CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

October 28, 2019

Lazaros Papademetropoulos
P.O. Box 26338
Los Angeles, CA 90026

RE: DEVELOPMENT REVIEW DR-19-05
LEGALIZE TWO APARTMENT UNITS FOR A 6-UNIT DEVELOPMENT

Dear Mr. Papademetropoulos:

The Development Review for the above-referenced project has been completed. The Development Review, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final **at 5 PM on November 4, 2019** unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is called up for review by a member of the Planning Commission or City Council. Any appeal must be filed within seven (7) days of the above approval date by 5 PM, pursuant to CMMC Sections 2-305(2) and 2-307.

This report also serves as an official public notice for the adjacent property owners of the pending approval of proposed project, which includes the legalization of two single-story apartment units and the construction of new carports.

If you have any questions regarding the above items, please do not hesitate to contact the project planner at 714.754.5276, or at katelyn.walsh@costamesaca.gov.

Sincerely,

Barry C. Curtis, AICP
Director of Economic and Development Services

cc: Farshad Firouznam/KGR
4214 Green River Road
Corona, CA 92880

Engineering
Fire Protection Analyst
Building Division

Adjacent Property Owners

Costa Mesa Redevelopment Agency
1990 S Bundy Dr 500
Los Angeles, CA 90025

Robert Haynes
905 Avenida Presidio
San Clemente, CA 92672

PROJECT DESCRIPTION

Location

The subject property is located at 1975 Wallace Avenue in a multiple-family residential neighborhood. The site is located between Wallace Avenue and Palace Avenue. The project site is currently developed with six apartment units, comprised of four single-story buildings and open parking provided on grade. Four of the six units are permitted; the two detached single-family residences at the front of the property were constructed in the 1960s and are proposed to remain. The two residential structures at the rear of the property were permitted in 1952 (before the City's incorporation) and include single-story detached structures that were illegally converted into duplexes by the previous property owner. In addition, the previous property owner completed a number of unpermitted building additions and conversations, including constructing into the required side setback areas as well as converting required covered parking into habitable area. The property is zoned R2-HD (Multiple-Family Residential District, High Density) and has a General Plan Land Use Designation of High Density Residential.

There is currently an active code enforcement case for the project site.

Background

On December 18, 2018, the applicant applied for a fire damage restoration permit for a fire which occurred in Unit C on November 6, 2018. Upon further investigation, it was determined that only four units were permitted and that unpermitted work had been completed at the subject property. The Community Improvement Division was notified, and the property owner was cited shortly thereafter. The applicant is requesting to demolish portions of the existing residential structures that are encroaching into the required setbacks, complete necessary fire repairs, and permit and remodel the existing units to maintain a total of six units.

ANALYSIS

The applicant requests approval of a development review (DR) to legalize the conversion of two apartment units to four and to construct two detached carport structures; the two existing single-story residences at the front portion of the property are proposed to remain as is. The applicant proposes to demolish portions of the existing residential structures that encroach into the required setback areas and remodel four apartment units that are provided in the two structures located at the rear of the property. The number of bedrooms in two of the unpermitted dwelling units (Units E and F) will be decreased; therefore, the property can be brought into conformance with current parking standards for multi-family developments. The breakdown of existing and proposed bedrooms for each dwelling unit is referenced below:

Unit	Existing Bedrooms	Proposed Bedrooms
A	2	2 (no change)
B	2	2 (no change)
C	1	1
D	2	2
E	2	1
F	2	Studio

As mentioned, the applicant proposes to remodel the two back units to legalize the two additional units. The floor plan of Unit C would consist of a kitchen, family room, bedroom, and bathroom. Unit D would consist of a kitchen, two bedrooms, and bathroom. Unit E would be converted from a two bedroom unit to a one bedroom unit, and would consist of a kitchen, family room, bedroom, office, and bathroom. Unit F would be converted from a two bedroom unit to a studio unit, and would consist of a kitchen, living area, and bathroom. With the reduction in the number of bedrooms, the project requires a total of 15 parking spaces; 15 parking spaces are proposed (six carports and nine open parking spaces).

The residences are designed to match each other with a smooth stucco finish and composition shingle roofing. The project also proposes site improvements including new drought-tolerant landscaping, new fencing at the 10-foot front setback line, and new curbing and paving. Consequently, as proposed and conditioned (with the exception of the reduced driveway width discussed below), the proposed project would satisfy all applicable development standards for multi-family residences including building height, density, open space, parking, and setbacks.

Minor Modification Requests

The Zoning Code requires a minimum 16-foot-wide driveway if it serves the parking for more than one unit. However, the Code also permits processing of a Minor Modification to reduce the driveway width to no less than 10 feet if approved by the Transportation Services Division; a 14-foot 4-inch wide driveway is proposed.

The proposed 1-foot 8-inch reduction would allow the provision of the driveway parkway landscaping required by Code. Furthermore, this revised configuration has been approved by the Transportation Services Division.

Additional Discussion

To allow resolution of the open Code Enforcement case, a condition of approval is included requiring the applicant to submit for building plan check within 30 days of the approval date of DR-19-05 and to obtain building permits within 60 days of the submittal for building plan check.

GENERAL PLAN CONFORMITY

The R2-HD zone of the property would allow a maximum of six units on the property (one dwelling unit per 3,000 square feet of lot area). Consequently, the project is also

consistent with the High Density Residential General Plan land use designation of the property, which allows 20 dwelling units to the acre: The existing lot size is 0.42 acres (18,415 square feet), which allows a maximum of six units on the property.

CONCLUSION

Staff finds that, as conditioned, the project meets the intent of the Zoning Code because the proposed project is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. In addition, the proposed project includes site upgrades which will bring the site into conformance with current requirements, including density, setbacks, parking, and open space requirements for the R2-HD zone.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under CEQA Guidelines Section 15303 (Class 3), New Construction. This exemption applies to apartments, dwelling units, and similar structures designed for not more than six units. This exemption also applies to accessory structures.

FINDINGS

A. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. The proposed development is compatible and harmonious with developments and uses on surrounding properties because the residences conform to all applicable development standards.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered for the proposed project.

3. The project, as proposed and conditioned, would comply with any performance standards prescribed elsewhere in the Zoning Code.

4. The project is consistent with the High Density Residential (HDR) General Plan land use designation of the site. The High Density Residential General Plan land use designation of the property allows 20 dwelling units to the acre. The existing lot size is 0.42 acres (18,415 square feet); therefore, six units are permitted on the property.

5. The development review application is for a project-specific case and is not to be construed to be setting a precedent for future development.

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that:

1. The improvement would not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the

project or to property and improvements within the neighborhood. The Zoning Code permits processing of a Minor Modification to allow a minimum 10-foot-wide driveway for driveways serving more than one unit. The applicant proposes a 14-foot 4-inch wide driveway to accommodate a three-foot landscape parkway. The proposed 1-foot 8-inch reduction would allow the provision of the driveway parkway landscaping required by Code and has been approved by the Transportation Services Division.

2. The improvement would be compatible and would enhance the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale or structures, open space and any other applicable features relative to a compatible and attractive development. The proposed project includes site upgrades, which would bring the site into conformance with current requirements, improve landscaping conditions, as well as provide covered parking for the existing residences where open on-grade parking previously existed.

CONDITIONS OF APPROVAL

Plng.

1. 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 and/or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by the City.
2. The applicant shall submit working drawings to the Building Division within 30 days of the date of this approval and shall obtain building permits within 60 days of the date of this approval.
3. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure. Plans submitted for plan check shall indicate how this will be accomplished.
4. The conditions of approval, code requirements, and special district requirements for DR-19-05 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
5. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.

6. 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.
7. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, 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 such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
8. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
9. Prior to issuance of final building inspections, 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.
10. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
11. The applicant shall install a 6-foot-high decorative block wall or fence – not wood – around the perimeter of the proposed development lot under the direction of Planning staff.
12. 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.

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. Approval of the development review application is valid for two years from the effective date of this approval and will expire at the end of that period unless a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official. A time extension can be requested no less than 30 days or more than 60 days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180-days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
2. Development shall comply with all requirements of Article 1, Chapter 5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
3. Pay park fee prior to building permit issuance. The applicable fee shall be the fee in effect at the time that building permits are issued.
4. All noise-generating construction activities shall be limited to 7 AM to 7 PM Monday through Friday and 9 AM to 6 PM Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
5. Prior to the issuance of building permits, the applicant 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, floor plan, and/or landscape plan.
6. Street addresses shall be displayed in a manner visible to the street. Street address numerals shall be a minimum of 6 inches in height with not less than 1/2–inch stroke and shall contrast sharply with the background.
7. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
8. Fencing shall comply with the requirements set forth in the Costa Mesa Municipal Code Section 13-75, as well as the City's Walls, Fences and Landscaping Standards.
9. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (e.g. Water Efficient Landscape Guidelines). The final landscape plan shall meet tree count, tree selection, shrub count, ground cover and turf requirements per the City's Zoning Code requirements.

10. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in the 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 the issuance of building permits.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. All landscaped areas shall be separated from paved vehicular areas by 6-inch-high continuous Portland cement concrete curbing.
13. Paving under required covered parking spaces shall be Portland cement concrete (PCC).
14. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
15. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to neighbors.
16. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
17. Transformers, backflow preventers, and any other approved above-ground utility improvements 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.

Bldg.

18. Comply with the requirements of the adopted, 2016 California Residential Code, the 2016 California Building Code, 2016 California Electrical Code, 2016 California Mechanical Code, 2016 California Plumbing Code, 2016 California Green Building Standards Code, and 2016 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. Two separate plans for each address shall be submitted to the Building Div. for review.
19. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans.

Eng.

20. 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.
21. 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.
22. 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.
23. 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.
24. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct 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. ADA compliance required for new driveway approaches.
25. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct the existing residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
26. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map/Approval of Plans.
27. Dedicate 3 FT sidewalk easement to the City of Costa Mesa behind existing right-of-way.
28. Applicant is informed that Costa Mesa Street is under a "NO OPEN CUT" moratorium until January 2024. Open cutting the street pavement during the moratorium period shall require special resurfacing requirements.

Trans.

29. Construct residential driveway approach at locations specified on the site plan. Drive approach dimensions shall be W=16 feet, X=4 feet, per City Standards.
30. Close unused drive approaches with full height curb and gutter that comply with City Standards.

Fire

31. Comply with the requirements of the 2016 California Fire Code and referenced standards as amended by the City of Costa Mesa.

Bus. Lic.

32. 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.

SPECIAL DISTRICT REQUIREMENTS

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

AQMD

1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
   21865 Copley Dr.
   Diamond Bar, CA 91765-4178
   Tel: 909-396-2000

   OR

   Visit their web site:
   http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381

   The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

Cable

3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.

Sani.

4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.

School

5. Pay applicable Newport Mesa Unified School District Fees to the Building Division prior to issuance of building permits.

State

6. 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

7. 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.
8. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

PLANNING APPLICATION SUMMARY

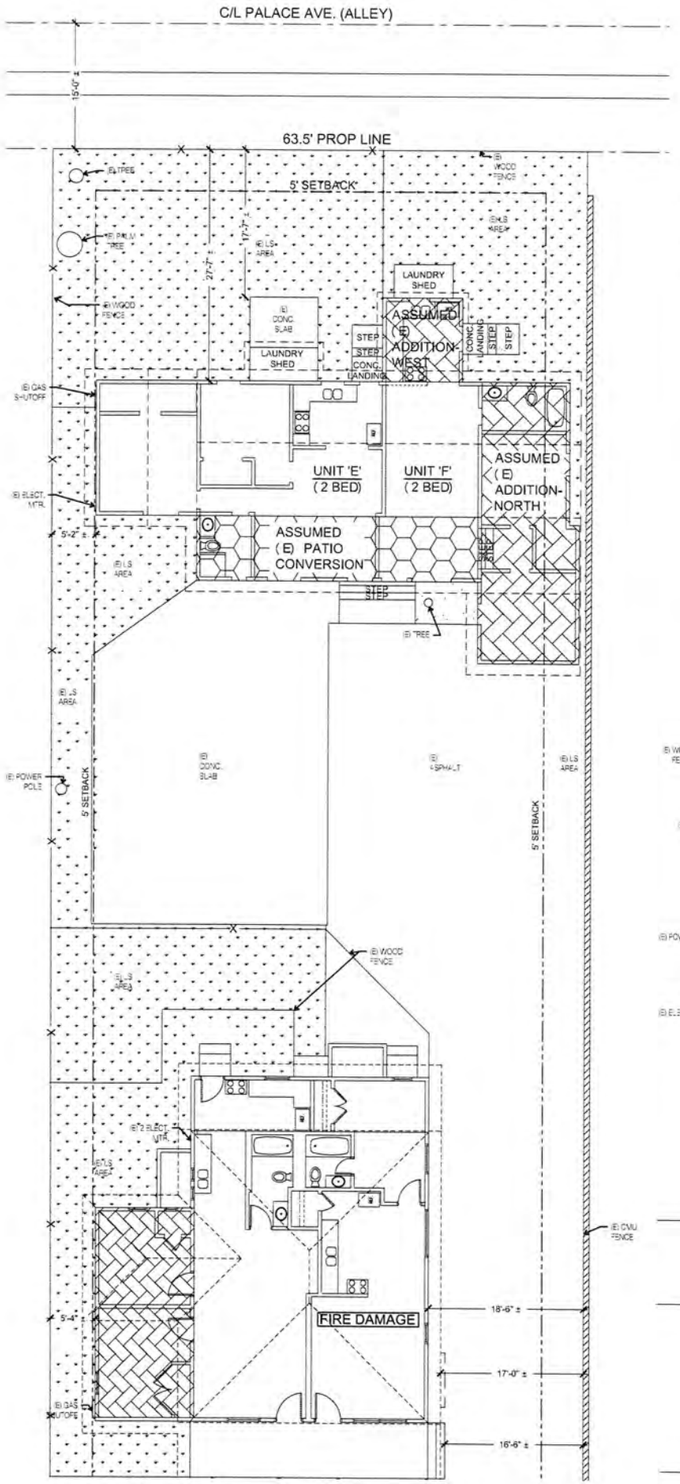
Location:	1975 Wallace Avenue	**Application No:**	DR-19-05
Request:	Development Review to legalize the conversion of two apartment units to four and to construct two detached carport structures; the two existing single-story residences at the front portion of the property are proposed to remain as is.		

SUBJECT PROPERTY:		**SURROUNDING PROPERTY:**	
Zone:	R2-HD (Multiple-Family Residential, High Density)	**North:**	R2-MD; Multiple-Family Residential, Medium Density
General Plan:	HDR (High Density Residential)	**South:**	R2-MD; Multiple-Family Residential, Medium Density
Lot Dimensions:	63.5 FT x 290 FT	**East:**	R2-MD; Multiple-Family Residential, Medium Density
Lot Area:	0.242 AC (18,415 SF)	**West:**	R2-MD; Multiple-Family Residential, Medium Density
Existing Development:	Six single-story apartment units, comprising of four legal units and two unpermitted units.		

DEVELOPMENT STANDARD COMPARISON

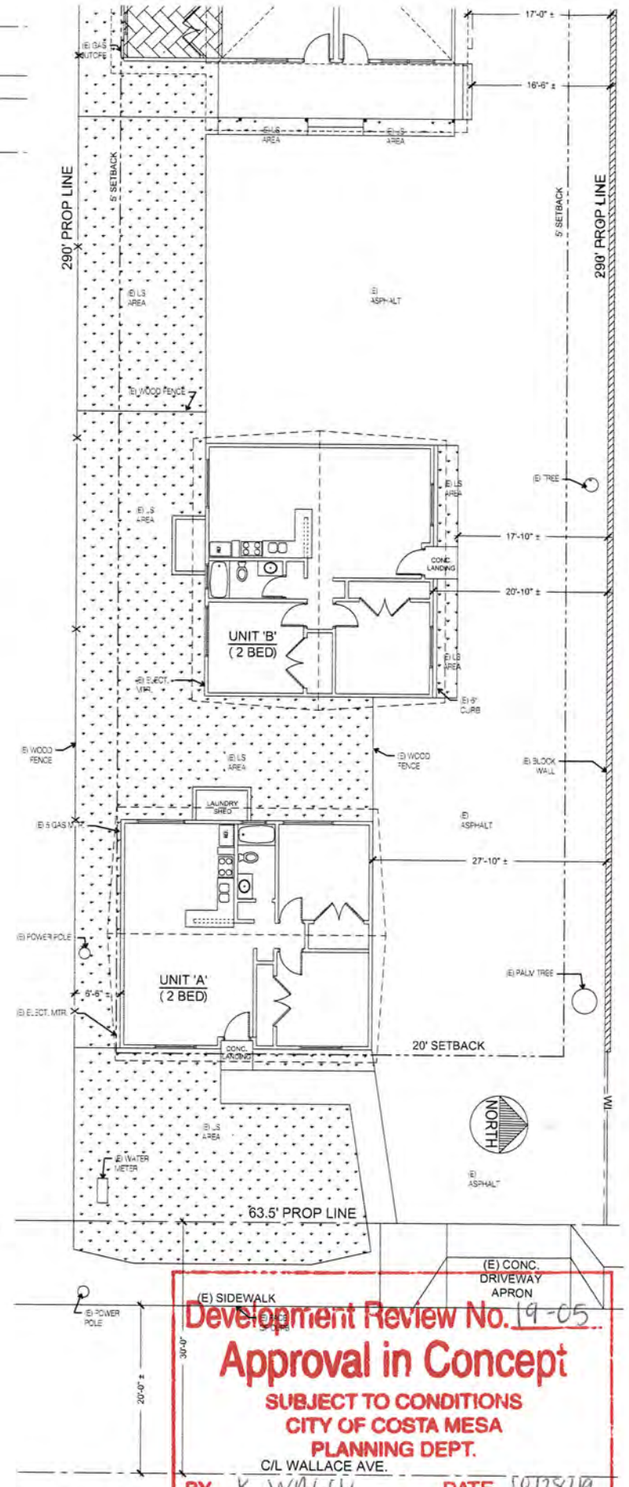
Development Standard	Required / Allowed R2-HD Standards	Proposed / Provided
Density/Intensity:		
DU's / Acre (Residential)	1 DU / 3,000 SF (14.52 DU / Acre) 6 Units Maximum Allowed	1 DU / 3,069 SF (14.52 DU / Acre) 6 Units Proposed
Building Coverage (Development Lot):		
Buildings	NA	25.9% (4,761 SF)
Paving	NA	33.6% (6,191 SF)
Open Space (Overall)	40% (3,895 SF)	40.5% (7,463 SF)
TOTAL:		100% (9,738 SF)
Building Height	2 stories / 27 FT	1 story / < 15 FT
Setbacks:		
Front	20 FT	20 FT
Side (left / right)	5 FT / 5 FT	5 FT / 7 FT
Rear (alley-loaded)	5 FT	19 FT
Parking[1]:		
Covered	6	6
Open	9	9
TOTAL:	15 Spaces	15 Spaces
Shared Driveway Width	16 FT	14 FT 4 IN[2]
Final Action	Planning Staff	
CEQA Review	Exempt, Class 3 for new construction	

[1] Based on two bedrooms for Units A, B, D, one bedroom for Unit C & E, and no bedrooms for Unit F.
[2] Minor modification request to decrease minimum driveway width for two (2) or more dwelling units to not less than 10 feet.



(E) PARTIAL PROPERTY LAYOUT

SCALE: 1/8" = 1'-0"



Development Review No. 19-05
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY K. WALSH DATE 10/28/19

(E) PARTIAL PROPERTY LAYOUT

SCALE: 1/8" = 1'-0"

NOTE:

1. EXISTING CONDITION SHOWN ARE APPROXIMATE AND ARE NOTE BASED ON A PROFESSIONAL SURVEY. INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY.
2. ALL CONDITIONS NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESES DRAWINGS, WHICH MAY BE LIMITED TO LIMITED VISUAL OBSERVATION. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS BEFORE STARTING WORK SHOULD CONDITIONS ARISE WHICH ARE DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS. THE ARCHITECT, AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND ADDITIONAL DRAWINGS BASED ON MORE ACCURATE INFORMATION WILL BE PREPARED.

GENERAL NOTES:

Lot Square Footage		
290' x 63.5'		18415 SF
Building Pad Square Footage (±)		
Building A		818 SF
Building B		818 SF
Building CD (assumed Permitted)	980	
Building CD (assumed (E) Addition West)	184	
Building CD (assumed (E) Addition South)	301	1465 SF
Building CD Patio (assumed Permitted)	189	189 SF
Building EF (assumed Permitted)	737	
Building EF (assumed (E) Addition North)	376	
Building EF (assumed (E) Patio Conversion)	263	
Building EF (assumed (E) Addition West)	95	
		1471 SF
Total Building Pad (±)		4761 SF

UNIT 'E' AND 'F'

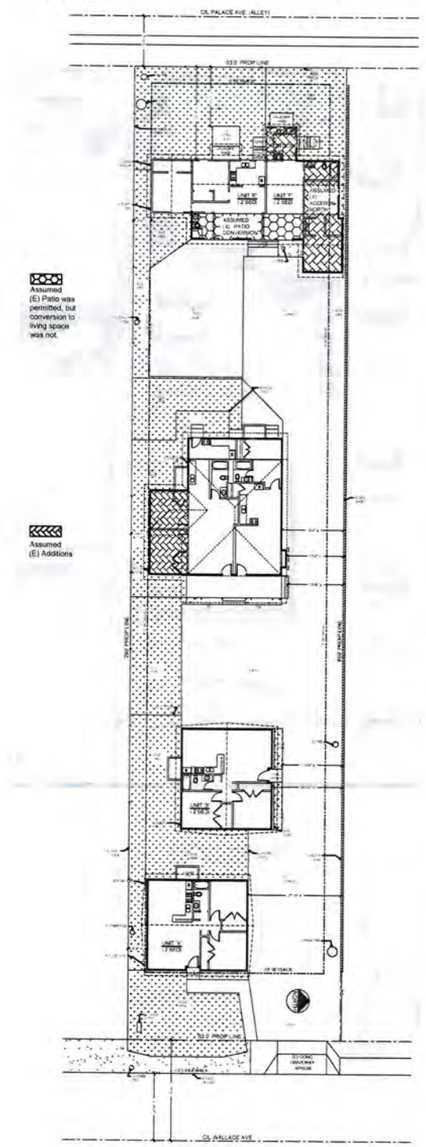
UNIT 'C' AND 'D'

UNIT 'B'

UNIT 'A'

VICINITY MAP

SCALE: N.T.S.



(E) PLOT PLAN

SCALE: 1" = 20'-0"

PROJECT SUMMARY:

SUMMARY SCOPE OF WORK AT 6-UNIT APARTMENT COMPLEX:
1. FIRE REPAIRS (UNIT C)
2. PERMITTING OF UNPERMITTED CONSTRUCTION (UNITS D,E &F)
3. PARKING UPGRADES

PROJECT ADDRESS:
1975 Wallace Ave.,
Costa Mesa, California (6 Apartments)

OWNERS:
KGR Enterprises LLC
Farshad Firouznam
4214 Green River Road
Corona CA 92880
Tel. (714) 595-8618

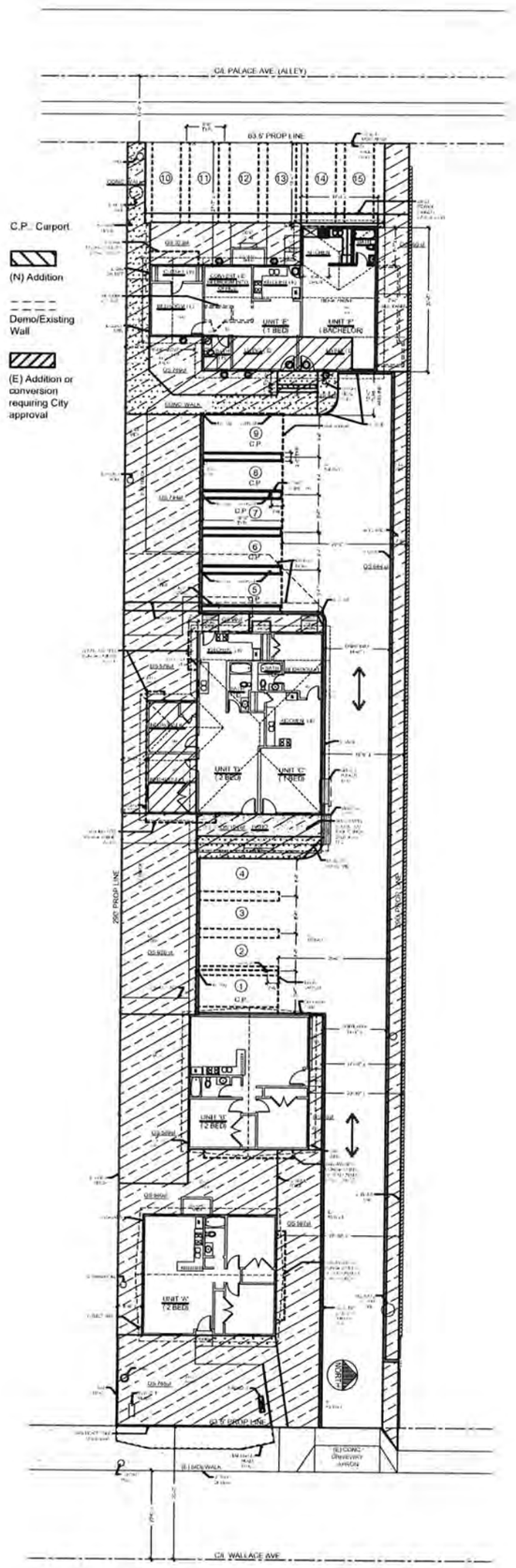
LEGAL DESCRIPTION:
LOT: 25
TRACT: 612
A.P.N. 422-271-07
ZONING: R2-HD

ARCHITECTURE CONSTRUCTION CONSULTING
Lazaros Papademetropoulos / AC Squared Co. LLP
Architect C 22403 Contractor B 943282
P.O. Box 26338
Los Angeles CA 90026-9998
www.ac2architects.com

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO. A.0



PROPOSED PLOT PLAN

SCALE: 1" = 40'-0"

PROJECT SUMMARY:

SUMMARY SCOPE OF WORK AT 6-UNIT APARTMENT COMPLEX:
1. FIRE REPAIRS (UNIT C)
2. PERMITTING OF UNPERMITTED CONSTRUCTION (UNITS D,E &F)
3. PARKING UPGRADES

PROJECT ADDRESS:
1975 Wallace Ave.,
Costa Mesa, California (6 Apartments)

OWNERS:
KGR Enterprises LLC
Farshad Firouznam
4214 Green River Road
Corona CA 92880
Tel. (714) 595-8618

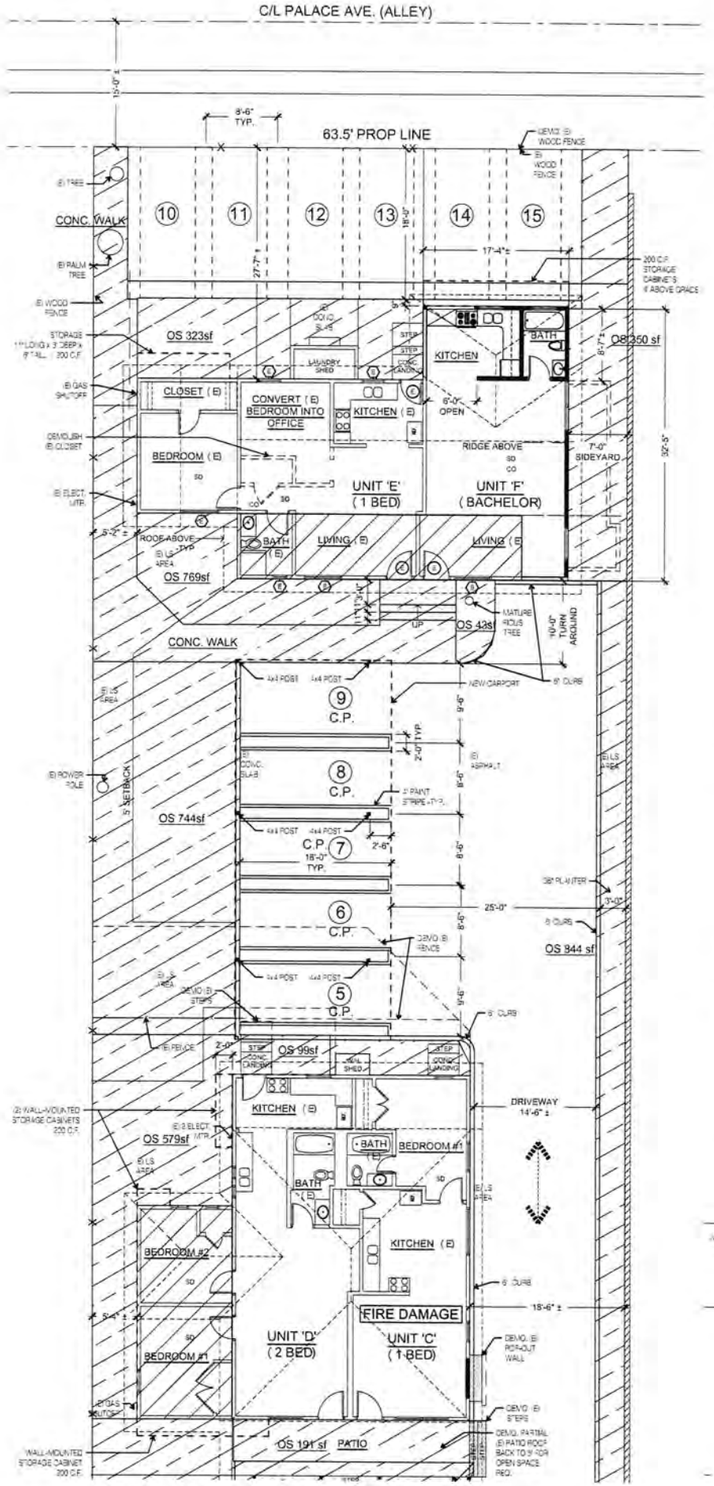
LEGAL DESCRIPTION:
LOT: 25
TRACT: 612
A.P.N. 422-271-07
ZONING: R2-HD

ARCHITECTURE CONSTRUCTION CONSULTING
Lazaros Papademetropoulos / AC Squared Co. LLP
Architect C 22403 Contractor B 943282
P.O. Box 26338
Los Angeles CA 90026-9998
www.ac2architects.com

REVISIONS

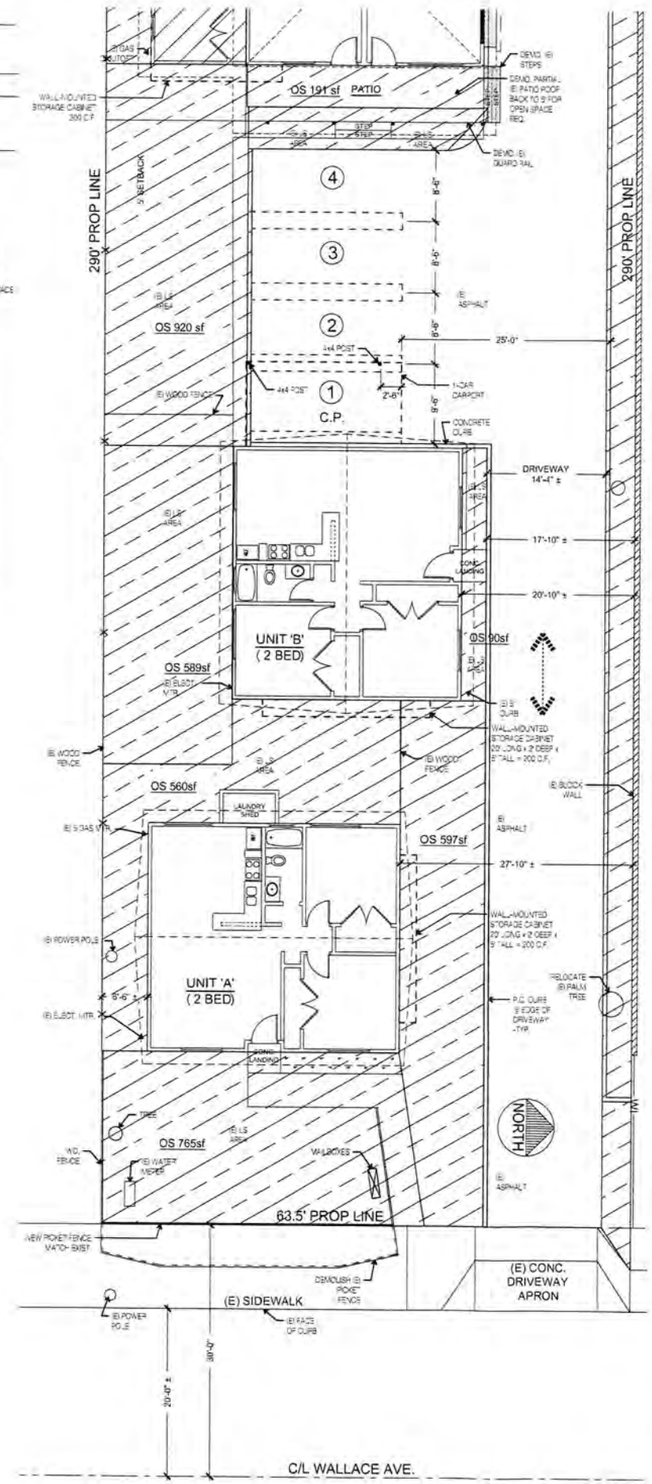
NO.	DATE	DESCRIPTION

SHEET NO. A.1



PROPOSED PARTIAL SITE/FLOOR PLAN - WEST

SCALE: 1/8" = 1'-0"



PROPOSED PARTIAL SITE/FLOOR PLAN - EAST

SCALE: 1/8" = 1'-0"

1. EXISTING CONDITION SHOWN ARE APPROXIMATE AND ARE NOTE BASED ON A PROFESSIONAL SURVEY. INFORMATION SHOWN IS FOR PLANNING PURPOSES ONLY.
2. ALL CONDITIONS NOTED AS EXISTING ARE BASED ON THE BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESES DRAWINGS, WHICH MAY BE LIMITED TO LIMITED VISUAL OBSERVATION. THE CONTRACTOR IS TO VERIFY ALL CONDITIONS BEFORE STARTING WORK. SHOULD CONDITIONS ARISE WHICH ARE DIFFERENT FROM THOSE SHOWN ON THE DRAWINGS, THE ARCHITECT, AND THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY AND ADDITIONAL DRAWINGS BASED ON MORE ACCURATE INFORMATION WILL BE PREPARED.

GENERAL NOTES

Lot Square Footage		
290' x 63.5'		18415 SF
Building Pad Square Footage (±)		
Building A		818 SF
Building B		818 SF
Building CD (assumed Permitted)	980	
Building CD (assumed (E) Addition West)	184	
Building CD (assumed (E) Addition South)	301	1465 SF
Building CD Patio (assumed Permitted)	189	189 SF
Building EF (assumed Permitted)	737	
Building EF (assumed (E) Addition North)	376	
Building EF (assumed (E) Patio Conversion)	263	
Building EF (assumed (E) Addition West)	95	
		1471 SF
Total Building Pad (±)		4761 SF

FLOOR AREA CALCULATIONS

Parking Requirements				
Unit	Bedrooms	Covered	Open	Guest
A	2	1	1.5	0.5
B	2	1	1.5	0.5
C	1	1	1	0.5
D	2	1	1.5	0.5
E	1	1	1	0.5
F	Batchlor	1	0.5	0.5
		6.0	7.0	3.0
16 - (6)units x .25 = 14.5 Spaces				
15 Parking Spaces Required				

PARKING CALCULATIONS

Open Space ±	
Unit A front	765 SF
Unit A back	532 SF
Unit A north	597 SF
Unit B back	589 SF
Unit B front	90 SF
other Btwn B and CD	920 SF
Unit D	579 SF
Unit C	99 SF
Unit C Patio	191 SF
other Btwn CD and EF	716 SF
Unit E front and side	769 SF
Unit E back	323 SF
Unit F front	43 SF
Unit F side	350 SF
3' Strip along North PL	844 SF
Total Open Space ±	**7407 SF**
Req'd Open Space (40% of Lot)	**7366 SF**
	40% = 40%

OPEN SPACE CALCULATIONS

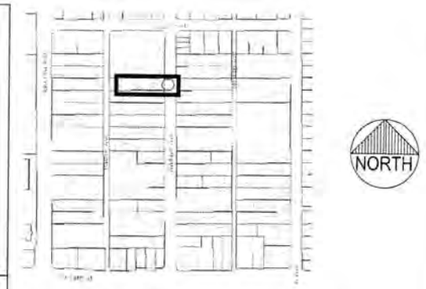
KEY

DESIGNATES OPEN SPACE/ LANDSCAPING

O.S / L.S — OPEN SPACE LANDSCAPING (EXIST.)

EXISTING WALL TO REMAIN

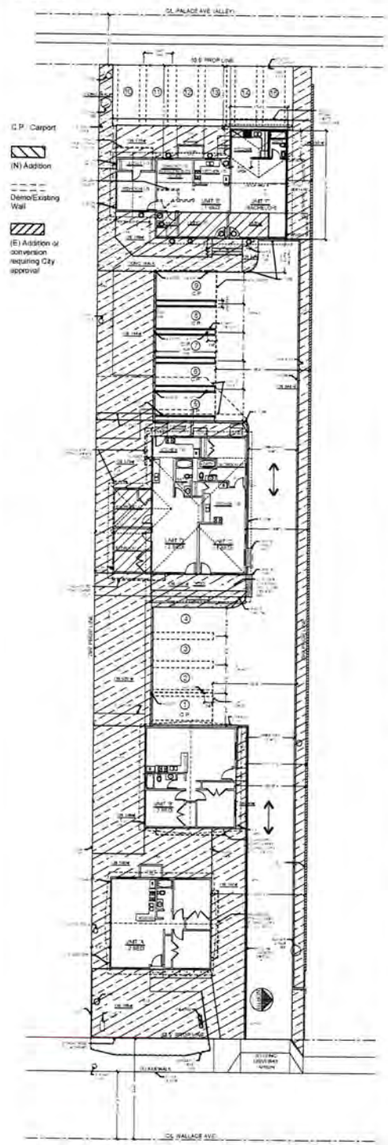
PROPOSED WALL



NORTH

VICINITY MAP

SCALE: N.T.S.



PROPOSED PLOT PLAN

SCALE: 1" = 20'-0"

PROJECT SUMMARY:

SUMMARY SCOPE OF WORK AT 6-UNIT APARTMENT COMPLEX:
1. FIRE REPAIRS (UNIT C)
2. PERMITTING OF UNPERMITTED CONSTRUCTION (UNITS D,E &F)
3. PARKING UPGRADES

PROJECT ADDRESS:
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Costa Mesa, California (6 Apartments)

OWNERS:
KGR Enterprises LLC
Farshad Firouznam
4214 Green River Road
Corona CA 92880
Tel. (714) 595-8618

LEGAL DESCRIPTION:
LOT: 25
TRACT: 612
A.P.N. 422-271-07
ZONING: R2-HD

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Los Angeles CA 90026-9998
www.ac2architects.com

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NO.	DATE	DESCRIPTION

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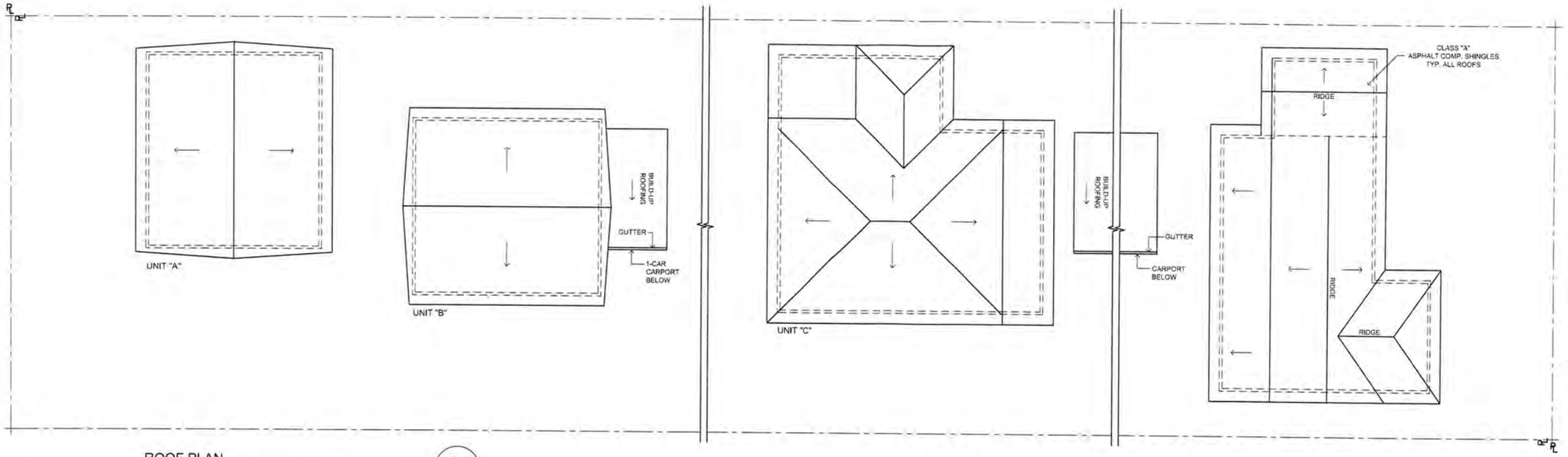
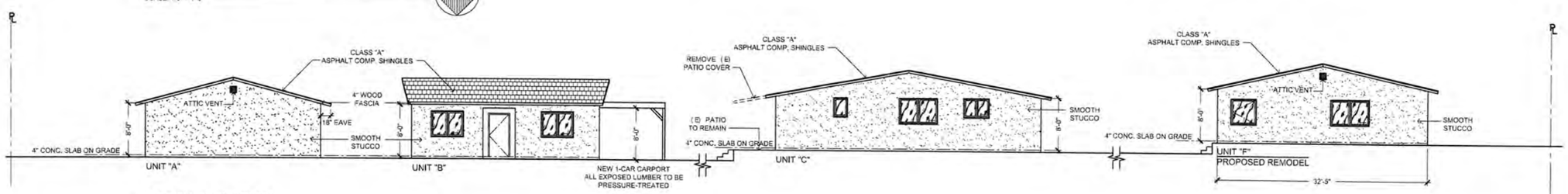


ROOF PLAN

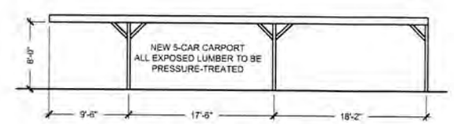
SCALE: 1/8" = 1'-0"

NORTH



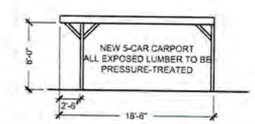
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



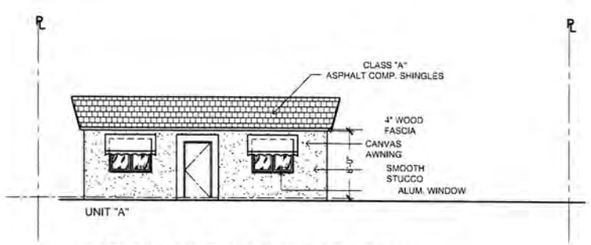
NORTH ELEVATION - CARPORT

SCALE: 1/8" = 1'-0"



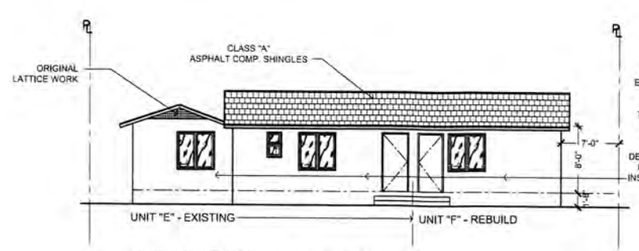
WEST ELEVATION - CARPORT

SCALE: 1/8" = 1'-0"



EAST ELEVATION - EXISTING TO REMAIN

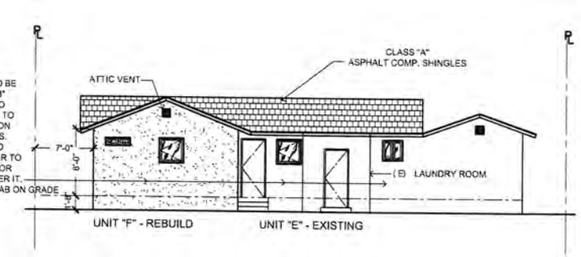
SCALE: 1/8" = 1'-0"



EXISTING SIDING TO BE REPLACED BY 7/8" STUCCO. STUCCO TEXTURE & COLOR TO MATCH EXISTING ON OTHER BUILDINGS. CONTRACTOR TO DETERMINE WHETHER TO DEMOLISH SIDING OR INSTALL STUCCO OVER IT.

EAST ELEVATION - APARTMENTS

SCALE: 1/8" = 1'-0"



WEST ELEVATION - APARTMENTS

SCALE: 1/8" = 1'-0"

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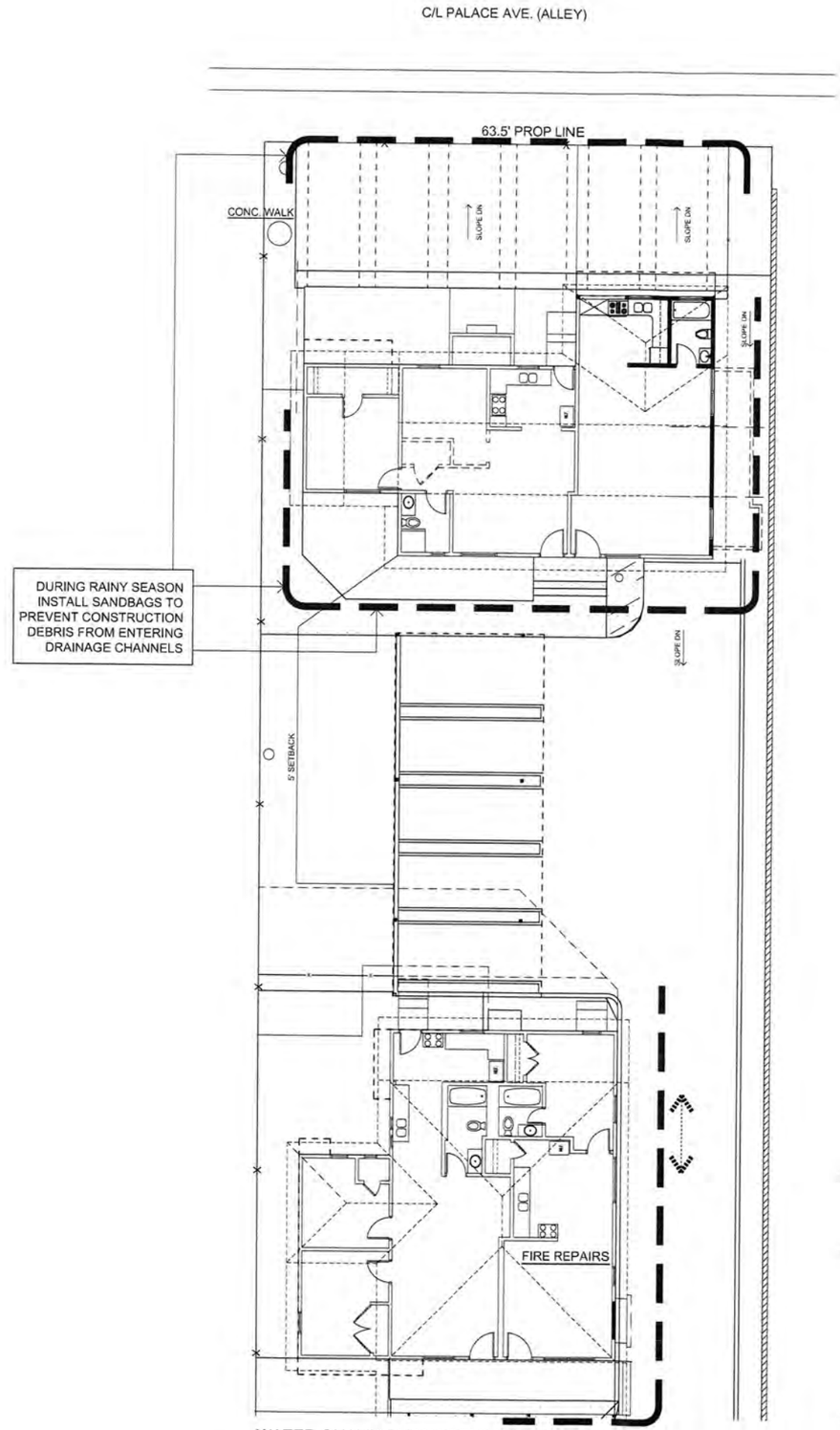
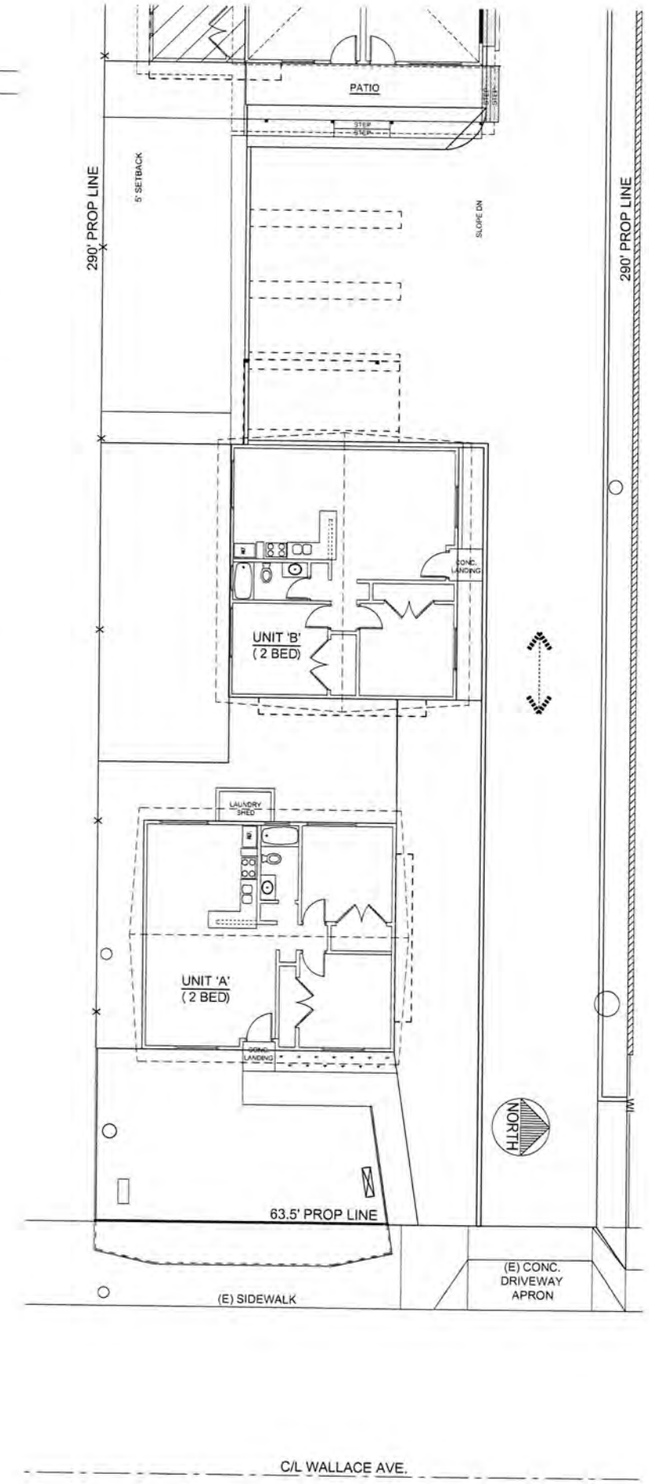


WATER QUALITY MANAGEMENT PLAN - WEST

SCALE: 1/8" = 1'-0"



WATER QUALITY MANAGEMENT PLAN - EAST

SCALE: 1/8" = 1'-0"

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KEY

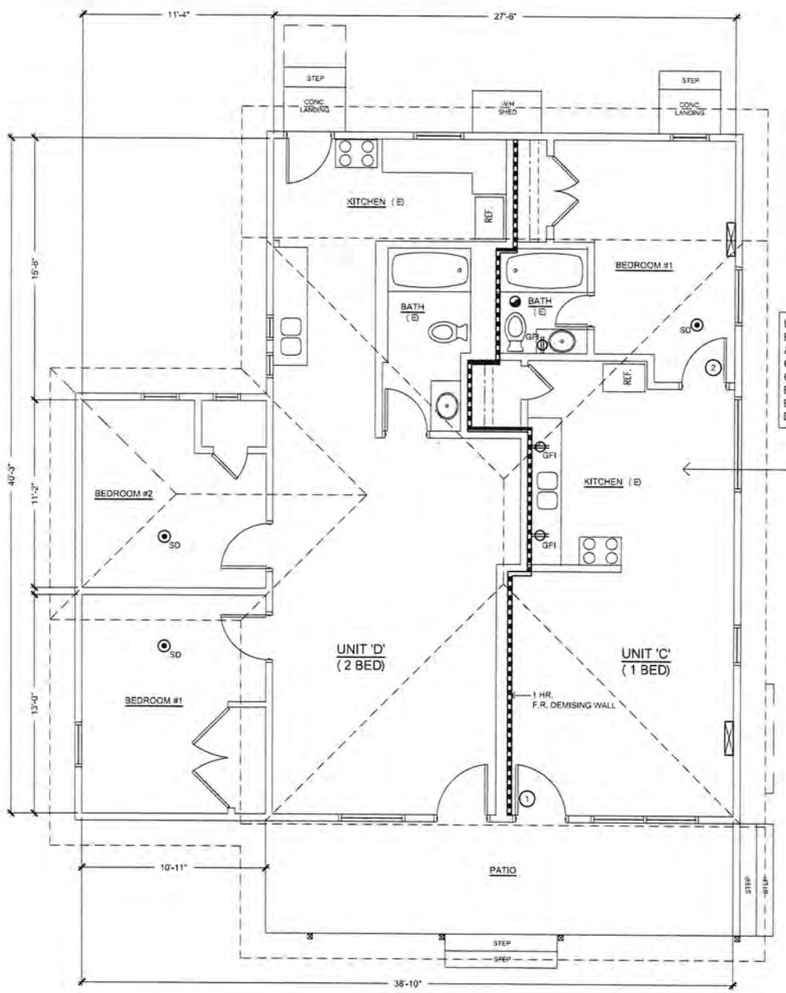
- EXIST. STUD WALL TO REMAIN
- NEW 2x4 STUD WALL @ 16" O.C. WD. STUD WALL. 2X6 @ 16" O.C. PLUMBING WALL
- EXIST. STUD WALL TO BE DEMOLISHED. SHORE CEILING/ROOF AS NECESSARY
- 1 HOUR F.R. DEMISING WALL FROM TOP OF FLOOR SLAB TO ROOF SHEATHING - USE 1/2" TYPE "X" G.W.B.
- SMOKE DETECTOR W/ BATTERY BACK-UP. HARDWIRE IN UNIT F ONLY
- CARBON MONOXIDE ALARM. HARDWIRED IN UNIT F ONLY
- GAS WALL - HEATER
- EXHAUST FAN - 10 AIR CHANGES PER HOUR MIN.
- GFI GROUND FAULT INTERCEPTOR DUPLEX OUTLET
- DUPLEX CONVENIENCE OUTLET
- FIBERGLASS TUB SURROUND 6' TALL MIN. ALUM. FRAME & TEMPERED GLASS DOOR

DOOR SCHEDULE

NOTE: ALL DOORS TO BE PAINT-GRADE WOOD; VERIFY HARDWARE & COLOR W/OWNER.

1 2'-8"X6'-8"X1-3/4" S.C. WOOD DOOR, APARTMENT ENTRY, INSTALL EYE HOLE.

2 2'-8"X6'-8"X1-3/8" H.C. WOOD DOOR

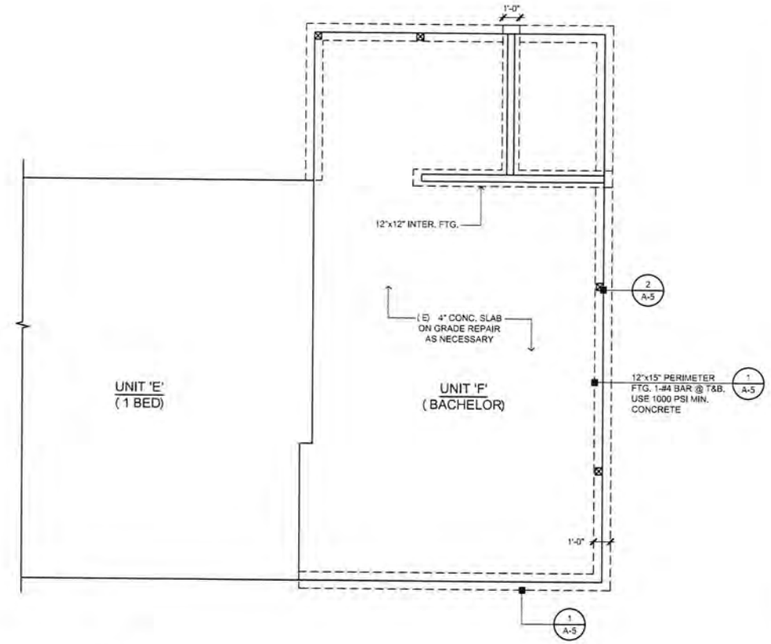


FLOOR PLAN - UNIT C & D

SCALE: 1/4" = 1'-0"

NORTH

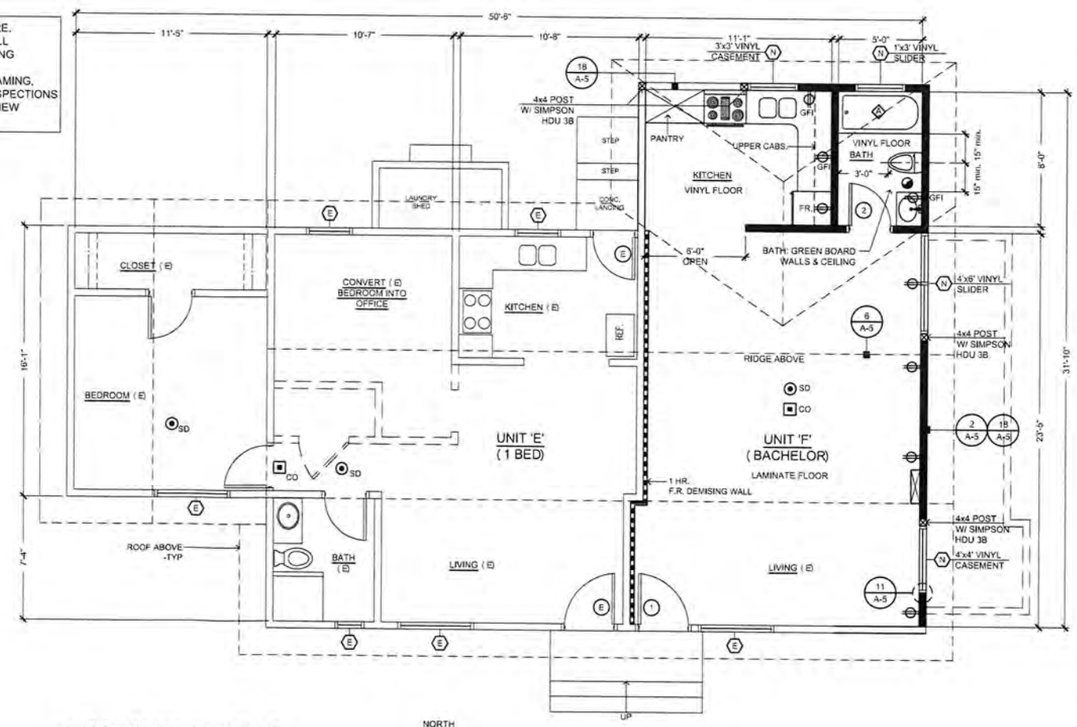
UNIT DAMAGED BY FIRE. REPLACE ALL DRYWALL & ANY DAMAGED WIRING OR PLUMBING LINES. CONDUCT ROUGH FRAMING, ELEC. & PLUMBING INSPECTIONS BEFORE INSTALLING NEW DRYWALL.



FOUNDATION PLAN- UNIT F

SCALE: 1/4" = 1'-0"

NORTH



FLOOR PLAN - UNIT E & F

SCALE: 1/4" = 1'-0"

NORTH

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