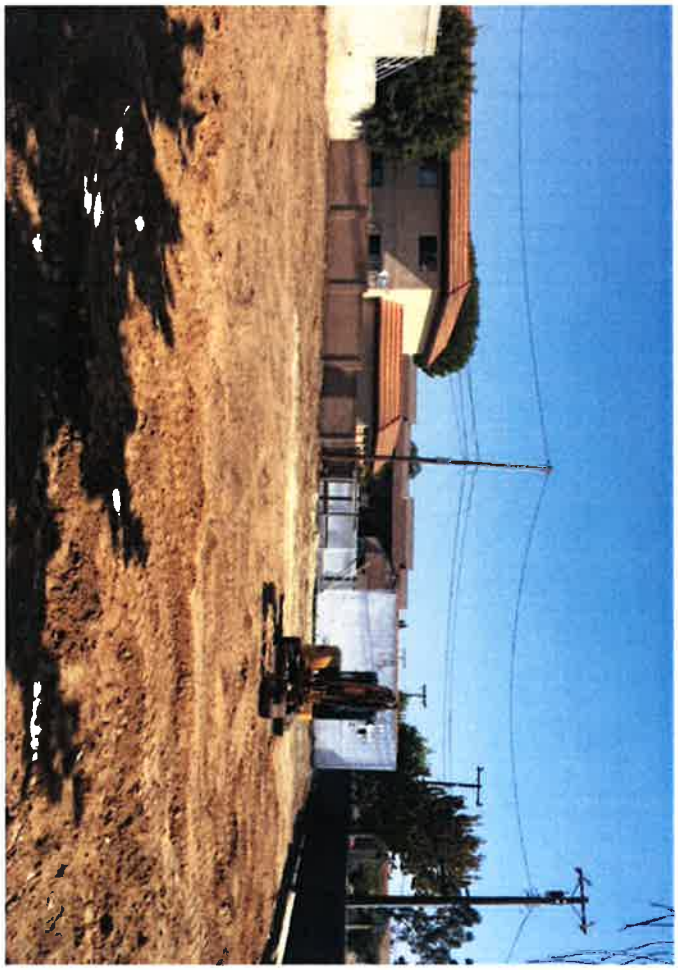
Neptune Society

Neptune Society



ATTACHMENT 3

February 9, 2016

APPLICANT LETTER

To: City of Costa Mesa

Re: 752 & 756 W 19th Street, Costa Mesa, CA 92627

Subject: Project Description

To Whom It May Concern:

The proposed project involves an 11,595 sq ft lot to be divided into five lots each containing one 3-Story 1,992 sq ft Live/Work detached home (Live 1,739 sq ft / Work 253 sq ft / 2-Car Garage 454 sq ft/ Deck 185 sq ft) in each lot. Each unit has one open space parking spot. Development is located North of W 19th Street and West of Wallace Street.

We request your review and approval of the subject plan.

Best Regards,

Michael Alladawi, President
The Plaza Group
7040 Scholarship
Irvine, CA 92612
949-272-1111
Alladawi@theplazagroupre.com

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING MASTER PLAN APPLICATION PA-16-20 AND TENTATIVE TRACT MAP 18034 FOR A DETACHED, 5-UNIT LIVE/WORK SMALL LOT RESIDENTIAL DEVELOPMENT PROJECT LOCATED AT 752 AND 756 WEST 19TH STREET

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

WHEREAS, an application was filed by authorized agent Umbrella Capital Group, c/o Michael Alladawi, on behalf of Nolan Chan, property owner, requesting approval of the following:

1) ***Planning Application PA-16-20:*** Urban Master Plan for a five-unit, three-story detached (two units attached) residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Urban Plan standards:
    - Deviation from required distance between main buildings (10ft. required; 8 feet-8 inches proposed between Units 2 and 3).
    - Deviation from front build-to-line abutting a public street (15 feet required; 14.5 feet proposed).
    - Deviation to allow for less than one-acre minimum development lot (1 acre development lot required; 0.27 acre lot (11,595 SF) existing).
    - Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
    - Deviation from required street side setback (10 feet required; 5 ft. - 2in. proposed).
    - Deviation from required open guest parking (8 spaces required; 5 proposed). {NOTE: Ten covered spaces are provided within garages, bringing total parking to 15 spaces, which is required per Urban Plan.}
2) ***Tentative Tract Map 18034:*** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential SLO standards.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 8th, 2016 with all persons having the opportunity to speak 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 environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development.

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 in Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PA-16-20 and Tentative Tract Map 18034.

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-16-20 and Tentative Tract Map 18034 and upon the applicant's compliance with each and all of the conditions in Exhibit B, Exhibit 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.

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

PASSED AND ADOPTED this 8th day of August, 2016

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, acting 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 August 8th, 2016 by the following votes:

AYES:COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

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

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

Facts in Support of Findings: With the implementation of the recommended conditions of approval, the proposed project will be compatible and harmonious with uses that exist within the general neighborhood. The project features quality construction and materials. The proposal provides on-site amenities comparable with quality live/work units. The proposed parking is adequate to meet the demand for this project.

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

Facts in Support of Findings: Although the project is requesting a deviation from open parking, the total on-site parking will be sufficient to accommodate the project. Adequate backup space will be provided along a 25-foot wide driveway. The project vacates an existing driveway along the busy West 19th Street and provides an enhanced driveway along Wallace Avenue. Enhanced landscaping is conditioned for the project. The project includes courtyards along the street frontage to provide "interactive spaces" for residents. As a result, the safety and compatibility of the project has been insured.

Finding: The use is consistent with the General Plan.

Facts in Support of Findings: Per the Live/Work Development Standards, live/work developments may be constructed up to 1.0 FAR, provided the proposed project is within the General Plan circulation system. This may result in 15 to 20 live/work units per acre. The proposed project meets the 1.0 FAR requirement and creates a density of approximately 19 units per acre. Therefore, the proposed project is consistent with the General Plan.

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

Facts in Support of Findings: The cumulative effects of the project have all been considered for this project and no significant impacts were identified.

B. Pursuant to Title 13, Section 13-83.52(c), Master Plan Findings for Mixed-Use Overlay District, 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:

Finding: The project is consistent with the General Plan, meets the purpose and intent of the overlay district, and the stated policies of the Urban Plan as applicable.

> **Facts in Support of Findings:** The project is consistent with the General Plan in that provides for the development of a mix and balance of housing and commercial opportunities, and encourages revitalization of existing, older commercial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units. The project promotes the policies of the 19 West Urban Plan. This Urban envisions modern architecture and mixed-use urban villages along specified areas along West 19th Street. The plan includes both residential and commercial uses in a vertical mixed-use live/work development, which is reviewed according to the Live/Work Residential Development Standards within the Mesa West Bluffs Urban Plan. The project requests various deviations from the live/work development standards, which is permitted by the Urban Plan, and discussed in more detail below.

Finding: The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.

> **Facts in Support of Findings:** The minimum required open space for live/work developments is 30 percent; the project provides 3,699 square feet of open space, or 32% percent open space (not including balconies). Additionally, the proposed project will provide enhanced landscaped areas, second-story balconies for each unit, courtyards along the street frontage to provide "interactive spaces" for residents, and walkways throughout the project site to facilitate pedestrian movement.

Finding: The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanation.

> **Facts in Support of Findings:** The proposed project is within the 19 West Urban Plan overlay, which allows for mixed uses. The neighboring properties to the west and east (across Wallace Avenue) are within the C1 zone, and are currently developed with commercial uses. Properties to the north and south (across W. 19th Street) are zoned R3, and are currently developed with multi-family residential developments. These surrounding properties are all within the 19 West Urban Plan, and could potentially redevelop according to the Urban Plan development standards. The proposed project is compatible with these surrounding uses, as well as potential future uses, and is not anticipated to be subject to excessive noise, odors, vibration, light and glare, and toxic emissions. There are no nearby industrial uses within the project vicinity.

Condition of approval #7 requires a "Notice to Buyers" shall disclose that the project is located within an area designated as commercial in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with commercial land uses. In addition, **condition of approval #20** will require the project provide a noise study to document onsite noise levels from surrounding uses. Residential interior noise levels must be met for interior residential living spaces, and residential exterior noise levels must be met on all private patios, upper-story decks, and balconies. These conditions shall allow the project to be compatible with surrounding commercial uses.

Finding: The proposed residences have adequate separation and screening from adjacent commercial uses through site planning considerations, structural features, landscaping, and perimeter walls.

Facts in Support of Findings: The proposed project abuts an adjacent commercial use along the west property line. There are no windows along the second story of the adjacent building; however, a carport with second story deck appears to be built along the adjoining property line (legality of deck undetermined). The project proposes to exceed the allowable interior side setback according to the live/work development standards (0 feet required; minimum 7 feet proposed). In addition, condition of approval #17 requires at least a two vine pockets along the project's west property line for green wall and screening purposes to soften the appearance of the driveway and perimeter wall. Also, condition of approval #13 requires a six-foot high decorative masonry wall along the interior property lines for additional screening. These conditions in conjunction with the setback, should provide adequate separation and screening from adjacent commercial uses.

C. Pursuant to Title 13, Section 13-83.52(d), Deviations from Development Standards, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings:

Finding: The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the General Plan and Urban Plan, while the deviation to the regulation allows for a development that better achieves the purpose and intent of the General Plan and Urban Plan.

Facts in Support of Finding: The Urban Plan's goal is to revitalize, enhance, and encourage the development of mixed-use villages throughout the Westside without any major intensification of land uses. The proposed project provides an opportunity to redevelop an old and underutilized site with marginal uses, into a mixed-use development that provides new residential ownership opportunities along with continued commercial uses. Granting the deviation from required distance between main buildings will not make the live/work units more suitable for use that is primarily residential. Below are a

list of requested deviations and the justification to grant the deviation.

List of Requested Deviations

- **Deviation from required distance between main buildings (10ft. required; 7 feet-8 inches proposed between Units 2 and 3; 9 feet- 6 inches proposed between Unit 4 and 5).** The Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan require a minimum 10-foot separation between main buildings. The project requests a deviation from building separation for each building in order to maximize the allowable number of units and FAR requirements.

- **Deviation from front build-to-line abutting a public street (15 feet required; 14.5 feet proposed).** The Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan require a minimum 15-foot setback from the front build-to-line of a public street. The project abuts W.19th Street along the front. The request for 14.5-foot front setback was due to a dedication request by the City's Public Services Division as a result of a public sidewalk encroaching into the project site's property. The 0.5-foot dedication will allow the entire sidewalk to be within the City's right-of-way.

- **Deviation to allow for less than one-acre minimum lot.** The Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan require a minimum of one-acre lots. These standards also allow an exception to allow less than one-acre lots through a deviation, if all other development standards are met. The project is requesting other deviations from the development standards, however the exception to allow for less than one acre should be granted because the project proposes to subdivide the lots for residential homeownership through the Small Lot Subdivision Standards. The Small Lot Subdivision Standards require no minimum lot size. In addition, the lot size was not brought up as a concern at the Urban Plan Screening, and was approved to proceed.

- **Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).** The Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan require a minimum 20-foot rear setback from residentially zoned properties. The property along the north property line includes multi-family residential units within the R3 zone. The project site

primarily abuts the one-story garages and driveway within the neighboring property; the garages are located along the zero-lot line. Only a small portion of the livable two-story residential units on this property faces the proposed project site (along far northwest corner). As far as windows facing the project site, a small second story window exists on the southeast portion of the neighboring building. Unit 5 of the proposed project does not include any second-story windows that would face the neighboring second-story window; however, the unit does include a third story bedroom window that faces the neighboring units. This window will not face the neighboring window, but will align above the window

- **Deviation from required street side setback (10 feet required; 5 ft. - 2in. proposed).** The Live/Work Residential Development Standards of the Mesa West Bluffs Urban Plan require a minimum 10-foot setback from the front build-to-line of a public street. The project abuts Wallace Avenue along the street side setback. The request for five-foot front setback will allow for open parking to locate adjacent to Unit 1, and building footprint for Unit 4 to be five feet from the property line.

- **Deviation from required open guest parking (8 spaces required; 5 proposed)** The project is requesting a deviation from the amount of parking devoted to open guest parking. The project is required to provide 7.5 tenant parking spaces and 7.5 guest parking spaces. The proposed project, however, provides 10 tenant parking spaces within two-car garages, and the remaining five open spaces for guest parking. The open parking spaces are located along the 25-foot driveway between the units, and adequate backup space will be provided, as required by the Transportation Services Division.

Justifications for Deviations

The Urban Plan allows deviations from development standards through the master plan approval process with consideration to existing development configuration, compatibility of adjacent uses, inclusion of pedestrian-oriented space, and/or including of amenities along the street side. The following include development features and conditions of approval required for granting these deviations:

  - The project does include courtyards that provide "interactive spaces" spaces for residents.

- The project will comply with Building and Fire Code standards regarding building separation.
- Condition of approval #4 requires enhanced architecture elevations for the live/work units.
- Condition of approval #16 requires the project provide additional landscaping that exceed Code requirements, as well as enhanced California native landscaping.
- Condition of approval #21 requires the project provide upgraded windows and exterior doors for noise reduction and energy conservation.
- Condition of approval #34 requires repair/replacement of the sidewalk and parkway along West 19th Street due to the existing driveway vacation along West 19th Street.
- Condition of approval #35 requires compliance with the City's Energy Star Program for residential structures.

Finding: The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development...

Facts in Support of Finding: The granting of the deviations results in a development that exhibits excellence in design, site planning, integration of uses and structures, and compatibility standards for residential ownership units. Conditions of approval #4 requires enhanced architecture for the final building permit submittal, including enhanced articulation and variety of materials used to ensure aesthetically pleasing development and interest. The project meets the total on-site parking requirements, open space requirements, and overall density/intensity requirements of the Urban Plan. Conditions of approval also require enhanced landscaping and a decorative walls and fencing, including a three-foot decorative fence/wall along the West 19th Street and Wallace Avenue property line to protect landscaping and deter loitering; additional landscaping along rear setback; and vine pockets along west property line wall to soften the appearance of the driveway and perimeter wall. Furthermore, a condition of approval requires that the property be self-governed by Covenants, Conditions, and Restrictions (CC&Rs) through a Maintenance Association or other entity. The City Attorney's office will approve the draft CC&Rs as to form and content.

Finding: The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

Facts in Support of Finding: The granting of the deviations will not be detrimental to the public health, safety, or welfare, or be materially injurious to

properties or improvements in the vicinity. The development will be required to comply with all applicable Building and Fire Safety regulations to ensure that no adverse impact to the public health, safety, or welfare is created because of this project.

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

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

Facts in Support of Finding: The creation of the subdivision is consistent with General Plan Land Use Objectives in that adequate infrastructure exists to serve the proposed project; the project promotes homeownership opportunities to improve the balance between renter and owner occupied housing in the City; and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project is requesting various deviations from the Urban Plan Live/Work standards; however, conditions and amenities provided within the project shall contribute to overall goal of reinvestment and enhancement to the surrounding neighborhood.

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

Facts in Support of Finding: Live/work developments may be constructed up to 1.0 FAR, provided the proposed project is within the General Plan circulation system per the Live/Work Development Standards. This may result in 15 to 20 live/work units per acre. The proposed project meets the 1.0 FAR requirement and creates a density of approximately 19 units per acre. Therefore, the proposed project is consistent with the General Plan.

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

Facts in Support of Finding: The project provides for the development of a mix and balance of housing and commercial opportunities, and encourages revitalization of existing, older commercial areas in the Westside with new mixed-use development consisting of ownership housing stock and live/work units. The project promotes the policies of the General Plan and the 19 West Urban Plan. This Urban envisions modern architecture and mixed-use urban villages along specified areas along West 19th Street. The plan includes both residential and commercial uses in a vertical mixed-use development through a live/work development, which requires review against the Live/Work Residential Development Standards within the Mesa West Bluffs Urban Plan. The project requests various deviations from the live/work development

standards, which is permitted by the Urban Plan. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 for In-Fill Development. This project site is less than five acres (0.27 acres total) and the development is in compliance with the City's General Plan and proposed zoning designation. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

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

Facts in Support of Finding: The project provides private open space areas along second-story covered balconies and ground floor areas with enhanced landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. The units are designed in a north-south position allowing for narrow portion of homes along the southern elevation to minimize sun exposure. Second-story balconies will also be provided for covered private open space.

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

Facts in Support of Finding: The proposed project does not interfere with the public right of way.

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

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

E. 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 (CEQA) under Section 15332 for In-Fill Development. .

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

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. The expiration date of the Master Plan PA-16-20 shall coincide with the expiration date of the Tentative Tract Map 18034, which is valid for two years. An extension request is required to be approved by the Planning Commission to extend the expiration for each additional year.

2. Master Plan PA-16-20/TT-18034 shall comply with the conditions of approval, code requirements, and special district requirements. If any of these conditions are removed, the Planning Commission must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.

3. The conditions of approval for PA-16-20 and Tentative Tract Map 18034 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

4. Prior to submittal of working drawings for building permit plan check, the applicant shall provide Planning Division with enhanced architecture elevations for the live/work units, with emphasis on front elevations and street-facing elevations, per the Architectural Design Guidelines of the Live/Work Development Standards. Architectural Design Guidelines include the following:

    a. Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.
    b. Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.
    c. Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.
    d. Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.
    e. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.

    Significant deviations from the approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.

5. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in

the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.

6. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
7. The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the mixed-use development and within a 500-foot radius of the mixed use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.
8. Marketing materials, including any model units constructed on-site, shall clearly identify and disclose that the 250 square foot ground floor workspaces for the live/work units are designed to be utilized as workspaces to potential buyers. 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 either 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.
9. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
10. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan,

and/or floor plan.

11. The project shall incorporate green building design and construction techniques where feasible; CAL Green Code or higher as determined by applicant. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
13. A minimum 6-foot high decorative perimeter wall along interior property lines is required per Wall, Fences, and Landscaping Standards and Specifications. Design of the perimeter walls shall incorporate landscape elements to soften the appearance of the block wall and incorporate material, color, and texture that will be compatible with the surrounding community. A wall treatment plan shall be prepared that includes wall location, height, and landscaping in the final landscape plan. The block wall shall be Orco Block, La Paz color, with a brick cap, or other similar design as approved by the Development Services Director prior to issuance of building permits.
14. A minimum three- to six-foot high combination pilaster and decorative wrought iron wall shall be installed along the West 19th Street and Wallace Avenue property lines. Pilasters shall maintain a minimum 8-foot separation. Plans submitted for Building plan check shall detail the fence, its location, and materials. The wall shall comply with the City's Walls, Fences, and Landscaping Standards and Specifications for visibility and other parameters. The wall shall be installed prior to final Planning Division inspections.
15. Any private, interior fences between the proposed live/work units shall be a minimum of 6 feet in height.
16. Developer shall submit a detailed Landscape Plan for the public and private open spaces, for review and approval by the Development Services Department, prior to any construction landscape improvements. The plan shall include all decorative hardscape and landscape improvements as shown on the conceptual plans to provide visual relief for the project from the street. The plan shall also contain landscaping that consists primarily of California native species, and additional landscape materials that exceed Code requirements, including, but not limited to additional trees along the rear property line, to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees. Final materials shall be subject to approval by the Planning Division.
17. A minimum of two vine pockets shall be provided along the west property line wall to soften the appearance of the driveway and perimeter wall.

Vines shall be Boston Ivy, or other similar species, under the direction of the Development Services Director.

18. Queen Palm street trees in the landscape parkway along West 19th Street shall be provided and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
19. All proposed signage must be approved through a Planned Signing Program conform to development standards per the Live/Work Development Standards.
20. Prior to issuance of building permits, the applicant shall provide a noise study to document on-site noise levels from surrounding uses. Residential interior noise levels must be met for interior residential living spaces, and residential exterior noise levels must be met on all private patios, upper-story decks, and balconies.
21. The project shall provide upgraded windows and exterior doors for noise reduction and energy conservation
22. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas.
23. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to businesses during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
24. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
25. The applicant or developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the

City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

26. Transformers, backflow preventers, and any other approved aboveground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
27. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
28. Prior to issuance of building permits, the building plans shall demonstrate that all residences are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system, with the distinction being that clean, ventilated air flow does not necessarily need coolant. The ventilation system shall be effective with all doors and windows closed. It shall be required to have a filtration efficiency of at least 90 percent and the ability to remove particulate matter with diameters equal to or greater than 0.5 micron.
29. In the event that paleontological resources are unearthed during subsurface construction activities, all earth-disturbing work within a 100-ft radius of the find shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find.
30. If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.
31. Open parking spaces shall be unassigned and available for guests/tenants of the development. Specifically, these spaces shall not be reserved for the exclusive use of a tenant. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
32. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association. Provide proof of recordation of Subdivision Map and CC&RS prior to issuance of building permits unless otherwise approved by the Development

Services Director.

33. 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 or homeowner's 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 use, preservation and maintenance of the common drive aisle and open space areas in perpetuity by the maintenance or homeowner's association.

    C. The CC&Rs shall contain restrictions requiring residents to park vehicles in the 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 spaces

    D. The CC&Rs shall contain a notice that the open parking space shall be unassigned and available for visitors.

    E. The CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

    F. The CC&Rs shall contain provisions requiring that the Homeowner's Association or 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.

34. Prior to the issuance of building permits, the drive approach along West 19th Street shall be vacated and repaired/replaced with sidewalk and parkway, per approval of the Public Services Division.

35. Project requires compliance with the City's Energy Star Program for residential structures.

Eng. 36. Comply with requirements contained in the letter prepared by the City Engineer (Exhibit B1).

Trnsp. 37. Close unused drive approaches per City Standards.

38. Construct commercial drive approach per City Standards at the

proposed location on the site plan.

CODE REQUIREMENTS

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

Plng.

1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. Development shall comply with all requirements of Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects.
4. Developer shall pay any applicable park impact fee or dedicate parkland to meet the demands of the proposed development. As of July 29, 2016, the new park impact fee is calculated at $13,572 per new single-family dwelling unit. The project applicant shall pay park impact fees prior to the issuance of the Occupancy Permit. The total park impact fee is $67,860 for five units.
5. Street address shall be visible from the public street and shall be displayed on the complex identification sign. If there is no complex identification sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. Street address numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.
6. Parking stalls shall be double-striped in accordance with City standards.
7. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance.
8. All new on-site utility services shall be installed underground.
9. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

11. The project shall be subject to the submission of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan.
12. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
13. The parking structure shall be landscaped per the provisions of Costa Mesa Municipal Code Section 13-105(4) - Parking Structure Landscape Requirements.
14. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits. The two (2) sets of landscape and irrigation plans shall be attached to two of the final building plan sets.
15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
16. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
17. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation and cooling if necessary, to provide a habitable interior environment.
18. In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans for plan check or prior to commencement of the project's activity if no construction is involved, that lists each mitigation measure and states when and how the mitigation measures are to be met.

Bldg. 19. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites ,facilities, buildings and elements by individuals with disability shall comply with chapter 11A and11B of the 2013 California Building Code.

20. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into a 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).
21. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
22. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.
23. 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 sec. 1808.7.4
24. 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:

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

    2- 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.

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

25. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).

Eng. 26. For demolition, grading, or building permits involving projects with a valuation of $10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to

an administrative penalty as follows: $1,000 or 3% of the total project value, whichever is greater.

27. 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.
28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicants expense.
29. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

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

    b) Location of BMPs shall not be within the public right-of-way.
30. Prior to the issuance of grading permits, the applicant shall prepare a SWPPP that complies with the Construction General Permit and will include at a minimum the following:

    - Discuss in detail the BMPs planned for the project related to control of sediment and erosion, nonsediment pollutants, and potential pollutants in non-storm water discharges;
    - Describe post-construction BMPs for the project;
    - Explain the maintenance program for the project's BMPs;
    - List the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The project applicant shall implement the SWPPP and modify the SWPPP as directed by the Construction General Permit.
31. In order to comply with the 2003 DAMP, the proposed project shall prepare a Storm Drain Plan, Stormwater Pollution Prevention Plan (SWPPP), and Water Quality Management Plan (WQMP) conforming to the current National Pollution Discharge Elimination System (NPDES) requirements, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

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

Fire

32. 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.
33. Project construction shall comply with Chapter 33, California Fire Code, 2013. Please review carefully.
34. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
35. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

SPECIAL DISTRICT REQUIREMENTS FOR PA-15-48

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

Sani 1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.

AQMD 2. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.

School 3. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 4. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Water 5. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.

6. Provide a plan to the County of Orange Health Dept. for review and approval.

EXHIBIT B1

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

July 29, 2016

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

SUBJECT: Tentative Tract No. 18034
LOCATION: 752 & 756 W. 19th Street

Dear Commissioners:

Tentative Tract Map No. 18034 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two lots into five numbered lots. Tentative Tract Map No. 18034 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. 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.

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. 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.

6. Vehicular and pedestrian access rights to Wallace Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. 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.

8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach 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.

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

9. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer.

10. The Subdivider shall submit a cash deposit of $730 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

11. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study to the City of Costa Mesa 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.

13. In order to comply with the latest DAMP, the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the City of Costa Mesa Engineering Division for review and approval.
    - A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
    - Location of BMPs shall not be within the public right-of-way.

14. Ownership and maintenance of the private on-site drainage facilities, BMPs, 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 of Costa Mesa 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 of Costa Mesa the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

16. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

17. Dedicate easements as needed for public utilities.

18. Dedicate a 0.5 foot easement for street and highway behind the property line at 756 W. 19th Street to the City of Costa Mesa.

19. 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.

20. 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.

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

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

23. 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.

24. 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.

Sincerely,

Baltazar Mejia, P. E.
City Engineer

(Engr. 2016/Planning Commission Tract 18034)

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING MASTER PLAN APPLICATION PA-16-20 AND TENTATIVE TRACT MAP 18034 FOR A DETACHED, 5-UNIT LIVE/WORK SMALL LOT RESIDENTIAL DEVELOPMENT PROJECT LOCATED AT 752 AND 756 WEST 19TH STREET

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

WHEREAS, an application was filed by authorized agent Umbrella Capital Group, c/o Michael Alladawi, on behalf of Nolan Chan, property owner, requesting approval of the following:

1) ***Planning Application PA-16-20:*** Urban Master Plan for a five-unit, three-story detached (two units attached) residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Urban Plan standards:
    - Deviation from required distance between main buildings (10ft. required; 8 feet-8 inches proposed between Units 2 and 3).
    - Deviation from front build-to-line abutting a public street (15 feet required; 14.5 feet proposed).
    - Deviation to allow for less than one-acre minimum development lot (1 acre development lot required; 0.27 acre lot (11,595 SF) existing).
    - Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
    - Deviation from required street side setback (10 feet required; 5 ft. - 2in. proposed).
    - Deviation from required open guest parking (8 spaces required; 5 proposed). {NOTE: Ten covered spaces are provided within garages, bringing total parking to 15 spaces, which is required per Urban Plan.}

2) ***Tentative Tract Map 18034:*** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential SLO standards.

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, the Planning Commission hereby **DENIES** Planning Application PA-16-20 and Tentative Tract Map TT-18034.

PASSED AND ADOPTED this 8th day of August, 2016

_____

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, acting 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 August 8th, 2016 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (DENIAL)

A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(e) because:

1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses that exist or have been approved for the general neighborhoods.
2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have not been considered.
3. The use is not consistent with the General Plan.
4. The cumulative effect of all the planning applications have not been considered.

B. The information presented does not comply with Costa Mesa Municipal Code Section 13-83.52(c)because:

1. The project is not consistent with the General Plan, does not meet the purpose and intent of the overlay district, and the stated policies of the Urban Plan as applicable.
2. The project does not include adequate resident-serving amenities in the common open space areas and/or private open space areas.
3. The project is not consistent with the compatibility standards for residential development in that it does not provide adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanation.
4. The proposed residences do not have adequate separation and screening from adjacent commercial uses through site planning considerations, structural features, landscaping, and perimeter walls.

C. The information presented does not comply with Costa Mesa Municipal Code Section 13-83.52(d), in that the deviations to the regulation do not allow for a development that better achieves the purpose and intent of the General Plan and Urban Plan.

D The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(13) because the property is not consistent with the City's General Plan and Zoning Code, and is not suitable to accommodate the subdivision in terms of type, design, and density of development, and will result in substantial environmental damage or public health problems, based on non-compliance with the Zoning Code and General Plan, and no consideration of appropriate environmental information.

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

F. The Costa Mesa Planning Commission has denied Planning Application PA-16-20 and Tentative Tract Map TT-18034. 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.

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

ATTACHMENT 5

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

Our Team:

Developer: Almass Inc.
Contact: Nolan Chan 7040 Scholarship,
Business: Irvine, CA 92612

Architect:
Contact: Kevin Crook
Business: (949) 660-1587 1360 Reynolds Ave. Suite 110
www.klcarch.com Irvine, CA 92614

Kevin L. Crook Architect Inc

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A-2 Conceptual Site Plan
A-3 Unit 1 & 2 Floor Plan
A-4 Unit 1 & 2 Floor Plan
A-5 Unit 1 & 2 Elevations & Roof Plan
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A-7 Unit 3 Elevations & Roof Plan
A-8 Unit 4 & 5 Floor Plans
A-9 Unit 4 & 5 Elevations
A-10 Digital Color Board

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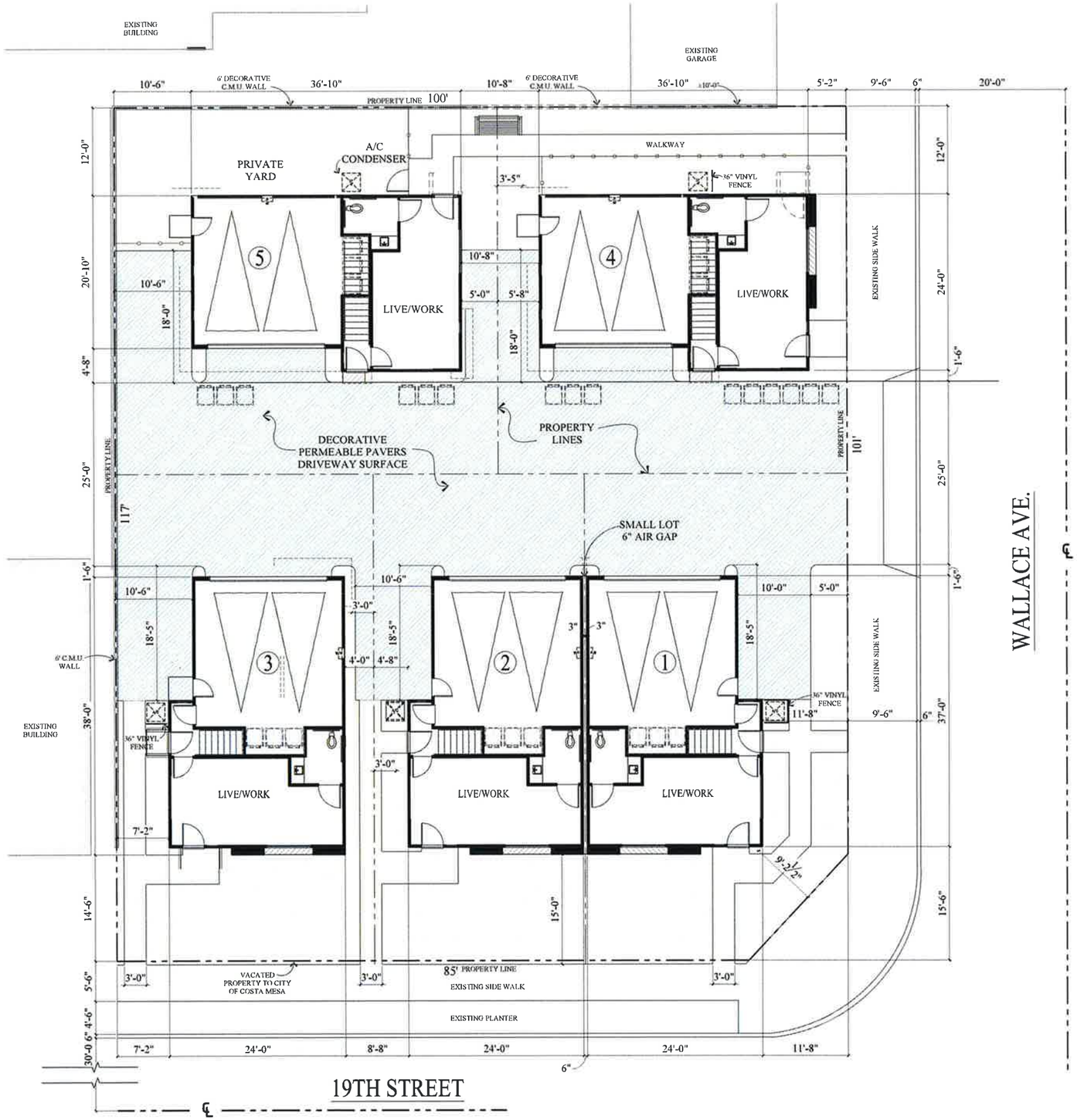
#14017

UNIT 1

UNIT 4

WALLACE AVE. STREET SCENE



DATA (APPROXIMATE)

"19 WEST" URBAN PLAN
LIVE/WORK

LOT SIZE		11,595 S.F.
UNIT SIZE	LIVE	1,739 S.F.
	WORK	253 S.F.
		1,992 S.F.
GARAGE	454 S.F.	
DECK	185 S.F.	

1.0 MAXIMUM F.A.R.
(5) UNITS X 1,992 = 9,960
9,960 / 11,595 = 0.86

LOT COVERAGE		
BUILDING	4,213 S.F.	36.3%
DRIVES/PARKING	3,683 S.F.	31.8%
PRIVATE YARD	732 S.F.	6.3%
PUBLIC OPEN SPACE/ WALKWAYS AND LANDSCAPING	2,967 S.F.	25.6%
	11,595 S.F.	100%

PRIVATE OPEN SPACE	
BALCONY = (5) UNITS X 185 SF/UNIT	925 S.F.
PRIVATE YARD UNIT 4&5	732 S.F.
TOTAL OPEN SPACE PROVIDED	1,657 S.F.
	(Avg. 331 S.F / Unit)

PARKING REQUIRED
(3) PER LIVE/WORK X 5 = 15

(5) 2 CAR GARAGE = 10
(5) OPEN SPACE = 5
15 PROVIDED

Notes:
1. This site plan is for conceptual purposes only.
2. Base information per parcel map provided by client.
3. Civil engineer to verify all setback, grading and lot coverage information
4. Civil engineer to confirm compliance with all ADA parking and path of travel requirements.
5. Site plan to be reviewed by engineering, planning, building, and fire departments for code compliance.
6. All building footprints may change due to final design
7. All open space areas are subject to change.
8. Building setbacks are measured from property lines to building foundation lines.

ARCHITECTURAL SCALE
0 4 8 16 24

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

Kevin L. Crook Architect Inc

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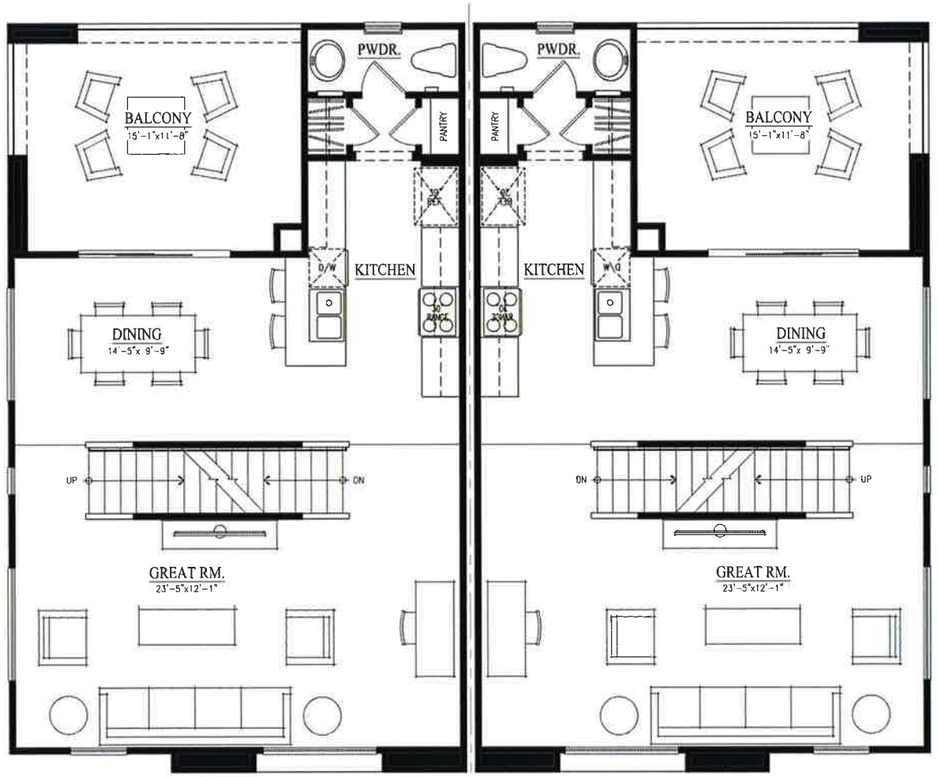
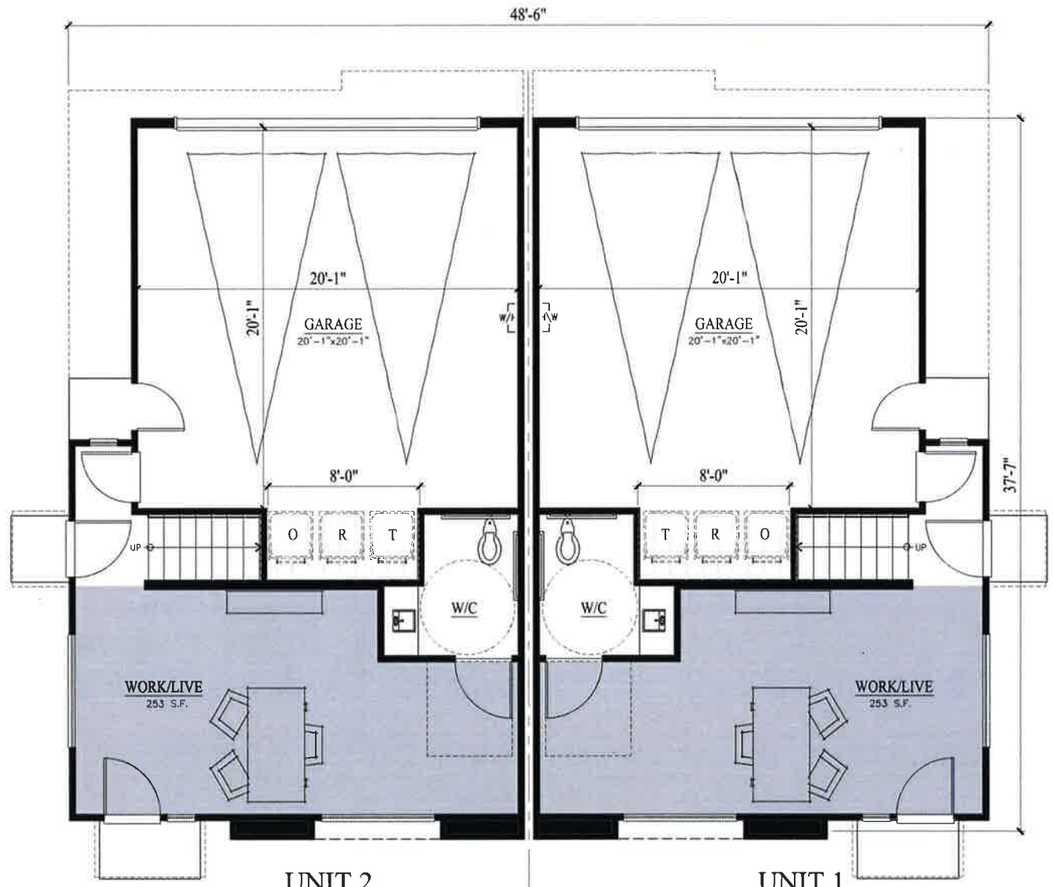
07/26/16
#14017



UNIT 2 | UNIT 1

SECOND FLOOR PLAN
UNIT 1&2



UNIT 2 | UNIT 1

FIRST FLOOR PLAN
UNIT 1&2

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	378 SQ. FT.
SECOND FLOOR AREA	690 SQ. FT.
THIRD FLOOR AREA	924 SQ. FT.
TOTAL DWELLING	1992 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	454 SQ. FT.
BALCONY	185 SQ. FT.

0 2 4 8 12

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

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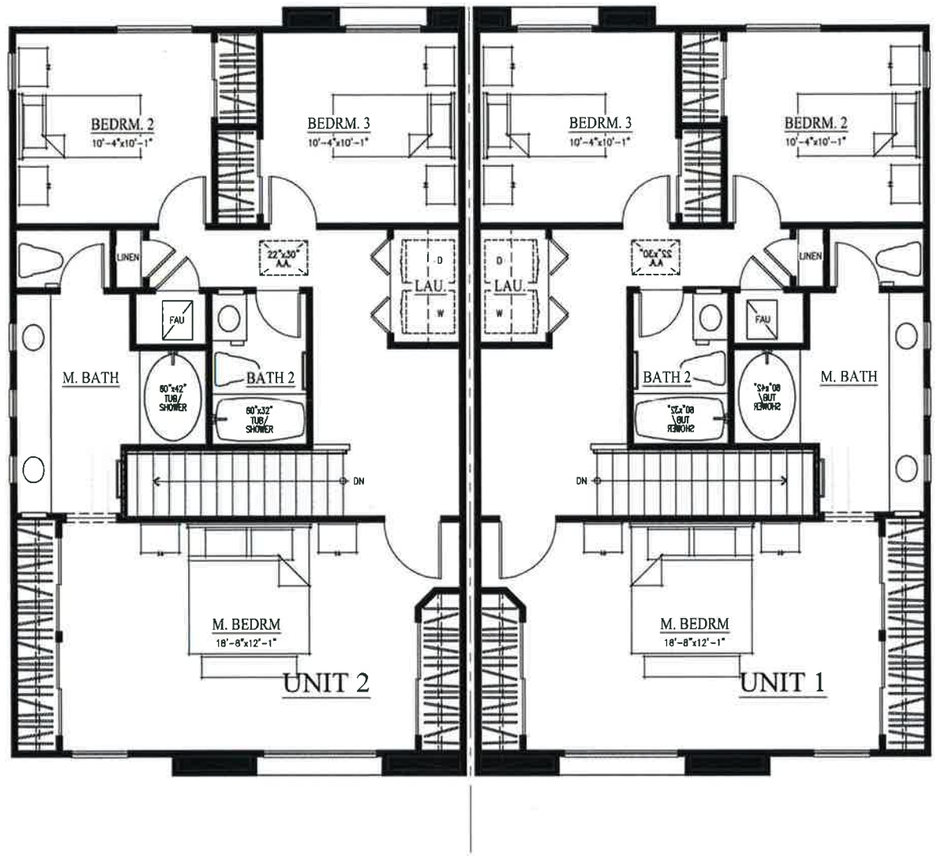
07/26/16
#14017



THIRD FLOOR PLAN
UNIT 1 & 2

0 2 4 8 12

UNIT 1

RIGHT ELEVATION

MATERIAL LIST

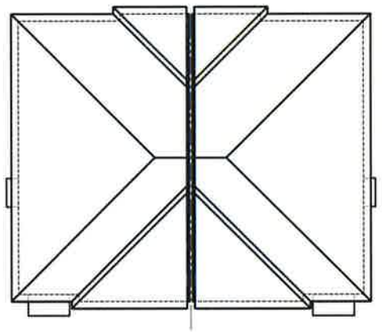
- ASPHALT SHINGLES
- STUCCO WALLS
- CEMENTITIOUS SIDING
- METAL RAILING
- ROLL-UP GARAGE DOORS
- METAL AWNING
- SHEET METAL EXPANSION JOINT PAINTED TO MATCH ADJACENT SURFACE

UNIT 1 UNIT 2

REAR ELEVATION

UNIT 2

LEFT ELEVATION



UNIT 2 UNIT 1

ROOF PLAN

UNIT 2 UNIT 1

FRONT ELEVATION

0 2 4 8 12

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

Kevin L. Crook Architect Inc

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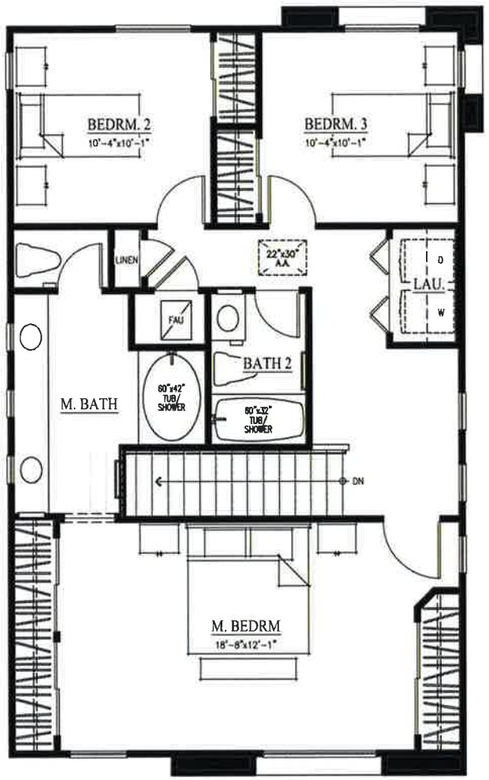
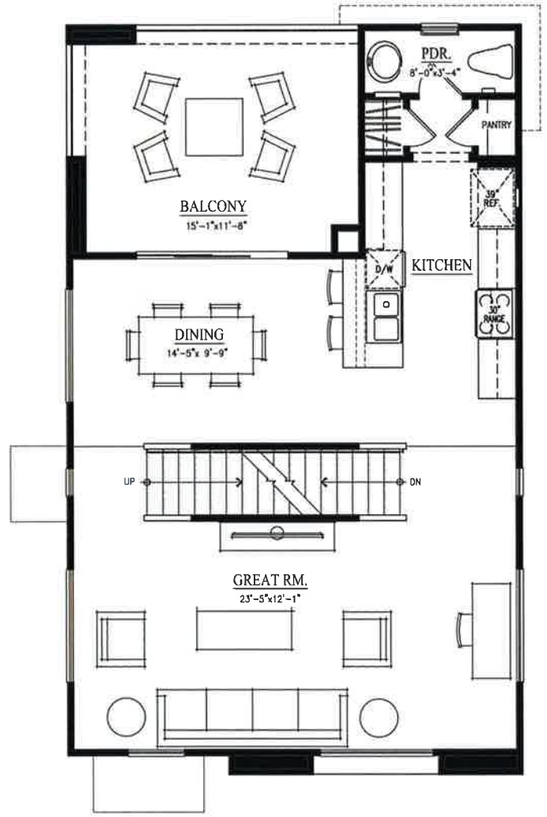
07/26/16

#14017



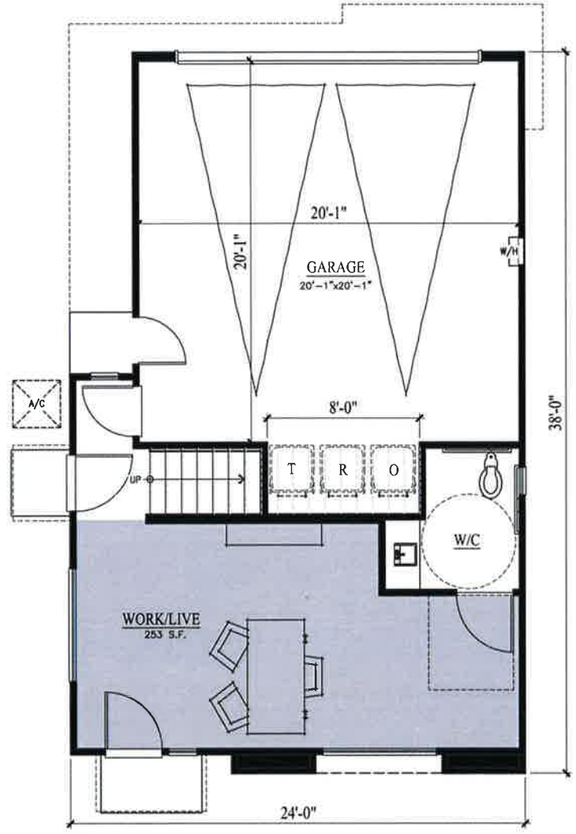
THIRD FLOOR PLAN
UNIT 3



SECOND FLOOR PLAN
UNIT 3

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	378 SQ. FT.
SECOND FLOOR AREA	890 SQ. FT.
THIRD FLOOR AREA	924 SQ. FT.
TOTAL DWELLING	1992 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	454 SQ. FT.
BALCONY	185 SQ. FT.



FIRST FLOOR PLAN
UNIT 3

0 2 4 8 12

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

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Architect
Inc

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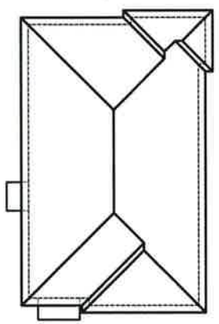
07/26/16
#14017

MATERIAL LIST

- ASPHALT SHINGLES
- STUCCO WALLS
- CEMENTITIOUS SIDING
- METAL RAILING
- ROLL-UP GARAGE DOORS
- METAL AWNING



ROOF PLAN

0 2 4 8 12

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

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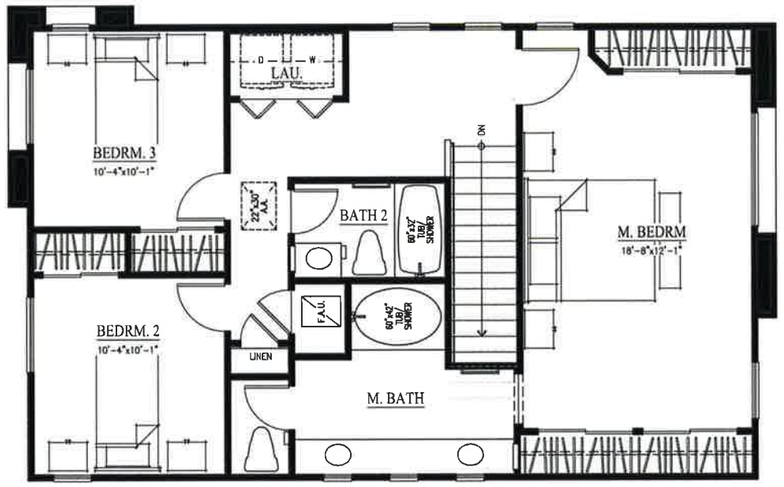
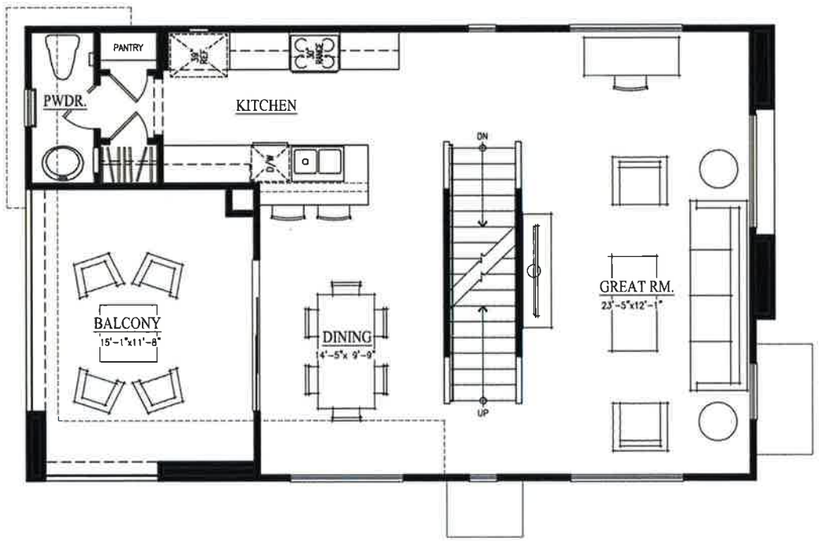
#14017



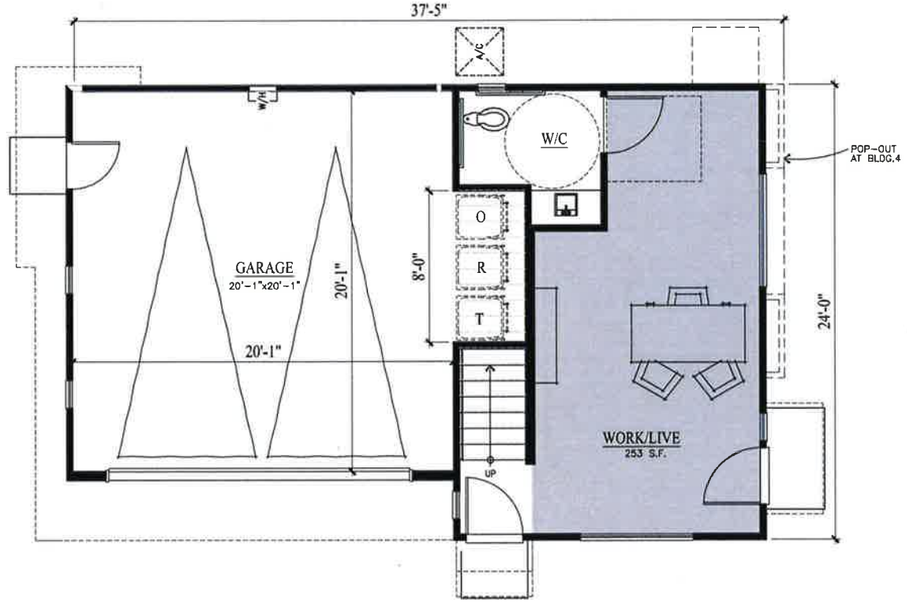
THIRD FLOOR PLAN

UNIT 4&5



SECOND FLOOR PLAN

UNIT 4&5



FIRST FLOOR PLAN

UNIT 4&5

AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	378 SQ. FT.
SECOND FLOOR AREA	690 SQ. FT.
THIRD FLOOR AREA	924 SQ. FT.
TOTAL DWELLING	1992 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	446 SQ. FT.
BALCONY	185 SQ. FT.

0 2 4 8 12

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

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07/26/16

#14017

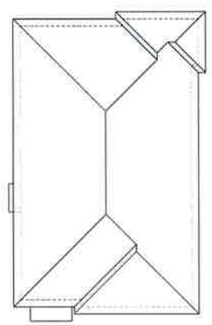
REAR ELEVATION

MATERIAL LIST

- ASPHALT SHINGLES
- STUCCO WALLS
- CEMENTITIOUS SIDING
- METAL RAILING
- ROLL-UP GARAGE DOORS
- METAL AWNING

LEFT ELEVATION

FRONT ELEVATION



ROOF PLAN

RIGHT ELEVATION

0 2 4 8 12

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

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07/26/16
#14017

Client Rev 7/25/2016

COLOR SCHEME	
STUCCO	**431**
FASCIA	SW7005 PURE WHITE
SIDING	SW7005 PURE WHITE
GARAGE / FRONT DOOR UNIT 1	SW0030 COLONIAL YELLOW
GARAGE / FRONT DOOR UNIT 2	SW7619 LABRADORITE
GARAGE / FRONT DOOR UNIT 3	SW7707 COPPER WIRE
GARAGE / FRONT DOOR UNIT 4	SW0047 STUDIO BLUE GREEN
GARAGE / FRONT DOOR UNIT 5	SW0040 ROYCROFT ADOBE
ROOF	LANDMARK GEORGETOWN GRAY
ROOF PARAPET	SW2848 ROYCROFT PEWTER

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	CERTAINTEED

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO **MATCH** ADJACENT SURFACE.
ALL PAINT BREAKS TO BE CUT AT **INSIDE** CORNERS.
MANDOOR TO MATCH ADJACENT COLOR

STUCCO PAINT BODY

ROOF

FASCIA

SIDING

GARAGE / FRONT / AWNING / RAILING DOOR UNIT 1

GARAGE / FRONT / AWNING / RAILING DOOR UNIT 2

GARAGE / FRONT / AWNING / RAILING DOOR UNIT 3

GARAGE / FRONT / AWNING / RAILING DOOR UNIT 4

GARAGE / FRONT / AWNING / RAILING DOOR UNIT 5

ROOF PARAPET

LIVE/WORK AT WALLACE & 19TH

COSTA MESA, CA

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Architect
Inc

SCALE: 1" = 10'

TENTATIVE TRACT MAP NO. 18034

BEING A SUBDIVISION OF A PORTION OF LOTS 39 AND 40, IN BLOCK "E" OF TRACT 612, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 20, PAGES 1 AND 2 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARTNER ENGINEERING & SCIENCE, INC., ALI AZIMIJIRSARAI P.L.S. 7325

REVISED JUNE 20, 2016

PROPOSED:

SUBDIVISION OF TWO EXISTING PARCELS INTO FIVE SINGLE FAMILY RESIDENTIAL LOTS, EACH WITH A TWO STORY HOUSE WITH A TWO CAR GARAGE, 5 ON-SITE GUEST PARKING SPACES ARE TO BE PROVIDED.

NOTES:

LAND AREAS:
GROSS: 12,703 SQ.FT. = 0.292 ACRES (OVERALL)
NET: 11,538 SQ. FT. = 0.265 ACRES (OVERALL MINUS STREET DEDICATIONS AND PLUS STREET VACATION)

LOT 1
GROSS: 2,279 SQ. FT. = 0.052 ACRES
NET: 1,828 SQ. FT. = 0.042 ACRES

LOT 2
GROSS: 1,927 SQ. FT. = 0.044 ACRES
NET: 1,555 SQ. FT. = 0.036 ACRES

LOT 3
GROSS: 2,260 SQ. FT. = 0.052 ACRES
NET: 1,901 SQ. FT. = 0.044 ACRES

LOT 4
GROSS: 2,385 SQ. FT. = 0.055 ACRES
NET: 1,790 SQ. FT. = 0.041 ACRES

LOT 5:
GROSS: 2,615 SQ. FT. = 0.060 ACRES
NET: 1,963 SQ. FT. = 0.045 ACRES

PROPERTY IS IN FEMA FLOOD ZONE X

LAND IS NOT SUBJECT TO INUNDATION OR FLOODING.

EASEMENTS:

(A) EASEMENT FOR PIPELINES AS RESERVED IN DOCUMENT RECORDED IN BOOK 686, PAGE 328 OF DEEDS. SAID EASEMENT IS BLANKET IN NATURE (NOT PLOTTED HEREON).

(B) 10' WIDE EASEMENT OF THE CITY OF COSTA MESA FOR HIGHWAY PURPOSES AS PER DOCUMENT RECORDED DECEMBER 6, 1956 IN BOOK 3735, PAGE 110 OF OFFICIAL RECORDS.

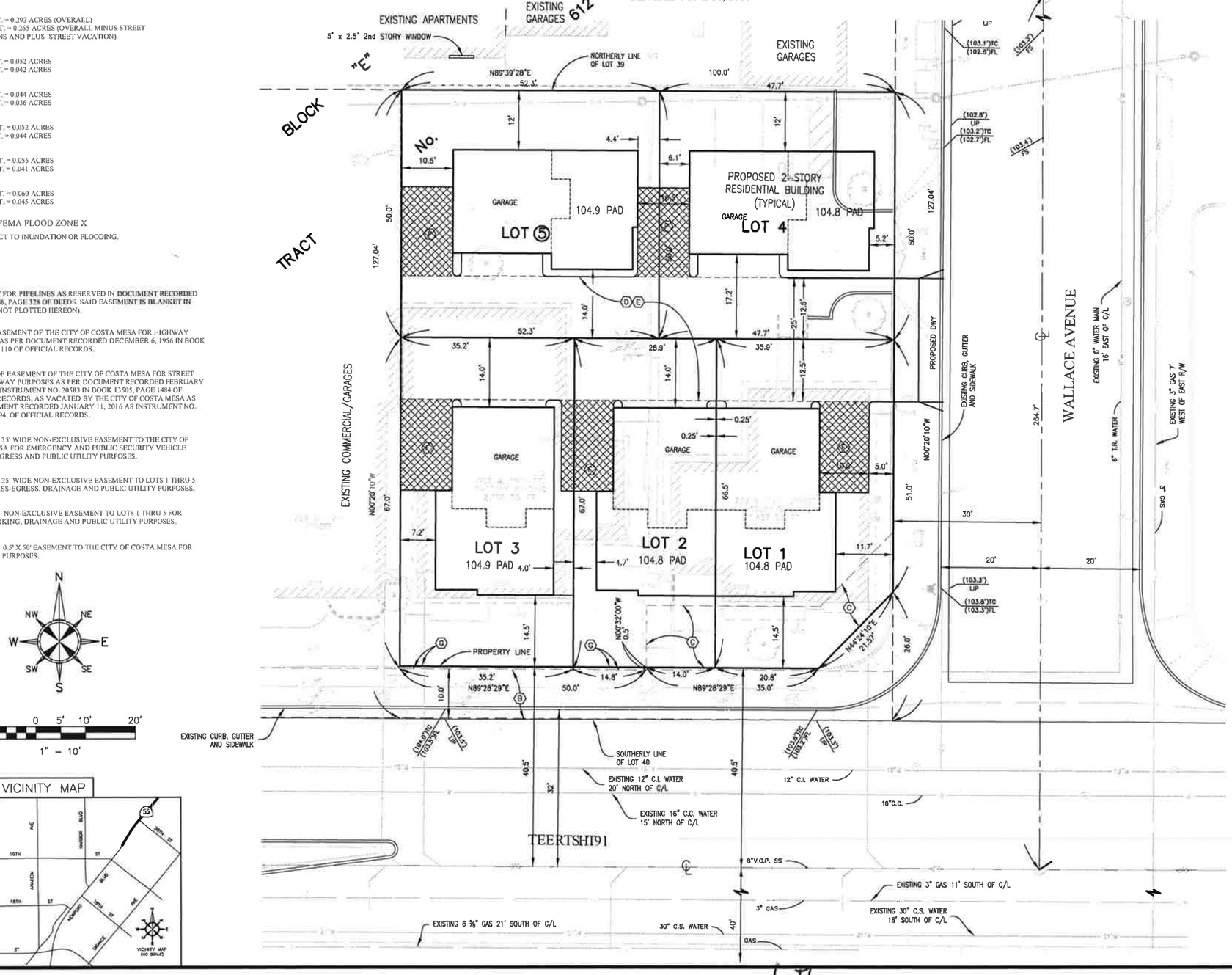
(C) PORTION OF EASEMENT OF THE CITY OF COSTA MESA FOR STREET AND HIGHWAY PURPOSES AS PER DOCUMENT RECORDED FEBRUARY 15, 1980 AS INSTRUMENT NO. 20583 IN BOOK 13505, PAGE 1484 OF OFFICIAL RECORDS. AS VACATED BY THE CITY OF COSTA MESA AS PER DOCUMENT RECORDED JANUARY 11, 2016 AS INSTRUMENT NO. 201600000994, OF OFFICIAL RECORDS.

(D) PROPOSED 25' WIDE NON-EXCLUSIVE EASEMENT TO THE CITY OF COSTA MESA FOR EMERGENCY AND PUBLIC SECURITY VEHICLE INGRESS-EGRESS AND PUBLIC UTILITY PURPOSES.

(E) PROPOSED 25' WIDE NON-EXCLUSIVE EASEMENT TO LOTS 1 THRU 5 FOR INGRESS-EGRESS, DRAINAGE AND PUBLIC UTILITY PURPOSES.

(F) PROPOSED NON-EXCLUSIVE EASEMENT TO LOTS 1 THRU 5 FOR GUEST PARKING, DRAINAGE AND PUBLIC UTILITY PURPOSES.

(G) PROPOSED 0.5' X 50' EASEMENT TO THE CITY OF COSTA MESA FOR SIDEWALK PURPOSES.

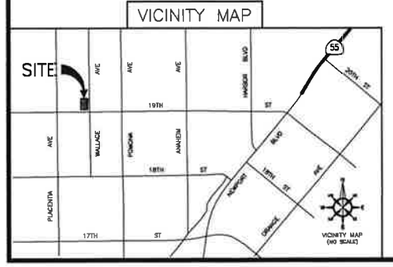


N
NW NE
W E
SW SE
S

10' 0 5' 10' 20'

1" = 10'

VICINITY MAP



OWNER & SUBDIVIDER:

NOLAN CHAN
7040 SCHOLORSHIP
IRVINE CA 92612
c/o SAM KHEDRAKI
(949) 456-7800
Email: samk@alinassinc.com

SURVEYOR:

PARTNER ENGINEERING & SCIENCE, INC.
1761 E. GARRY AVENUE, SANTA ANA CA, 92705
(714) 922-9106
EMAIL: AAZIMI@PARTNERESI.COM

LICENSED LAND SURVEYOR ALI AZIMIJIRSARAI Exp. 12/31/2017 No.7325 STATE OF CALIFORNIA

ALI AZIMIJIRSARAI DATE

LEGEND

(S)	SEWER MANHOLE
	TRAFFIC DIRECTION
	LIGHT POLE
	POWER POLE
	GAS METER
ACU	AIR CONDITIONING UNIT
A/C	ASPHALT
CF	CURB FACE
CMB	COMMUNICATION PULLBOX
CTV	CABLE TV VAULT
DWY	DRIVEWAY
ECB	ELECTRICAL CABINET
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULLBOX
EVT	ELECTRIC VAULT
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
GB	GRADE BREAK
HB	HOSE BIB
LIP	LIP OF GUTTER
L/S	LANDSCAPE
OVHG	BUILDING OVERHANG
SCO	SEWER CLEANOUT
S/W	SIDEWALK
TC	TOP OF CURB
TW	TOP OF WALL
V-GUT	VALLEY GUTTER
WM	WATER METER
	STREET CENTERLINE
	PROPOSED LOT LINE
	EXISTING BOUNDARY LINE
	BLOCK/CONCRETE WALL
S S S	EXISTING SEWER LINE
X X X	CHAINLINK FENCE
O O O	WOOD FENCE
O O O	WROUGHT IRON FENCE
OHW	OVERHEAD WIRE(S)
	FLOW LINE
	EX. BUILDING PERIMETER
	PARKING AREA
	CONCRETE

67

LANDSCAPE NOTES:

1. ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL COMPLY WITH THE CITY OF COSTA MESA DESIGN GUIDLINES, CODES AND REGULATIONS.
2. LOW VOLUME DISTRIBUTION IRRIGATION SYSTEM WITH WEATHER BASED AUTOMATIC IRRIGATION CONTROLLER SHALL BE USED IN COMPLIANCE WITH THE CITY WATER EFFICIENT LANDSCAPE GUIDELINES.
3. RAIN BIRD SQ, STREAM BUBBLER, DRIP BUBBLER, AND HUNTER MP ROTATOR NOZZLES SHALL BE USED FOR LOW VOLUME IRRIGATION WATER DISTRIBUTION.
4. IRRIGATION SYSTEM WILL BE EQUIPPED WITH MASTER VALVE AND PRESSURE REGULATOR TO PREVENT WATER WASTE.
5. SPRINKLER HEADS SHALL BE EQUIPPED WITH PRESSURE REGULATOR AND CHECK VALVE TO PREVENT MISTING AND HEAD DRAINAGE.
6. TREES SHALL BE IRRIGATED SEPARATELY FROM SHRUBS AND GROUND COVERS.
7. SPRINKLER HEADS SHALL BE INSTALLED IN LOCATIONS WHERE IRRIGATION WATER IS CONTAINED WITHIN PREVIOUS SURFACE.
8. QUICK COUPLING VALVE SHALL BE LOCKING TYPE.
9. IRRIGATION SYSTEM SHALL BE MONITORED FOR LEAKS AND BREAKAGE WEEKLY.
10. WATERING SCHEDULE SHALL BE REVIEWED QUARTERLY.
11. 90 % OR MORE PLANT MATERIAL SHALL BE LOW OR VERY LOW WATER USE MATERIAL.
12. PLANTING MATERIAL SHALL MEET NURSERY STANDARD CROWN WIDTH AND HEIGHT FOR THE SPECIFIED CONTAINER SIZE.
13. ALL PLANTING AREA SHALL BE DRESSED WITH MIN. 3" LAYER OF MULCH.
14. SITE SOIL SHALL BE TESTED FOR AGRICULTURAL SUITABILITY AND SOIL MANAGEMENT PURPOSES AFTER SITE GRADING, BUT PRIOR TO PLANTING. SITE SOIL IN PLANTING AREA SHALL BE ROTOTILLED AND AMENDED ACCORDING TO SOILS TEST RECOMMENDATIONS.
15. ALL ABOVEGROUND UTILITIES AND TRASH ENCLOSURES SHALL BE SCREENED WITH HEDGES, VINES, OR OTHER APPROVED ARCHITECTURAL OR LANDSCAPE TREATMENT.
16. LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED BY OWNER.
17. 24" DEEP BARRIER SHALL BE INSTALLED WHERE TREES ARE PLANTED 5' OR LESS OF HARDSCAPE SURFACE.

TREES

WESTERN REDBUD

QUEEN PALM

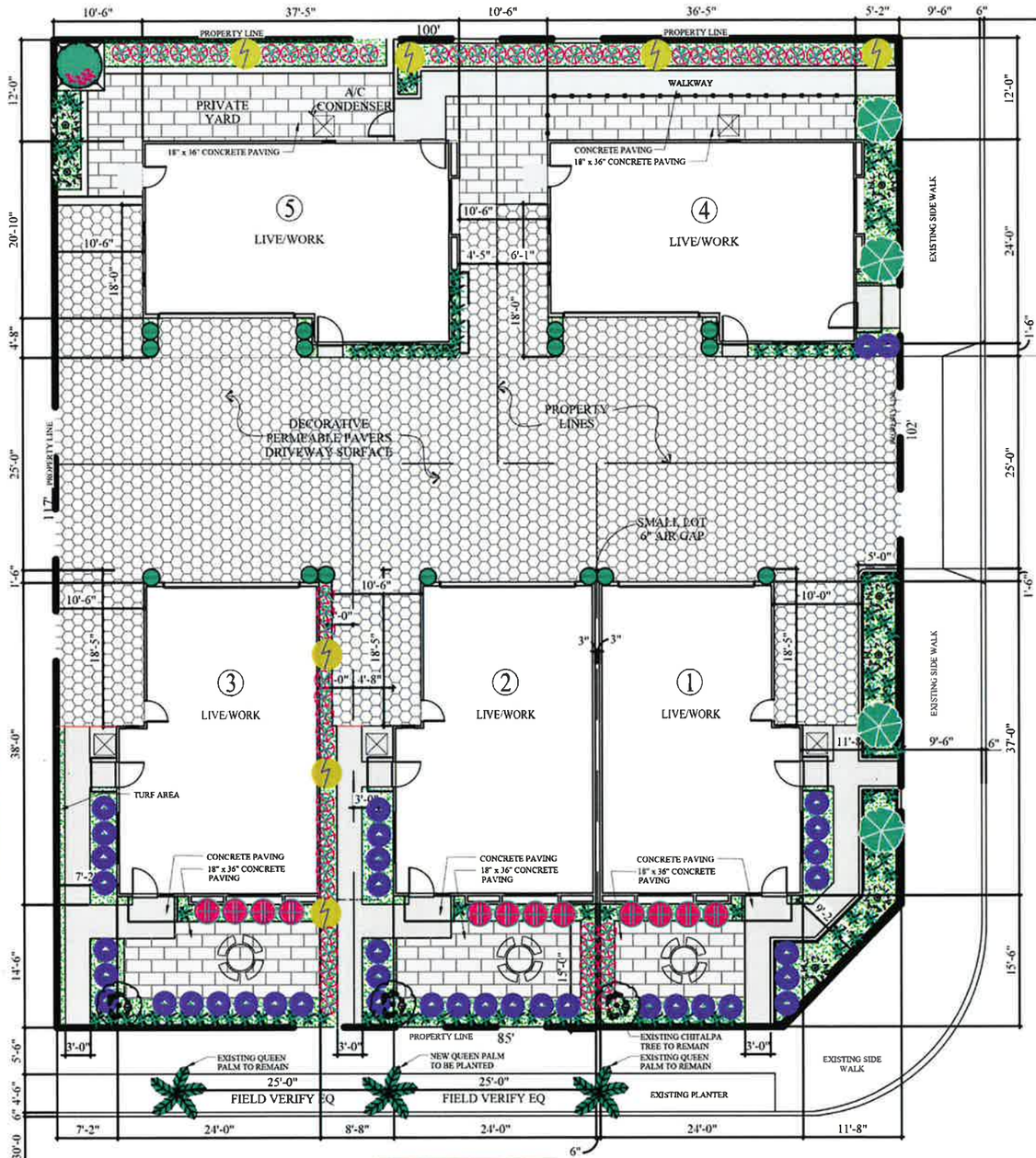
CHITALPA 'PINK DAWN'

STRAWBERRY TREE

SHRUBS

PRIDE OF MADEIRA

BOUGAINVILLEA LA



LAVENDER

HEBE

CONCEPTUAL LANDSCAPE PLAN

PLANT PALETTE

SYMBOL	BOTANIC NAME	COMMON NAME
TREES		
	ARBUTUS UNEDO	STRAWBERRY TREE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CHITALPA T. 'PINK DAWN'	CHITALPA
	SYAGRUS ROMANZOFFIANA	QUEEN PALM
SHRUBS		
	ECHIUM CANDICANS	PRIDE OF MADEIRA
	BOUGAINVILLEA SPP.	BOUGAINVILLEA 'LA JOLLA'
	LAVANDULA	LAVENDER
	HEBE SPP.	HEBE
GROUND COVER		
	COLLISTEMON V. 'LITTLE JOHN'	DWARF CALLISTEMON
	DODONEA VISCOSA 'PURPLE'	PURPLE-LEAFED HOP-BUSH
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY
CACTI/SUCCLENTS		
	AEONIUM A. + CVS	AEONIUM
	AGAVE SPP.	AGAVE
	SENECIO SPP.	SENECIO

GROUND COVER

DWARF CALLISTEMON

BUSH MORNING GLORY

CACTI/SUCCULENTS

BLUE GLOW AGAVE

AEONIUM SPP.

SENECIO BLUE

752 & 456 WEST 19TH STREET
COSTA MESA, 92627

LIVE / WORK AT WALLACE & 19TH

NORTH

MEHRAK SHARIF
5101 SCHOLARSHIP
IRVINE, CA 92612
T: 949.306.7817

PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: AUGUST 8, 2016 **ITEM NUMBER** PH-2

SUBJECT: **PLANNING APPLICATION PA-16-20 AND TENTATIVE TRACT MAP TT-18034 FOR A 5-UNIT, THREE-STORY, DETACHED SMALL LOT RESIDENTIAL DEVELOPMENT WITHIN THE 19 WEST URBAN PLAN LOCATED AT 752 & 756 WEST 19TH STREET**

DATE: **AUGUST 4, 2016**

FROM: **RYAN LOOMIS, ASSOCIATE PLANNER** RL

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

The objective of this memo is to make the following amendments to the staff report for PA-16-20:

1. Include the following discussion to the "Analysis" section regarding the requirement to underground overhead utilities:

   Requirement to Underground Overhead Utilities

   Zoning Code requires existing on-site overhead utilities to be undergrounded for the project (refer to Code Requirement No. 8). Additionally, the Public Services Department has incorporated a condition of approval within Exhibit B1 (Condition No. 10), requiring the existing overhead utility pole near the project site, along the Wallace Avenue public right-of-way, to be removed based on the number of units proposed for this project (5 units proposed – 5 is the minimum for the requirement for removal of poles within the right-of-way). The Planning Commission has the discretion to waive the requirement to remove the pole if they believe the applicant's request is justified.

2. Amend Exhibit B1 to include condition for undergrounding the utility pole along Wallace Avenue to extent practical or feasible (see Attachment 2, Exhibit B1).

3. Amend Code Requirement No. 8 to read as following:

   "All utilities shall be installed underground on the building site in accordance with the serving utilities' rules, regulations and tariffs on file with the state public utilities commission. The development services director may waive the required undergrounding whenever it is found and determined that such installation is not practically feasible due to economic or technological factors found to exist at the site. Provided, however, that all required termination facilities on the structure and conduit, at least to the outer wall, at a point designated by the serving utility,

shall be furnished and installed to facilitate future connection to an underground system."

4. Remove Code Requirement No. 3, as the project is reviewed according to Live/Work Development Standards set forth by the Urban Plans.

   ~~"Development shall comply with all requirements of Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects."~~

5. Remove Code Requirement No. 13, as the project does not propose a parking structure.

   ~~"The parking structure shall be landscaped per the provisions of Costa Mesa Municipal Code Section 13-105(4) - Parking Structure Landscape Requirements."~~

6. Remove Code Requirement No. 18, as project does not include mitigation monitoring program.

   ~~"In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans for plan check or prior to commencement of the project's activity if no construction is involved, that lists each mitigation measure and states when and how the mitigation measures are to be met."~~

Attachments: 1 – Revised Conditions of Approval
2 – Amended Exhibit B1

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

Authorized Agent: Umbrella Group
Attn: Michael Alladawi
7040 Scholarship
Irvine, CA 92612

Property Owner: Nolan Chan
7040 Scholarship
Irvine, CA 92612

EXHIBIT "B" (amended 8/04/16)

CONDITIONS OF APPROVAL

Plng.

1. The expiration date of the Master Plan PA-16-20 shall coincide with the expiration date of the Tentative Tract Map 18034, which is valid for two years. An extension request is required to be approved by the Planning Commission to extend the expiration for each additional year.
2. Master Plan PA-16-20/TT-18034 shall comply with the conditions of approval, code requirements, and special district requirements. If any of these conditions are removed, the Planning Commission must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility of another public agency, or that specific economic, social, or other considerations make the mitigation measures infeasible.
3. The conditions of approval for PA-16-20 and Tentative Tract Map 18034 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
4. Prior to submittal of working drawings for building permit plan check, the applicant shall provide Planning Division with enhanced architecture elevations for the live/work units, with emphasis on front elevations and street-facing elevations, per the Architectural Design Guidelines of the Live/Work Development Standards. Architectural Design Guidelines include the following:
    a. Building elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations.
    b. Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.
    c. Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.
    d. Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.
    e. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.

    Significant deviations from the approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.
5. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building

articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process, or in the requirement to modify the construction to reflect the approved plans.

6. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
7. The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the mixed-use development and within a 500-foot radius of the mixed use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.
8. Marketing materials, including any model units constructed on-site, shall clearly identify and disclose that the 250 square foot ground floor workspaces for the live/work units are designed to be utilized as workspaces to potential buyers. 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 either 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.
9. Address assignment shall be requested from the Planning Division prior

to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

10. Prior to issuance of building permits, developer shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
11. The project shall incorporate green building design and construction techniques where feasible; CAL Green Code or higher as determined by applicant. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
13. A minimum 6-foot high decorative perimeter wall along interior property lines is required per Wall, Fences, and Landscaping Standards and Specifications. Design of the perimeter walls shall incorporate landscape elements to soften the appearance of the block wall and incorporate material, color, and texture that will be compatible with the surrounding community. A wall treatment plan shall be prepared that includes wall location, height, and landscaping in the final landscape plan. The block wall shall be Orco Block, La Paz color, with a brick cap, or other similar design as approved by the Development Services Director prior to issuance of building permits.
14. A minimum three- to six-foot high combination pilaster and decorative wrought iron wall shall be installed along the West 19th Street and Wallace Avenue property lines. Pilasters shall maintain a minimum 8-foot separation. Plans submitted for Building plan check shall detail the fence, its location, and materials. The wall shall comply with the City's Walls, Fences, and Landscaping Standards and Specifications for visibility and other parameters. The wall shall be installed prior to final Planning Division inspections.
15. Any private, interior fences between the proposed live/work units shall be a minimum of 6 feet in height.
16. Developer shall submit a detailed Landscape Plan for the public and private open spaces, for review and approval by the Development Services Department, prior to any construction landscape improvements. The plan shall include all decorative hardscape and landscape improvements as shown on the conceptual plans to provide visual relief for the project from the street. The plan shall also contain landscaping

that consists primarily of California native species, and additional landscape materials that exceed Code requirements, including, but not limited to additional trees along the rear property line, to the satisfaction of the Development Services Director. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees. Final materials shall be subject to approval by the Planning Division.

17. A minimum of two vine pockets shall be provided along the west property line wall to soften the appearance of the driveway and perimeter wall. Vines shall be Boston Ivy, or other similar species, under the direction of the Development Services Director.
18. Queen Palm street trees in the landscape parkway along West 19th Street shall be provided and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
19. All proposed signage must be approved through a Planned Signing Program conform to development standards per the Live/Work Development Standards.
20. Prior to issuance of building permits, the applicant shall provide a noise study to document on-site noise levels from surrounding uses. Residential interior noise levels must be met for interior residential living spaces, and residential exterior noise levels must be met on all private patios, upper-story decks, and balconies.
21. The project shall provide upgraded windows and exterior doors for noise reduction and energy conservation
22. To avoid an alley-like appearance, the private street shall not be entirely paved with asphalt nor be developed with a center concrete swale. The private street shall be complemented by stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas.
23. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to businesses during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
24. Prior to issuance of building permits, the building plans shall

demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.

25. The applicant or developer shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.
26. Transformers, backflow preventers, and any other approved aboveground utility improvement shall be located outside of the required street setback area and shall be screened upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
27. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
28. Prior to issuance of building permits, the building plans shall demonstrate that all residences are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system, with the distinction being that clean, ventilated air flow does not necessarily need coolant. The ventilation system shall be effective with all doors and windows closed. It shall be required to have a filtration efficiency of at least 90 percent and the ability to remove particulate matter with diameters equal to or greater than 0.5 micron.
29. In the event that paleontological resources are unearthed during subsurface construction activities, all earth-disturbing work within a 100-ft radius of the find shall be temporarily suspended or redirected until a paleontologist has evaluated the nature and significance of the find.
30. If human remains are unearthed, State Health and Safety Code Section 7050.5 require that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the remains are determined to be of Native American descent, the coroner has 24 hours

to notify the Native American Heritage Commission (NAHC). The NAHC will then contact the most likely descendant of the deceased Native American, who will then serve as consultant on how to proceed with the remains.

31. Open parking spaces shall be unassigned and available for guests/tenants of the development. Specifically, these spaces shall not be reserved for the exclusive use of a tenant. This limitation shall be reflected in the CC&Rs of the development and these parking areas shall be adequately signed. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
32. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association. Provide proof of recordation of Subdivision Map and CC&RS prior to issuance of building permits unless otherwise approved by the Development Services Director.
33. 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 or homeowner's 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 use, preservation and maintenance of the common drive aisle and open space areas in perpetuity by the maintenance or homeowner's association.

    C. The CC&Rs shall contain restrictions requiring residents to park vehicles in the 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 spaces

    D. The CC&Rs shall contain a notice that the open parking space shall be unassigned and available for visitors.

    E. The CC&Rs shall be limited to the ground rules related to: architectural control over future building modifications or additions, architectural design and guidelines for the property, and engagement in alternative dispute resolution before filing a lawsuit to resolve conflicts.

    F. The CC&Rs shall contain provisions requiring that the Homeowner's Association or 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.

34. Prior to the issuance of building permits, the drive approach along West 19th Street shall be vacated and repaired/replaced with sidewalk and parkway, per approval of the Public Services Division.
35. Project requires compliance with the City's Energy Star Program for residential structures.

Eng. 36. Comply with requirements contained in the letter prepared by the City Engineer (Exhibit B1).

Trnsp. 37. Close unused drive approaches per City Standards.
38. Construct commercial drive approach per City Standards at the proposed location on the site plan.

CODE REQUIREMENTS

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

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
3. ~~Development shall comply with all requirements of Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for multi-family residential projects.~~
4. Developer shall pay any applicable park impact fee or dedicate parkland to meet the demands of the proposed development. As of July 29, 2016, the new park impact fee is calculated at $13,572 per new single-family dwelling unit. The project applicant shall pay park impact fees prior to the issuance of the Occupancy Permit. The total park impact fee is $67,860 for five units.
5. Street address shall be visible from the public street and shall be displayed on the complex identification sign. If there is no complex

identification sign, the street address may be displayed on the fascia adjacent to the main entrance or on another prominent location. Street address numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be four (4) inches in height with not less than one-fourth-inch stroke and shall contrast sharply with the background.

6. Parking stalls shall be double-striped in accordance with City standards.
7. Driveway ramp slope shall comply with the standards contained in the City's parking ordinance.
8. All utilities shall be installed underground on the building site in accordance with the serving utilities' rules, regulations and tariffs on file with the state public utilities commission. The development services director may waive the required undergrounding whenever it is found and determined that such installation is not practically feasible due to economic or technological factors found to exist at the site. Provided, however, that all required termination facilities on the structure and conduit, at least to the outer wall, at a point designated by the serving utility, shall be furnished and installed to facilitate future connection to an underground system.
9. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
10. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
11. The project shall be subject to the submission of legal instruments setting forth a plan or manner of permanent care and maintenance of all common open space and other facilities provided in the final development plan.
12. All landscaped areas shall be separated from paved vehicular areas by 6-inch high continuous Portland Cement Concrete curbing.
13. ~~The parking structure shall be landscaped per the provisions of Costa Mesa Municipal Code Section 13-105(4) - Parking Structure Landscape Requirements.~~
14. Two (2) sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits. The two (2) sets of landscape and irrigation plans shall be attached to two of the final building plan sets.

15. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
16. Trash enclosure(s) or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
17. If present and/or projected exterior noise exceeds 60 CNEL, California Noise Insulation Standards, Title 25, California Code of Regulations require a maximum interior noise level of 45 CNEL for residential structures. If required interior noise levels are achieved by requiring that windows be unopenable or closed, the design for the structure must also specify the means that will be employed to provide ventilation and cooling if necessary, to provide a habitable interior environment.
18. ~~In compliance with the City's mitigation monitoring program, the applicant shall submit a compliance report to the Planning Division along with plans for plan check or prior to commencement of the project's activity if no construction is involved, that lists each mitigation measure and states when and how the mitigation measures are to be met.~~

Bldg.

19. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites ,facilities, buildings and elements by individuals with disability shall comply with chapter 11A and11B of the 2013 California Building Code.
20. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into a 5-foot setback area from the property line. They may project a maximum of 12 inches beyond the 3-foot setback. CRC Tables R302.1(1) and R302.1(2).
21. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
22. The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.
23. 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 sec. 1808.7.4
24. 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:

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

2- 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.

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

25. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).

Eng. 26. For demolition, grading, or building permits involving projects with a valuation of $10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: $1,000 or 3% of the total project value, whichever is greater.

27. 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.

28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicants expense.

29. Obtain an encroachment permit from the Engineering Division for any

work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval.

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

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

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

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

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

- The SWPPP shall be prepared and updated as needed during the course of construction to satisfy the requirements of each phase of development. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the project is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows, and for nuisance flows during construction.
- A WQMP shall be maintained updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project

are adhered to.

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

Fire

32. 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.
33. Project construction shall comply with Chapter 33, California Fire Code, 2013. Please review carefully.
34. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
35. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.

SPECIAL DISTRICT REQUIREMENTS FOR PA-16-20

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

Sani

1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 to obtain Sanitary District requirements.

AQMD

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

School

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

State

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

Water

5. Customer shall contact the Mesa Water District – Engineering Desk and submit an application and plans for project review. Customer must obtain a letter of approval and a letter of project completion from Mesa Water District.
6. Provide a plan to the County of Orange Health Dept. for review and approval.

ATTACHMENT 2

CITY OF COSTA MESA

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

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

EXHIBIT B1

August 1, 2016

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

SUBJECT: Tentative Tract No. 18034
LOCATION: 752 & 756 W. 19th St

Dear Commissioners:

Tentative Tract Map No. 18034 as furnished by the Planning Division for review by the Public Services Department consists of subdividing two lots into five numbered lots. Tentative Tract Map No. 18034 meets with the approval of the Public Services Department, subject to the following conditions:

1. The Tract shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.

2. 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.

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. 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.

6. Vehicular and pedestrian access rights to Wallace Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

7. 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.

8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach 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.

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

9. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer.

10. Submit for approval to the City of Costa Mesa preliminary plans that shows the undergrounding of the utility pole along Wallace Avenue to the extent practical or feasible.

11. The Subdivider shall submit a cash deposit of $730 for street sweeping at time of issuance of a Construction Access permit. Full amount of deposit shall be maintained on a monthly basis prior to and during construction until completion of project.

12. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map

13. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study to the City of Costa Mesa 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. In order to comply with the latest DAMP, the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the City of Costa Mesa Engineering Divisions for review and approval.
    - A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to.
    - Location of BMPs shall not be within the public right-of-way.

15. Ownership and maintenance of the private on-site drainage facilities, BMPs, parkway culverts and other common areas shall be transferred by the owner to the Homeowner 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 of Costa Mesa 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 of Costa Mesa the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

16. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information.

17. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

18. Dedicate easements as needed for public utilities.

19. Dedicate a 0.5 foot easement for street and highway behind the property line at 756 W.19th Street to the City of Costa Mesa.

20. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County

Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

21. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

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

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

24. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.

25. Prior to 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.

Sincerely,

Baltazar Mejia, P. E.
City Engineer

(Engr. 2016/Planning Commission Tract 18034)

PH-2

COLGAN, JULIE

Subject: Today's meeting PA-16-20

From: David Heaslip [mailto:david@heaslip.net]
Sent: Monday, August 08, 2016 2:55 PM
To: LOOMIS, RYAN <RYAN.LOOMIS@costamesaca.gov>
Subject: Today's meeting PA-16-20

Hi Mr. Loomis

At the moment there is growing concern within certain communities regarding parking. Specifically, long-term residents are seeing an increasing number of vehicles being parked on the street. Of specific concern is the number of vehicles from crowded streets (Like Coolidge) being parked on adjacent streets. We now have a situation where residents on Paularino have complained and got resident parking only, which has just driving the Coolidge cars onto other streets. It looks like the problem is just being moved, not solved.

Please, please, please do not allow any developments to take place with less than the required number of parking spaces. Allowing exceptions is adding fuel to the fire, and it is not in the interests or wishes of the community you are representing.

Please know the concern over parking is growing rapidly, within the resident community. Online groups are growing and recent posts on this topic show there is a real problem coming. Our once quiet neighborhoods are becoming parking lots, with all the noise and trash dumping that goes with it. Every day I am driving past houses with vehicles parked on their lawns, but unfortunately the City of Costa Mesa doesn't have the resolve to enforce the laws and codes they create.

Please represent the views of the Costa Mesa residents. We are, after all, the people the City is supposed to be concerned for.

Unfortunately, due to travel commitments, I am unable to attend today's meeting.

Regards
David Heaslip
714 721-8050