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**2308 Santa Ana Avenue**  
**Appeal of Design Review & Tentative Parcel Map**

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**City Council Meeting**  
**October 7, 2025**





# Project Background

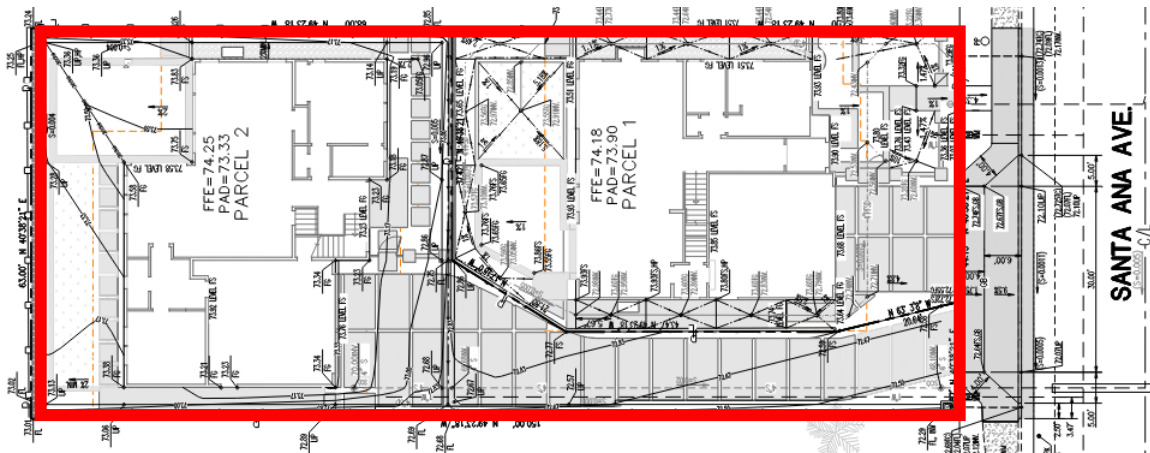
- Planning Commission Hearing on August 11, 2025
  - Approved 7 – 0
  - Added condition of approval to screen Parcel 2
  - Enforced privacy standards
- Appeal Filed on August 18, 2025







# Project

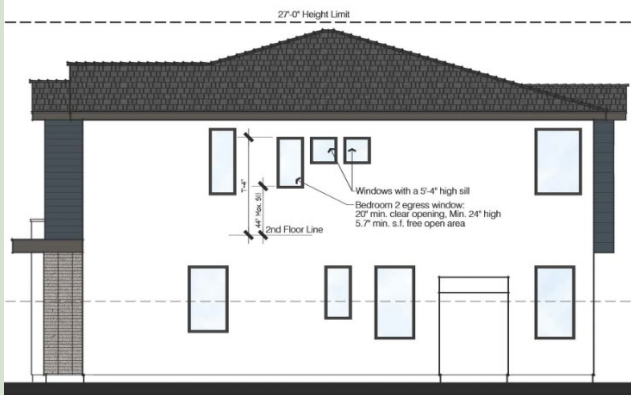
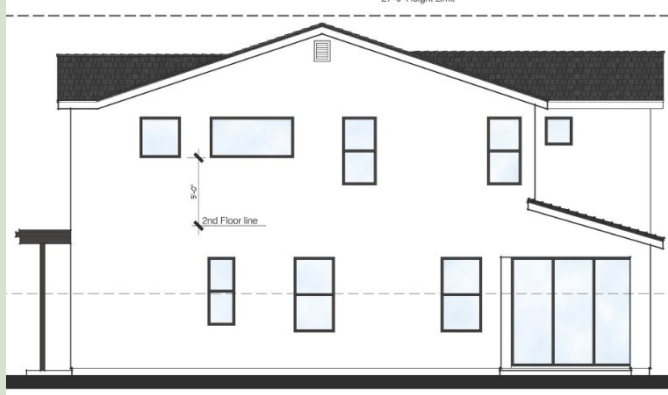


- **Design Review 23-14** for a small lot residential development consisting of two, two-story, single-family dwelling units.
- **Tentative Parcel Map No. 2023-117** to subdivide one 9,450 square-foot lot into two parcels with one residential unit on each lot.
- **Approved by the Planning Commission, with conditions on August 11, 2025.**



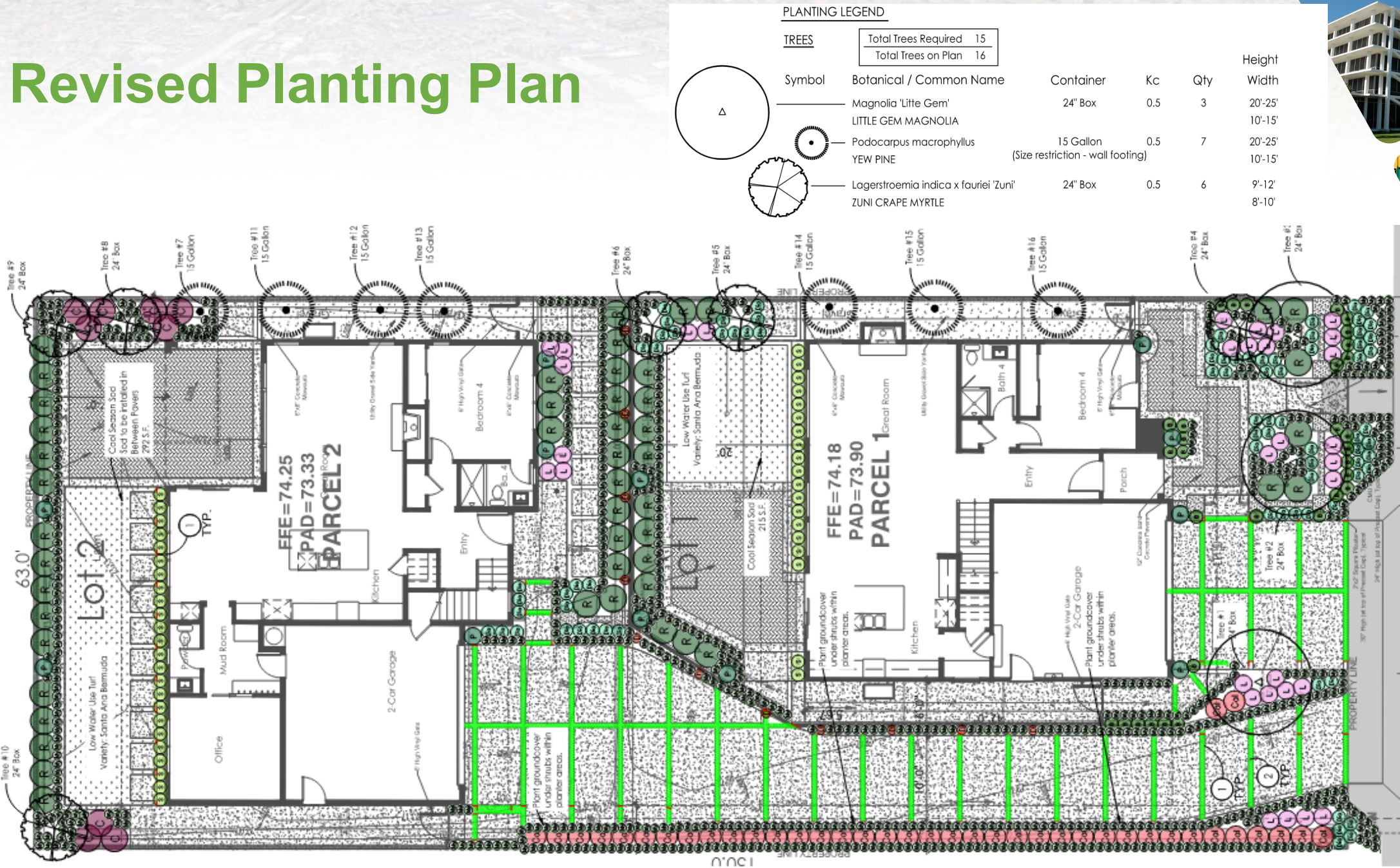
# Project



Standard	Parcel 1	Parcel 2
Lot Size	3,862 SF	5,588 SF
Floor Area	2,623 SF + 430 SF garage	3,031 SF + 427 SF garage
Bedrooms	4 (optional 5th)	4 (optional 5th)
Bathrooms	4 full	4 full, 1 half
Height	26'-5"	26'-6"
Parking	2 garage & 2 open	2 garage & 2 open
South Elevation		



# Revised Planting Plan





# Planning Commission Decision

- Conditions of Approval (COA):
  - **COA 3.** Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners. Prior to issuance of a building permit, applicant shall provide a window placement study demonstrating compliance with this condition. (standard)
  - **COA 14.** The applicant shall work with staff to remove as many palm trees as possible on Parcel 2 from the scope of work and include trees along the southern side property line of Parcel 2 to sufficiently screen the project from the abutting property. (added)



# Appellant Concerns – Summary

## 1. Timeline for public noticing and reviews:

- Not enough notice about the project

## 2. Evidence and assumptions regarding the Commission's decision:

- Planning Commission decision lacked sufficient evidence or relied on incorrect assumptions

## 3. Adverse impacts on neighboring properties:

- Incomplete study of the project's adverse effects on the appellant's property
- Adverse impacts not specified in appeal

## 4. Conditions of approval:

- Vague conditions of approval
- Specific conditions not identified





# Appellant Concerns – Staff Response

## 1. Public Noticing Timeline (Planning Commission Hearing)

- The project was noticed as required by the CMMC 13-29(d).
  - Mailed notices – July 30, 2025
  - Notice Published – August 1, 2025
  - Agenda Posted August 7, 2025, Consistent with the Brown Act

## 2. Evidence and Assumptions

- The Planning Commission was presented with all relevant materials related to the project during the hearing.
- The Planning Commission reviewed the materials provided and made an informed and deliberate decision.



# Appellant Concerns – Staff Response

## 3. Adverse Impacts

- Planning Commission reviewed the project for potential adverse impacts.
- Planning Commission determined that further steps should be taken to protect the privacy of neighboring backyards.
- Applicant has provided an updated landscaping plan which proposes trees in front of the 2<sup>nd</sup> story windows.

## 4. Conditions of Approval

- All conditions of approval provided as part of Staff recommendation and approved by the Planning Commission are standard conditions of approval.
- These conditions of approval have been applied and enforced in the past without substantial issues on the part of the City or applicants.



# City Council Public Notification

- Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed:

1. On September 25, 2025, a public notice was mailed to all property owners and occupants within a 500-foot radius of the project site.
2. On September 25, 2025, a public notice was posted on each street frontage of the project site.
3. On September 26, 2025, a public notice was published on the Daily Pilot newspaper.



# De Novo Hearing


- City Council hearing is a “de novo” review.
- The City Council may exercise its independent judgment and discretion in making a decision.
- The appeal hearing is not limited to the grounds stated for the appeal.
- The City Council’s decision on the matter is the final decision.

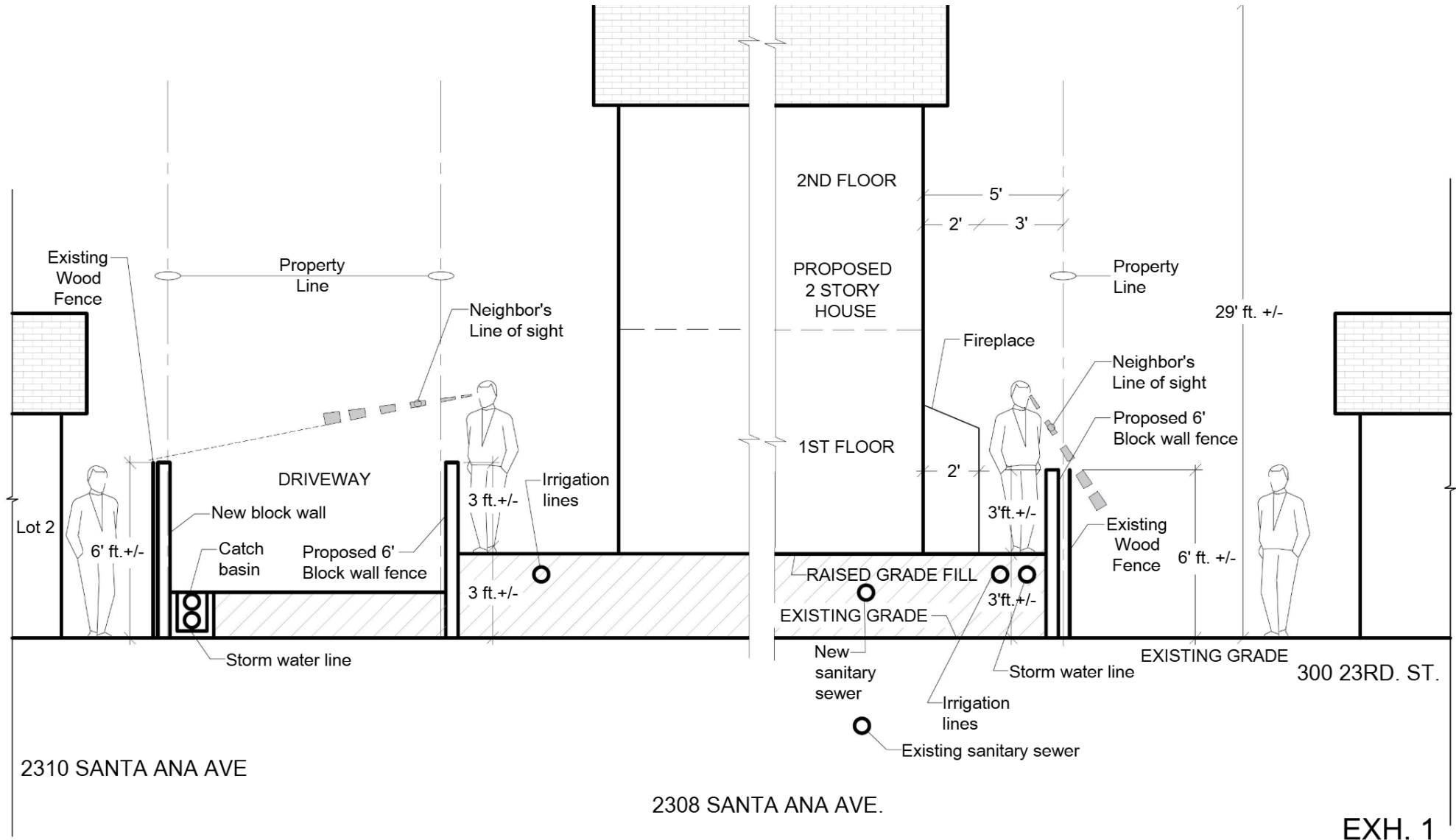




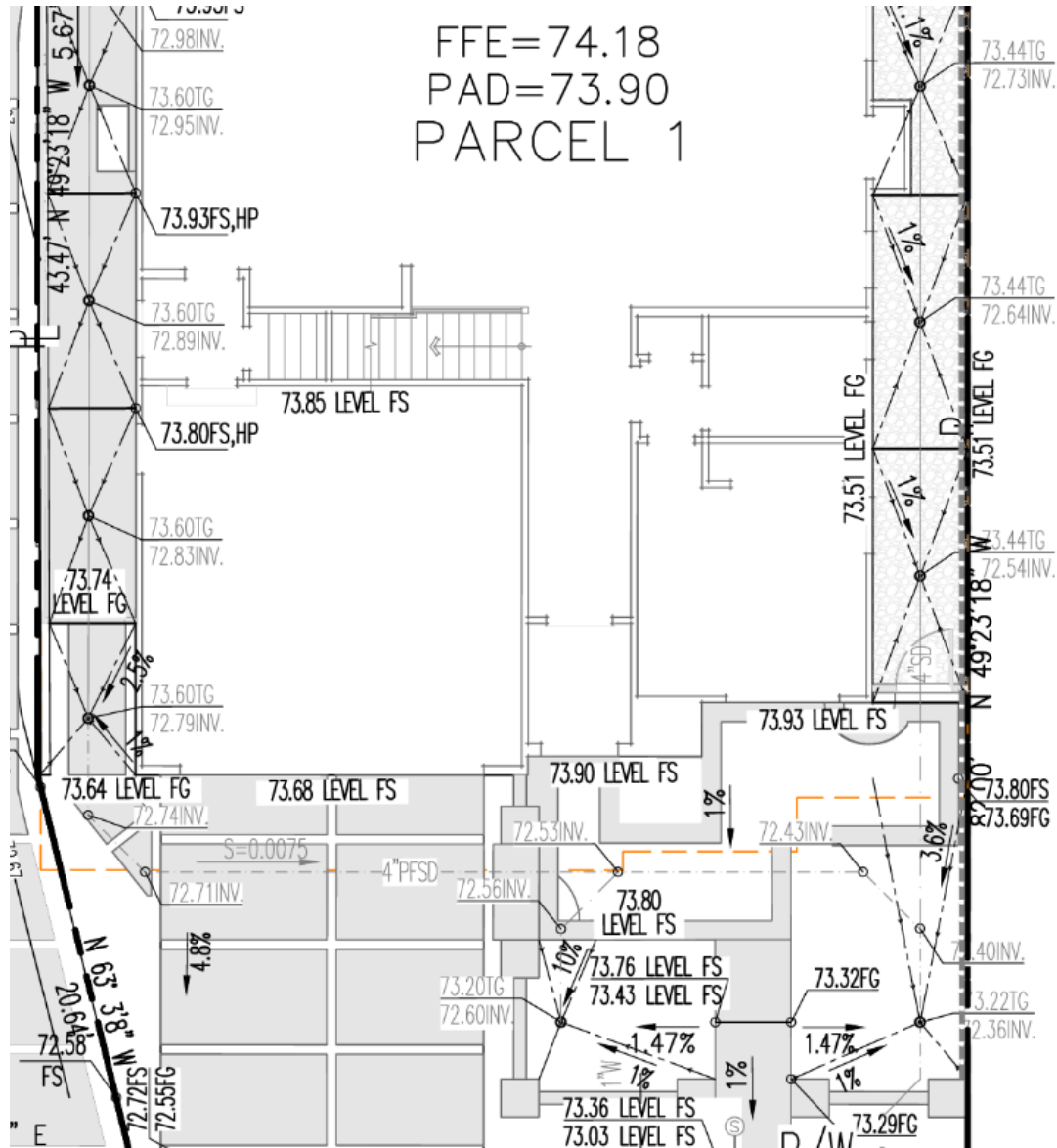
# Recommendation

Staff recommends City Council adopt a Resolution to:

- Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15) Minor Division of Land, Section 15303 (Class 3) New Construction or Conversion of Small Structures and Public Resources Code section 21080.66; and
  - Uphold the Planning Commission's approval of Planning Application 23-14 and Parcel Map 2023-117, based on findings of fact and subject to conditions of approval.
- 







BUILDING CODE SEC. 1808.7.4

TOP OF EXTERIOR FOUNDATION = FFE-5 INCH SLAB THICKNESS TOP OF EXT.

FOUNDATION FRONT BUILDING =  $74.18 - 0.42 = 73.76 > 73.27$

TOP OF EXT. FOUNDATION REAR BUILDING =  $74.25 - 0.42 = 73.83 > 73.27$

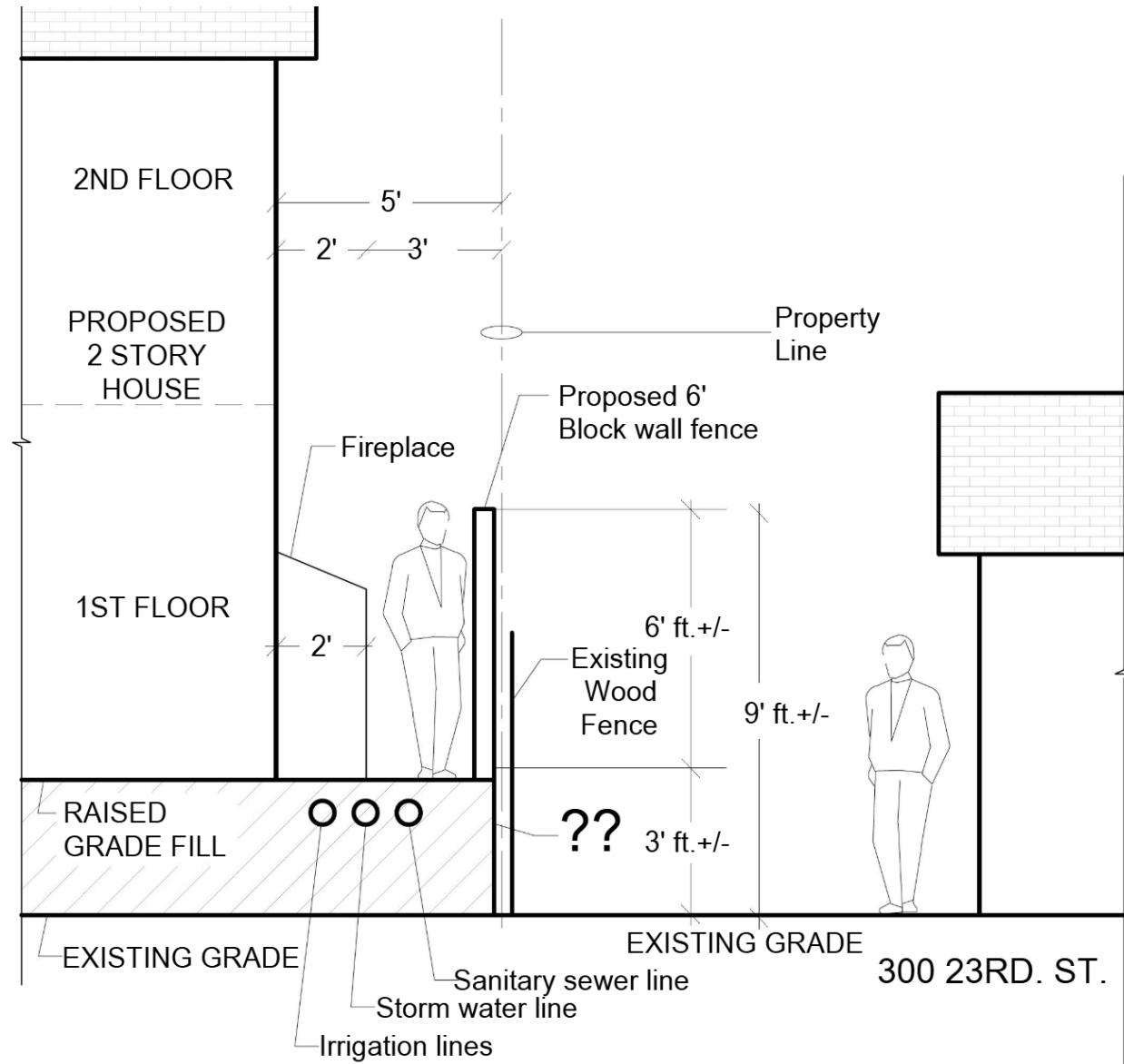
STREET GUTTER ELEVATION AT POINT OF DISCHARGE = 72.07

$72.07 + 1 + 0.02(10') = 73.27$



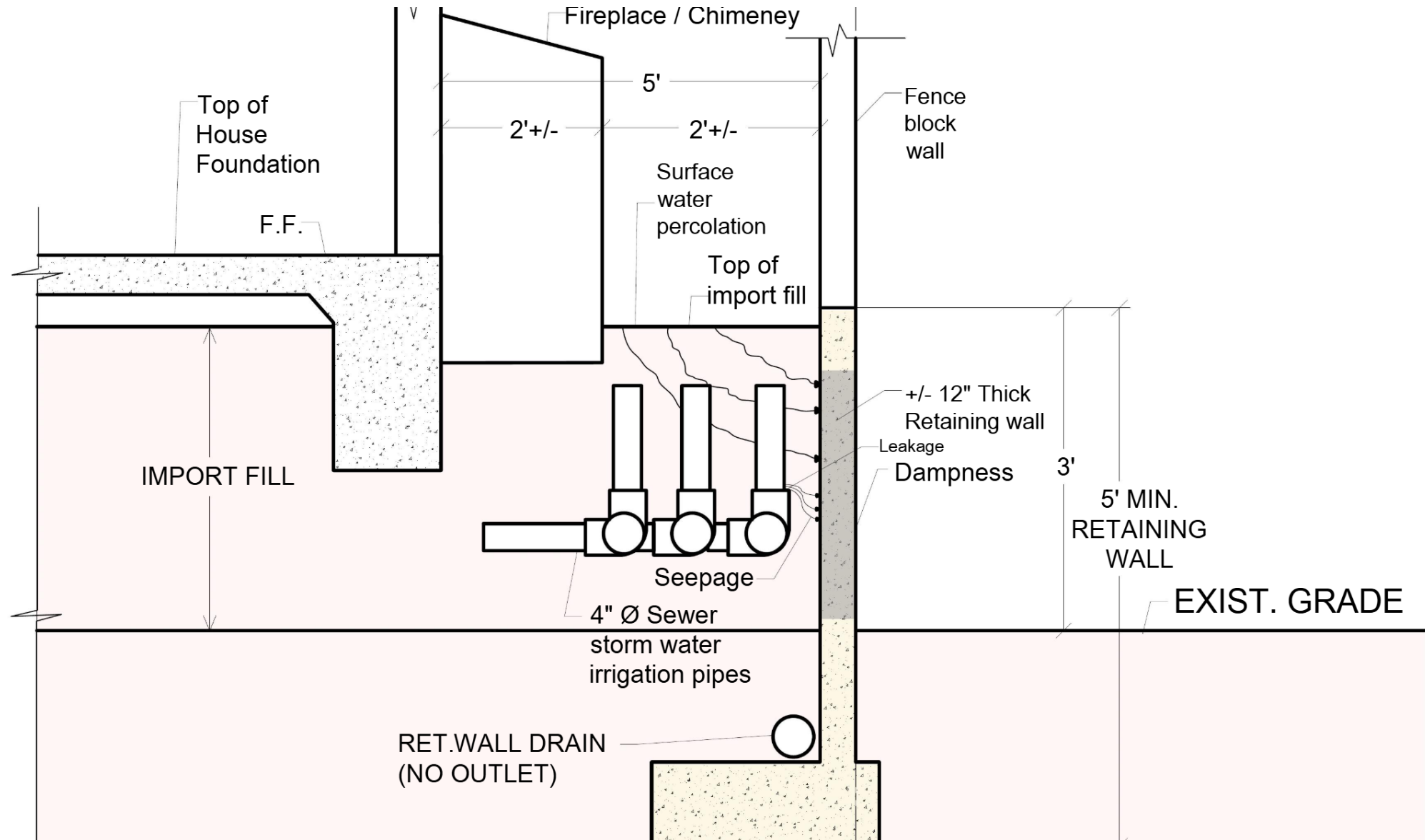


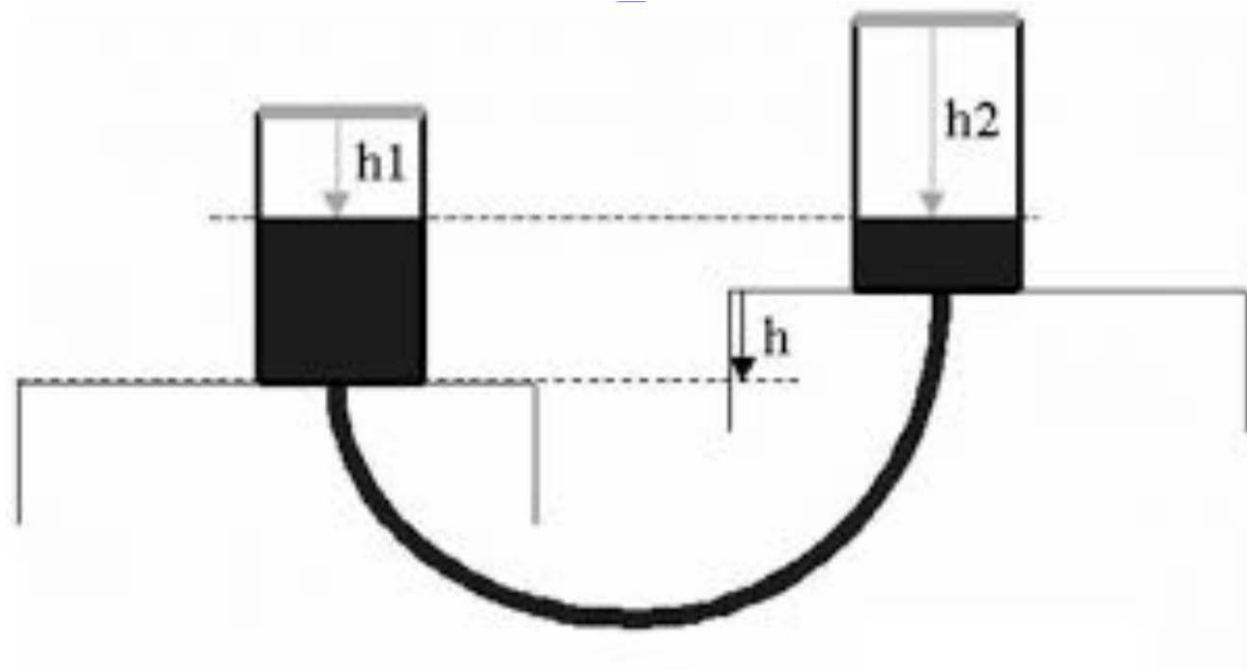




EXH. 1A







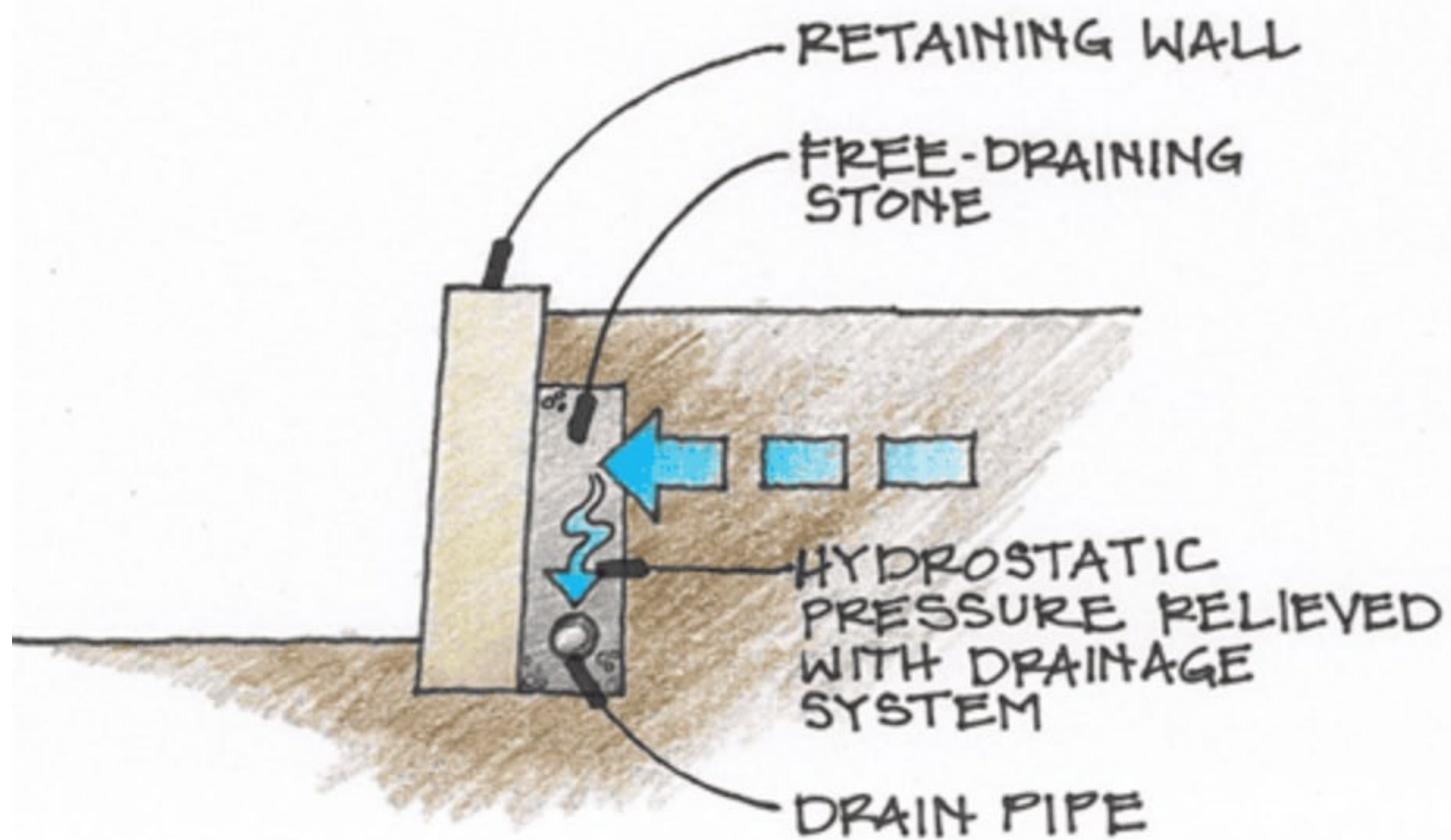






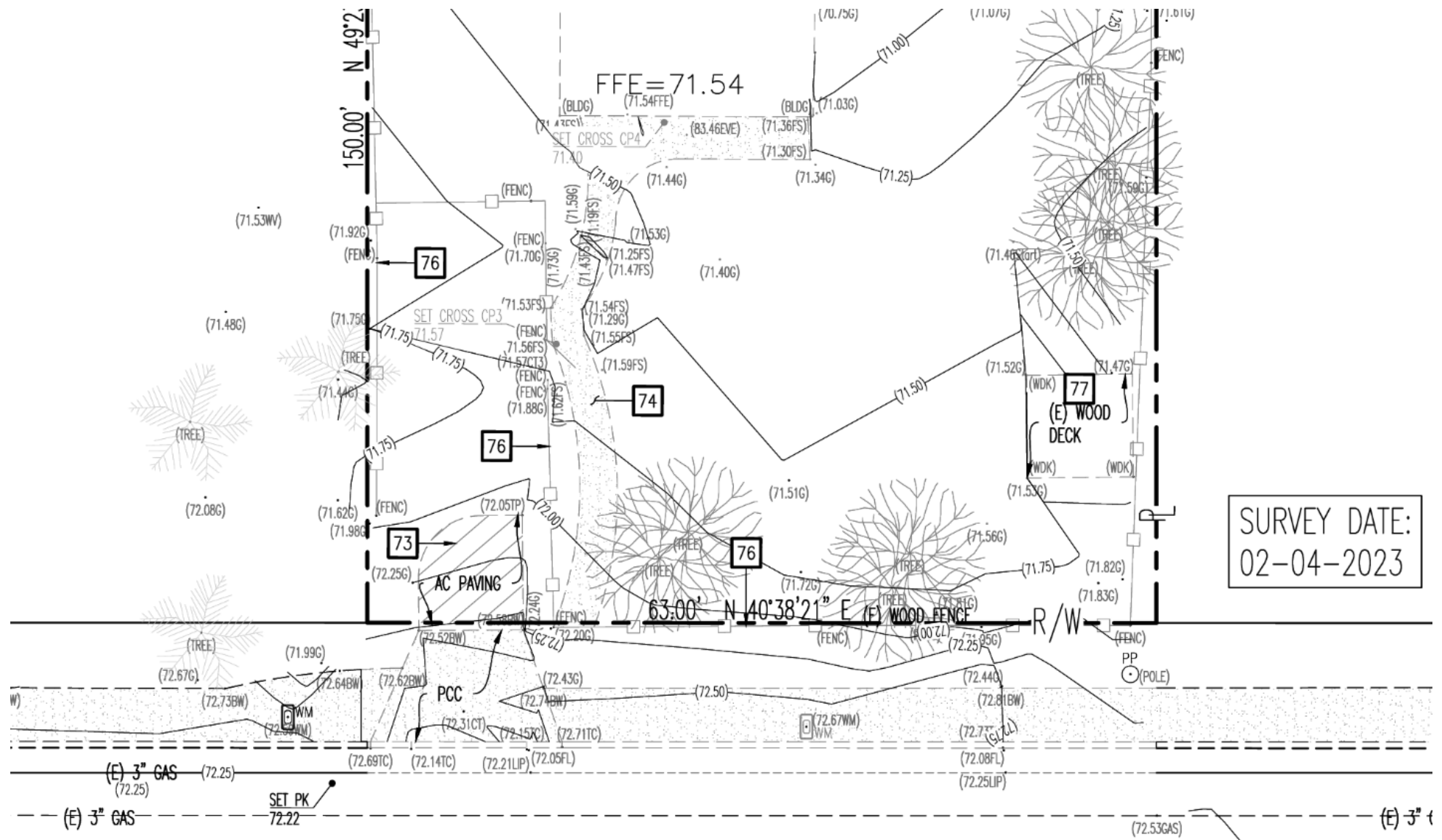




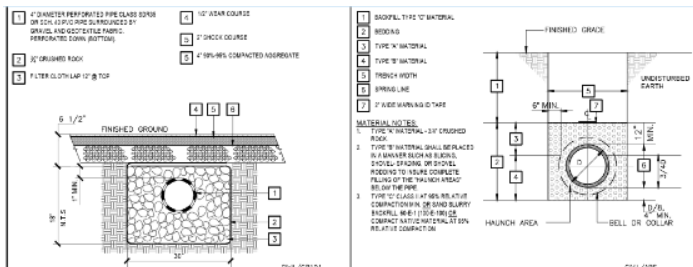




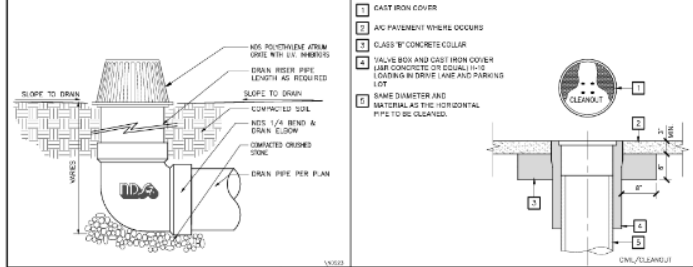




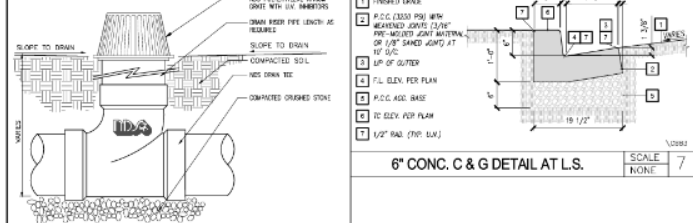




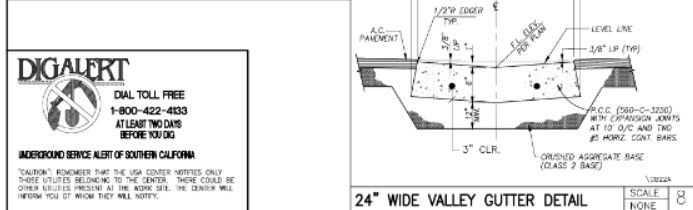
**GROUND INFILTRATION / PIPE DETAIL** SCALE: NONE 2



**SDR AND PVC BEDDING DETAIL** SCALE: NONE 5



**STANDARD CLEAN-OUT** SCALE: NONE 6



**6" CONC. C & G DETAIL AT L.S.** SCALE: NONE 7

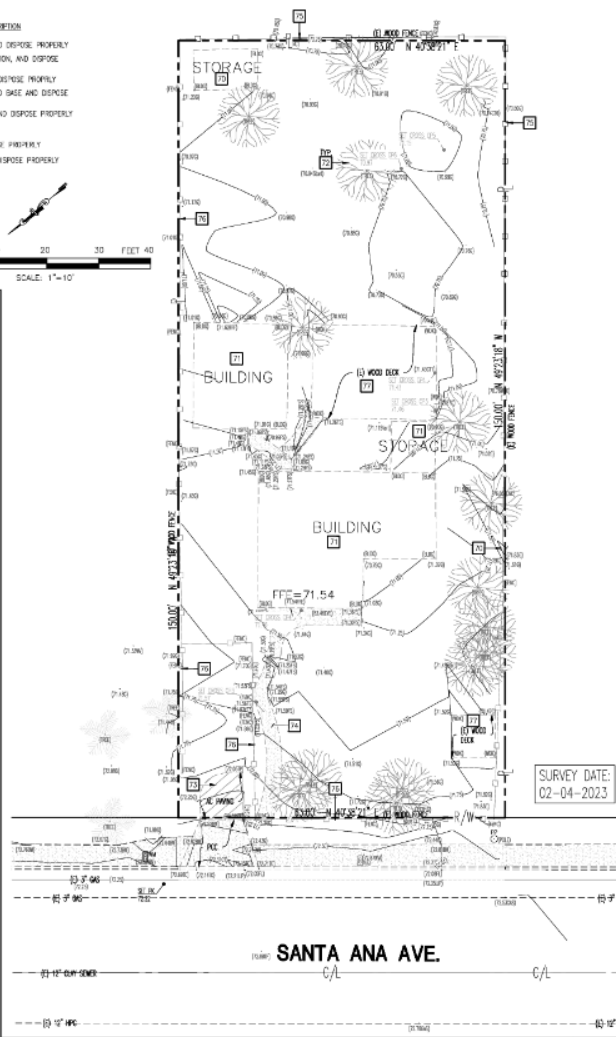


**24" WIDE VALLEY GUTTER DETAIL** SCALE: NONE 8

**DEMOLITION NOTES:**

- REMOVE STORAGE SHED AND DISPOSE PROPERLY
- REMOVE BUILDING, FOUNDATION, AND DISPOSE PROPERLY
- REMOVE TRUSS, ROOF, AND DISPOSE PROPERLY
- REMOVE A/C FRAGMENT AND DISPOSE PROPERLY
- REMOVE CONCRETE WALK AND DISPOSE PROPERLY
- REMOVE FENCE AND DISPOSE PROPERLY
- REMOVE WOOD DECK AND DISPOSE PROPERLY

SCALE: 1"=10'



LEGEND	
AMERICAN PUBLIC WORKS ASSOCIATION	APWA
ASPHALT CONCRETE	AC
BACK OF NEW	BN
BLACK WALL	BL
BOTTOM	B
BRICK DRAIN	BRD
CHUCK SHED	CSH
CHUCK SHED ROOF	CSH-R
COMMUNICATION BOX	COMB
COMMUNICATION WALL	COMW
CONCRETE	CONC
CORNER BRICK	CB
CORNER CONCRETE	CC
CRUSHED AGGREGATE BASE	CAB
CLARK FACE, CLARK BACK	CF, CB
DOUBLE STREET CURB UNIT	DSU
DRAIN SHED	DSH
ELECTRICAL BOX, ELECTRICAL CABINET	ELB, ELCAB
EXISTING	EX
EXISTING CONTOUR	EX-CONTOUR
EXISTING DRIVEWAY APPROACH	EX-DA
EXISTING ELEVATION	EX-ELEV
FINISH FLOOR	FF
FINISH FLOOR ELEVATION	FF-ELEV
FINISH GRADE	FG
FINISH SURFACE	FS
GRASS LINE	G
GRASSY DRIVE WIDE CORNER	GDWC
GRASSY DRIVE	GD
HEAVY POINT	HP
INSET	IN
IRRIGATION BOX, IRRIGATION VALVE	IRB, IRV
LANDSCAPING, PLANTER AREA	LA, PA
LANDSCAPING	LA
UP OF CUTTER, CUTTER EDGE	UP, CE
LOW POINT	LP
NEW CONTOUR	NC
ON CENTER	ON-C
OPENING, COUNTY ENGINEERING MANAGEMENT	OE
ASBESTOS	ASB
OPENING, COUNTY FIRE AUTHORITY	OF
ONCE HEAVY LINES	OH
PLANTING AREA	PA
PORTLAND CEMENT CONCRETE	PCC
POUR FILL	PF
PROPOSED	P
PROPOSED DRAINAGE	PDR
PULL BOX	PB
QUANTITY	QTY
ROCK DRAIN, DRAINAGE AND DRAINAGE BOX	RDB, DRB
SANITARY SEWER	SS
SANITARY SEWER HOUSE CONNECTION	SSHC
SANITARY SEWER MANHOLE	SSM
SEWER CLEANOUT	SC
SEWER LIGHT BASE	SLB
SEWER SHED	SSH
SEWER SHED MANHOLE	SSSM
SEWER	SE
SEWER LIGHT	SL
SEWER LIGHT PULL BOX	SLPB
TELEPHONE BOX	TB
TOP OF BRICK	TOB
TOP OF CONCRETE	TOC
TOP OF CURB, FLOW LINE	TOCF, FL
TOP OF DRIVE	TOD
TOP OF FLOOR	TOF
TOP OF WALL, TOP OF FLOORING	TOWM, TOFL
TRIMMED SIGNAL PULL BOX	TSBPB
VERIFIED CLAY PIPE	VCP
WATER LINE	WL
WATER METER	WM
WATER SERVICE LINE	WSL
WATER VALVE	WV

**DIGALERT**

CALL TOLL FREE  
1-800-422-4133  
AT LEAST TWO DAYS  
BEFORE YOU DIG

**UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA**

CAUTION: REMEMBER THAT THE USA CENTER MARKS ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISION	BY	DATE	APP'D.	DATE

PREPARED BY:  
**COAST ENGINEERING DESIGNS, INC.**  
1500 AVONDA AVE. SUITE 303  
COSTA MESA, CA 92626  
PH: (714) 963-0337  
CIVIL AND STRUCTURAL ENGINEERS

OWNER INFORMATION:  
AL SEDGH  
1000 SHORE DR. STE. 240  
NEWPORT BEACH, CA 92660  
PH: 949-246-2666

APPROVED: \_\_\_\_\_

DATE: 4/30/2023

2308 SANTA ANA AVE  
COSTA MESA, CA 92627

**TOPO & DEMOLITION PLAN, LEGEND, AND DETAILS**

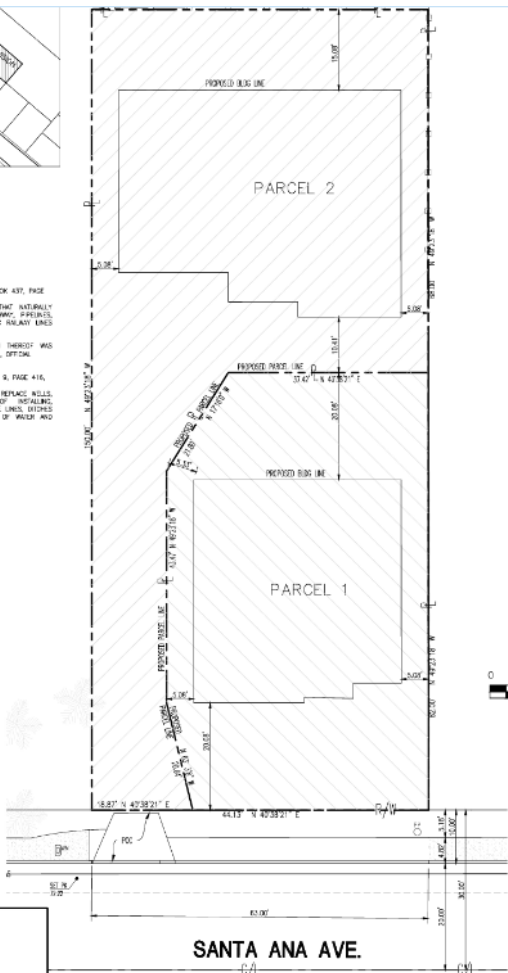
SHEET **C-2** OF



VICINITY MAP  
N.T.S.

EASEMENTS:

1. AN EASEMENT RECORDED SEPTEMBER 13, 1922 IN BOOK 437, PAGE 234, SHOWS CROSS EASEMENT FOR 150' TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS AND RUNS, BEARING THEREON, TELEPHONE, TELEGRAPH, POWER AND ELECTRIC CABLES LINES AND HEREON, PARCELS.
2. AN INSTRUMENT DEDICATING A MICROPIERCE THERIST WAS RECORDED 6/21/1980 IN BOOK 5564, PAGE 234, OFFICIAL RECORDS.
3. AN EASEMENT RECORDED JANUARY 21, 1927 IN BOOK 9, PAGE 416, OFFICIAL RECORDS (NON PLUMBING).
4. LOCAL, NATIONAL AND STATEWIDE, REPAIR AND REPLACE, WELLS, TAPPING, PUMP, AND THE REMOVAL OF INSTALLING, MAINTAINING, REPLACING, REPAIRING, WATER PIPES, LINES, LINES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES.



SANTA ANA AVE.



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

CAUTION: REMEMBER THAT THE USA CENTER NOTICES ONLY THOSE UTILITIES BELONGING TO THE CENTER. THERE COULD BE OTHER UTILITIES PRESENT AT THE WORK SITE. THE CENTER WILL INFORM YOU OF WHOM THEY WILL NOTIFY.

REVISION	BY	DATE	APPROVED BY	DATE
1				
2				
3				

PREPARED BY:  
COAST ENGINEERING DESIGNS, INC.  
1500 ADAMS AVE., SUITE 303  
COSTA MESA, CA 92626  
PH: (714) 593-6337



J.N. 08-2023



4/25/2025

OWNER INFORMATION:

AJ SEDGH  
1500 ADAMS AVE., SUITE 340  
NEWPORT BEACH, CA 92660  
PH: 434-6366

PREPARED UNDER SUPERVISION OF	DATE
FARHAD REZAI, R.C.S. 36888	4/20/2025
CHECKED BY	
RECOMMENDED	
APPROVED	

2308 SANTA ANA AVE  
COSTA MESA, CA 92627

PRECISE GRADING PLAN

LEGAL DESCRIPTION

THE SOUTHWESTERLY 53 FEET OF THE NORTHEASTERLY 150 FEET OF THE NORTHEASTERLY 150 FEET OF LOT 102 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGE 11 AND 12 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

ASSESSOR'S PARCEL NUMBER:

119-332-08

SITE ADDRESS:

2308 SANTA ANA AVE.  
COSTA MESA, CA 92627

OWNER/SUBOWNER:

EXTERIOR COASTAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY  
1504 BAYVIEW DRIVE, SUITE 340  
NEWPORT BEACH, CA 92660  
ATTENTION: AJ SEDGH

AREA SUMMARY:

EXISTING PARCEL: 9450 S.F. (0.217 ACRES)

PROPOSED PARCELS:

PARCEL 1: 3850 S.F. (0.088 ACRES)  
PARCEL 2: 5588 S.F. (0.128 ACRES)

EXISTING LAND USE:

ONE PARCEL OF SINGLE STORY HOUSE AND DETACHED GARAGE

EXISTING SURROUNDING PROPERTY LAND USE:

REAR: R2 - MD MULTI-FAMILY RESIDENTIAL  
FRONT: R2 - MD MULTI-FAMILY RESIDENTIAL  
LEFT: R2 - MD MULTI-FAMILY RESIDENTIAL  
RIGHT: R2 - MD MULTI-FAMILY RESIDENTIAL

PROPOSED LAND USE

SMALL LOT SUBDIVISION - SINGLE FAMILY RESIDENTIAL

WATER RESOURCES:

THERE ARE NO WATERCOURSES CROSSING THE SITE OR ADJACENT PROPERTIES. LAND IS NOT SUBJECT TO OVERFLOW.

WATER RESOURCES:

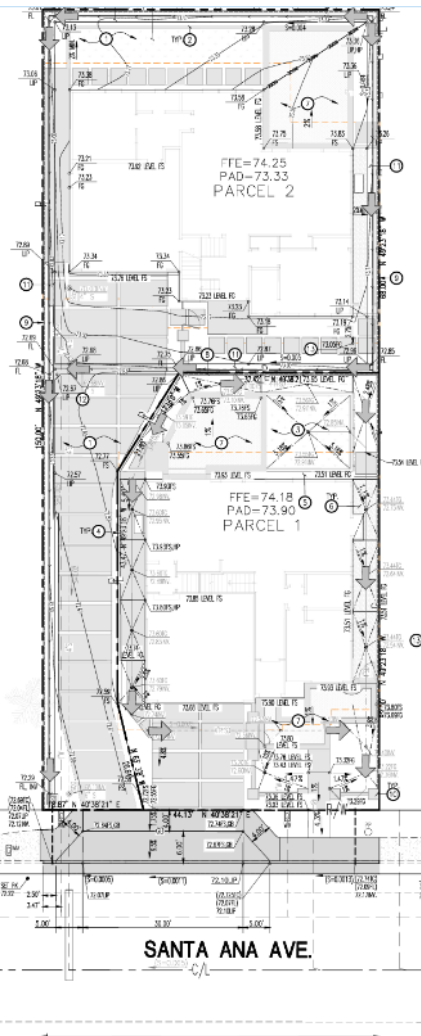
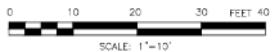
FEMA FIRM FLOOD ZONE - X, MAP NUMBER 060250225K  
EFFECTIVE DATE: 03/21/2019

LEGEND

SITE LOT/TRACT

CLUB

PROPERTY LINE



SANTA ANA AVE.

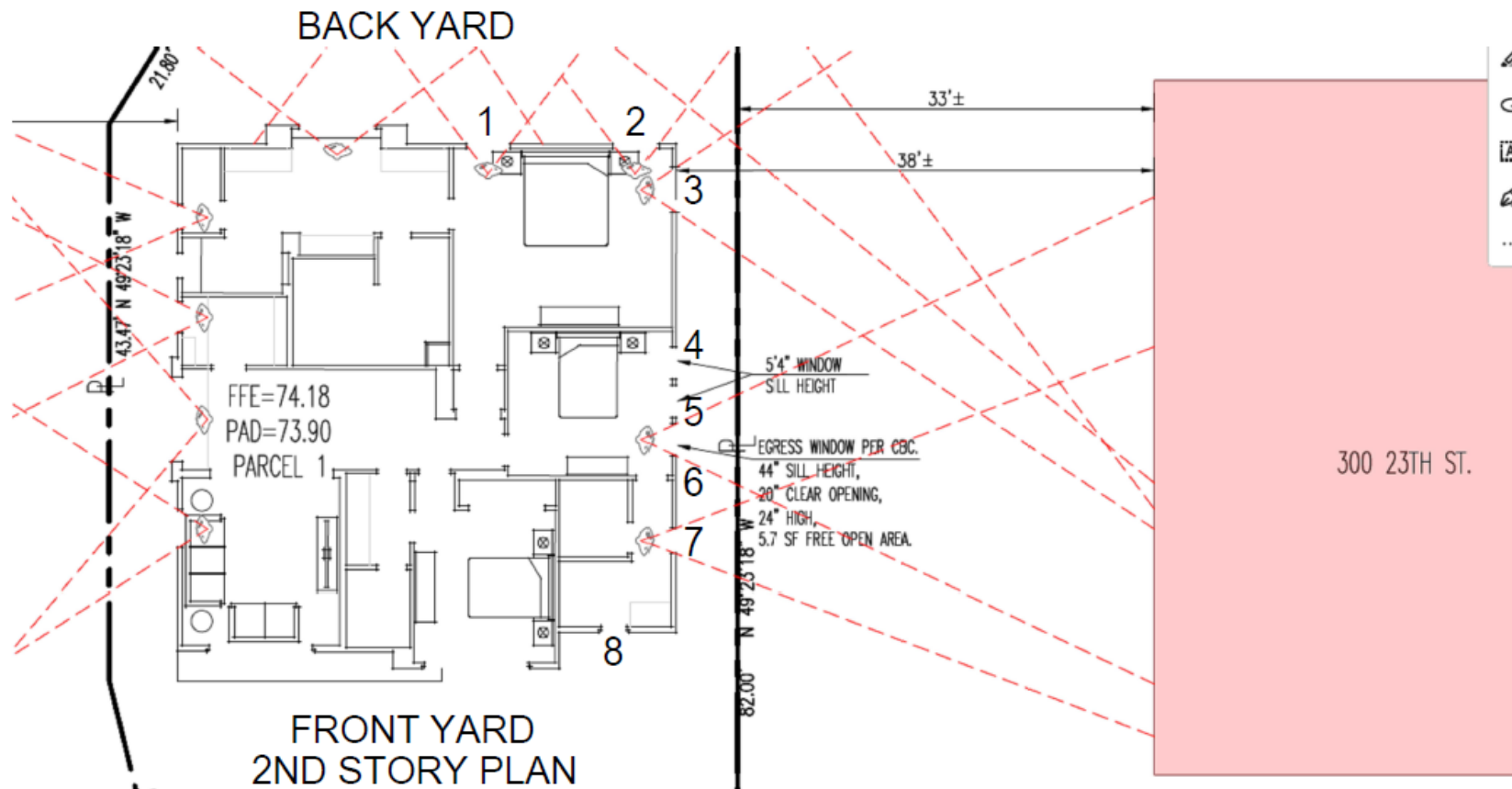
1. CONSTRUCT CONCRETE WALL PER LANDSCAPING PLANS
2. CONSTRUCT CONCRETE WALL PER LANDSCAPING PLANS
3. CONSTRUCT FENCE PER LANDSCAPING PLANS
4. CONSTRUCT FENCE PER LANDSCAPING PLANS
5. CONSTRUCT FENCE PER LANDSCAPING PLANS
6. CONSTRUCT FENCE PER LANDSCAPING PLANS
7. CONSTRUCT FENCE PER LANDSCAPING PLANS
8. CONSTRUCT FENCE PER LANDSCAPING PLANS
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10. CONSTRUCT FENCE PER LANDSCAPING PLANS
11. CONSTRUCT FENCE PER LANDSCAPING PLANS
12. CONSTRUCT FENCE PER LANDSCAPING PLANS
13. CONSTRUCT FENCE PER LANDSCAPING PLANS

PRECISE GRADING PLAN

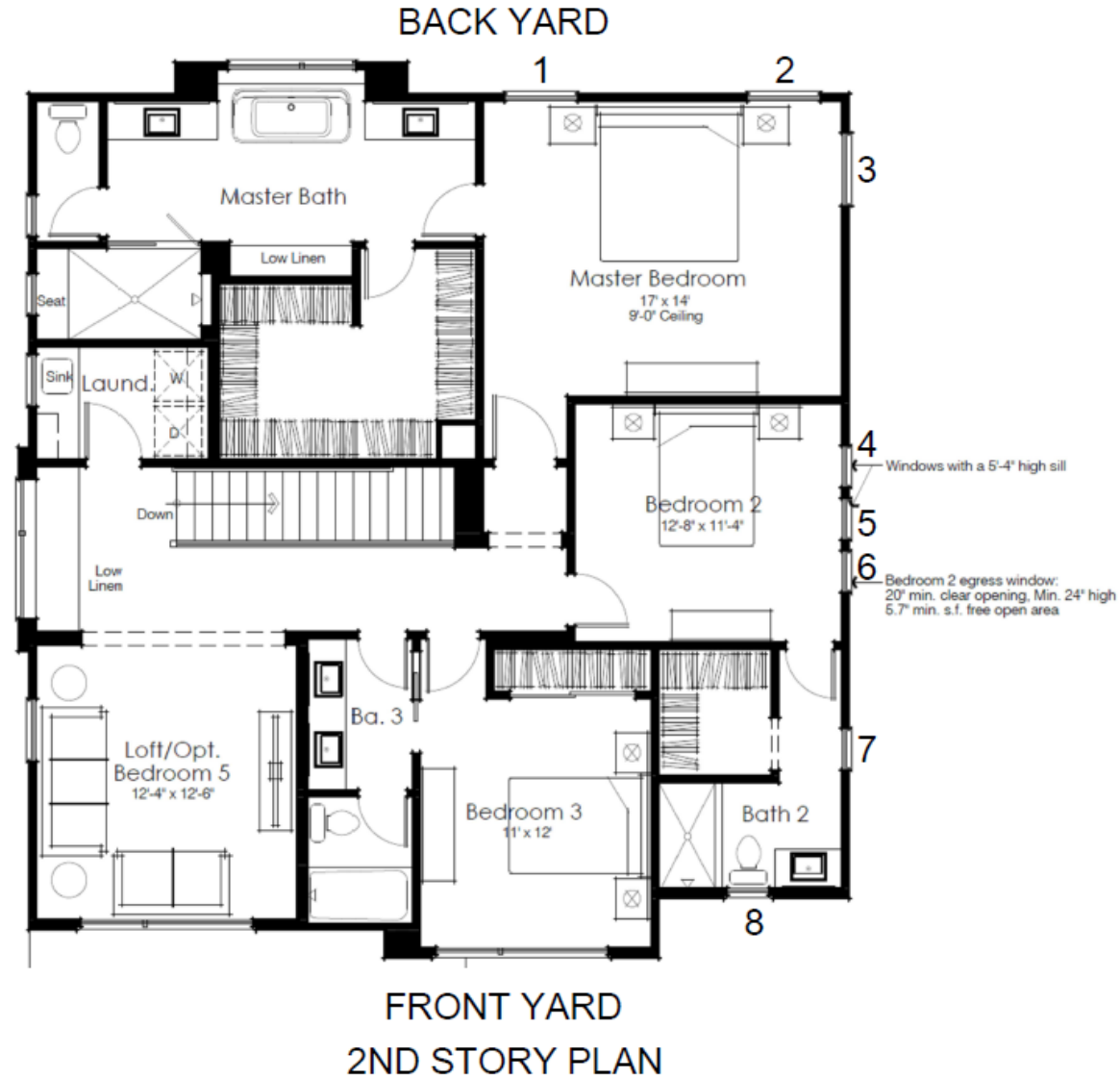
SCALE: 1"=10'-0"

C-3

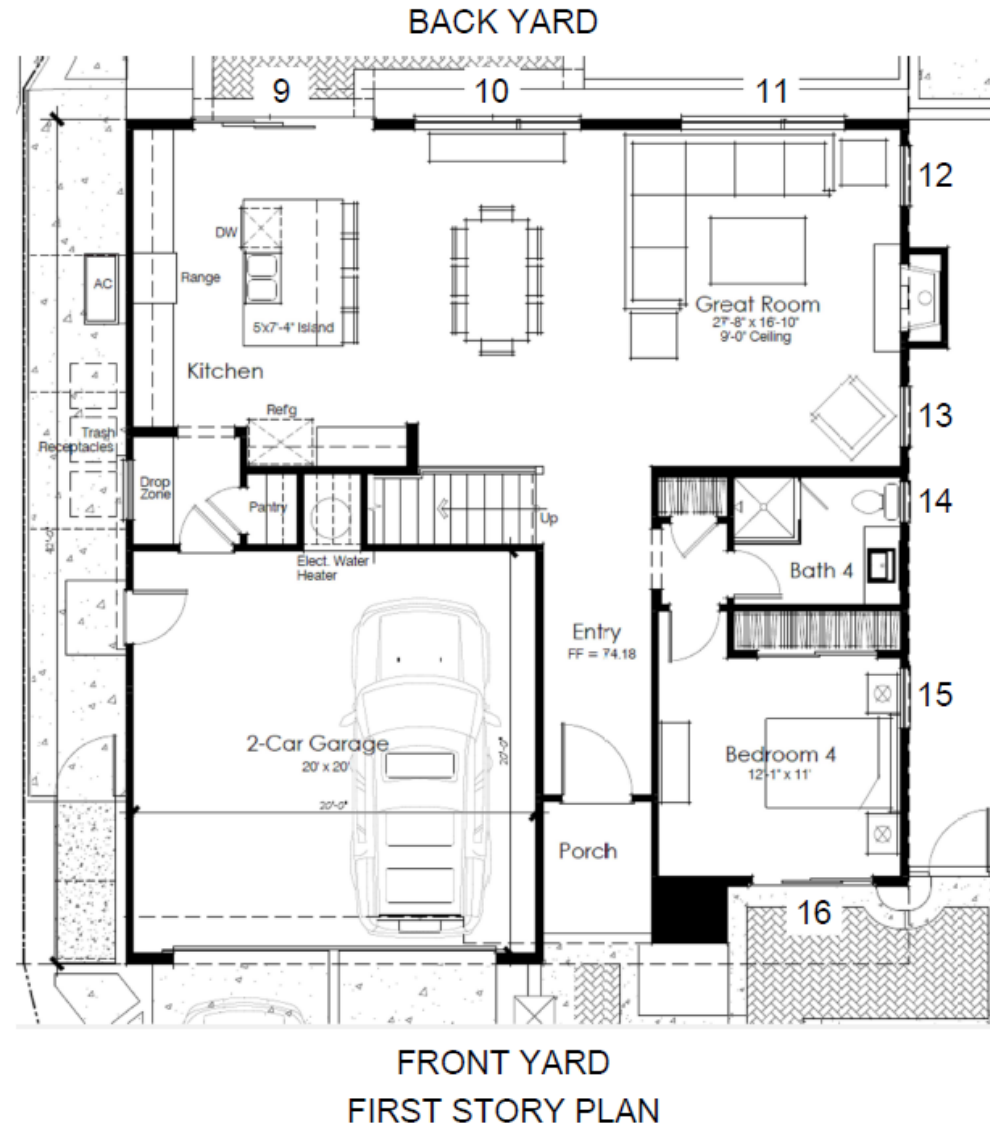
SHEET OF



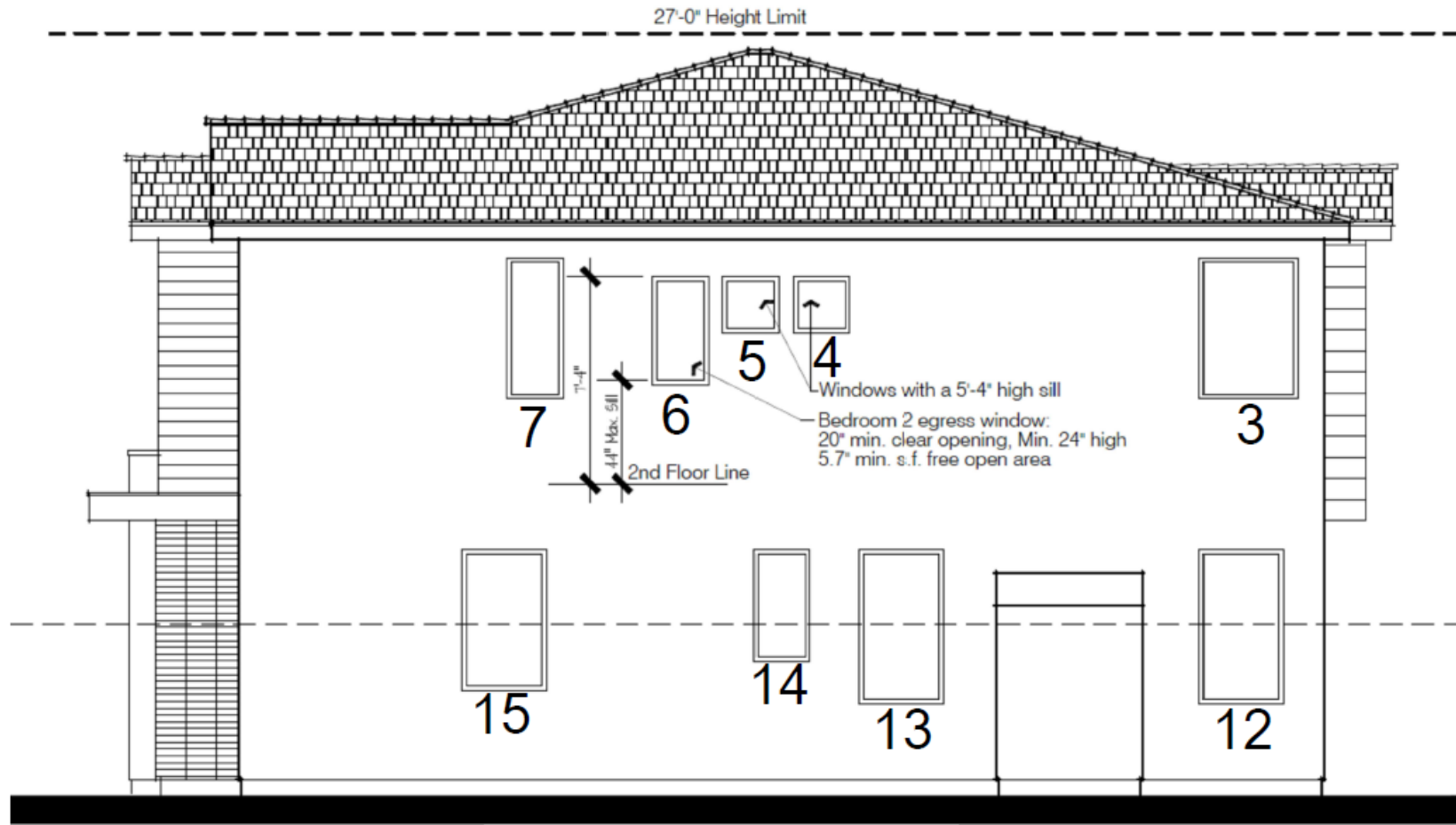




EXH. 8



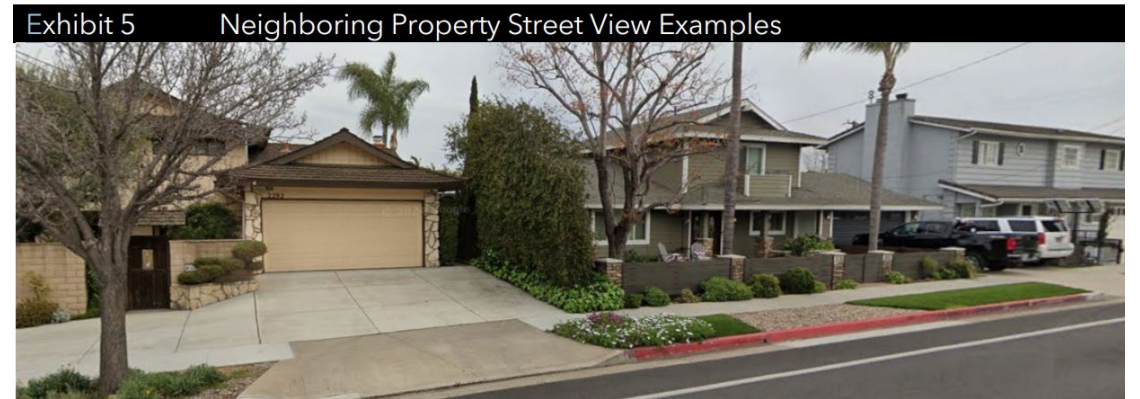
EXH. 9



Right Elevation  
FACING 300 23RD ST, BACK YARD

EXH. 7



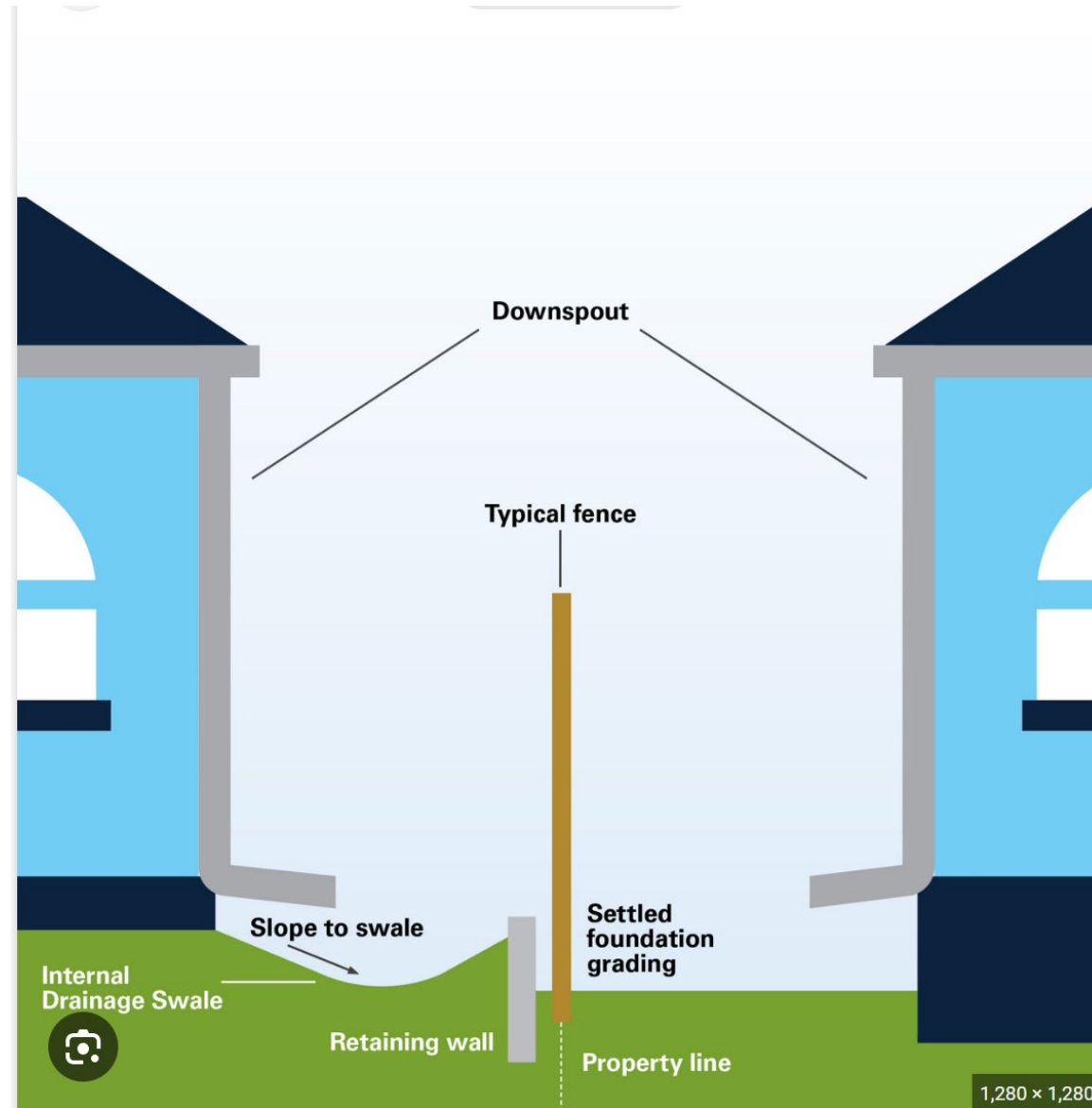






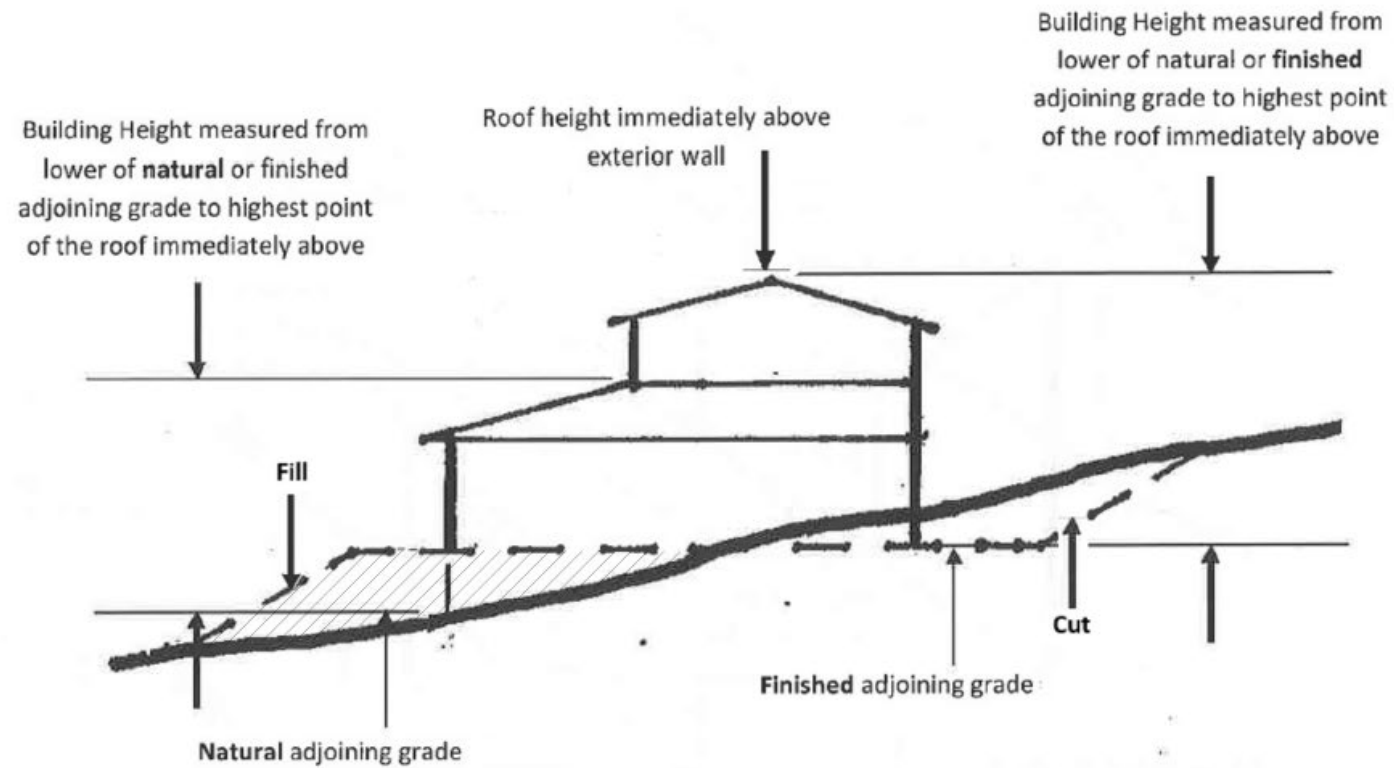






## Example 2

### Measuring Distance from Adjoining Grade to Highest Part of the Roof Immediately Above



EXH. 3

# **Clean Mobility Options Voucher Pilot Program for Community Based Transit Amendment One**

**City Council Meeting  
October 7, 2025**





# Background

- **Clean Mobility Options (CMO)** is a Statewide initiative that provides funding for On-Demand Electric Vehicle (EV) Transit Services to underserved communities.
- **Program Goals:**
  - Increase clean mobility options for low-income and disadvantaged communities.
  - Provide community driven mobility solutions.
  - Improve access to safe, reliable, convenient, and affordable mobility.
  - Reduce greenhouse gas emissions.



# On-Demand Ride Share Pilot Program

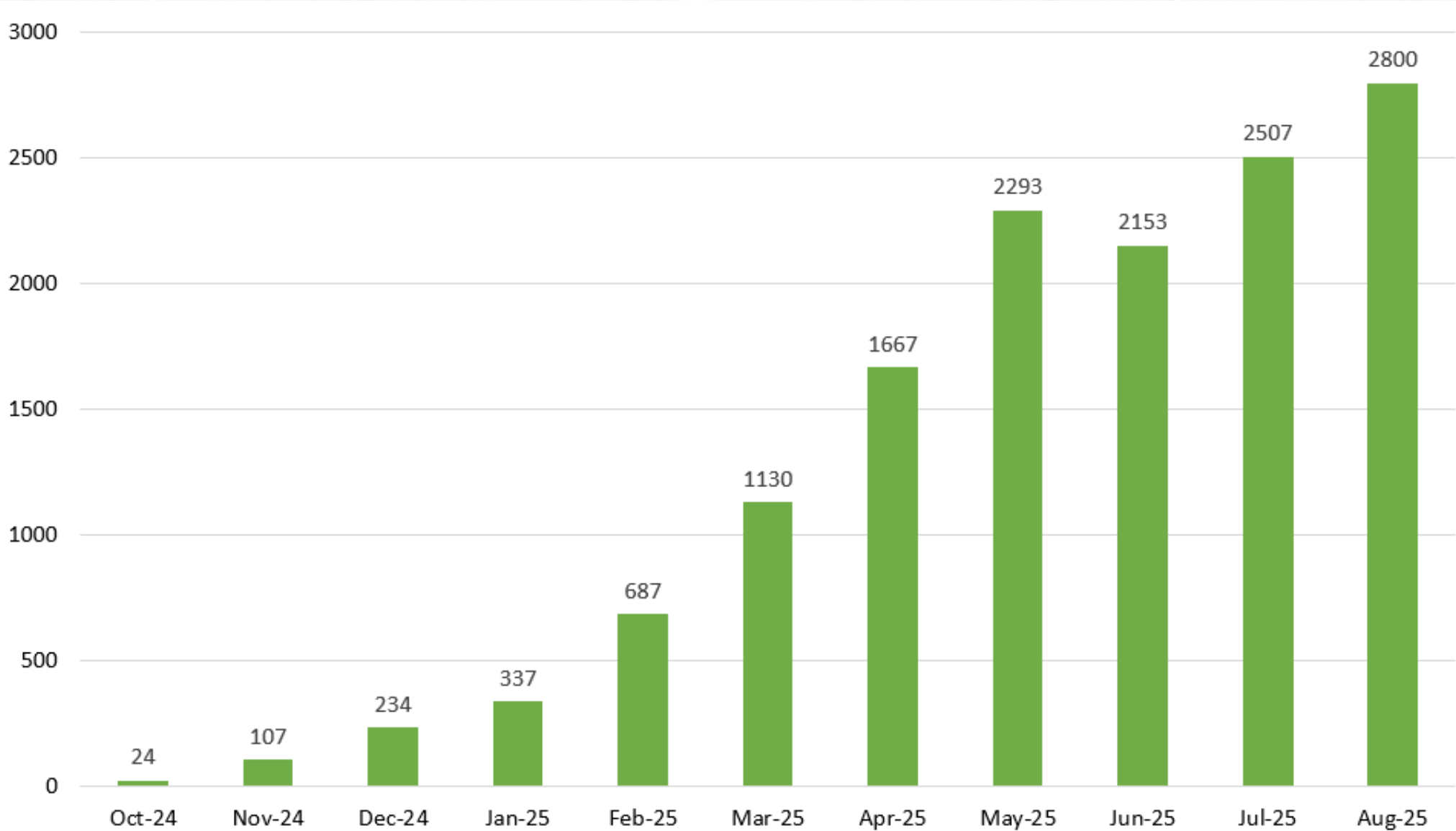
- Staff submitted a successful grant application in August 2023.
- Initial grant of \$500,000 per year for three years, total of \$1.5 million with no required local match funding.
- In June 2024, City Council awarded a Contract Services Agreement (CSA) to Circuit Transit, Inc. to operate the on-demand ride share service.
- Service began October 2024.



# On-Demand Ride Share Monthly Ridership



Passengers



Service Month



# Additional Funding

- In February 2025, City Staff successfully secured additional \$300,000 to increase the program funding from \$1.5 million to \$1.8 million.
- Additional funding will expand the service area and add a fourth electric vehicle.
- Expansion of service is pending the approval of Amendment One with Circuit Transit, Inc.



# On-Demand Ride Share Service Hours

## Current Service Hours

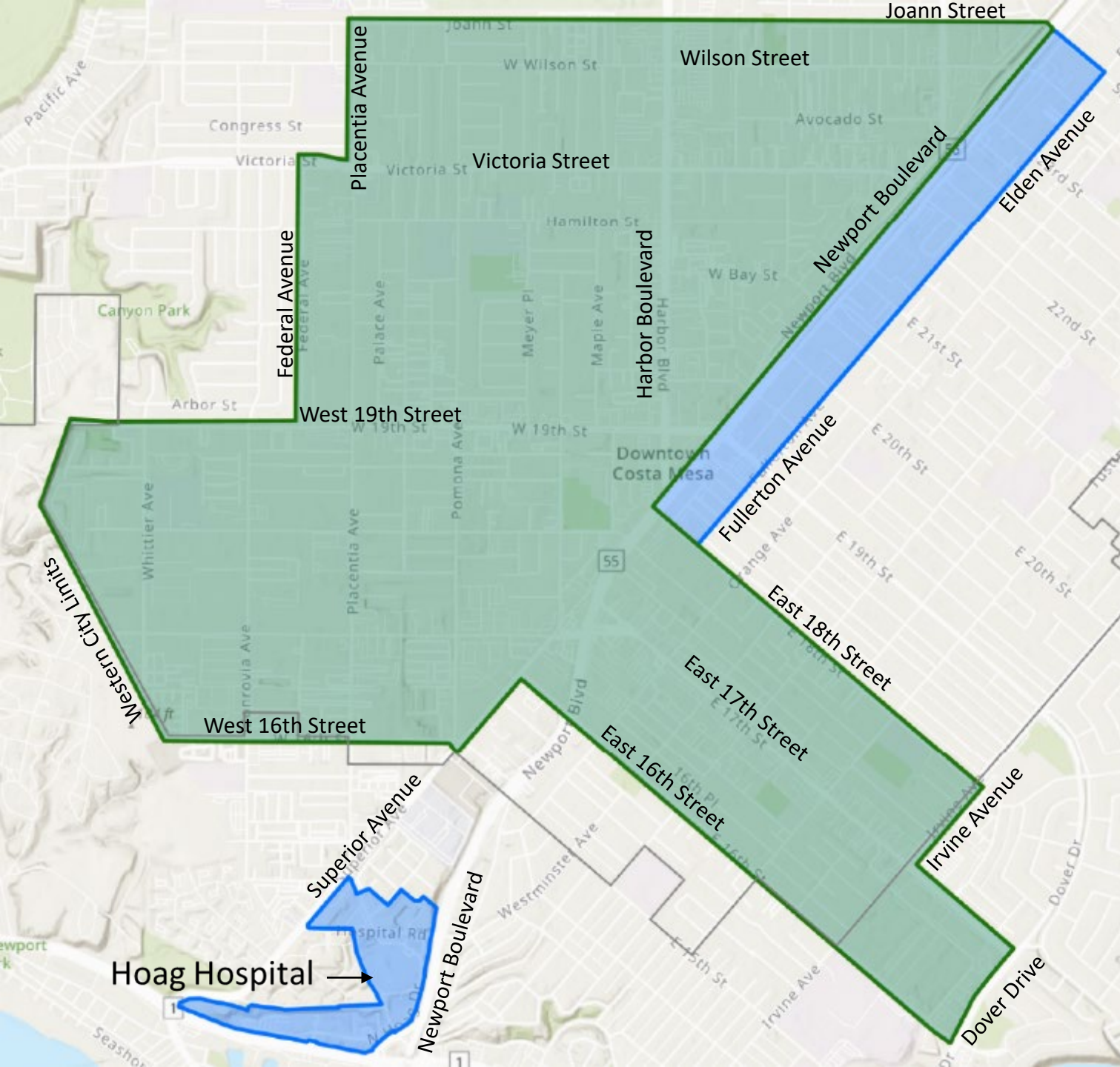
- Monday through Friday: 8:00 a.m. – 6:00 p.m.
- Saturday and Sunday: 10:00 a.m. – 8:00 p.m.

## Proposed Service Hours

- Monday through Friday: 8:00 a.m. – 8:00 p.m.
- Saturday and Sunday: 10:00 a.m. – 8:00 p.m.







- Existing Service Area
- Proposed Service Area Expansion





# Fiscal Review

- CMO Pilot Project for On-Demand Transit Services is included in the Fiscal Year 2025-26 Capital Improvement Program budget in the amount of \$500,000.
- Staff is requesting to increase the appropriation to \$650,000 for the approved expansion of the service.
- Funding for the proposed Amendment One with Circuit Transit, Inc. is provided by the grant for two years.
- CMO Pilot Program requires City's commitment of:
  - City staff time including social media advertising and administration.
  - Electricity for four EV chargers and dedicated parking spaces at Corporation Yard.

# Staff Recommendations

1. Approve Amendment One to the Contractor Services Agreement (CSA) with Circuit Transit, Inc. for the Clean Mobility Options (CMO) Voucher Pilot Program in an amount not to exceed \$650,000 annually, for a term of two (2) years.
2. Authorize increase of appropriation of the Clean Mobility – On Demand Transit Services from \$500,000 to \$650,000 for Fiscal Year 2025-26.
3. Authorize the Interim City Manager and the City Clerk to execute the agreement and future amendments to the agreement.



Questions?

