

NOTE: THIS PUBLIC HEARING ITEM WILL BE CONTINUED TO NOVEMBER 21, 2016. NO ACTION WILL BE TAKEN ON NOVEMBER 14, 2016.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 14, 2016

ITEM NUMBER: PH-1

SUBJECT: PLANNING APPLICATION PA-16-54 AND PARCEL MAP NO. 2016-167 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 166 ROCHESTER STREET

DATE: NOVEMBER 2, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DAN INLOES, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: DAN INLOES, AICP SENIOR PLANNER (714) 754-5088
dan.inloes@costamesaca.gov**

DESCRIPTION

The proposed project involves the following:

- 1. *Planning Application PA-16-54:*** Design review to construct a two-unit, two-story, small lot subdivision on a 7,001 sq. ft. lot in the R2-HD zone. The two-story detached homes, each with an attached 2 car garage, are proposed at 2,393 square feet (Unit 1) and 2,049 square feet (Unit 2). Unit 1 has 4 bedrooms and 2.5 bathrooms and unit 2 consists of 3 bedrooms, 2.5 bathrooms. The two-story residential development meets all Small Lot Subdivision Development Standards and Residential Guidelines.
- 2. *Parcel Map PM 2016-167:*** A subdivision in accordance with the Small Lot Subdivision standards to create two fee simple lots.

APPLICANT OR AUTHORIZED AGENT

The applicant/authorized agent is Gavin Sermon, authorized agent for the property owner, Newest Investment LLC.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. In urbanized areas, up to three single-family residences may be constructed or converted under the Class 3 exemption.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location:	166 Rochester	Application Number:	PA-16-54/PM-16-167
Request:	Design Review of a two unit two-story residential development per Small Lot Ordinance.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-HD	North:	R3, Multi-Family Residential, High Density
General Plan:	HDR	South: (across Rochester St)	R2-HD, Multi-Family Residential, High Density
Lot Dimensions:	49.9 FT x 140 FT	East:	R2-HD, Multi-Family Residential, High Density
Lot Area:	7,001 square feet	West:	R2-HD, Multi-Family Residential, High Density
Existing Development:	One parcel with two single-story residential units		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Area	NA	Parcel 1 (Unit 1)- 2,909 SF Parcel 2 (Unit 2)- 4,092 SF
Open Space:		
Development lot	30%	30% (2,131 SF)
Individual unit	200 SF with no dimension less than 10 feet	229 SF Unit 1) 490 SF (Unit 2) Minimum 10' dimension
Density:		
High Density Residential Land Use Zone – R2-HD	Max. 14.52 units per acre 1 du/3,000 SF Max. 2 dwelling units	12.44 units per acre 1 du/3500 SF 2 dwelling units
Building Height	Two-stories / 27 ft.	Two-stories /24'-6"
Ratio of 2nd floor to 1st floor %	100%	Parcel 1 (Unit 1)- 94% Parcel 2 (Unit 2)- 98%
Distance between main buildings	NA	7 ft.
Development lot building setbacks:		
Front	20 FT	20 FT
Side	5 FT	5 FT
Rear	10 FT	10 FT
Driveway Length	Min.19 FT	19 FT
Parking	Two garage and two open per unit	Two garage and two open per unit
Total	8 spaces	8 spaces
Final Action	Planning Commission	
CEQA Review	Exempt, Class 3 for new construction	

BACKGROUND

Project Site/Environs

The project site is a 7,001 square-foot parcel located on the north side of Rochester Street, between Newport Boulevard and Orange Avenue. The project site is currently developed with one residential unit, which will be replaced by the proposed project. Existing driveway and access is provided off Rochester Street; the existing property contains a detached garage and an open parking space. The property is zoned R2-HD with a maximum development potential of two dwelling units (14.5 dwelling units per acre).

The property to the west across Rochester Street (167 Rochester Street) of the subject property is zoned R2-HD and is developed with a two unit detached multi-family development project. The property to the east (170 Rochester Street) is zoned R2-HD and is developed with a multi-family four-unit project. The property to the west of the subject property (162 Rochester Street) is zoned R2-HD and developed with a two unit subdivided lot. The property to the north (161 East 18th Street) is zoned R3 and is developed with a multi-family residential development. All adjacent properties are developed with two story homes.

ANALYSIS

Design Review PA-16-54

The proposed project consists of two detached, single-family residences with each providing an attached two-car garage. The property would be subdivided into two separate fee simple lots with an easement over the front parcel for access the rear parcel. The proposed residences will have an approximate 7-foot building separation. The proposed units have floor plans that provide an open interior design while maintaining a street-facing orientation, and both include a great room, kitchen, and powder room on the first floor and bedrooms and full bathrooms on the second floor. Two-car garages and two open parking spaces will be provided for each unit. The trash bins for each unit can be stored out of public view and have direct access to the street. The project satisfies all applicable development standards including total open space, per unit private open space, parking, and building height.

The proposed dwelling units have a traditional form and a neo eclectic design. Unit 1 is designed with primarily a stucco sand finish building with a composite shingle roof. Architectural accents to the building include vertical lap siding on the front and right side elevations on the second floor, as well as stacked stone veneer as a wainscoting around three quarters of the building, a Juliet balcony along the front elevation, a Dutch front door, and decorative roll-up garage door. Unit 2 is designed with primarily a stucco sand finish building with horizontal siding and a wainscoting of stacked brick veneer on the front elevation. Architectural accents to this building include; treated wood corbels, wood trim on windows, carriage style garage door, and a Dutch front door. Both residences will be oriented toward Rochester Street; vehicular access will also be from Rochester Street.

Residential Design Guidelines

The design of the proposed residences meets the intent of the City’s Residential Development Standards and Design Guidelines. The design of the two-story homes, as conditioned, will comply with the second-story design standards, provide appropriate building mass and form, provide fitting elevation treatments and roof forms, considers window placement, and will be consistent in architectural design. Building mass and form were considered as offsets and building projections were made an integral part of the design. The two story structures are designed with articulation and off-sets on highly visible elevations to avoid a boxy appearance from the street and neighboring views. The two units provide individual and identifiable entries to add interest and variety to the streetscape. Elevations are enhanced with combination of materials, varied roof forms, as well as accents and details. A combination stucco finish and siding with varying colors, along with enhanced windows along the perimeter of each unit will be provided for visual interest. Roofing materials include fiberglass shingle roofing for the second-story roof. The residences are two stories in height and will not exceed the 27-foot height maximum requirements. Window placement has been evaluated and windows are not in alignment with existing two story windows.

Tentative Parcel Map

The proposed tentative parcel map is for a two-unit subdivision per Small Lot Subdivision Ordinance. The project proposes to divide the development lot into two new parcels along Rochester Street. Parcel 1 (Unit 1) is proposed as the southerly portion of the development lot abutting Rochester Street, and includes a net lot area of 2,909 square feet. Parcel 2 (Unit 2) is proposed on the northerly portion of the development lot, and includes a net lot area of 4,092 square feet.

The proposed tentative parcel map provides a 3-foot right-of-way dedication for the construction of a sidewalk and ramp along Rochester Street. Unit 1 will maintain a required 20-foot front setback from the front property line. The project will also require the development of a new driveway approach and sidewalk along the Rochester Street frontage.

The proposed subdivision is dividing the lot into two rectangular lot with a single proposed property line bisecting the existing lot approximately 81.5 feet from the front property line. This subdivision requires recordation of an access easement through Parcel 1 to Parcel 2.

All common areas including the driveway and open parking spaces will be used and maintained by a maintenance association or homeowners’ association as stipulated in the Conditions, Covenants, and Restrictions (CC&R’s) for the development. The CC&R’s will also include provisions requiring residents to park vehicles in the garage spaces provided for each unit.

General Plan Conformance

The proposed development is a small lot subdivision development of two detached single family residences. The project is consistent with the maximum allowable General Plan density of 1 dwelling unit per 3,000 square feet, or 14.5 dwelling units per acre per the R2-HD zone and HDR (High Density Residential) General Plan land use designation.

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

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

Consistency: The project is an infill residential project within the allowable density for high-density development. Adequate infrastructure exists to serve the proposed project. Therefore, the project is consistent with this General Plan objective.

2. **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: The project proposes ownership units and can potentially increase the total number of ownership units and therefore, the project is consistent with this General Plan goal.

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

Consistency: The project is an infill development and will not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. In addition, the proposed project will replace an older dwelling unit and redevelop the property with new housing stock. Therefore, the project is consistent with this objective.

ADDITIONAL DISCUSSION

The applicant has requested that they be able to keep the existing vinyl fence along the sides of the property. The perimeter fencing on the sides of this lot is new vinyl fencing and appears to be in good condition. Two neighbors from the multi-family development at 170 Rochester have contributed to a letter by the applicant sent to the City requesting that we leave the fence alone between 166 and 170 Rochester Street. An additional comment was provided by a neighbor in the multi-family development at 162 Rochester Street stating that they have no objection to keeping their vinyl fence. The rear property line fence is currently an older fence that would need to be replaced to match the rest of the wall or fencing. The

City typically requires a decorative block wall be built on the sides and rear property lines of the proposed development lot. In this case staff recommends that the perimeter wall be decorative block with the exception of the existing vinyl fence between 166 and 170 Rochester Street. This approach is recommended by staff because the rear and northwesterly side property line are the walls which separate a neighbor's common drive and the backyard for both of the proposed units.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29, *Planning Application Review Process*, of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Design Review PA-16-54 and Parcel Map PM-15-122, based on the following assessment of facts and findings which are also reflected in the draft resolution.

- The proposed project complies with the General Plan and with the Zoning Code standards. The creation of the subdivision is consistent with General Plan Land Use Objectives LU-1A and LU-4A and Policy LU-1.3 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 proposed project does not exceed the maximum density of 14.5 units per acre, and therefore is consistent with the General Plan designation for High Density Residential and R2-HD zone. The project design complies with development standards of the Small Lot Subdivision Ordinance.
- The proposed project meets the purpose and intent of the Residential Design Guidelines. The design of the two-story homes, as conditioned, will comply with the second-story design standards are developed with appropriate building mass and form; provide sufficient elevation treatments and roof forms; consider window placement guidelines; and will be consistent in architectural design.

In regards to second-story design standards, the second-story floor areas for each unit will not exceed 100% of the first-story floor area; the ratio of 2nd floor to 1st floor is 77% for Unit 1 and 90% for Unit 2. The Small Lot Subdivision Ordinance allows for a minimum five-foot interior side setback for both stories when the units are less than 2,700 square feet. The proposed buildings are less than 2,700 square feet and are placed on the property with five-foot interior side setbacks.

The proposed project provides variation to street-facing elevations to reduce visual prominence while providing visual interest. Building mass and form were considered, as offsets and building projections were made an integral part of the design. Recesses in building planes have been incorporated into the design to provide visual relief, including a variation in roof forms, orientation and pitch. The two units provide individual and identifiable entries to add interest and variety to the streetscape. The two story structures are designed with articulation on highly visible elevations to avoid

a boxy appearance from the street and neighboring views. Elevations are enhanced with combination of materials, varied roof forms, front elevation porches or Juliet balconies, as well as accents and details. Roofing materials include composition shingle roofing. Each unit is two stories in height and will not exceed the 27-foot height maximum requirements.

The setbacks of existing neighboring structures, and visual impacts from second story windows were considered with regard to the side yard of the abutting home, and places the homes to maximize distances from the adjacent dwellings. Window placement will not be an issue, as the project has been conditioned to modify window placement to ensure that there is no direct line of sight issues with neighboring second story windows.

The project will include consistent architectural design, as each unit includes a combination stucco sand finish and siding with varying colors, and use of window trim, porches or balconies, will be built along the front entryways of both units to provide visual interest.

- The proposed project is conditioned to include a 3-foot right-of-way dedication along Rochester Street. To maintain ADA compliant sidewalks per the Public Services Division, the project will require a dedication of 3-foot easement along the front property line abutting Rochester Street.
- The proposed subdivision is consistent with the General Plan and Zoning Code. The subdivision complies with General Plan Land Use Policy LU-1.3 in that it allows the units to be sold independent of one another and create additional home ownership opportunities in the City. The subdivision is consistent with applicable development standards contained in the Zoning Code. The subdivision also provides for future natural heating and cooling. Open space also incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure.
- The project meets the development lot minimum open space requirement (30% required, 30% proposed). A total of 30% of the development lot area will be provided as open space and landscaping, which meets the required 30% development lot open space requirement. This open space includes a minimum of 229 square feet of private open space for each parcel; 200 square feet minimum per unit is required. Unit 1 will provide a private open space area in the front of the development lot. While a portion of the private open space area in the front of the development lot. While a portion of the private open space will be within the front setback the fencing for this space will be setback ten feet from the front property line in conformance with City standards. The private open space for Unit 2 will be in the rear of the development lot.
- The landscape concept plan is consistent with the City's standards for multi-family development. Specifically, the plan includes landscaping within the private open space areas, and along the driveway and parking areas for each unit. The concept landscape plan includes trees, a mixture of drought tolerant shrubs, and groundcover

along the driveway, walkways, and side property lines to encourage privacy and greenery.

- *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. In the City of Costa Mesa, the most common type of association is an incorporated homeowner's association. This is a corporation in which the members of the corporation vote for a board of directors which runs the affairs of the corporation. In this case, as a 2-unit small lot development, Code does not require that an HOA be established. The Small Lot Ordinance requires, at a minimum, that CC&Rs be recorded on the property. Because there are no common areas for circulation, parking, or landscape purposes, a condition of approval requires that the CC&Rs shall contain 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.

Tentative Parcel Map PM 2016-167

The applicant proposes a parcel map in compliance with the City's Small Lot Subdivision Ordinance to allow the formation of two fee simple lots. The proposed property is suitable to accommodate the proposed small lot subdivision. There are no interferences with the City's or other utility agencies' right-of-way areas and/or easements. The map is consistent with City codes and the State Subdivision Map Act.

Expiration of Projects

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

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. In urbanized areas, up to three single-family residences may be constructed or converted under the Class 3 exemption.

LEGAL REVIEW

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

PUBLIC NOTICE

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

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

ALTERNATIVES

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. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

Approval of the Design Review and Tentative Parcel Map will allow development of a two-unit small lot subdivision. The project is deemed to be a quality development; therefore, it is consistent with the intent of the General Plan and Zoning Code. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.



DAN INLOES, AICP
Senior Planner



Jay Trevino, AICP
Economic Development & Development
Services Director / Consultant

- Attachments:
1. Vicinity Map, Zoning Map and 500' Radius Map
 2. Existing Color Site Photos
 3. Applicant's Project Description
 4. Draft Planning Commission Resolutions and Exhibits
 5. Project Plans/ Color Elevations/Tentative Parcel Map
 6. Applicant Letter about Block Wall Condition
 7. Public Comment

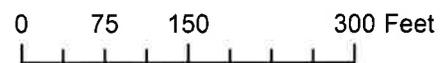
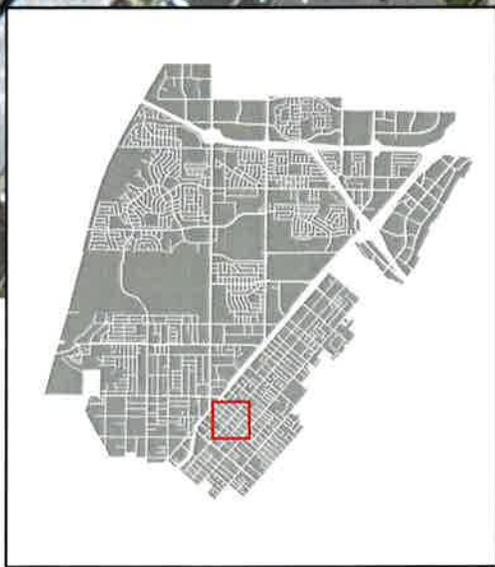
Distribution: Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Applicant: Gavin Sermon
41146 Elm Street, Suite H
Murrieta, CA 92623

Owner: Newest Investment LLC
P.O. Box 4737
Irvine CA 92616

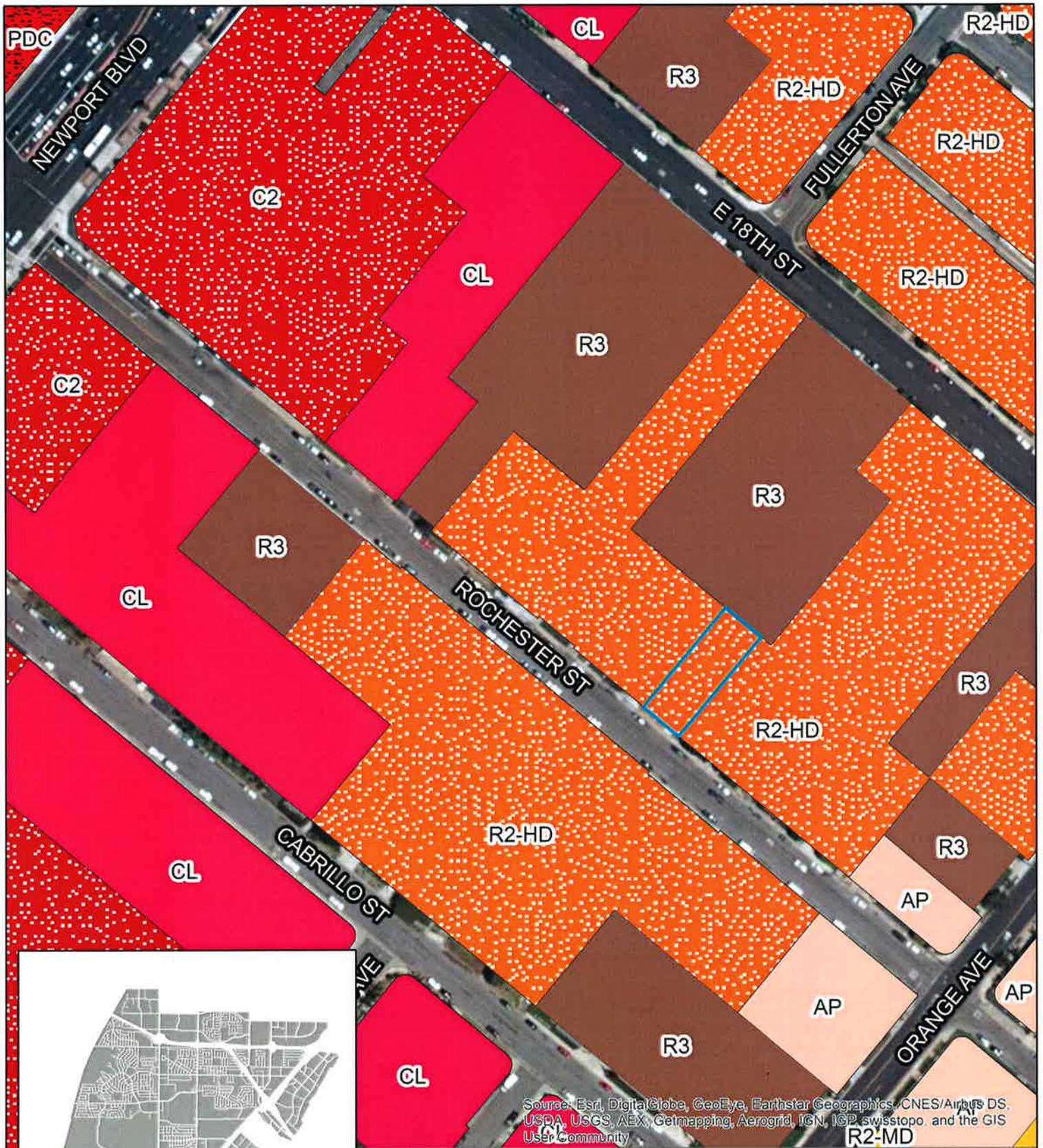


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

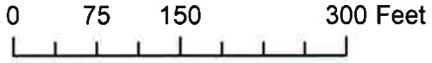
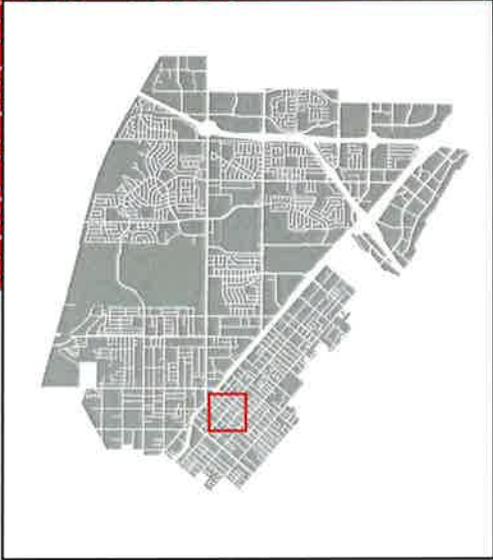


Vicinity of Site
166 Rochester Street

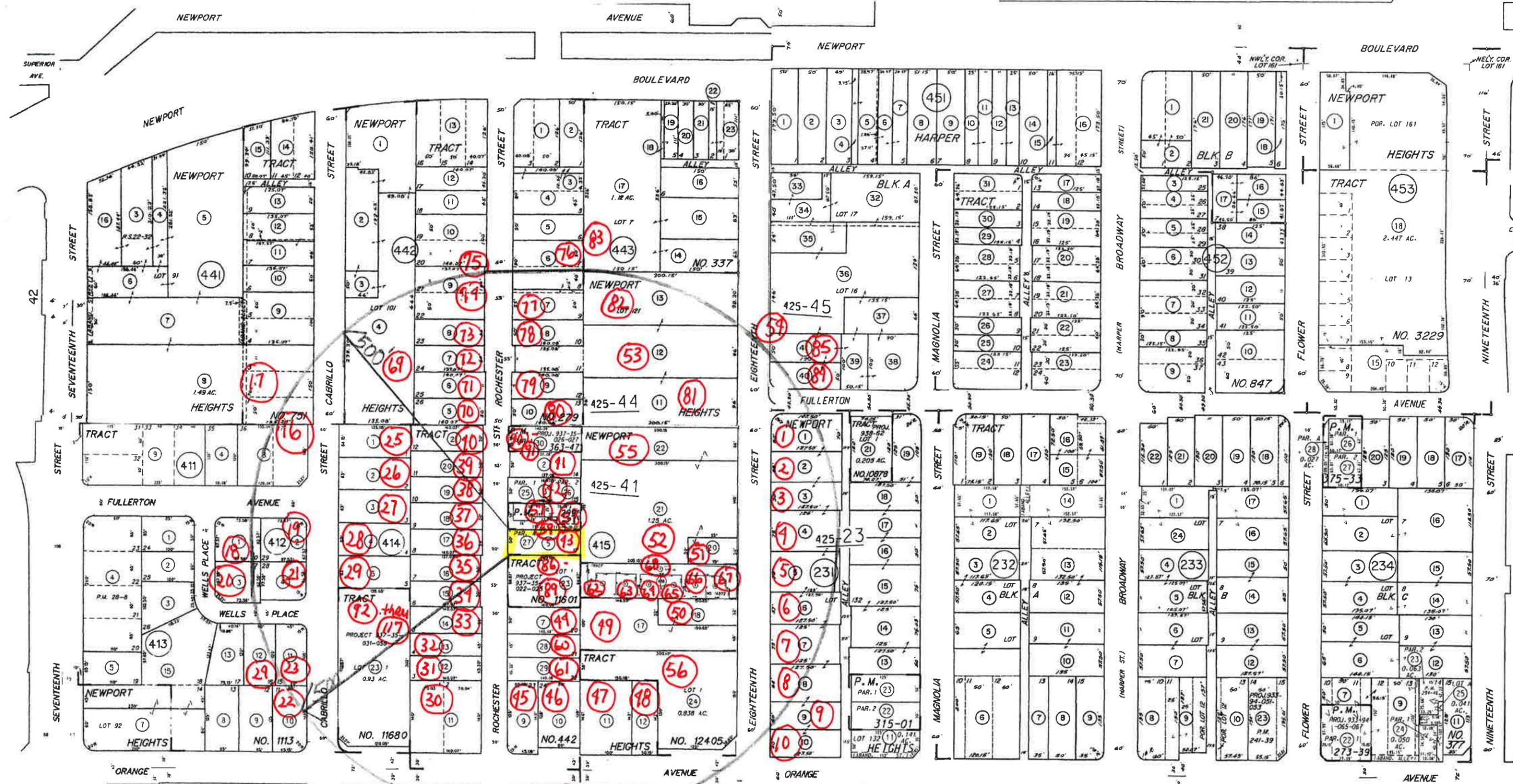




Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community



Zoning of Site
166 Rochester Street



NEWPORT HEIGHTS
TRACT NO. 377
TRACT NO. 10878
PARCEL MAP

M.M. 4-83
M.M. 16-16
M.M. 468-25, 26
P.M. 273-39, 294-46, 315-1, 375-33

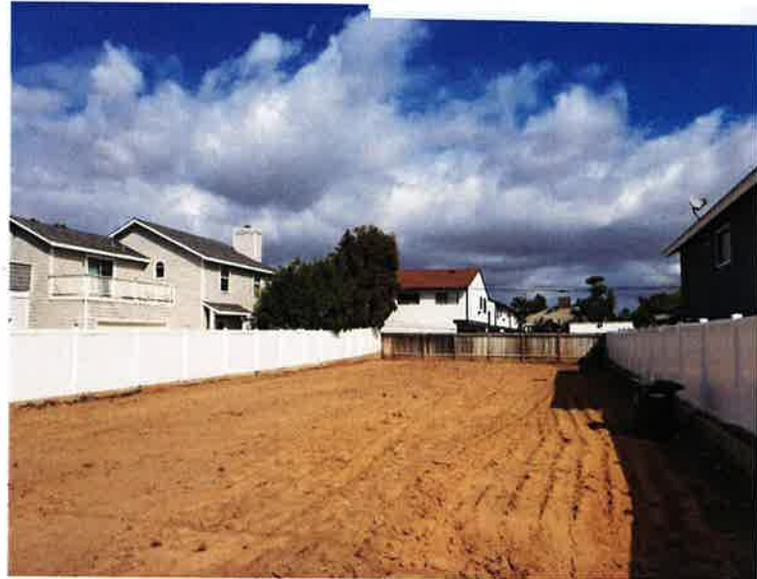
NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
ASSESSOR'S MAP BOOK 425 PAGE 23 COUNTY OF ORANGE

1"=200'
40
13

DONNA'S RADIUS MAPS
DATE: 5-26-16
684 S GENTRY LANE
ANAHEIM CA 92807
(714) 921-2921



New Vinyl Fence on Southeast Side



Project Site



Multi-Family Tenant on Northwest Side



Multi-Family Tenant on Southeast Side



Neighbor across Rochester



Front view of site.



August 26, 2016

Mr. Daniel Inloes, AICP
Development Services Department- Planning Division

Subject: PA-16-54 & PM-16-10 The subdivision of a 7,001 square-foot lot into two fee simple lots and design review for two single family dwelling units in accordance with the small lot subdivision standards at 166 Rochester.

Dear Daniel,

Please refer to our initial response to your comments regarding the above subject. *Comments from Planning Department italicized.*

1. *The interior dimensions of Building 1's garage is insufficient. Code requires 20x20 feet. Building 1's garage meets code requirements the overall dimensions are 20'-10 1/2" in width by an overall dimensions of 20'-11". Please reference the hard copy plan highlighting the corrected dimension string.*
2. *Design and decorative materials do not meet our residential design guidelines. To be clarified during 8/26/16 meeting.*
3. *The project's site planning does not sufficiently address Rochester Street. To be clarified during 8/26/16 meeting.*
4. *Circulation and parking layout does not meet code requirements and has practical issues. Please refer to Project Address: 185 east 19th Street. Project dated August 2013. Reference Sheet A1.0.*
5. *The landscaping plan does not correspond with other plans. To be clarified during 8/26/16 meeting.*

Please note that these are immediate responses to your comments. Further clarification will be determined during today's meeting.

Sincerely,
Mariam Moussa, AIA

RESOLUTION NO. PC-16-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-54 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP NO. PM 2016-167 FOR PROPERTY AT 166 ROCHESTER STREET IN THE R2-HD ZONE

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

WHEREAS, an application was filed by Gavin Sermon, authorized agent for the property owner, Newest Investment LLC, the property owner, requesting approval of the following:

1. **Planning Application PA-16-54:** Design review to construct a two-unit, two-story, small lot subdivision on a 7,001 sq. ft. lot in the R2-HD zone. The two-story detached homes, each with an attached 2 car garage, are proposed at 2,393 square feet (Unit 1) and 2,049 square feet (Unit 2). Unit 1 has 4 bedrooms and 2.5 bathrooms and unit 2 consists of 3 bedrooms, 2.5 bathrooms. The two-story residential development meets all Small Lot Subdivision Development Standards and Residential Guidelines.
2. **Tentative Parcel Map PM 2016-167:** A subdivision in accordance with the small lot subdivision standards to create two fee simple lots.

WHEREAS, a duly noticed public hearing held by the Planning Commission on November 14th, 2016 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the two-unit project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), Construction and Conversion of Small Structures.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit

B, the Planning Commission hereby **APPROVES** Planning Application PA-16-54 and Parcel Map PM 2016-167.

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-16-54 and Parcel Map PM 2016-167 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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 14th day of November, 2016.

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, _____, 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 November 14, 2016 by the following votes:

- AYES: COMMISSIONERS
- NOES: COMMISSIONERS
- ABSENT: COMMISSIONERS
- ABSTAIN: COMMISSIONERS

Jay Trevino, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

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

Finding: The project complies with the City of Costa Mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.

Facts in Support of Findings: The design of the two-story homes complies with the building mass and form, window placement, setbacks, elevation treatments, and architectural consistency guidelines. The proposed residences include elevations with varied roof forms and elevation treatments to enhance visual interest. The buildings are placed on the property with sufficient setbacks to provide private useable open space and minimizes the potential privacy impacts to surrounding properties. The location of the units takes into consideration the side yards of the abutting homes. The exterior elevations of the proposed homes also incorporate enhanced windows, including a variety of sizes and window trim to provide visual interest. In addition, a required six-foot tall decorative block walls or existing vinyl fence along the perimeter of the development lot will improve the aesthetics of the site and the abutting properties. The project will include consistent architectural design, as each unit includes a combination stucco finish and siding with varying colors, use of vinyl windows, and front porch will be built along the entryways of both units to provide visual interest.

Finding: The visual prominence associated with the construction of a two-story house or addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid flat two-story walls.

Facts in Support of Finding: The subject site is in a neighborhood with both single-story and two-story residences. The proposed project provides variation to street-facing elevations to reduce visual prominence and provide visual interest. Building mass and form were considered, as offsets and building projections were made an integral part of the design. Recesses in building plane have been incorporated into the design to provide visual relief,

including a variation in roof forms, orientation and pitch. The two units provide individual and identifiable entries to add interest and variety to the streetscape. The two story structures are designed with articulation on all elevations to avoid a boxy appearance from the street and neighboring views. Elevations are enhanced with combination of materials, varied roof forms, front entry porches, as well as accents and details. Roofing materials include shingle roofing. The project will include consistent architectural design, as each unit includes siding with varying colors, use of vinyl windows, and front entry porches to provide visual interest.

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

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

Facts in Support of Finding: The creation of the subdivision is consistent with General Plan Land Use Objectives LU-1A, LU-1A.4, and LU-2A in that adequate infrastructure exists to serve the proposed project; the project promotes homeownership opportunities to improve the balance between renter and owner occupied housing in the City; and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The project design complies with development standards of the Small Lot Subdivision Ordinance; however, a Minor Modification is requested to allow for a maximum 20% decrease from the required front yard setback.

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

Facts in Support of Finding: The proposed project has a density of 10 units per acre, consistent with the General Plan designation of High Density Residential, which allows 14.5 dwelling units per acre.

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

Facts in Support of Finding: The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures. The project complies with the maximum allowed density for the site and provides adequate open space, parking and setbacks from adjacent properties.

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

Facts in Support of Finding: The project provides private open space areas under partial roof canopies and incorporates landscaping, such as trees, to ensure natural and passive heating and cooling from the sun exposure. The project also provides private open space areas under entry porches.

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

Facts in Support of Finding: The proposed project does not interfere with the public right of way. Per the Public Services Division, the project will require a 3-foot right-of-way dedication along the front property line abutting Rochester Street, for the construction of a sidewalk and ramp along the Rochester Street frontage. Unit 1 will maintain a 20-foot front setback along the newly dedicated ultimate front property line.

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

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

D. **Finding:** The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3) for New Construction or Conversion of Small Structures.

Facts in Support of Finding: In urbanized areas, up to three single-family residences may be constructed under the Class 3 exemption. The project proposes to construct two residential units and therefore qualifies for a Class 3 exemption.

E. 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 of Planning Application PA-16-54 shall coincide with the expiration of the approval of the Tentative Parcel Map PM-16-167 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
 2. The conditions of approval for PA-16-54 and Tentative Parcel Map PM-16-167 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. With specific regard to the interior fencing between the two new homes (not outside development lot perimeter), the applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
 4. The applicant shall submit a detailed wall and fence plan for review. The location and heights of fences/walls shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress. The private, interior fences or walls between the homes shall be a minimum of six feet in height.
 5. Prior to final inspection, the applicant shall construct a minimum six-foot tall decorative masonry wall around the perimeter of the project site with the exception of the vinyl fence which lies between 166 and 170 Rochester Street which will remain, unless otherwise approved by the Developer Services Director. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screening by trees and landscaping.
 6. Prior to issuance of grading permits, developer shall submit for review and approval a Construction Management Plan. This plan features methods to minimize disruption to the neighboring residential uses to the fullest extent that is reasonable and practicable. The plan shall include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.

7. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
8. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process or a variance, or in the requirement to modify the construction to reflect the approved plans.
10. Transformers, backflow preventers, and any other approved above-ground utility improvement shall be located outside of the required street setback area and shall be screened from view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
11. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section.

12. The windows for this proposed project shall not result in privacy concerns with the neighbors.
13. Submit subdivision application and comply with conditions of approval and code requirements.
14. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans
15. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
16. 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.
- Eng. 17. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.
18. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
19. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
20. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee and 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.
21. Submit updated Title Report of subject property.
22. The Parcel Map shall be developed in full compliance of CCMC Sec. 13-208 through 13-261 inclusive.
23. Release and relinquish all vehicular and pedestrian access rights to Rochester Street to the City of Costa Mesa except at approved locations.
24. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.

25. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
26. Dedicate 3-foot public sidewalk easement behind the right-of-way line on Rochester Street.

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 Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 4. All on-site utility services shall be installed underground.
 5. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
 6. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 7. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

9. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
10. No lot may be sold, leased, or financed, nor shall permits be issued or construction commenced prior to the recordation of the final map with the County Recorder. Building permits may be issued and construction may be commenced prior to recordation of the final map only with prior approval from the Development Services Director.
11. The Homeowner's Association or Maintenance Association, as applicable, shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
 - a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).
 - b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
 - c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

The form and content of the affidavit shall be provided by the City Attorney's office. Failure to file the annual affidavit is considered a violation of this condition.

12. Prior to final Building inspections, the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a Homeowner's Association is optional. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, 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. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
13. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
 - a. The CC&R's shall contain restrictions requiring residents to park vehicles in garage spaces provided for each unit. Storage of other items may occur only to the extent that vehicles may still be parked within the required garage at the number for which the garage was

originally designed and to allow for inspections by the association to verify compliance with this condition.

Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

- Bldg.
14. Prior to final inspection the applicant shall file and record a declaration of covenants, conditions, and restrictions (CC&Rs) on the property. The establishment of a homeowner's association shall be optional. Prior to issuance of a building permit, a draft of the CC&Rs shall be remitted to the Development Services Director and City Attorney's office for review and approval. Because there are no common areas for circulation, parking, or landscape purposes, 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. The Development Services Director has the discretion to request any other provisions in the CC&Rs to promote self-governance between the two property owners.
 15. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages. The proposed garages shall be used for parking as required by code as it is not habitable space; excess storage which prevents parking the required number of vehicles is prohibited.
 16. Comply with the requirements of the adopted 2013 California Residential Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
 17. Submit precise grading plans, 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. Each parcel and address shall have a separate precise grading plan. A precise grading and a hydrology report 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.

18. Submit a soil's report for the project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
19. 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 two percent (2%). 2013 California Residential Code CRC 403.1.7.3
20. Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3
21. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).
- Fire 22. 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.
23. The project shall provide an automatic fire sprinkler system according to NFPA 13D.
24. 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.
- Trans. 25. Construct residential driveway approach at locations specified on submitted site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
26. Close unused drive approaches with full height curb and gutter per City Standards.
- Eng. 27. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
28. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and 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 new driveway approaches.
29. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
30. Obtain permit from the City of Costa Mesa, Engineering Division to remove existing driveway and/or curb depression that will not be used and replace with full height curb and 4'-4" wide sidewalk per the approved offsite improvement plans. All work shall meet the City of Costa Mesa Standards and ADA requirements.

31. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and construct 4'-4" wide P.C.C. sidewalk per City of Costa Mesa standards along the entire frontages for both Fullerton Avenue and Flower street. A minimum of 4ft clearance shall be provided around existing and proposed obstructions.
32. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and construct P.C.C. handicap ramp at the corner of Fullerton Avenue and Flower Street. All work shall meet the City of Costa Mesa Standards and ADA requirements
33. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
34. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
35. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
36. Maintain the public Right-of-Way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
37. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
38. A Construction Access Permit and deposit of \$580 will be required by City of Costa Mesa, Engineering Division, prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.
39. 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.

SPECIAL DISTRICT REQUIREMENTS

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

- | | |
|--------|---|
| Sani. | <ol style="list-style-type: none">1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (949) 654-8400.3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.4. The applicant is required to contact the Costa Mesa Sanitary District at (949) 654-8400 to arrange final sign-off prior to certificate of occupancy being released.5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (949) 654-8400 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements. |
| AQMD | <ol style="list-style-type: none">7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.8. Prior to demolition contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909- 396-2000 |
| School | <ol style="list-style-type: none">9. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits. |
| State | <ol style="list-style-type: none">10. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |
| Water | <ol style="list-style-type: none">11. 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.12. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees. |

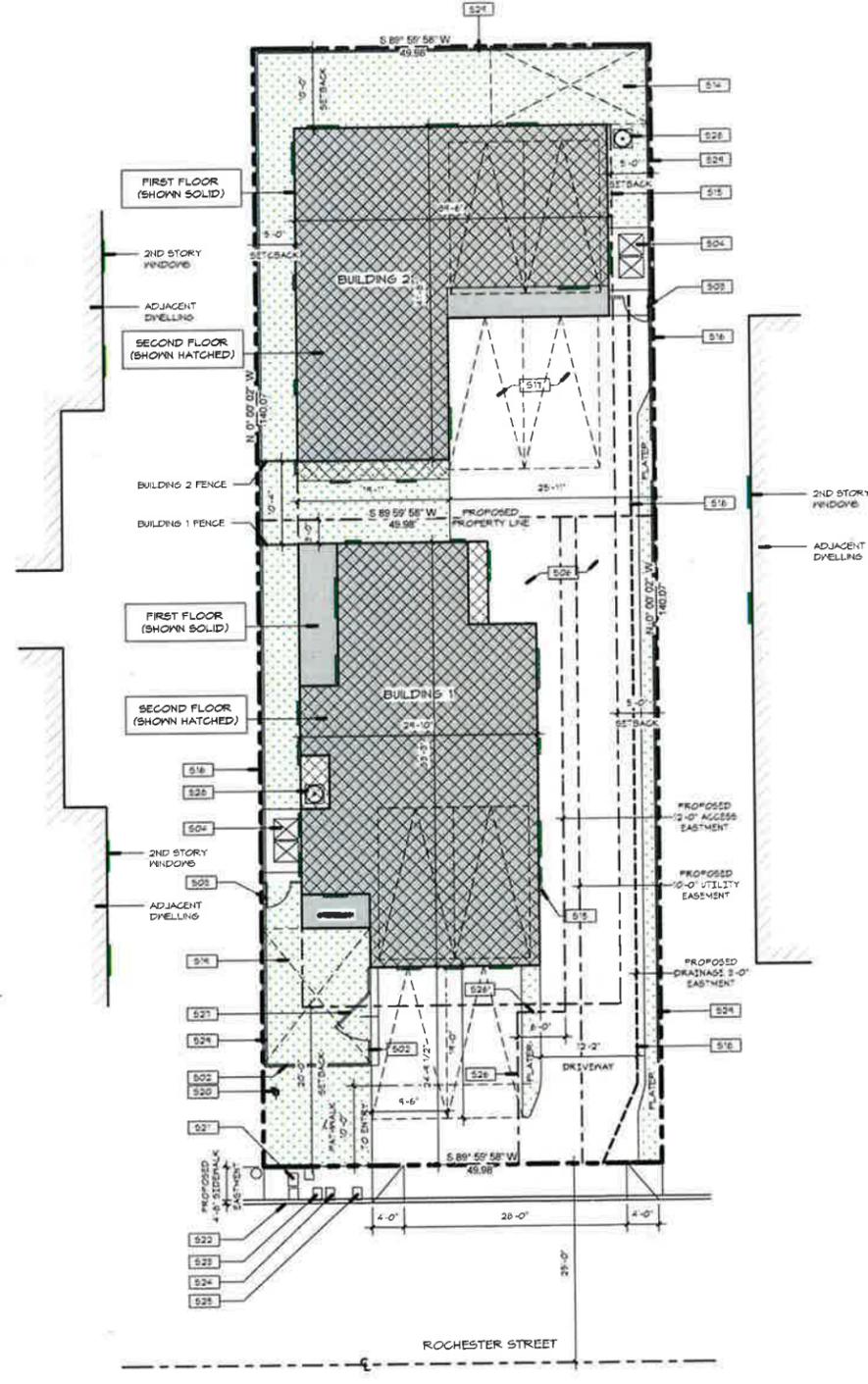
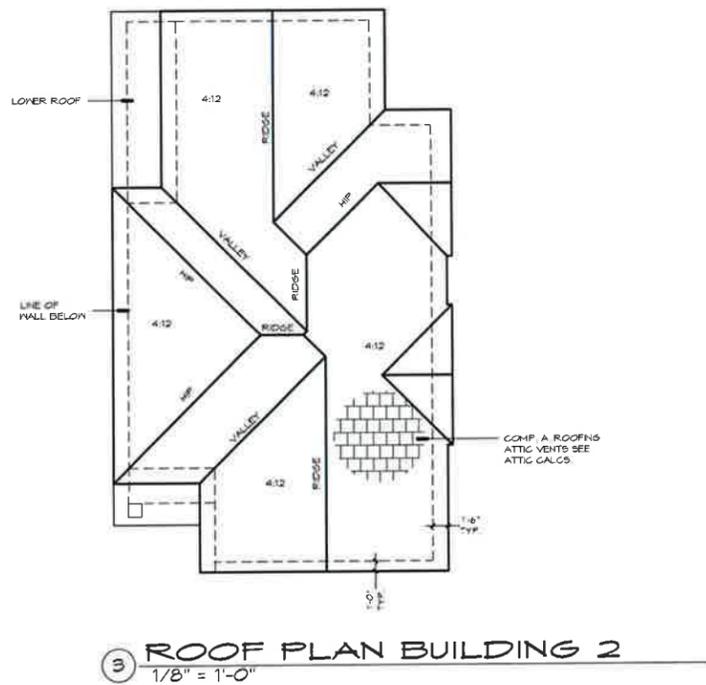
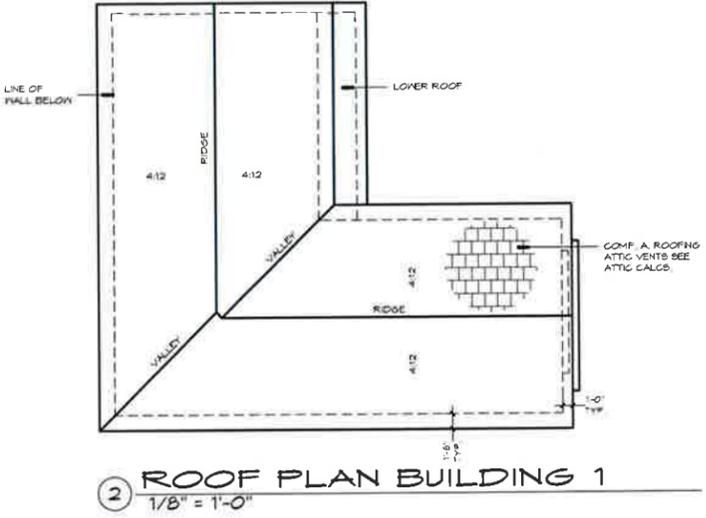


SITE PLAN KEYNOTES

S02	6'-0" SOLID BLOCK DECORATIVE PERIMETER WALL
S03	5'-0" X 6'-0" WOOD GATE
S04	2 - 90 GAL TRASH CONTAINER STORAGE AREA
S06	DRIVENWAY APPROACH TO MEET CITY STANDARDS
S14	20'-0" X 10'-0" OPEN SPACE
S15	(N) ELECTRICAL PANEL
S16	(E) PERIMETER WALL VINYL FENCE 0' CONCRETE CURB
S17	DEDICATED GUEST PARKING 9'-6" X 18'-0"
S18	PATH OF TRAVEL FOR BLDG 2 TRASH CONTAINERS
S19	18'-6" X 17'-0" OPEN SPACE TOTAL OF 221 S.F.; 220 S.F. MIN. REQUIRED
S20	(N) GAS METER
S21	(N) WATER METER
S22	CURB AND GUTTER
S23	MAIL BOX "A"
S24	MAIL BOX "B"
S25	(E) WATER METER
S26	PROPOSED ACCESS EASTMENT
S27	6'-0" WOOD GATE
S28	AC UNIT
S29	NEW VINYL FENCE TO MATCH EXISTING

PROJECT SUMMARY:

LEGAL DESCRIPTION		
APN #	425-415-05	
LOT #	17	
TR #	442	
BLOCK	514	
OCCUPANCY		
GROUP	R3U	
CONSTRUCTION		
TYPE	UB	SPRINKLERED
LOT SIZE		
RECTANGULAR	7,001	S.F.
ZONING		
COSTA MEGA	R2+HD	
BUILDING FLOOR AREA CALCULATIONS		
BUILDING 1		
NEW 1ST FLOOR	1,010	S.F.
NEW 2ND FLOOR	1,283	S.F.
NEW LIVING AREA	2,293	S.F.
BUILDING 2		
NEW 1ST FLOOR	795	S.F.
NEW 2ND FLOOR	1,264	S.F.
NEW LIVING AREA	2,049	S.F.
HEIGHT OF BUILDING	TWO STORY	(27'-0" MAX)
BUILDING 1		
BUILDING 2		
OUTDOOR LIVING AREAS		
BUILDING 1		
FRONT PORCH	49	S.F.
DECK	8	S.F.
BUILDING 2		
FRONT PORCH	0	S.F.
DECK	0	S.F.
TOTAL	57	S.F.
ATTACHED GARAGE		
NEW GARAGE		
BUILDING 1	456	S.F.
BUILDING 2	488	S.F.
DWELLING UNITS		
BUILDING 1	4 BEDROOMS, 2 1/2 BATHS,	
ATTACHED 2 CAR GARAGE		
BUILDING 2	3 BEDROOMS, 2 B BATHS,	
ATTACHED 2 CAR GARAGE		
1ST & 2ND FLOOR RATIO (2ND MUST BE 100% OF 1ST)		
BUILDING 1		
1ST FLOOR AREA	1,010	S.F.
GARAGE	448	S.F.
TOTAL	1,458	S.F.
ALLOWABLE 2ND FLOOR	1,458	S.F.
2ND FLOOR AREA	1,283	S.F.
BUILDING 2		
1ST FLOOR AREA	795	S.F.
GARAGE	488	S.F.
TOTAL	1,283	S.F.
ALLOWABLE 2ND FLOOR	1,283	S.F.
2ND FLOOR AREA	1,262	S.F.
LOT COVERAGE	AREA S.F.	PERCENTAGE
LOT AREA	7,001.00	
BUILDING 1	1,458.00	20.83%
BUILDING 2	1,283.00	18.33%
TOTAL	2,741.00	39.15%
OPEN SPACE PROVIDED	2,131.00	30.44%
OPEN SPACE REQUIRED	2,100.00	30.00%
LANDSCAPE AREA	1,877.00	26.81%
OPEN SPACE	2,101.00	30.01%



MOISES VILLEGAS
 DESIGNER

NO.	DATE	REMARKS
No		

PROJECT TITLE
 2 NEW HOMES

JOB ADDRESS
 166 ROCHESTER ST. COSTA MESA, CA

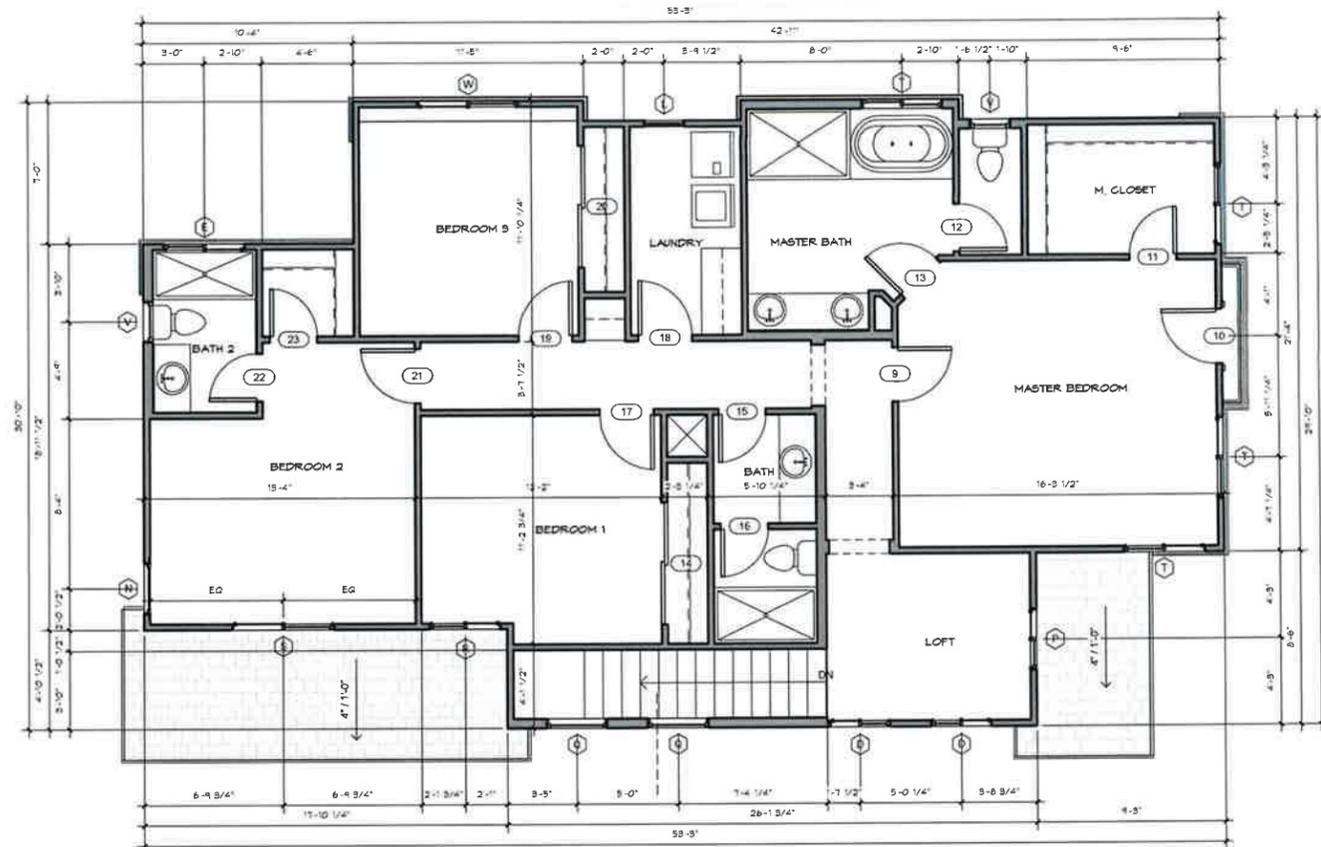
LEGAL DESCRIPTION
 APN- 425-415-05
 LOT - 17
 TRACT - 442

OWNER
 NEWEST INVESTMENT LLC 1 RUSTIN WIND
 IRVINE, CA 92612

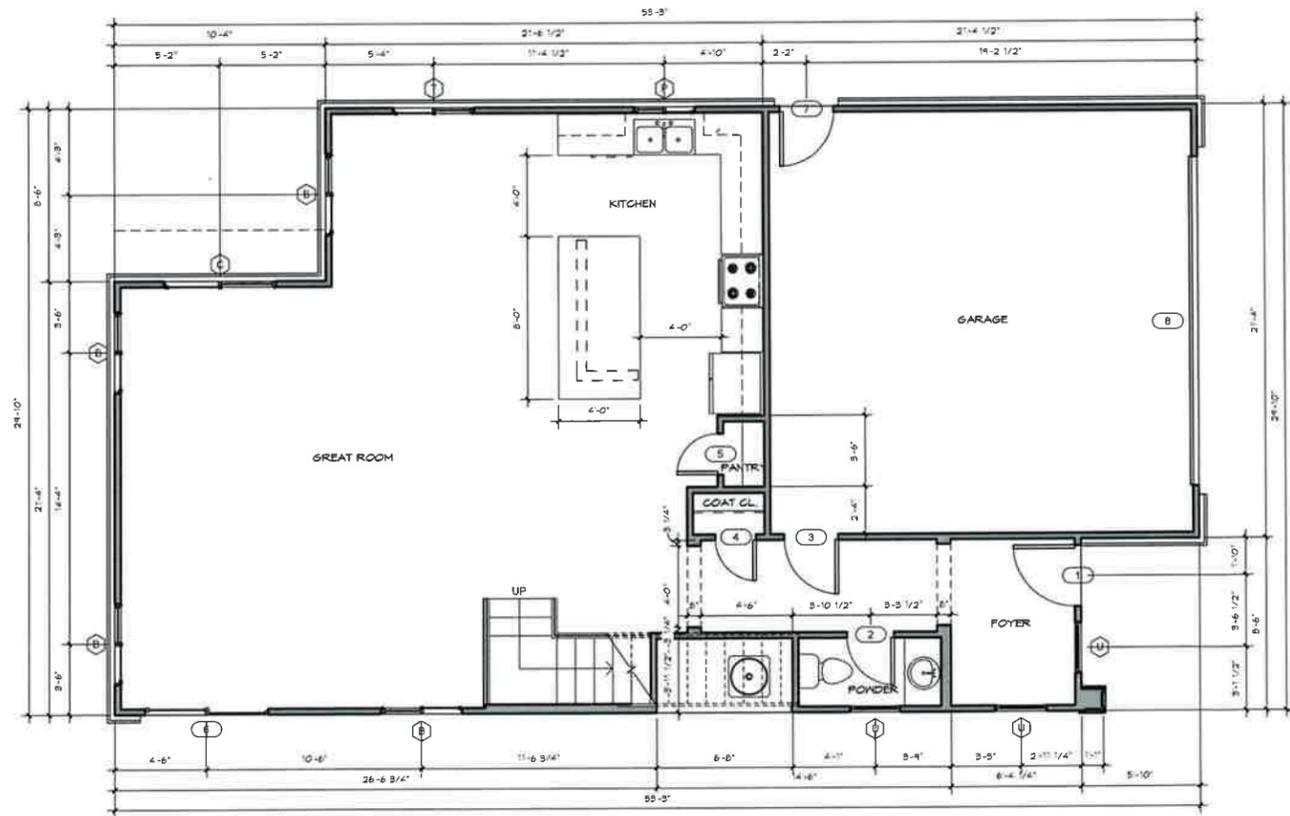
Tel:
 JOB NO.: 2016-100
 DATE: 10-17-16
 DRAWN BY: S. VEGA
 CHECKED BY: MV

DRAWING SHEET
 A0.1

31



2 BUILDING 1 - SECOND FLOOR
1/4" = 1'-0"



1 BUILDING 1 - FIRST FLOOR
1/4" = 1'-0"

DOOR SCHEDULE					
Mark	Width	Height	CORE	Level	Comments
1	3'-0"	8'-0"		BUILDING 1 - FIRST FLOOR	
2	2'-4"	8'-0"		BUILDING 1 - FIRST FLOOR	
3	2'-8"	8'-0"		BUILDING 1 - FIRST FLOOR	
4	2'-0"	8'-0"		BUILDING 1 - FIRST FLOOR	
5	2'-0"	8'-0"		BUILDING 1 - FIRST FLOOR	
6	6'-0"	8'-0"		BUILDING 1 - FIRST FLOOR	
7	2'-8"	8'-0"		BUILDING 1 - FIRST FLOOR	
8	16'-2"	7'-0"		BUILDING 1 - FIRST FLOOR	
9	2'-8"	8'-0"		BUILDING 1 - SECOND FLOOR	
10	2'-8"	8'-0"		BUILDING 1 - SECOND FLOOR	
11	2'-4"	8'-0"		BUILDING 1 - SECOND FLOOR	
12	2'-4"	8'-0"		BUILDING 1 - SECOND FLOOR	
13	2'-6"	8'-0"		BUILDING 1 - SECOND FLOOR	
14	6'-0"	8'-0"		BUILDING 1 - SECOND FLOOR	
15	2'-4"	8'-0"		BUILDING 1 - SECOND FLOOR	
16	2'-4"	8'-0"		BUILDING 1 - SECOND FLOOR	
17	2'-8"	8'-0"		BUILDING 1 - SECOND FLOOR	
18	2'-8"	8'-0"		BUILDING 1 - SECOND FLOOR	
19	2'-8"	8'-0"		BUILDING 1 - SECOND FLOOR	
20	6'-0"	8'-0"		BUILDING 1 - SECOND FLOOR	
21	2'-8"	8'-0"		BUILDING 1 - SECOND FLOOR	
22	2'-4"	8'-0"		BUILDING 1 - SECOND FLOOR	
23	2'-4"	8'-0"		BUILDING 1 - SECOND FLOOR	

WINDOW SCHEDULE							
Type Mark	Width	Height	OmniClass Title	Head Height	Level	Solar Heat Gain Coefficient	Heat Transfer Coefficient (U)
B	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
B	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
B	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
B	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
C	5'-6"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
D	3'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
D	3'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
E	4'-0"	1'-6"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
L	2'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
N	2'-8"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
P	3'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
F	3'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
Q	3'-0"	4'-0"	Fixed Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
Q	3'-0"	4'-0"	Fixed Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
R	3'-6"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
S	3'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
T	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
T	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
T	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
T	4'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
U	2'-6"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
U	2'-6"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
U	2'-6"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - FIRST FLOOR	0.26	0.3500
V	2'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
V	2'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500
W	3'-0"	4'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 1 - SECOND FLOOR	0.26	0.3500

MOISES VILLEGAS
DESIGNER

NO.	DATE	REMARKS
No		

PROJECT TITLE
2NEW HOMES

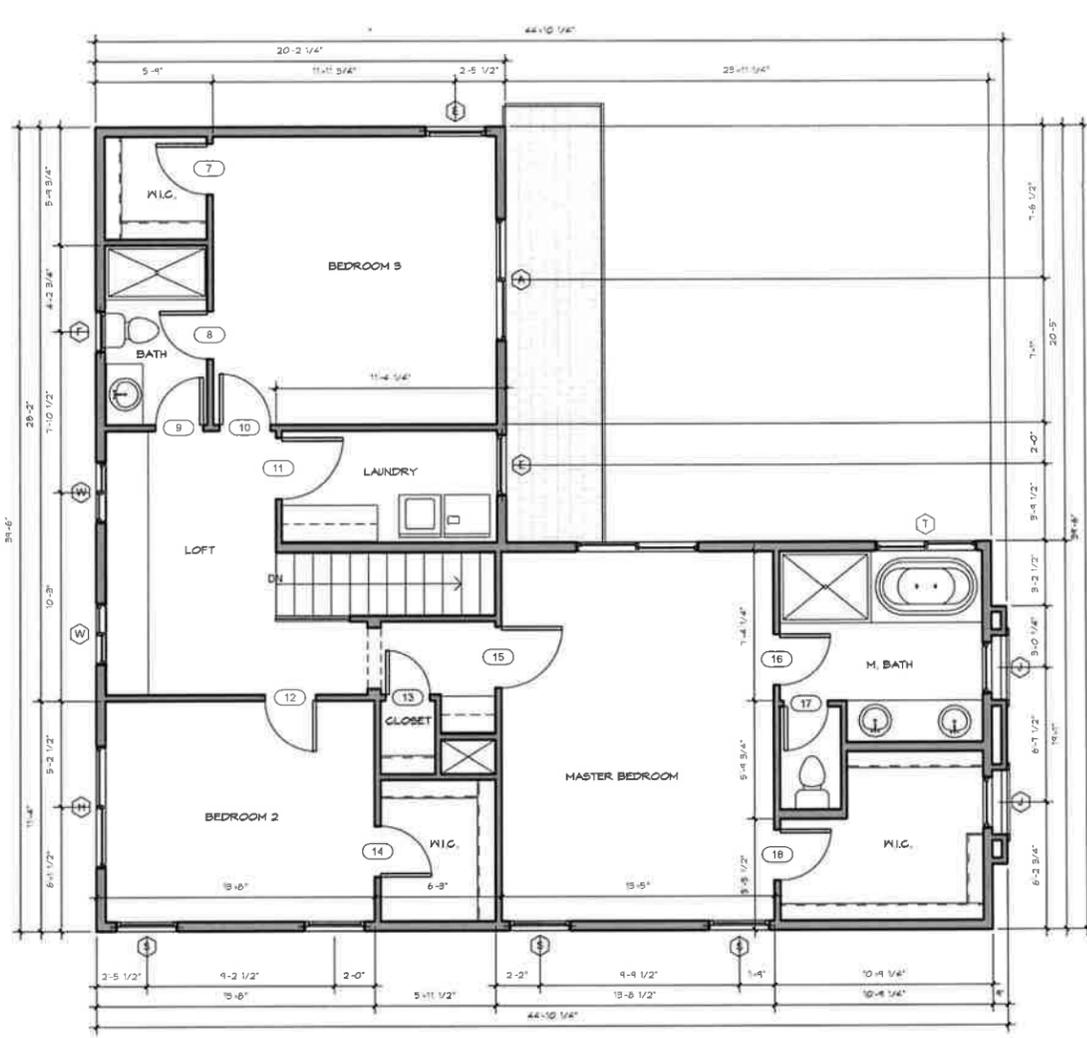
JOB ADDRESS
166 ROCHESTER ST. COSTA MESA, CA 92627

LEGAL DESCRIPTION
APN- 425-415-05
LOT - 17
TRACT - 442

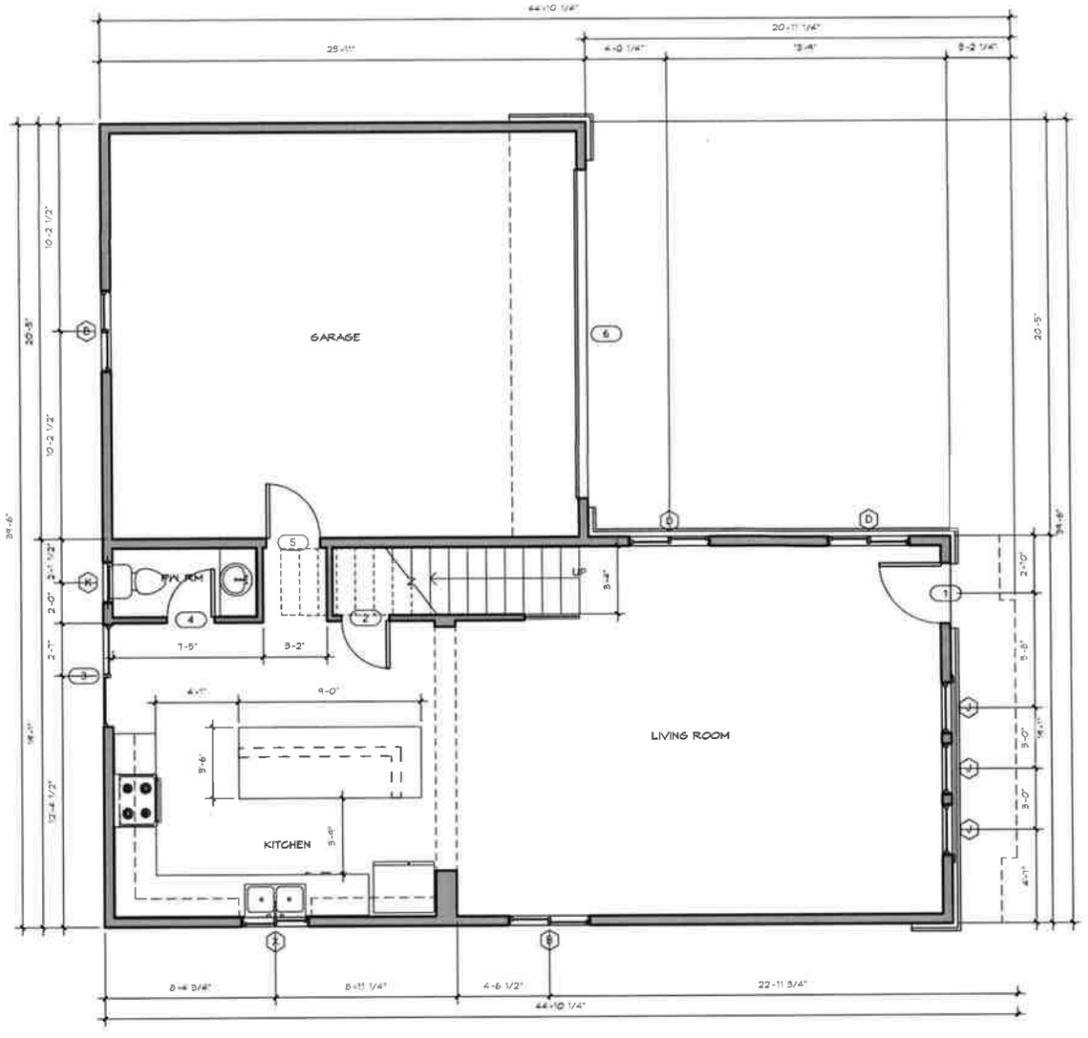
OWNER
NEWEST INVESTMENT LLC 1 RUSTIN WIND
IRVINE, CA 92612

Tel:
JOB NO.: 2016-100
DATE: 10-17-16
DRAWN BY: Designer
CHECKED BY: Checker
DRAWING SHEET





2 BUILDING 2 - SECOND FLOOR
 1/4" = 1'-0"



1 BUILDING 2 - FIRST FLOOR
 1/4" = 1'-0"

DOOR SCHEDULE					
Mark	Width	Height	CORE	Level	Comments

1	3'-0"	8'-0"	SOLID	BUILDING 2 - FIRST FLOOR	
2	2'-4"	8'-0"	HOLLOW	BUILDING 2 - FIRST FLOOR	
3	5'-0"	8'-0"	GLASS	BUILDING 2 - FIRST FLOOR	TEMPERED
4	2'-4"	8'-0"	HOLLOW	BUILDING 2 - FIRST FLOOR	
5	2'-6"	8'-0"	SOLID	BUILDING 2 - FIRST FLOOR	
6	16'-2"	1'-0"	AL	BUILDING 2 - FIRST FLOOR	
7	2'-6"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
8	2'-4"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
9	2'-4"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
10	2'-6"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
11	3'-0"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
12	2'-6"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
13	2'-2"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
14	2'-6"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
15	3'-0"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
16	2'-6"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
17	2'-2"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	
18	2'-6"	8'-0"	HOLLOW	BUILDING 2 - SECOND FLOOR	

WINDOW SCHEDULE							
Type Mark	Width	Height	Omniclass Title	Head Height	Level	Solar Heat Gain Coefficient	Thermal Resistance (R _s)

A	6'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
A	6'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
B	4'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU
B	4'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU
D	4'-0"	4'-6"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU
D	4'-0"	4'-6"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU
E	3'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
E	3'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
F	2'-0"	3'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
H	6'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
J	2'-6"	4'-6"	Double-Hung Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU
J	2'-6"	4'-6"	Double-Hung Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU
J	2'-6"	4'-6"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
J	2'-6"	4'-6"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
K	2'-0"	2'-6"	Double-Hung Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.27	2.8573 (I-FLO-F)/BTU
S	3'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
S	3'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
S	3'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
S	3'-0"	4'-0"	Double-Hung Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
T	5'-0"	3'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
W	3'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
W	3'-0"	5'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - SECOND FLOOR	0.26	2.8573 (I-FLO-F)/BTU
X	3'-4"	3'-0"	Horizontal Sliding Windows	8'-0"	BUILDING 2 - FIRST FLOOR	0.26	2.8573 (I-FLO-F)/BTU



33

MOISES VILLEGAS DESIGNER		
NO.	DATE	REMARKS
	No	

PROJECT TITLE
 2NEW HOMES

JOB ADDRESS
 166 ROCHESTER ST. COSTA MESA,
 CA 92627

LEGAL DESCRIPTION
 APN- 425-415-05
 LOT - 17
 TRACT- 442

OWNER
 NEWEST INVESTMENT LLC 1 RUSTIN WIND
 IRVINE, CA 92612

Tel:
 JOB NO.: 2016-100
 DATE: 10-17-16
 DRAWN BY: Designer
 CHECKED BY: Checker
 DRAWING SHEET

A1.1



④ RIGHT ELEVATION
1/4" = 1'-0"



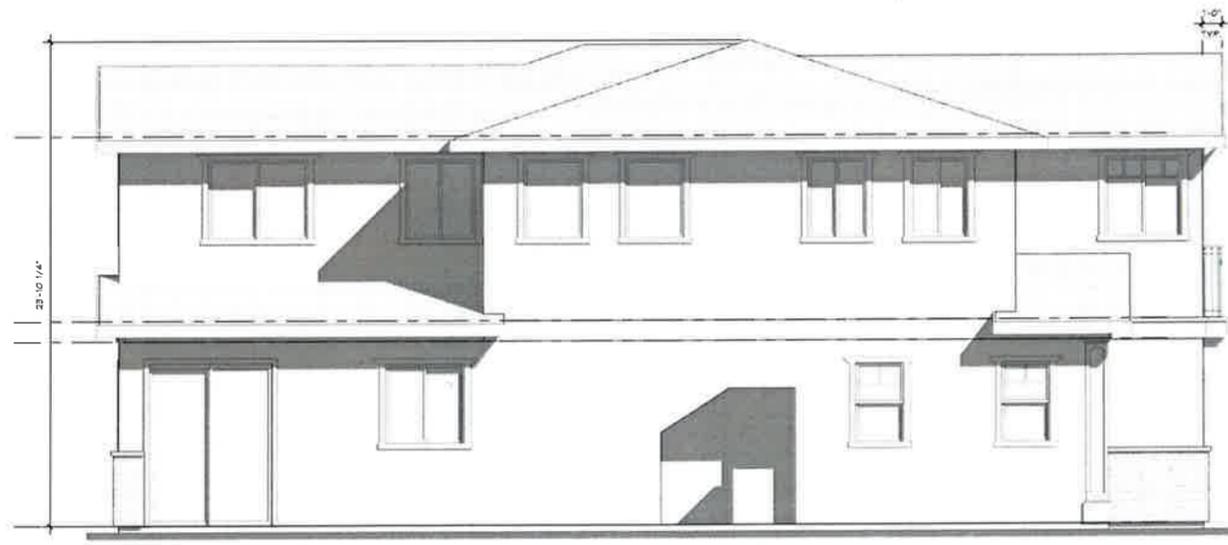
② REAR ELEVATION
1/4" = 1'-0"

ROOF
19' - 2"

BUILDING 1 -
SECOND FLOOR
10' - 1"

T.P.L.T.
9' - 1"

F. FLR.
0"



③ LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"

ROOF
19' - 2"

BUILDING 1 -
SECOND FLOOR
10' - 1"

T.P.L.T.
9' - 1"

F. FLR.
0"



MOISES VILLEGAS
DESIGNER

NO.	DATE	REMARKS
No		

PROJECT TITLE
2NEW HOMES

JOB ADDRESS
166 ROCHESTER ST. COSTA MESA,
CA 92627

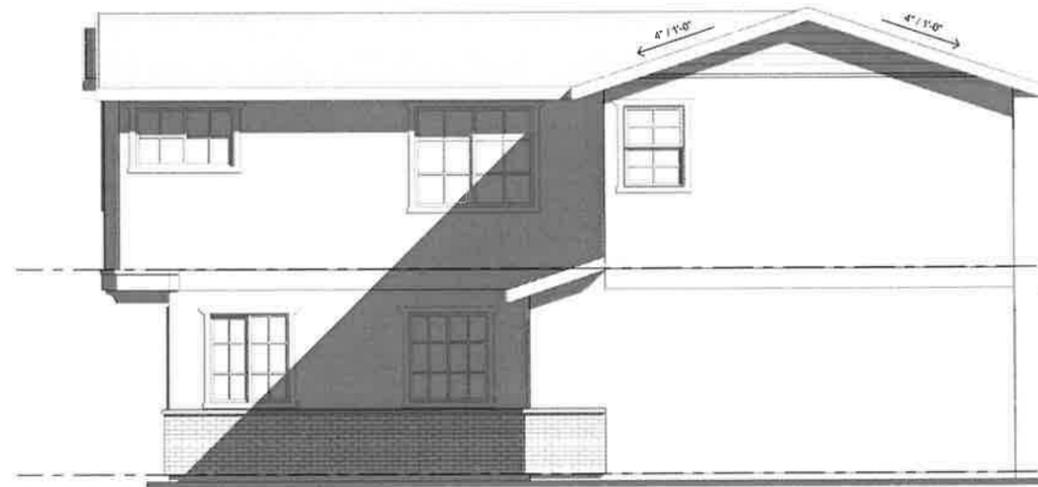
LEGAL DESCRIPTION
APN- 425-415-05
LOT - 17
TRACT- 442

OWNER
NEWEST INVESTMENT LLC 1 RUSTIN WIND
IRVINE, CA 92612

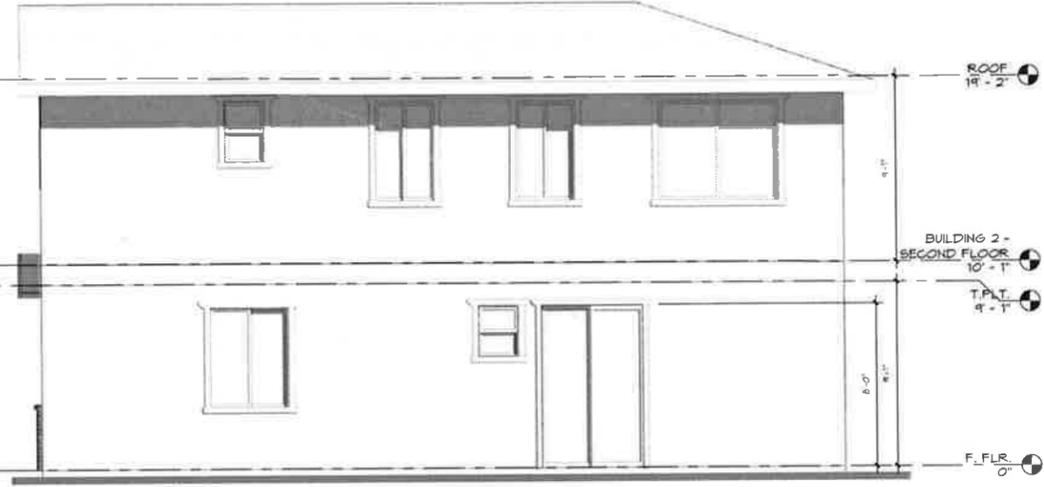
Tel:
JOB NO.: 2016-100
DATE: 10-17-16
DRAWN BY: S. VEGA
CHECKED BY: MV
DRAWING SHEET

A2.0

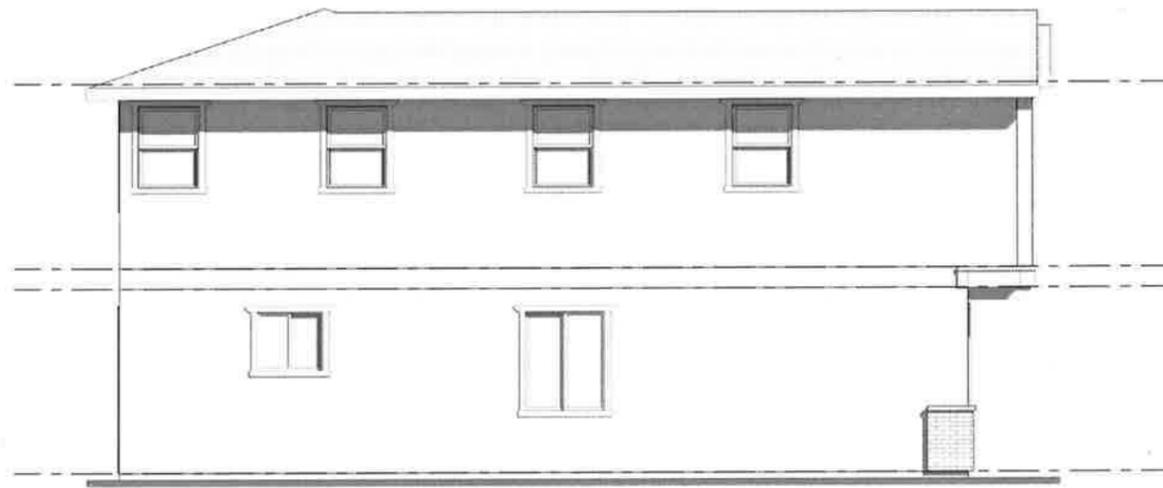
34



④ RIGHT ELEVATION
1/4" = 1'-0"



② REAR ELEVATION
1/4" = 1'-0"



③ LEFT ELEVATION
1/4" = 1'-0"



① FRONT ELEVATION
1/4" = 1'-0"



MOISES VILLEGAS
DESIGNER

NO.	DATE	REMARKS
No		

PROJECT TITLE
2NEW HOMES

JOB ADDRESS
166 ROCHESTER ST. COSTA MESA,
CA 92627

LEGAL DESCRIPTION
APN- 425-415-05
LOT - 17
TRACT - 442

OWNER
NEWEST INVESTMENT LLC 1 RUSTIN WIND
IRVINE, CA 92612

Tell
JOB NO.: 2016-100
DATE: 10-17-16
DRAWN BY: Designer
CHECKED BY: Checker
DRAWING SHEET

VICINITY MAP
N.T.S.



TENTATIVE PARCEL MAP
PARCEL MAP NO. 2016-167

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
DATE OF SURVEY: MAY 2016

NOTES:

1. EXISTING/PROPOSED LAND USE: SINGLE-FAMILY RESIDENCES. 166 FLOWER STREET, COSTA MESA, CALIFORNIA
2. EXISTING PROPERTY USE IMMEDIATELY SURROUNDING SUBDIVISION: SINGLE-FAMILY RESIDENCES
3. PROPERTY LINE IS BASED ON RECORDED MAP, TRACT 442 OF BK 16, PAGE 43 OF MAPS, COUNTY OF ORANGE.

FLOOD ZONE:

ZONE X, OUTSIDE OF 500 YEAR FLOOD BOUNDARIES.

PROPOSED USE:

2 SINGLE FAMILY DWELLING HOMES

AREA SUMMARY:

EXISTING AREA OF SITE: 7,001 S.F (0.16 AC)
PROPOSED PARCEL 1: 2,909 S.F (0.067 AC)
PROPOSED PARCEL 2: 4092 S.F (0.094 AC)

DEVELOPER:

SOUTH POINT, INC
41146 Elm St. Suite H
Murrieta CA. 92562

SITE ADDRESS:

166 ROCHESTER STREET
COSTA MESA, CA 92627

DATE OF PREPARATION:

JULY 2016

LEGAL DESCRIPTION:

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

LOT 17 OF TRACT 442, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 16, PAGE 43, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

APN: 425-415-05

SETBACK REQUIREMENTS:

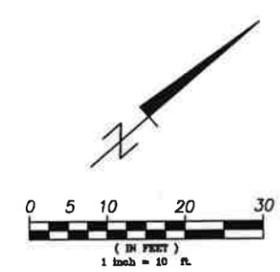
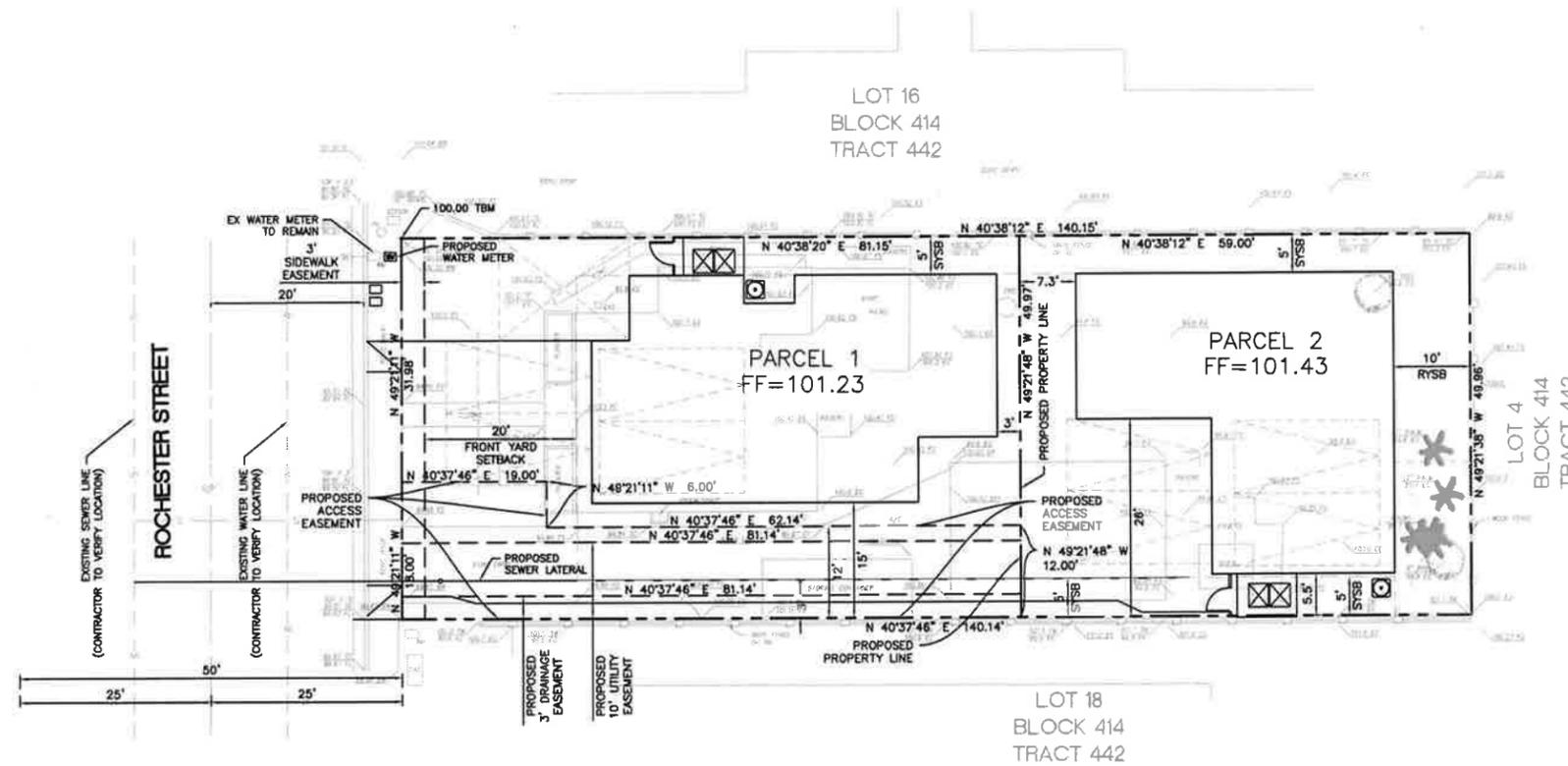
FRONT SETBACK: 20'-0"
SIDEYARD SETBACK: 5'-0"
REARYARD SETBACK: 10'-0"

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON THE TEMPORARY BENCHMARK AS INDICATED ON PLANS AS "TBM".

MAP PREPARATION

VENTURA ENGINEERING INLAND, INC
26811 HOBIE CIRCLE, UNIT 12
MURRIETA, CA 92562
(951) 252-7632
WILFREDO VENTURA



LEGEND

- TB = TOP AC BERM
- FL = FLOW LINE
- FS = FINISH SURFACE
- TS = TOP STEP
- EG = EXISTING GROUND
- TW = TOP WALL
- TR = TOP RAIL
- TD = TOP DECK
- TOE = TOE SLOPE
- FF = FINISH FLOOR
- GFF = GARAGE FINISH FLOOR
- TR = TOP ROOF
- BW = BACK WALK
- SCO = SEWER CLEANOUT
- PP = POWER POLE
- WV = WATER VALVE
- WM = WATER METER
- TBM = TEMPORARY BENCHMARK
- S.F.N. = SEARCHED FOUND NOTHING
- CL = CENTERLINE
- P = PROPERTY LINE



② RIGHT VIEW RENDERINGS



① OVERALL BUILDING

MOISES VILLEGAS
DESIGNER

REVISIONS

NO.	DATE	REMARKS
No		

PROJECT TITLE
2 NEW HOMES

JOB ADDRESS
166 ROCHESTER ST., COSTA MESA,
CA

LEGAL DESCRIPTION

APN- 425-415-05
LOT - 17
TRACT - 442

OWNER

NEWEST INVESTMENT LLC 1 RUSTIN WIND
IRVINE, CA 92612

Tell:

JOB NO.: 2016-100

DATE: 10-17-16

DRAWN BY: Designer

CHECKED BY: Checker

DRAWING SHEET

A4.0



③ BUILDING 2 FRONT RENDERING



② BUILDING 1 FRONT RENDERING



④ BUILDING 2 RENDERING



① BUILDING 1 RENDERING

MOISES VILLEGAS
DESIGNER

REVISIONS

NO.	DATE	REMARKS
No		

PROJECT TITLE
2 NEW HOMES

JOB ADDRESS
166 ROCHESTER ST. COSTA MESA,
CA

LEGAL DESCRIPTION

APN- 425-415-05
LOT - 17
TRACT - 442

OWNER

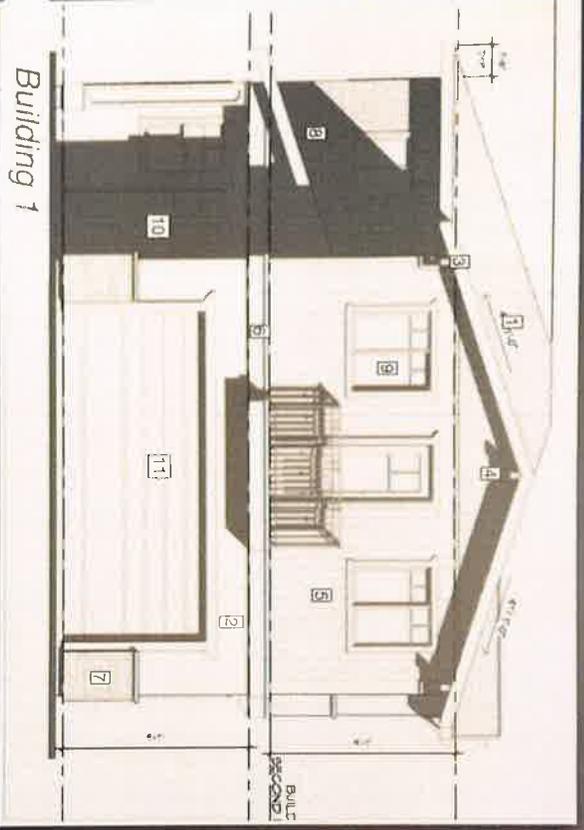
NEWEST INVESTMENT LLC 1 RUSTIN WIND
IRVINE, CA 92612

TITLE

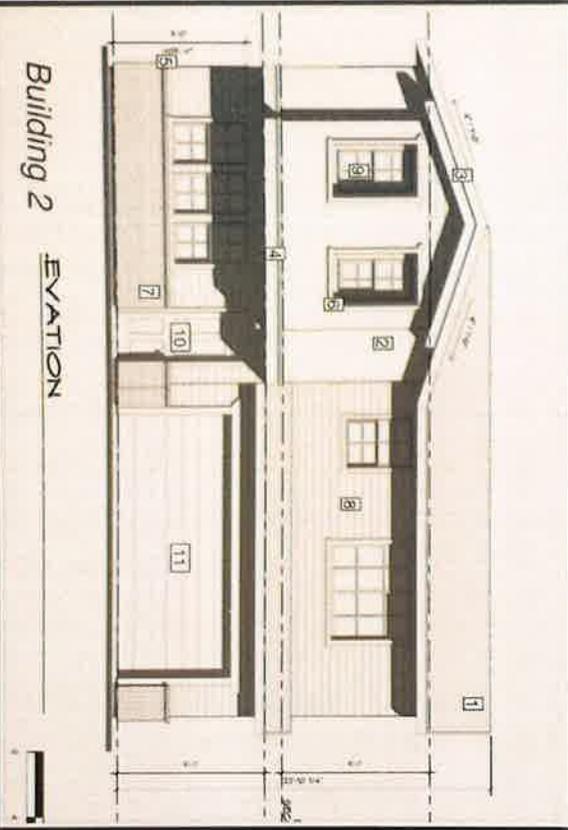
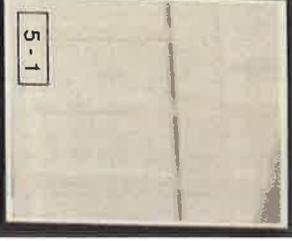
JOB NO.: 2016-100
DATE: 10-17-16
DRAWN BY: Designer
CHECKED BY: Checker

DRAWING SHEET

A4.1



- Scheme A Legend**
1. Architectural Shingle Roof: Black
 2. Omega Stucco Sand Finish: Color #2-B Omega White
 3. Rough Sawn Cedar Fascia: Grey
 4. Painted Wood Corbels: White
 5. Smooth HardiePanel & Batten: White
 6. Wooden Window/Column Trim, and Banding: Grey
 7. Eldorado Stacked Stone - Black River
 8. Hardie Staggered Sliding - Cobble Stone
 9. White Vinyl Windows
 10. Craftsman Front Door- Dark Grey
 11. Carriage Sill Garage Door: White



NEW SINGLE FAMILY HOMES
166 ROCHESTER
 Newest Investment LLC

Scheme B Legend

1. Architectural Shingle Roof: Black
2. Omega Stucco Sand Finish: Color #10 Omega White
3. Rough Sawn Cedar Fascia: Charcoal Grey
4. Wood Accent Band: Charcoal Grey
5. Eldorado chiseled edge cap sill: Buckskin
6. Wooden Door/Window Trim: Charcoal Grey
7. Eldorado Tundra Brick - Hartford
8. HardiePlank Lap Siding: Smooth Arctic White
9. White Vinyl Windows
10. Craftsman Front Door- White
11. Carriage Sill Garage Door: White





10/25/16

To: Dan Inloes
Re: 166 Rochester Property Wall/Fence

Dear Dan,

As you know we are in the process of submitting a new 2 unit subdivision at 166 Rochester St. Directly to the west is 162 Rochester, with 2 single family homes (one one front unit and one back unit) with a common drive. Our project will be very similar to these homes. Directly to the east is 170 Rochester, with 4 units and a common drive. Currently there is a 6' white vinyl fence on both sides of 166 separating it from 162 and 170. We have learned that not too long ago, the owners of 162, 166 and 170 Rochester grouped together pay for this new fence which is currently in excellent condition. We request that the vinyl fence be allowed to remain in place in lieu of a block wall. Below is the support of the owners from 162 and 170.

170 Rochester Unit #D - *I live next door to the property on 166 Rochester, Unit D in front, 170 Rochester Street Property. I believe our vinyl fencing should remain just that. No new fence is necessary. Please offer my support to the City that the vinyl fence remain in place. I replaced a fence now two times and do not wish to do it again nor pay for it. If you need anything else, please do not hesitate to give me a call.*

Thank you,

Mary Wallace
Career and Technology Education
Division Area Coordinator
714/ 895-8792or X- 58792
Fax 714/ 895-8164
Res #949/650-3037
Cell #714/328-9583
mwallace@gwc.cccd.edu

41146 Elm Street, Suite H, Murrieta, CA 92562
Office: 951.676.2773 • Fax: 951.696.2485
www.SouthPointeInc.com

License # 989405



170 Rochester - I live at 170 Rochester and do not want the vinyl fences removed. Several units along Rochester all agreed to the new fencing a few years ago and they are in excellent condition. We believe that replacing them with block walls could potentially alter the appearance of our property.

Dan Dreyer
d_drey1@yahoo.com

162 Rochester Unit #B - I have no objection to keeping the current vinyl fencing in lieu of replacing it with a block wall. It is a relatively new fence and in good condition.

Wendy Rianda
wrianda@yahoo.com

Thank you for your consideration,

Gavin Sermon
Vice President Construction

41146 Elm Street, Suite H, Murrieta, CA 92562
Office: 951.676.2773 • Fax: 951.696.2485
www.SouthPointeInc.com

License # 989405

42



REC'D OCT 04 2016

NOTICE OF PUBLIC HEARING

The Costa Mesa Planning Commission will hold a public hearing as follows to consider:

HEARING DATE:	October 10, 2016	HEARING TIME & LOCATION:	6:00 P.M. or soon thereafter Council Chambers City Hall 77 Fair Drive Costa Mesa, CA
Application No.:	PA-16-54 / PM-2016-167	Applicant/Agent:	Gavin Sermon
Site Address:	166 Rochester	Zone:	R2-HD
Contact:	Planning Division (714) 754-5245	Environmental Determination:	Exempt – Section 15303 New Construction
Website:	www.costamesaca.gov	Email:	PlanningCommission@costamesaca.gov

Description: The proposed project involves:

1. Design Review PA-16-54 for the demolition of an existing single-family residence and construction of a 4 bed/3.5 bath 2,300 SF and a 3 bed/2.5 bath 2,000 SF residences.
2. Tentative map for the subdivision of a 0.16-acre lot into two fee simple lots, per the Small Lot

is categorically exempt under Section 15303 of the State CEQA (California (New Construction)).

may appear and present testimony in regard to this application. If you wish to raise only those issues you, or someone else raised, at the public hearing, at or prior to, the public hearing. Any written correspondence or comments must be received by Planning Division staff prior to 3:00 pm on the day of the hearing, 10-copies will be needed for distribution to the Commission. For more information.

No split on a lot that small

A. Lavee

43

WOODROW LEWIS

P.O. BOX 2286
NEWPORT BEACH, CALIFORNIA 92659-1286

PH-1

NOVEMBER 4TH, 2016

REC'D NOV 08 2016

CITY OF COSTA MESA
PLANNING COMMISSION
P.O. Box 1200
COSTA MESA, CALIF. 92628 1200

RE: PA 16 54/ PM 2016 -- 166 ROCHESTER ST.

HAVE ANY OF YOU BEEN DOWN ROCHESTER STREET IN THE LAST DECADE? I WENT DOWN IT AGAIN YESTERDAY AND I USE IT QUITE FREQUENTLY. HAVE YOU EVER SEEN THE VOLUME OF CARS PARKED THERE? PICTURE THIS STREET 10 YEARS AGO. NO PLACE TO PARK AND THE 'CITY' WANTS TO PUT TWO BIG HOUSES WHICH'LL HAVE MORE THAN 6 CARS, IF YOU FIGURE THE BEDROOMS AND BATHROOMS ON A TEENY LOT. THAT'LL MEAN YOU HAVE TO PUT A CURB IN THE MIDDLE OF THE STREET TO PARK MORE CARS. NARROW STREET. WHERE ARE THE "SMARTS" IN ANY OF YOU?

I'LL 'GO FOR IT' IF YOU'LL PUT A 10 CAR GARAGE BENEATH THE 2 HOUSES INTENDED TO ALLEVIATE PARKING PROBLEMS.

OTHERWISE IT'S JUST NUTS

I WROTE ON THIS BEFORE. IS THERE ANY 'SANE THINKING' IN ANY OF YOU?

