



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, June 23, 2025

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

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- During the Public Comment Period, use the “raise hand” feature located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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4. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

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Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

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PLANNING COMMISSION REGULAR MEETING**JUNE 23, 2025 – 6:00 P.M.****JEFFREY HARLAN
CHAIR****JON ZICH
VICE CHAIR****ANGELY ANDRADE
PLANNING COMMISSIONER****ROBERT DICKSON
PLANNING COMMISSIONER****KAREN KLEPACK
PLANNING COMMISSIONER****DAVID MARTINEZ
PLANNING COMMISSIONER****JOHNNY ROJAS
PLANNING COMMISSIONER****TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY****CARRIE TAI
DIRECTOR****CALL TO ORDER****PLEDGE OF ALLEGIANCE****ROLL CALL****ANNOUNCEMENTS AND PRESENTATIONS****PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**
Comments are limited to three (3) minutes, or as otherwise directed.**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS****CONSENT CALENDAR:**

1. [**JUNE 9, 2025 UNOFFICIAL MEETING MINUTES**](#) [**25-363**](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of June 9, 2025.

Attachments: [June 9, 2025 Unofficial Meeting Minutes](#)

PUBLIC HEARING:

1. [**DESIGN REVIEW \(PDES-24-0013\) AND TENTATIVE PARCEL MAP 25-360 2024-156 FOR A RESIDENTIAL SMALL LOT SUBDIVISION TO CREATE TWO PARCELS EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AND AN ATTACHED TWO-CAR GARAGE AT 2280 ELDEN AVENUE**](#)

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the staff presentation is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15) Minor Divisions of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Parcel Map No. 2024-156 and Design Review PDES-24-0013 based on findings of fact and subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Planning Commission Draft Resolution](#)
- [2. Applicant Letter](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Site Photos](#)
- [6. Project Plans](#)
- [7. Colored Elevations](#)

OLD BUSINESS:

1. [**FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN LAND USE 25-361 PLAN - REVIEW AND RECOMMENDATION**](#)

RECOMMENDATION:

Staff recommends that the Planning Commission receive the staff presentation and provide feedback on community variables and plan components that will shape the land use plan for the Fairview Developmental Center (FDC) Specific Plan.

Attachments: [Agenda Report](#)

- [1. May 27 2025 Staff Report](#)
- [2. FDC Vision and Guiding Principles](#)
- [3. Land Use Concept Illustrations](#)
- [4. FDC SP Draft Street Sections](#)

NEW BUSINESS:

1. [STUDY SESSION REGARDING THE 2025 ZONING CODE 25-362 AMENDMENT PCTY-25-0001 FOR MINOR TECHNICAL UPDATES](#)

RECOMMENDATION:

Staff recommends that the Planning Commission receive the staff presentation and provide feedback on the proposed Zoning Code Amendment.

Attachments: [Agenda Report](#)

[1. Tracked Changes Ordinance \(Exhibit A\)](#)

[2. Fences, Walls, and Landscaping handout](#)

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT
2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY REPORT

ADJOURNMENT**PLANNING COMMISSION MEETING:**

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review. Applications for appeals are available through the City Clerk's Office; please call (714) 754-5225 for additional information.

CONTACT CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
planninginfo@costamesaca.gov



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-363

Meeting Date: 6/23/2025

TITLE:

JUNE 9, 2025 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of June 9, 2025.



REGULAR PLANNING COMMISSION MONDAY, JUNE 9, 2025 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Jeffery Harlan at 6:08 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Commissioner Martinez led the Pledge of Allegiance

ROLL CALL

Present: Chair Jefferey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: None.

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:

Jay Humphrey expressed appreciation for the Planning Commission's acknowledgment of issues related to the Fairview Developmental Center and stated he looks forward to further input. He also encouraged the Commission, staff, and residents to engage in the planning process for the Randall Preserve, noting its proximity to Costa Mesa and potential positive impact on the community.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Dixon shared personal experience with a residential remodel and acknowledged past challenges with the TESSA system. He noted that while issues remain, he was encouraged by staff's awareness of these problems and their proactive efforts to address them. He commended the staff for their responsive and solution-oriented approach and expressed appreciation for their ongoing improvements.

Commissioner Andrade acknowledged the challenges facing neighboring Los Angeles County and encouraged the community, particularly the Latino community, to seek support from organizations like Orange County Rapid Response, which offers legal and immigration-related resources and is active on social media. She expressed

appreciation for the strong community attendance and shared information about a free upcoming social impact networking mixer hosted by Orange County United Way, where she works. The event will focus on the corporate role in housing solutions, featuring speakers from the City of Irvine, FivePoint, and FirstService Residential, and will highlight Irvine's best practices in meeting affordable housing goals.

Chair Harlan took a moment to acknowledge the end of the school year, congratulating all graduates.

CONSENT CALENDAR:

- 1. MAY 27, 2025 UNOFFICIAL MEETING MINUTES**
- 2. MARCH 22, 2021 UNOFFICIAL MEETING MINUTES**
- 3. DECEMBER 13, 2021 UNOFFICIAL MEETING MINUTES**

All 3 Consent Calendar items were pulled by a member of the public.

The Chair Opened for Public Comment.

Jay Humphrey, requested an amendment to the minutes of the previous meeting to clarify that he does **not** support the proposed reduced parking ratio of 1.75 spaces per unit. He stated that his prior comments may have been misunderstood and emphasized that he believes the standard is inadequate and shifts the burden onto surrounding streets. He also expressed concern over the Commission's ability to approve items two and three on the agenda, as only one commissioner was present at the original meetings. He questioned how a vote could be made on items nearly three years old without full participation or review and encouraged the Commission to ensure a fair and informed process.

The Chair closed Public Comment.

Chair Harlan asked Assistant City Attorney Tarquin Preziosi whether there was any remedy for approving older meeting minutes when only a limited number of current commissioners were present at those meetings. Assistant City Attorney Preziosi responded that aside from not approving the minutes, there is no alternative remedy. However, the Planning Commission may vote to approve the minutes if the commissioners have reviewed them and believe they accurately reflect what took place, regardless of their personal attendance.

Commissioner Martinez made a motion. Seconded by Chair Harlan.

MOVED/SECOND: MARTINEZ/ DICKSON

MOTION: to approve Consent Calendar items No. 1, 2 and 3. With the amendment to public comment section in consent calendar item No.1 made by Jay Humphrey for his public comment.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Commissioner Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

-----**END OF CONSENT CALENDAR**-----

PUBLIC HEARINGS:

1. RECOMMENDATION TO THE CITY COUNCIL ON A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT (PGPA-24-0001), REZONE, MASTER PLAN (PMAP-24-0002), AND TENTATIVE TRACT MAP NO. 19351 FOR THE DEVELOPMENT OF 40 RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 220, 222, 234, AND 236 VICTORIA STREET ('VICTORIA PLACE')

One ex-parte communication from Commissioner Martinez.

Senior Planning Victor Mendez presented the item.

The Commission held a detailed discussion with staff regarding a proposed residential development, focusing on traffic impact fees, pedestrian and vehicle access, zoning standards, landscaping, and public safety. Clarification was provided that traffic impact fees typically support improvements outlined in the city's general plan, including active transportation projects. Concerns were raised about peak-hour traffic flow, pedestrian safety near Victoria Place and Newport Boulevard, and the lack of crosswalks in the area. Staff noted that while the project meets tree and shrub count requirements, there is limited flexibility due to space constraints. Commissioners discussed the project's use of the Residential Incentive Overlay District (RIOD), which allows for higher density and height compared to other zones, and acknowledged that no previous projects have utilized this overlay. The differences between RIOD and Residential Common Interest Development (RCID) standards were explained, as well as the environmental limitations of CEQA when addressing Caltrans comments. Additional questions were asked regarding public access, walkability within the development, the configuration of private spaces, and comparisons to nearby developments. Staff confirmed that while the project

aligns with applicable standards, concerns regarding public safety and connectivity remain important considerations.

The Chair Opened the Public Hearing.

The Commission engaged the applicant in a detailed discussion regarding project design, access, and compliance with development standards. Topics included the functionality and location of pedestrian gates, adequacy of guest parking, and reasons for deviations from open space and setback requirements. The applicant explained that the design prioritized private yards, rooftop decks, and full two-car garages, which limited the ability to meet certain code requirements. Commissioners raised concerns about the reduced garage width, potential traffic back-up at gated entries, and pedestrian safety near Victoria Place and Newport Boulevard. The applicant responded that the design meets fire and traffic standards, includes internal circulation flexibility, and that operational matters like gate timing would be handled by the future HOA [Homeowners Association]. Public safety improvements beyond the project site were acknowledged as a broader city responsibility. The applicant also clarified the month-to-month status of existing commercial tenants and noted they had been informed of the planned redevelopment.

The Chair opened Public Comment.

Jay Humphrey, expressed support for increasing ownership housing to improve the ratio of owner-occupied versus rental units. However, he cautioned against allowing such projects to negatively impact the surrounding community. He raised concerns about the true number of bedrooms per unit, suggesting that ground-floor flex spaces with bathrooms function as fourth bedrooms, which could increase vehicle ownership and parking demand. Humphrey criticized reliance on street parking for overflow, noting the potential for long-term vehicle storage, such as boats, reducing available daily parking. He also remarked that rooftop decks, particularly when outfitted with umbrellas, effectively function as a fourth story and add to the building's perceived height.

Cynthia McDonald, voiced strong concerns about the number of deviations required to fit 40 units onto a small parcel, comparing the design to "sardines in a can." She noted potential impacts to nearby residents, including noise from adjacent businesses and air pollution from nearby freeways and major roads. While she acknowledged the units are for sale, she criticized the lack of affordable housing and described the site as poorly suited for residential use due to limited walkability, inadequate bike access, and dangerous traffic conditions. McDonald questioned the absence of broader planning promised under Measure K, expressing frustration with inconsistent zoning practices and

urging the city to develop a more predictable and community-driven planning process.

Richard Huffman provided comments referencing a nearby development on Harmony Way, which he described as a similar-sized site with a less dense layout featuring 30 detached, three-story units without common walls. He noted the project includes ample guest parking—approximately 25 spaces—along with walkways, landscaped access, and common open space at the rear. Huffman contrasted that example with the current proposal, highlighting the benefits of lower density and increased parking. While he expressed support for condominium-style development to achieve higher unit counts, he emphasized the Harmony Way project as a useful comparison for design and density considerations.

The Chair closed Public Comment.

Commissioners sought clarification from staff regarding the availability of interior-facing exterior elevations in the project plans to ensure adequate design articulation along the internal drive aisles and avoid flat, unengaging facades. Staff directed the Commission to the appropriate plan sheets and confirmed that varied materials and treatments were included. Additional questions addressed the possibility of the development being converted to rental units in the future, to which staff and the City Attorney confirmed that, while the tentative tract map allows for individual ownership, the property could legally be retained or sold as a rental project. Staff also confirmed that the parcels involved were not identified as housing opportunity sites in the City's Housing Element.

The Chair Closed the Public Hearing.

Commissioner Dickson made a motion to recommend approval to City Council. Motion Failed for lack of second.

Vice Chair Zich made a motion to recommend denial of the project to City Council. Seconded by Chair Harlan.

During discussion of the motion, several commissioners expressed support for the project's ownership housing component, noting Costa Mesa's imbalance between rental and owner-occupied units. However, concerns were raised about the extensive number of deviations from zoning standards, including setbacks, open space, parking, and garage dimensions, which some felt compromised the integrity of the city's planning framework. While the improvements to landscaping and amenities in response to prior Council feedback were acknowledged, there was skepticism about whether the

Residential Incentive Overlay was the appropriate tool for the site and whether the entitlement process was being stretched too far. Others noted that the application reflects the direction of City Council and that advancing the item as a recommendation allows the Council to decide on the broader policy implications. Commissioners also discussed the challenges of balancing entry-level ownership goals with large unit sizes and site constraints. Overall, while some supported the motion due to the project's alignment with Council interest, others opposed it due to planning inconsistencies and concern over setting precedent.

MOVED/SECOND: ZICH/ HARLAN

MOTION: Planning Commission recommendation to the City Council to deny the project and to not adopt the mitigated negative declaration and not approve the general plan amendment, rezone, master plan, and tentative tract map.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Commissioner Zich, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: Commissioner Andrade, Commissioner Dickson

Absent: None

Recused: None

Motion carried: 5-2

The Chair called for a short break at 8:12pm.

The Chair called the meeting back into order at 8:26pm.

2. RECOMMENDATION TO THE CITY COUNCIL PERTAINING TO THE PROPOSED HIVE LIVE PROJECT (PGPA-23-0002) INCLUDING A FINAL ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, MASTER PLAN, VESTING TENTATIVE PARCEL MAP, DENSITY BONUS AGREEMENT, AND DEVELOPMENT AGREEMENT FOR A THREE-PHASED, 1,050-UNIT, RESIDENTIAL DEVELOPMENT WITH 3,692- SQUARE-FOOT RETAIL COMPONENT AT 3333 SUSAN STREET

Five Ex-parte communications reported by Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson and Commissioner Martinez.

Senior Planner Chris Yeager presented the item.

The Commission engaged staff with detailed questions regarding the proposed project's compliance with city standards, phasing, affordability obligations, and potential future development under the Urban Center

Commercial land use designation. Clarifications were made about a typo in unit counts and the required distribution of affordable units across all unit types, buildings, and floors. Staff explained that while the project falls short of certain RHNA income category targets, the city's housing element includes a buffer to accommodate such shortfalls. Commissioners questioned the practicality of relying on this buffer if units remain unbuilt. Staff also addressed concerns regarding zoning implications, confirming that while a 25-story building could be allowed under the amended land use designation, it would still require future entitlements and public review. Additional questions focused on open space access, parking conditions, unbundled parking, Paseo hours, and public improvements along Susan Street—all of which staff confirmed would be developer obligations. Commissioners also verified that renter protections and affordable housing compliance will be reviewed by the city attorney.

The Chair opened the Public Hearing.

The Commission questioned the applicant regarding parking policies, affordability commitments, and unit composition. The applicant clarified that parking will be assigned, with one space included per unit and additional spaces available for a fee, distinguishing this from traditional unbundled parking. Commissioners also confirmed that 10% of the total 1,050 units—equating to 105 units—will be designated as affordable housing, exceeding the city's code requirement by 20%. The affordable units will be reserved for low-income households, a category that now includes many essential workers given the high cost of living in Orange County. The applicant confirmed their decision to apply the affordability percentage to the overall unit count rather than the base density, despite having the right to calculate a lower number. In response to additional questions, the applicant explained that the project is rental-only due to both the property owner's preference to retain the land and the developer's business model, which focuses exclusively on rental properties. Approximately 67% of the proposed units will be one-bedroom apartments.

The Chair opened Public Comment.

Cynthia McDonald, expressed concern over the proposed project, stating that it reflects spot zoning and requires multiple amendments that deviate from the North Costa Mesa Specific Plan. She criticized the site's car-dependent location, citing a lack of walkable services and increased traffic impacts. While she acknowledged the developer's payment of standard fees, she argued that true community benefits (CBs) should be tangible, measurable, and negotiated with the public—such as new fire stations or parks—not amenities like EV parking or solar panels. She also objected to the 20-year term with five-year extensions in the development agreement, noting it is unusually long compared to other cities. She urged the City to shorten the entitlement term and require fee

payments at building permit issuance rather than occupancy, emphasizing that the City should not act as a “developer’s banker.”

The Chair closed public comment.

The Chair closed the Public Hearing.

Commissioner Martinez made a motion. Seconded by Commissioner Dickson.

Several commissioners expressed support for the Hive Live project, citing its contribution of 1,050 total units—including 105 low-income units—and its alignment with the city’s housing needs. They praised the design, open space features such as paseos and courtyards, sustainability measures like all-electric appliances and EV parking, and connectivity to the rail trail. While acknowledging the car-oriented nature of the site, commissioners emphasized the project’s quality and livability. However, the Vice Chair voiced strong concerns about insufficient city planning for the area north of the 405 and stated he could not support the project. A discussion followed regarding the development agreement, with particular attention on clarifying that the \$4.5 million in public benefit fees be specifically allocated to categories such as public safety and infrastructure, rather than being left to future council discretion. A friendly amendment to the motion was made striking the words, “but conceptually as follows” and replacing it with “to be allocated by the city, as follows” on Exhibit C of the draft Development Agreement.

MOVED/SECOND: MARTINEZ/ DICKSON

MOTION: To approve the staff recommendation, including adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, and approval of the General Plan Amendment, Rezone, Master Plan, Tentative Tract Map, and Development Agreement, subject to the conditions of approval as outlined in the staff report, with the following modifications:

1. Amend Condition of Approval No. 6 to replace “Cultural Arts Committee” with “Arts Commission.”
2. Recommend to the City Council that Exhibit C of the Development Agreement be revised to strike the phrase “but conceptually as follows” and replace it with “to be allocated by the city, as follows,” to ensure the \$4.5 million in public benefit funds are allocated as stated—for citywide bicycle/pedestrian infrastructure, community drainage improvements, police and animal services, and fire and rescue services—and not reallocated at the City’s discretion in the future.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: Commissioner Zich

Absent: None
Recused: None
Motion carried: 6-1

OLD BUSINESS: None.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - None.

REPORT - DEVELOPMENT SERVICES - Director Tai provided two brief announcements. First, she shared that with the approval of the consent calendar that evening, all outstanding Planning Commission minutes are now up to date. Second, she noted that the next Planning Commission meeting will be held on June 23 and will include several items: a small lot subdivision, the start of a technical code cleanup with municipal code clarifications, and a follow-up update on the Fairview Developmental Center to conclude last week's discussion and outline next steps. She concluded by stating she looks forward to seeing the Commission in two weeks.

REPORT - ASSISTANT CITY ATTORNEY - None.

ADJOURNMENT AT 9:38p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-360

Meeting Date: 6/23/2025

TITLE:

DESIGN REVIEW (PDES-24-0013) AND TENTATIVE PARCEL MAP 2024-156 FOR A RESIDENTIAL SMALL LOT SUBDIVISION TO CREATE TWO PARCELS EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AND AN ATTACHED TWO-CAR GARAGE AT 2280 ELDEN AVENUE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: JEFFREY RIMANDO, ASSISTANT PLANNER

CONTACT INFORMATION: JEFFREY RIMANDO, 714-754-5012;
Jeffrey.Rimando@costamesaca.gov

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the staff presentation is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15) Minor Divisions of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Parcel Map No. 2024-156 and Design Review PDES-24-0013 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 23, 2025

ITEM NUMBER: PH-1

SUBJECT: DESIGN REVIEW (PDES-24-0013) AND TENTATIVE PARCEL MAP 2024-156 FOR A RESIDENTIAL SMALL LOT SUBDIVISION TO CREATE TWO PARCELS EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AND AN ATTACHED TWO-CAR GARAGE AT 2280 ELDEN AVENUE

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

PRESENTATION BY: JEFFREY RIMANDO, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: JEFFREY RIMANDO
714-754-5012
Jeffrey.Rimando@costamesaca.gov**

RECOMMENDATION:

Staff recommends the Planning Commission adopt a Resolution to:

1. Find that the staff presentation is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15315 (Class 15) Minor Divisions of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Parcel Map No. 2024-156 and Design Review PDES-24-0013 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is David Dilettoso representing the property owner, Peter C. Swift Trust.

PLANNING APPLICATION SUMMARY

Location:	2280 Elden Avenue	Application Number:	PDES-24-0013
Request:	Parcel Map and Design Review for a residential small lot subdivision project consisting of two, two-story, detached single family dwelling units with attached two-car garages.		

SUBJECT PROPERTY:
SURROUNDING PROPERTY:

Zone:	R2-MD (Multi-Family Residential, Medium Density)	North (across Elden Ave):	R2-MD
General Plan:	Medium Density Residential	South:	R2-MD
Lot Dimensions:	46' x 140'	East:	R2-MD
Lot Area:	6,470 SF	West (across Albert Pl):	R2-MD
Existing Development:	Two existing detached single-story single-family dwellings on one lot with attached one-car garages.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Small Lot Standards	Proposed/Provided
Lot Size		
Lot Width/Depth	No Standard	Parcel 1: 56 FT 8 IN / 46 FT 6 IN Parcel 2: 68 FT 5 IN / 46 FT 6 IN
Lot Area	No Standard	Parcel 1: 3,286 SF Parcel 2: 3,184 SF
Density/Intensity		
DUs Per Acre (Residential)	1 DU / 3,630 SF of Lot Area 2 units maximum allowed*	Total of two units
Building Height		
	2 Stories / 27 FT	2 stories / 26 FT 8 IN
Open Space		
Overall Open Space	35% of development area	3,186 SF (49%)
Private Open Space	200 SF / Min. 10 FT	Unit 1 (Parcel 2): 795 SF Unit 2 (Parcel 1): 703 SF
Residential Guidelines		
2 nd Floor to 1 st Floor Ratio	Maximum 100%	Unit 1 (Parcel 2): 107%** Unit 2 (Parcel 1): 101%**
Development Lot Building Setbacks		
Front	20 FT	20 FT
Side (left/street)	10 FT	10 FT
Side (right/southeast)	5 FT	5 FT
Rear	15 FT	15 FT
Distance Between Main Buildings	6 FT	6 FT
Parking		
Garage	2-car garage per unit	2-car garage/unit (4 spaces)
Open	2 spaces per unit	2 spaces/unit (4 spaces)
Total Parking	8 spaces	8 spaces
CEQA Review		
	Exempt per CEQA Guidelines Section 15315 (Minor Division of Land) and Section 15303 (New Construction or Conversion of Small Structures)	
Final Action	Planning Commission	

* Legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area, are allowed a density of 1 unit per 3,000 square feet of lot area.
** A residential project that does not meet the residential design guidelines criteria will require design review approval

EXECUTIVE SUMMARY

The applicant is requesting Planning Commission approval of a small two-lot residential subdivision project for the development of two new parcels, each with a two-story, detached single-family residence and an attached two-car garage. The proposed subdivision would allow for individual ownership of the units. Staff supports the request because the proposed small lot subdivision project is consistent with applicable goals, objectives, and policies of the General Plan, complies with applicable provisions of the Zoning Ordinance and respective findings, and would be compatible with surrounding residentially zoned development.

BACKGROUND

The project site is located on the eastern corner of the intersection of Elden Avenue and Albert Place, in eastside Costa Mesa. The project site is a corner lot located on a level, rectangularly shaped 6,470 square foot parcel.

The property has a General Plan Land Use designation of Medium Density Residential (MDR) and is zoned Multi-Family Residential District, Medium Density (R2-MD). The project site is surrounded by residential development that consists of duplexes and single-family residences. Properties abutting the project site to the northeast and southeast and properties across the intersection are also designated under the R2-MD zone.

Exhibit 1 Project Location



Current development on the property consists of two detached single-family residences constructed in 1954. Each residence has a driveway with access from Elden Avenue that leads to a single-car garage.

Exhibit 2

Existing Street View of 2280 Elden Avenue



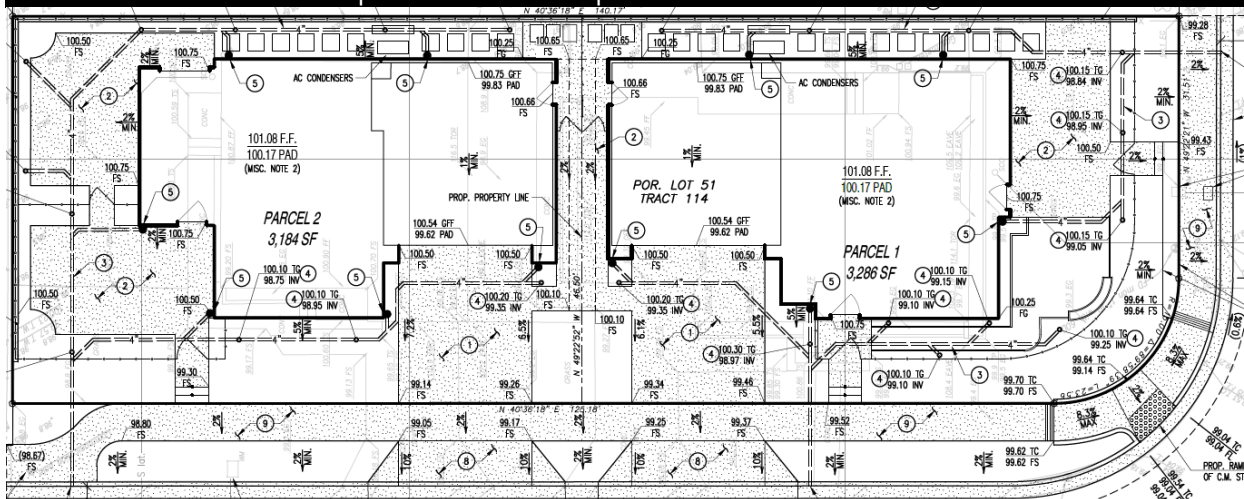
REQUEST

The applicant is requesting approval for a Small Lot Subdivision for the development of two single family residences and attached garages. Small Lot Subdivisions are allowed in the R2-MD zoning district pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30 with the approval of a Tentative Parcel Map and Design Review applications.

The proposed development, as shown in exhibit 3 below, will subdivide the 6,470-square-foot parcel into two parcels. Parcel 1 is proposed to be 3,286 square feet and parcel 2 is proposed to be 3,184 square feet. Each parcel proposes a two-story single family residence with an attached two-car garage oriented towards Elden Avenue.

Exhibit 3

Proposed Parcel Map



ANALYSIS

Residential Small Lot Subdivision / Tentative Parcel Map

The CMMC requires that the maximum density of a small lot subdivision be consistent with the underlying zoning district (R2-MD, Multiple-Family Residential District, Medium Density) and required development standards are specified pursuant to CMMC Section 13-42.3(b)(1-6). Legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area, are allowed a density of 1 unit per 3,000 square feet of lot area. The project proposes two parcels each with a minimum lot area greater than 3,000 square feet and therefore complies with the density requirements. A comparison of the required development standards and the proposed project is provided above in the "Development Standards Comparison" table. As indicated in this table, the project is designed in compliance with the City's standards.

The existing 6,470 square-foot corner property is rectangularly shaped and is 140 feet deep and 46.5 feet wide. The Tentative Parcel Map application proposes the creation of two lots consisting of Parcel 1 (3,286 square feet) and Parcel 2 (3,184 square feet). Parcel 1 is proposed relatively rectangular shaped on the corner of the intersection with 56 feet 8 inches of street frontage on Elden Avenue, and Parcel 2 is proposed to be located side adjacent to Parcel 1 as an interior lot with an approximate 68 feet 5 inches of street frontage on Elden Avenue. The City's Residential Small Lot Subdivision standards do not require a minimum lot size.

Pursuant to the Costa Mesa Municipal Code Section 13-29 (g)(13), to approve the Parcel Map the Planning Commission must find:

- *That the map is consistent with the general plan, applicable specific plan(s), and the Zoning Code;*
- *The proposed use intended for the subdivision is compatible with the general plan;*
- *That the property is physically suitable to accommodate the subdivision;*
- *That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities;*
- *That the division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements; and*
- *That the discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board.*

As indicated and detailed in the below "Findings" section of this report, the project complies with above findings to approve the Tentative Parcel Map. In addition, pursuant

to the Subdivision Map Act, Government Code Section 66474, a parcel map must be denied if one or more findings are made:

1. *"That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*
2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*
3. *That the site is not physically suitable for the type of development;*
4. *That the site is not physically suitable for the proposed density of development;*
5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;*
6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*
7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision."*

Pursuant to the proposed subdivision design, none of the above findings for denial can be made or associated with the proposed project.

Design Review

The proposed development includes two new two-story single-family residences that are proposed be approximately 2,050 square feet (Unit 1) and 2,164 square feet (Unit 2), with attached two car garages, and three bedrooms. The maximum height of the residences is proposed to be 26 feet 8 inches.

Pursuant to CMMC Section 13-42.2, a new residential small lot development project shall be processed according to the City's Design Review procedures. The City's Design Review application process ensures that the proposed development complies with the

Costa Mesa Zoning Code and meets the intent of the *Residential Design Guidelines*. Table 1 below provides a summary of the residential development proposed on each Parcel.

Table 1 Unit Characteristics								
	1 st Floor Area	Garage	2 nd Floor Area (including balcony)	2 nd Floor / 1 st Floor Ratio	Bed-room Count	Bath-rooms (Full/Half)	Parking Spaces (Garage /Open)	Lot Area
Unit 1 (Parcel 2)	790 SF	486 SF	1,367 SF	1.07	3	2 Full / 1 Half	2/2	3,184 SF
Unit 2 (Parcel 1)	835 SF	474 SF	1,329 SF	1.01	3	2 Full/ 1 Half	2/2	3,286 SF

Residential Design Guidelines

The proposed development, as shown in exhibit 4 below, meets the intent of the City's *Residential Design Guidelines* as follows:

- Second-Story Design and Building Mass:** The City's Residential Design Guidelines recommend second-story floor areas (including balconies) should not exceed 100 percent of the first-story floor area (including attached garage areas). The second-story floor area of Unit 1 has been designed to exceed 91 square feet of the first-story floor area and Unit 2 has been designed to exceed 20 square feet of the first-story floor area. Although each residence has a second-story floor area that will exceed 100 percent of the first story floor area, each proposed residence has been designed with articulation and off-sets on the various elevations to avoid boxy appearances. The elevations for the proposed development include multiple building planes and varied roof forms to soften the surplus mass of the second story. The elevations also include varied facades and articulations with stone veneer and vertical and horizontal wood siding.
- Second-Story Setbacks:** According to the *Residential Design Guidelines*, "the second-story interior side building elevation should be set back an average of 10 feet but shall be no closer than five feet from the side property line". However, the *Guidelines* specify that only a five-foot second-story setback is required for units less than 2,700 square feet of living area. Both units are proposed at less than 2,700 square feet with five-foot secondary setback and therefore, are in compliance with the second-story setback requirements.

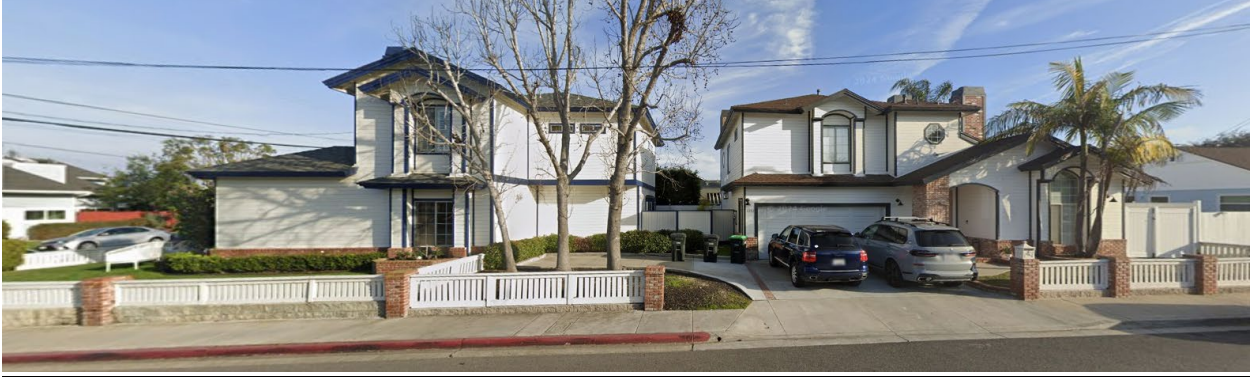
- **Elevation Treatments:** All units feature a variety of projections and include articulation on each wall, varying roof types and materials. Building materials include stone veneer and vertical and horizontal wood siding and asphalt composite roofing.
- **Window Placement:** Consideration for design and privacy has been provided in locating the windows on the property. The applicant provided a “line of sight study” which demonstrates that the second-story windows facing northeast and southeast are located without direct views into the neighboring properties. The first-story windows are located behind the proposed six-foot block wall. The block wall is proposed to be constructed on the property line between the neighboring properties, which would further eliminate privacy impacts for the existing neighboring properties.
- **Consistency in Architectural Design:** The proposed design includes contemporary farmhouse features with materials and finishes that remain durable and require minimal maintenance. In addition, each façade features a variety of overhangs, materials, and roof forms, which provides visual interest and façade articulation (see the below Exhibit 4).

Exhibit 4 Colored Elevations



The immediately surrounding neighborhood features a diverse collection of architectural styles including other residences with modern and eclectic influences, and residences with craftsman features, eclectic styles and traditional styles (see the below Exhibit 5). The varying use of materials ranging from stucco and brick veneer to wood siding and the use of articulation and off-sets for two-story residences are common throughout the neighborhood which would be compatible with the proposed design.

Exhibit 5 Neighboring Property Street View Examples



Open Space

The CMMC requires that each unit be provided a minimum of 200 square feet of open space with no dimension being smaller than 10 feet. The units are proposed to be constructed to comply with the CMMC required private open space. Unit 1 provides 795 square feet of private open space with a minimum of 15 feet in depth and Unit 2 provides 703 square feet of private open space with a minimum of 15 feet in depth. Pursuant to the CMMC, each unit will also provide adequate space outside for three trash containers without encroaching into the garage space and without being visible from the public right of way.

Parking and Circulation

Pursuant to the City's Small Lot Subdivision Standards and as provided by the project, units proposed with three bedrooms require two garage and two open parking spaces for each parcel (see the below Table 2).

Table 2 Parking Requirements		
	Requirement	Proposed
Garage Parking Spaces	4 spaces (2 per unit)	4 spaces
Open Parking	4 spaces (2 per unit for 3 or more bedroom units)	4 spaces

Pursuant to the Residential Small Lot Subdivision standards, driveway width is required to be 10-foot. The project complies with a 16-foot-wide driveway on each parcel. Each driveway provides access to the respective unit's two-car garage and two open-parking spaces located on each driveway. Both the City's Fire Department and Public Works Department have reviewed the project access design for conformance with minimum safety and access criteria. As required by the CMMC and as conditioned, all parking and driveways shall consist of decorative concrete, pavers, or other material subject to review by the Development Services Director.

Fences and Walls

Pursuant to CMMC Section 13-75, the project requires the installation of a six-foot tall masonry wall around the perimeter of the proposed development lot. The final design of the walls will be reviewed as part of the building permit submittal. Any future modifications to the site walls and fencing are subject to review and approval of the Planning Division and may require building permits to be issued prior to installation. The heights and locations of walls and fences shall comply with the CMMC requirements as well as applicable visibility standards for traffic safety.

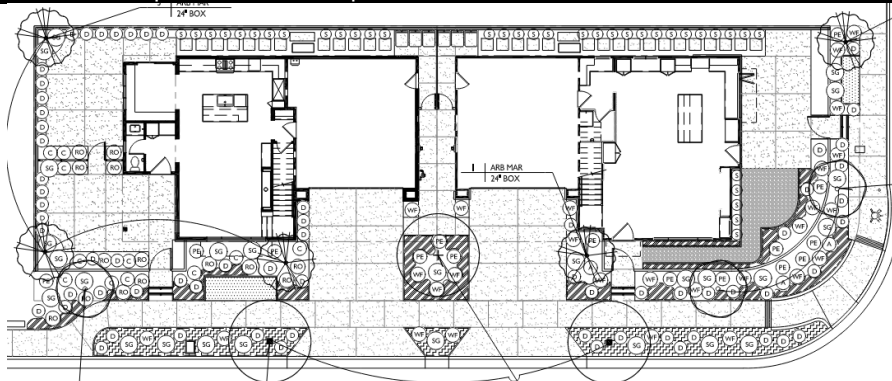
Landscaping and Lighting

Per CMMC Section 13-106, all required landscape areas shall consist of drought tolerant plant material and shall meet the minimum number of plant types based on the total landscape square footage. The project proposes a total of 1,785 square feet of landscaping with a mixture of usable and decorative landscaping. The number of plants and trees required and proposed is provided in Table 3 below.

Table 3 Landscaping Requirements		
	Requirement	Proposed
Tree Count	9 (one, 15-gallon tree or larger per 200 square feet of landscape area)	9
Shrub Count	71 (one shrub for every 25 square feet of landscape area)	128
Groundcover coverage	70% with the remaining area to incorporate uncontaminated compost/mulch	70%

Two street trees will also be proposed to further improve the site. As part of the building permit plan check review, landscape plans will be prepared and certified by a California licensed landscape architect confirming compliance with the CMMC and water efficiency landscape guidelines (see Exhibit 6 which shows the proposed landscape plans for Parcels 1 and Parcel 2).

Exhibit 6 Conceptual Landscape Plans



Lighting is required to be provided in all parking areas, vehicular access areas, and on major walkways. The project is conditioned to have the applicant submit lighting plans at the time of building permit submittal.

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on site, including existing utility poles. As required, all new and existing utilities will be installed underground. Conditions of approval require that any new backflow preventers or related equipment be installed outside of the front landscape setback and be screened from view from any location on- or off-site. As required by the CMMC, all utility meters shall be screened from view from the public right of way and neighboring properties. Conditions of approval will require that prior to building permit approval, the applicant shall submit for approval of a comprehensive utilities plan to ensure that the water and sewer mains are adequate, and utility upgrades will be required if the existing infrastructure is not adequate. The plan will be reviewed by both the City's Building Division and Public Works Department at time of building permit submittal.

GENERAL PLAN CONFORMANCE

The following analysis further evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

1. **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 proposed project is in conformance with General Plan Policy LU-1.3 in that the proposed scope of work consists of demolishing two rental single-family dwellings and detached garages located on a multi-family zoned parcel (R2-MD) and to construct two, two-story detached ownership single-family dwelling units with attached garages on separate parcels, which will maximize the ownership opportunities of a residential property.

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

Consistency: The project site is surrounded by multi-family zoned parcels featuring various types of single and multi-family development. The proposed project complies with General Plan Objective LU-2A in that the proposed multi-unit development is consistent with the types of development within the surrounding neighborhood and contributes to

architectural design that complies with the residential design standards in the neighborhood.

3. **Policy HOU-3.4:** "Consider the potential impact of new housing opportunities and their impacts on existing residential neighborhoods when reviewing development applications affecting residential properties."

Consistency: The project would not negatively affect surrounding residential properties as privacy impacts have been considered in the development of the project and the proposed development will generally improve neighborhood and streetscape aesthetics. The project would be located in an established residential neighborhood and would increase the total opportunities for individual housing ownership in the City.

FINDINGS

Pursuant to Title 13, Section 13-29(g)(13) and (14), "Findings for Tentative Parcel Maps and Design Review," in order to approve the project, the Planning Commission must find that the evidence presented in the administrative record substantially meets the following applicable required findings:

Tentative Parcel Map Findings - Costa Mesa Municipal Code Section 13-29(g)(13)

The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and the Zoning Code.

The Medium Density Residential General Plan land use designation maximum allowable density of 12 units per acre can be exceeded for legal, nonconforming Medium Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992. The subject parcel is 6,470 square feet and has existed prior to 1992. The parcel map would allow for a new residential project that would be consistent with the General Plan land use designation of Medium Density Residential and the R2-MD zone that allows for one unit per 3,000 square feet of lot area for legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area. The project design also complies with the applicable development standards for a residential small lot subdivision. The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A and LU-2A, in that the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City, and the parcel map would allow for redevelopment of an existing parcel which would improve and maintain quality of the neighborhood by improved architecture, aesthetics, and landscaping.

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

The subject property has a General Plan land use designation of Medium Density Residential, which allows multi-family residential uses at a maximum of 12 dwelling units per acre. However, the maximum allowable density of 12 units per acre can be exceeded for legal, nonconforming Medium Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992 (as allowed per the General Plan land use designation of Medium Density Residential and CMMC Section 13-32). The subject parcel is 6,470 square feet and has existed prior to 1992. The Parcel Map proposes a residential use that although would exceed the maximum density allowed per the General Plan, the proposed use would still maintain compatibility with the General Plan due to existing parcel size. In addition, the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City, and the parcel map would allow for redevelopment of an existing parcel which would improve and maintain quality of the neighborhood by improved architecture, aesthetics, and landscaping, pursuant to General Plan Land Use Objectives LU-1A and LU-2A.

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.

The property is relatively flat regarding topography, located within an established residential neighborhood, currently improved with residential development and suitable to accommodate two residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes to subdivide a parcel into two lots that does not exceed the minimum R2-MD maximum density of one dwelling unit for 3,000 square-feet of lot area. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, result in a negative impact on the environment as a whole or require extensive infrastructure improvements to provide service to the site.

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.

The project provides 49 percent open space for the overall development and each unit will have at least 200 square feet of private open space area. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow, and trees for site shading. The project is proposed

to include operable windows and will be fully insulated as required by the building code.

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

The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utility agencies' rights-of-way or easements.

The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board pursuant to Division 7 (commencing with State Water Code section 13000).

The lot currently has connections to the public sewer system for the existing residential units. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District. Compliance with the Costa Mesa Sanitation District and Mesa Water District involves the implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the "best management practices" (BMPs) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Design Review Findings - Costa Mesa Municipal Code Section 13-29(g)(14)

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. The 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.

The project proposes a maximum density of one dwelling unit per 3,000 square feet of lot area, which is consistent with the maximum allowable density for the R2-MD Zone and the Medium Density Residential land use designation. The project complies with all other applicable Zoning Code standards including setbacks, parking, and open space. The project design incorporates elevations with varied roof forms and projections including eaves and overhangs to provide visual interest

as viewed from the street. The exterior materials include an asphalt composite roofing and a combination of vertical and horizontal wood siding with stone veneer accents. The architecture of the homes includes varying roof forms, wall planes, and exterior materials which allow it to avoid a boxy two-story design. Landscaping throughout the project meets code requirements and the project would introduce nine new trees on-site. The project will not result in privacy impacts to the surrounding residences based on the proposed window fenestration patterns and the proposed setbacks from the neighboring properties.

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 unrelieved two-story walls.

The neighborhood includes a mixture of one and two-story residential properties consisting of apartments, duplexes, condos, and single-family residences. The abutting property to the northeast consists of a two-story residence and the abutting property to the southeast consists of two detached single-family residences. The second story design proposes a second-floor area to exceed the floor area of the first floor which does not comply with the design guidelines. To compensate the slightly larger second-to-first floor area ratio, the second story provides articulation on both roof forms and wall planes that helps soften the façade along the street and avoids a boxy appearance.

As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very low-income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with State law.

The application does not include an affordable multi-housing development component and therefore, the requirement to include an affordability covenant is not applicable to the project.

ENVIRONMENTAL DETERMINATION

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions for the parcel map application, and Section 15303 (Class 3), New Construction or Conversion of Small Structures for the design review application.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential use, is being subdivided into four or fewer parcels, conforms with the General Plan and Zoning Code, is

accessible and serviceable by utilities, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the aforementioned conditions as described under CEQA Section 15315 in that:

- The project is located within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it proposes lot areas and development in compliance with zoning requirements, and proposes a density allowed by the General Plan Land Use Density;
- The project site is serviceable by all utilities and is accessible to the public right of way;
- The parcel has not been involved in a previous subdivision in the previous two years; and
- The parcel has been previously graded, is relatively flat and has an average slope less than 20 percent.

Additionally, under Section 15303 (Class 3), a project is exempt from the provisions of CEQA if it includes the construction or conversion of less than three new single-family residences in an urbanized area. The proposed project meets this requirement in that it includes the replacement of two existing single-family residences with two new single-family residences in an urban area. Lastly, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

ALTERNATIVES

As an alternative to the recommended action, the Planning Commission may:

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, staff will return with a revised Resolution incorporating new findings and/or conditions.

Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission must deny the application, provide facts in support of denial, and direct staff to incorporate the findings into a Resolution for denial. If the project is denied, the applicant could not submit substantially the same type of application for six months. However, because this

project is subject to the Housing Accountability Act (Government Code Section 65589.5), if the Planning Commission denies the housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Commission must make the following written findings:

- The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density; and
- There is no feasible method to satisfactorily mitigate or avoid the adverse impact, other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.)

LEGAL REVIEW

The draft Resolution and this report has been approved as to form by the City Attorney's Office.

PUBLIC NOTICE

Pursuant to CMMC Section 13-29(d) 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 and occupants within a 500-foot radius of the project site June 12, 2025. The required notice radius is measured from the external boundaries of the property.
2. **On-site posting.** A public notice was posted on each street frontage of the project site on June 12, 2025.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on June 6, 2025.

As of the completion date of this report, no written public comments have been received. Any public comments received prior to the June 23, 2025, Planning Commission meeting will be provided separately.

CONCLUSION

Staff supports the applicant's request to develop a Residential Small Lot Subdivision because the proposed development is consistent with the City's R2-MD zoning designation and the General Plan. The project would provide homeownership opportunities to improve the balance between rental and ownership housing in the City. In addition, the proposed development is in compliance with the City's Subdivision and Development Review standards and complies with the City's Residential Design Guidelines. Lastly, the State's Housing Accountability Act (Government Code Section 65589.5) applies to this project and generally requires that cities approve housing projects that are consistent with the General Plan and zoning, unless the City can make specific State mandated findings for denial (further discussed in the "Alternatives" section of this report).

RESOLUTION NO. PC-2025-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DESIGN REVIEW (PDES-24-0013) AND TENTATIVE PARCEL MAP 24-156 TO CREATE TWO PARCELS EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE IN THE R2-MD ZONE FOR PROPERTY AT 2280 ELDEN AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, Planning Application PDES-24-0013 and Tentative Parcel Map 24-156 was filed by David Dilettoso, authorized agent for the property owner, Peter C. Swift Trust requesting approval of the following: Tentative Parcel Map and Design Review for a residential small lot subdivision project consisting of two, two-story, detached single family dwelling units with attached two-car garages;

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 23, 2025 with all persons having the opportunity to speak for and against the proposal; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Class 15) Minor Division of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures.

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

NOW, THEREFORE, 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 PDES-23-0013 and Tentative Parcel Map No. 24-156 with respect to the property described above.

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 PDES-24-0013 and Tentative Parcel Map No. 24-156 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 document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 23rd day of June, 2025.

Jeffrey Harlan, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2025- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on June 23, 2025 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Carrie Tai, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2025-

EXHIBIT A**FINDINGS**

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

Tentative Parcel Map Findings – CMMC Section 13-29(g)(13)

Finding: *The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and the Zoning Code.*

Facts in Support of Findings: The Medium Density Residential General Plan land use designation maximum allowable density of 12 units per acre can be exceeded for legal, nonconforming Medium Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992. The subject parcel is 6,470 square feet and has existed prior to 1992. The parcel map would allow for a new residential project that would be consistent with the General Plan land use designation of Medium Density Residential and the R2-MD zone that allows for one unit per 3,000 square feet of lot area for legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area. The project design also complies with the applicable development standards for a residential small lot subdivision. The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A and LU-2A, in that the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City, and the parcel map would allow for redevelopment of an existing parcel which would improve and maintain quality of the neighborhood by improved architecture, aesthetics, and landscaping.

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

Facts in Support of Finding: The subject property has a General Plan land use designation of Medium Density Residential, which allows multi-family residential uses at a maximum of 12 dwelling units per acre. However, the maximum allowable density of 12 units per acre can be exceeded for legal, nonconforming Medium Density Residential lots between 6,000 and 7,260 square feet in size that existed as of March 16, 1992. The subject parcel is 6,470 square feet and has existed prior to 1992. The Parcel Map proposes a residential use that although would exceed the maximum density allowed per the General Plan, the proposed use would still maintain compatibility with the General Plan due to existing parcel size. In addition, the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City, and the parcel map would allow for redevelopment of an existing parcel which would improve and maintain quality of the neighborhood by improved architecture, aesthetics,

and landscaping, pursuant to General Plan Land Use Objectives LU-1A and LU-2A.

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 property is relatively flat in regard to topography, located within an established residential neighborhood, currently improved with residential development and suitable to accommodate two residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes to subdivide a parcel into two lots that does not exceed the minimum R2-MD maximum density of one dwelling unit for 3,000 square-feet of lot area. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, result in a negative impact on the environment as a whole or require extensive infrastructure improvements to provide service to the site.

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

Facts in Support of Findings: The project provides 49 percent open space for the overall development and each unit will have at least 200 square feet of private open space area. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow, and trees for site shading. The project is proposed to include operable windows and will be fully insulated as required by the building code.

Finding: *The division and development 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 project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utility agencies' rights-of-way or easements.

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

Facts in Support of Finding: The lot will currently has connections to the public sewer system for the existing residential units. The parcel map would

allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District. Compliance with the Costa Mesa Sanitation District and Mesa Water District involves the implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the “best management practices” (BMPs) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

Design Review Findings – CMMC Section 13-29(g)(14)

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 project proposes a maximum density of one dwelling unit per 3,000 square feet of lot area, which is consistent with the maximum allowable density for the R2-MD Zone and the Medium Density Residential land use designation. The project complies with all other applicable Zoning Code standards including setbacks, parking, and open space. The project design incorporates elevations with varied roof forms and projections including eaves and overhangs to provide visual interest as viewed from the street. The exterior materials include an asphalt composite roofing and a combination of vertical and horizontal wood siding with stone veneer accents. The architecture of the homes includes varying roof forms, wall planes, and exterior materials which allow it to avoid a boxy two-story design. Landscaping throughout the project meets code requirements and the project would introduce nine new trees on-site. The project will not result in privacy impacts to the surrounding residences based on the proposed window fenestration patterns and the proposed setbacks from the neighboring properties.

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 unrelieved two-story walls.*

Facts in Support of Finding: The neighborhood includes a mixture of one and two-story residential properties consisting of apartments, duplexes, condos, and single-family residences. The abutting property to the northeast consists of a two-

story residence and the abutting property to the southeast consists of two detached single-family residences. The second story design proposes a second-floor area to exceed the floor area of the first floor which does not comply with the design guidelines. To compensate the slightly larger second-to-first floor area ratio, the second story provides articulation on both roof forms and wall planes that helps soften the façade along the street and avoids a boxy appearance.

Finding: *As applicable to affordable multi-family housing developments, the project complies with the maximum density standards allowed pursuant to the general plan and provides affordable housing to low or very low income households, as defined by the California Department of Housing and Community Development. The project includes long-term affordability covenants in compliance with state law.*

Facts in Support of Finding: The application does not include an affordable multi-housing development component and therefore, the requirement to include an affordability covenant is not applicable to the project.

- B. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions for the parcel map application, and Section 15303 (Class 3), New Construction or Conversion of Small Structures for the design review application.

Under Class 15, the division of property in urbanized areas is exempt from the provisions of CEQA if the subdivision: is zoned for residential use, is being subdivided into four or fewer parcels, conforms with the General Plan and Zoning Code, is accessible and serviceable by utilities, was not involved in a division of a larger parcel within the previous two years, and has an average slope less than 20 percent. The proposed project meets the aforementioned conditions as described under CEQA Section 15315 in that:

- The project is located within the City of Costa Mesa and is consistent with the R2-MD Zoning Designation and the Medium Density Residential General Plan Designation because it proposes lot areas and development in compliance with zoning requirements, and proposes a density below the allowed General Plan Land Use Density (12 units per acre; 14.52 units per acre for legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area);
- The project site is serviceable by all utilities and is accessible to the public right of way;
- The parcel has not been involved in a previous subdivision in the previous two years; and
- The parcel has been previously graded, is relatively flat and has an average slope less than 20 percent.

Under Class 3, a project is exempt from the provisions of CEQA if it includes the construction or conversion of less than three new single-family residences in an urbanized area. The proposed project meets this requirement in that it includes the replacement of existing two single-family residences with two new single-family residences in an urban area. Lastly, none of the exceptions that bar the application of a categorical exemption pursuant to CEQA Guidelines Section 15300.2 applies. Specifically, the project would not result in a cumulative environmental impact; would not have a significant effect on the environment due to unusual circumstances; would not result in damage to scenic resources; is not located on a hazardous site or location; and would not impact any historic resources.

- C. The project is not subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B**CONDITIONS OF APPROVAL**

- PIng. 1. Approval of Design Review 24-0013 and Tentative Parcel Map No. 24-156 is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) 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; 2) a certificate of occupancy has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (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. The conditions of approval for Design Review 24-0013 and Tentative Parcel Map No. 24-156 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. 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.
4. The final subdivision map shall be recorded with the County prior to the issuance of grading permits or building permits for the proposed development.
5. The applicant shall install a six-foot high decorative block wall around the perimeter of the proposed development lot pursuant to the CMMC. 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 screen by trees and landscaping.
6. Prior to building permit final, the developer shall construct decorative block walls or wood fencing on the interior property lines of the master development lot pursuant to the CMMC. Any future modifications to the fencing on the interior property lines after project completion shall be first reviewed and approved by the Development Services Director and any required permits obtained prior to installation. The location and height of walls and fences shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
7. 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. Elevations shall not be modified unless otherwise approved by Development Services Director as consistent with the architectural design and features of the

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

8. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
9. 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 show undisrupted access to other properties and shall ensure that trash facilities are accessible. 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 be estimated by the developer and subject to approval by the Development Services Director or Transportation Services Manager.
10. Any ground floor exterior decks/patios shall not be built higher than six inches above natural grade.
11. 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.
12. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approval granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.
13. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). A final landscape plan shall be submitted with the plan check submittal.
14. All driveways and parking areas shall be finished with decorative stamped concrete or pervious pavers. The final landscape concept plan shall indicate the landscape palette and the design/material of paved areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.

15. Prior to the issuance of building permits, the applicant shall provide a Maintenance Agreement. The Maintenance Agreement must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's Office. The Maintenance Agreement shall include, but not limited to:
 - a. 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 of which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
 - b. Restrictions that require that any subsequent revisions to the Maintenance Agreement related to these provisions must be reviewed and approved by the City Attorney's Office and the Development Services Director before they become effective.
 - c. Restrictions prohibiting the outside storage of any boats, trailers, Recreational Vehicles, and similar vehicles.
 - d. A plan or manner of permanent care and maintenance of any project open spaces such as the shared landscaping between driveways, pedestrian sidewalk, recreational areas and commonly used areas/facilities.
 - e. Requirements for the disclosure of general and specific information to buyers of issues regarding the property and its surroundings.
16. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
17. 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.
18. 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 a digital storage device, 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.
19. All utilities servicing irrigation, project lighting and other commonly serving improvements, shall be provided by (a) common meter(s) that is the shared responsibility for all property owners in the development project.
20. A precise grading plan shall be submitted and clearly identify the lowest and highest elevation point of the development. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five (5) feet from the building, between the building and a line five (5) feet from the building.
21. On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties to minimize light and glare impacts, and shall be of a type approved by the Development Services Director.
22. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:
 - (a) Lighting design and layout shall limit spill light to no more than 0.5 foot candle

- at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site; (b) Glare shields may be required for select light standards.
- Eng. 23. Prior to building permit issuance, the applicant shall submit a comprehensive utilities plan that shows utility design, undergrounding and required dedications/easements. The plan will be reviewed by both the City's Building Division and Public Works Department.
24. The Subdivider shall conduct soil investigations and provide the results to the City of Costa Mesa Engineering and Building Divisions pursuant to Ordinance 97-11.
25. 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, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.
26. Copy of the Final Parcel Map shall be submitted to the Engineering Division for checking. Map check fee shall be paid per C.C.M.M.C. Section 13-231.
27. Prior to occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, a reproducible mylar of the recorded Parcel Map and nine copies of the recorded Parcel Map.
28. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
29. The elevations shown on all plans shall be based on the County of Orange Benchmark Datum.
30. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Plans.
31. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approaches per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
32. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct curb ramp on the corner of Elden Avenue and Albert Place.
33. 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.
34. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
35. The parcels shall be developed in full compliance with the State of California Subdivision Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
36. Prior to recordation of a Final Parcel Map, submit required cash deposit or surety bond to guarantee monumentation. The deposit amount shall be determined by the City Engineer.
37. Prior to recordation of a Final Parcel Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System

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

38. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Parcel Map.
39. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
40. 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, 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.
41. Dedicate a 3' width sidewalk easement behind existing right of way line on Albert Place.

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. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
 3. 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.
 4. 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.
 5. Prior to the issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 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, suits, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 7. All on-site utility services shall be installed underground.
 8. 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.
- Bldg. 9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. 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.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages, with minimum garage door width of 16 feet and automatic garage door openers. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
13. Comply with the requirements of the most recent adopted California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa at the time of plan submittal or permit issuance.
14. If soil contamination exists, then remediation plans shall be submitted to both the Building Division and the County of Orange for review, approval and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soil's Engineer.
15. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.
16. Construction/ improvements that encroach within Public Utility Easements shall require written approvals from the utility companies associated with that easement.
17. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, 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. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
18. Prior to the Building Div. (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=2338> 1 The Building Div. will not issue a demolition permit until an Identification no.is provided By AQMD

19. Provide a plan to the County of Orange Health Dept. for review and approval.
20. Submit a precise grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit , the rough grading certificate shall be submitted to the Building Div.
21. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
22. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. California Residential Code CRC 403.1.7.3 ii- Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3.
- Fire 23. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.
- Water 24. Project will require a Plan Check and permit from Mesa Water District. Applicant is reminded that additional conditions of development may be imposed by Mesa Consolidated Water District (949) 631-1200 and/or other serving utilities. Subject to approval by the board of directors, Mesa Consolidated Water District may require payment of a developer impact fee prior to installation of water service or construction of required master plan facilities. 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.
- Sani. 25. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- School 26. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.



152 ALBERT PLACE

PLANNING APPLICATION LETTER

PROJECT DESCRIPTION:

Demolish 2 existing single-story SFD homes to develop/construct a 2 new two-story single family detached homes with a 2-car garages each at the corner of Elden and Albert Place under the residential small lot subdivision ordinance. The Architecture is considered contemporary farmhouse.

- Single Family Residences
- Construction Type: V-B with slab on grade foundations. Demo of existing with new custom homes
- Square Footages:
 - PLAN 1
 - Garage : 486 Sq. Ft.
 - First Floor: 790 Sq. Ft.
 - Second Floor: 1,260 Sq. Ft.
 - PLAN 2
 - Garage : 474 Sq. Ft.
 - First Floor: 835 Sq. Ft.
 - Second Floor: 1,329 Sq. Ft.
- Building Heights: Less than 27'
- Bedroom Count: 3 Bedrooms, 2.5 Baths + Offices
- Parking Count: 2 required (2 provided at 20'-0"x20'-0" clear)

We feel that the architecture, massing, and overall aesthetic are comparable to east side Costa Mesa as well as refreshing for the adjacent neighborhood. The architecture is overall in general conformance with the intent of the Residential Design Guidelines. A minor design review may be required as we are proposing cantilevered portions of the 2nd floor to further enhance the architecture with plane breaks and architectural detailing enhancements. We feel that these cantilevers offer additional architectural "articulation and off-sets" as well as avoid boxy/plain elevations which are all encouraged by the guidelines. We would also like to note that a handful of "appropriate massing/form" photos in the guidelines have cantilevered elements despite the verbiage in item 3(b).

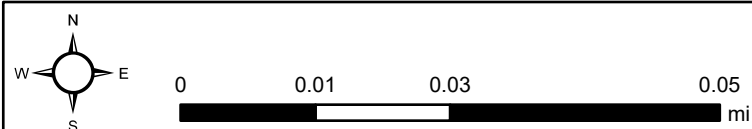
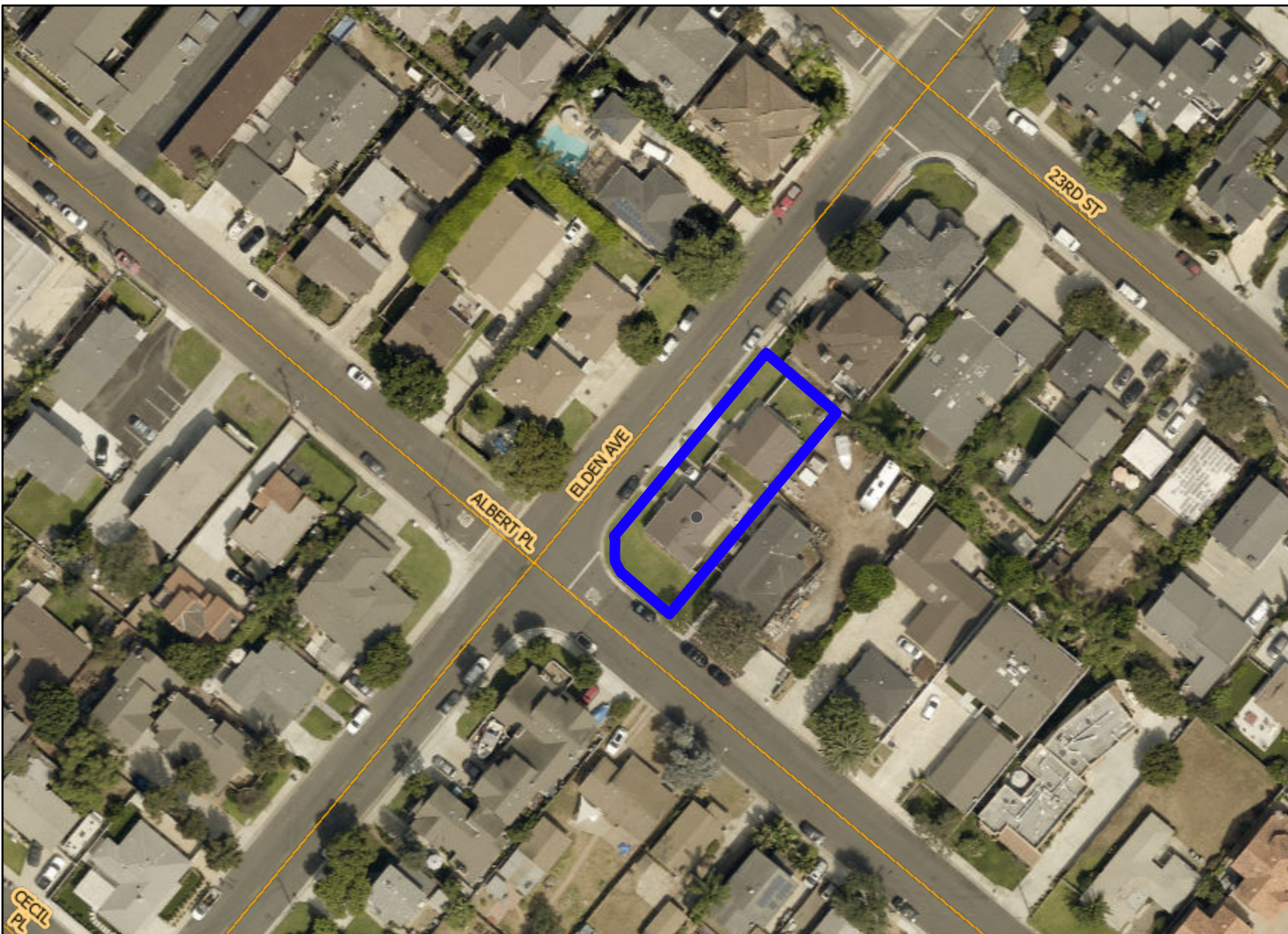
Best,
David Dilettoso

Principal Architect at MESA Studio
david@mesastudio.design
 949-204-0076

2280 Elden Ave - Vicinity Map

Legend

-  City Limit
-  Streets



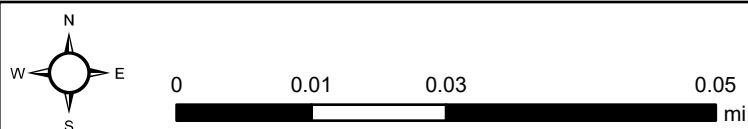
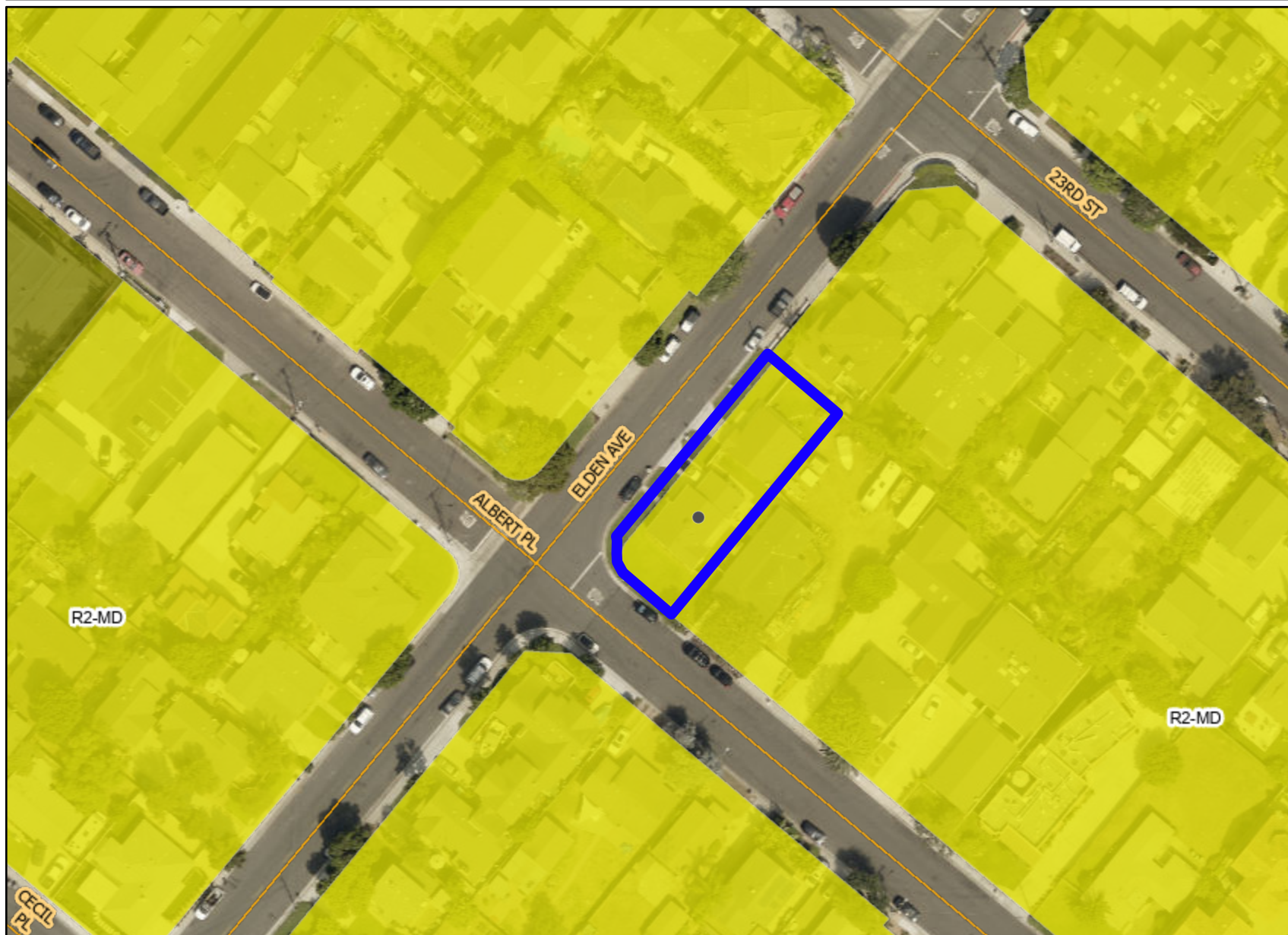
The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

WGS 1984 Web Mercator Auxiliary Sphere
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2280 Elden Ave - Zoning Map

Legend

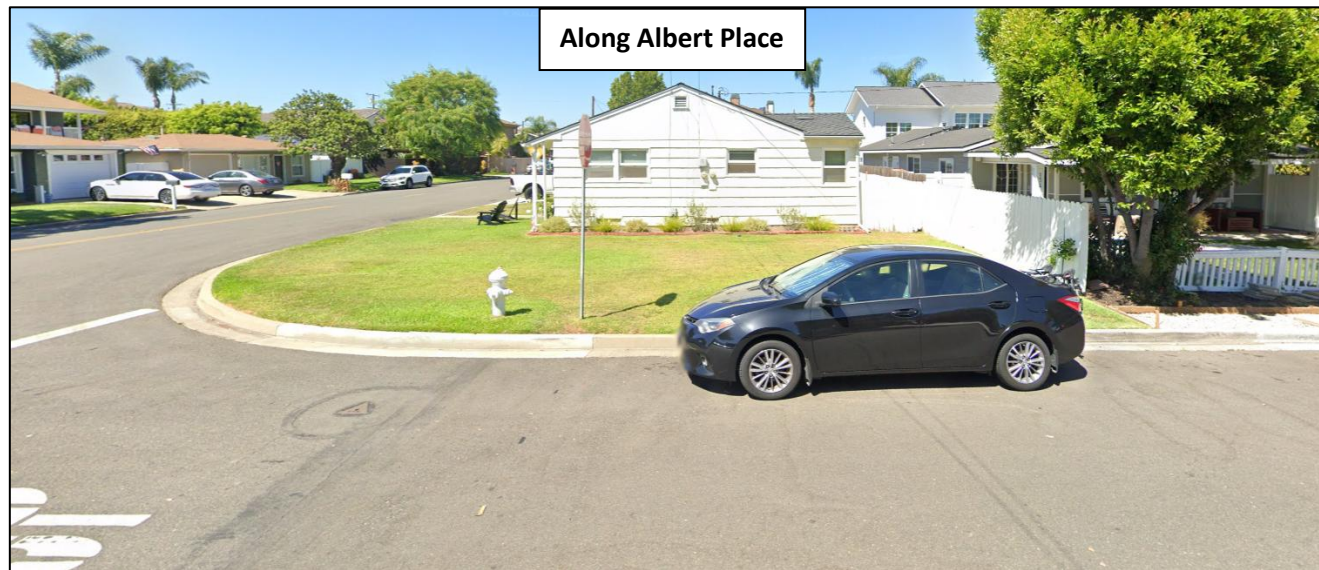
-  City Limit
-  Streets
- Zoning**
-  AP - Administrative Professional
-  IR-MLT - Institutional Recreational Multi-Use
-  R1 - Single-Family Residential
-  R2-MD - Multiple-Family Residential, Medium Density
-  R2-HD - Multiple-Family Residential, High Density
-  R3 - Multiple Family Residential
-  MG - General Industrial
-  MP - Industrial Park
-  PDI - Planned Development Industrial
-  C1 - Local Business
-  C2 - General Business
-  C1-S - Shopping Center
-  TC - Town Center
-  PDR-NCM - Planned Development Residential - North Costa Mesa
-  I&R - Institutional Recreational
-  I&R-S - Institutional Recreational - School
-  P - Parking
-  CL - Commercial Limited
-  PDC - Planned Development Commercial

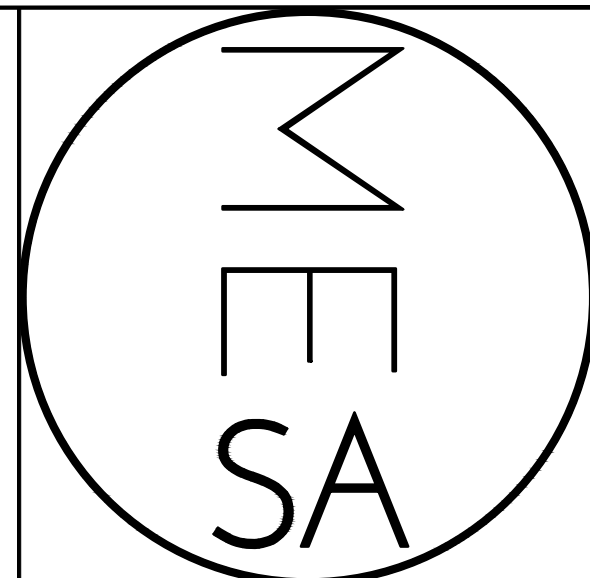


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2280 ELDEN AVENUE





MESA STUDIO
ARCHITECTURE & DESIGN
WWW.MESASTUDIO.DESIGN
949.204.0076

STAMP:

2280 ELDEN AVE. DEV.

24016
152 ALBERT PLACE LLC.

PLANNING APP - PDES-24-0013

BUILDING DEPARTMENT SUBMITTAL:
1ST SUBMITTAL -
2ND SUBMITTAL -
3RD SUBMITTAL -
4TH SUBMITTAL -
REVISIONS:

SHEET TITLE:
COVER SHEET

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SHEET NUMBER:
CS


PLOT DATE: 4/19/2025



2280 ELDEN AVENUE

APN 426-064-01

PLANNING APPLICATION v3

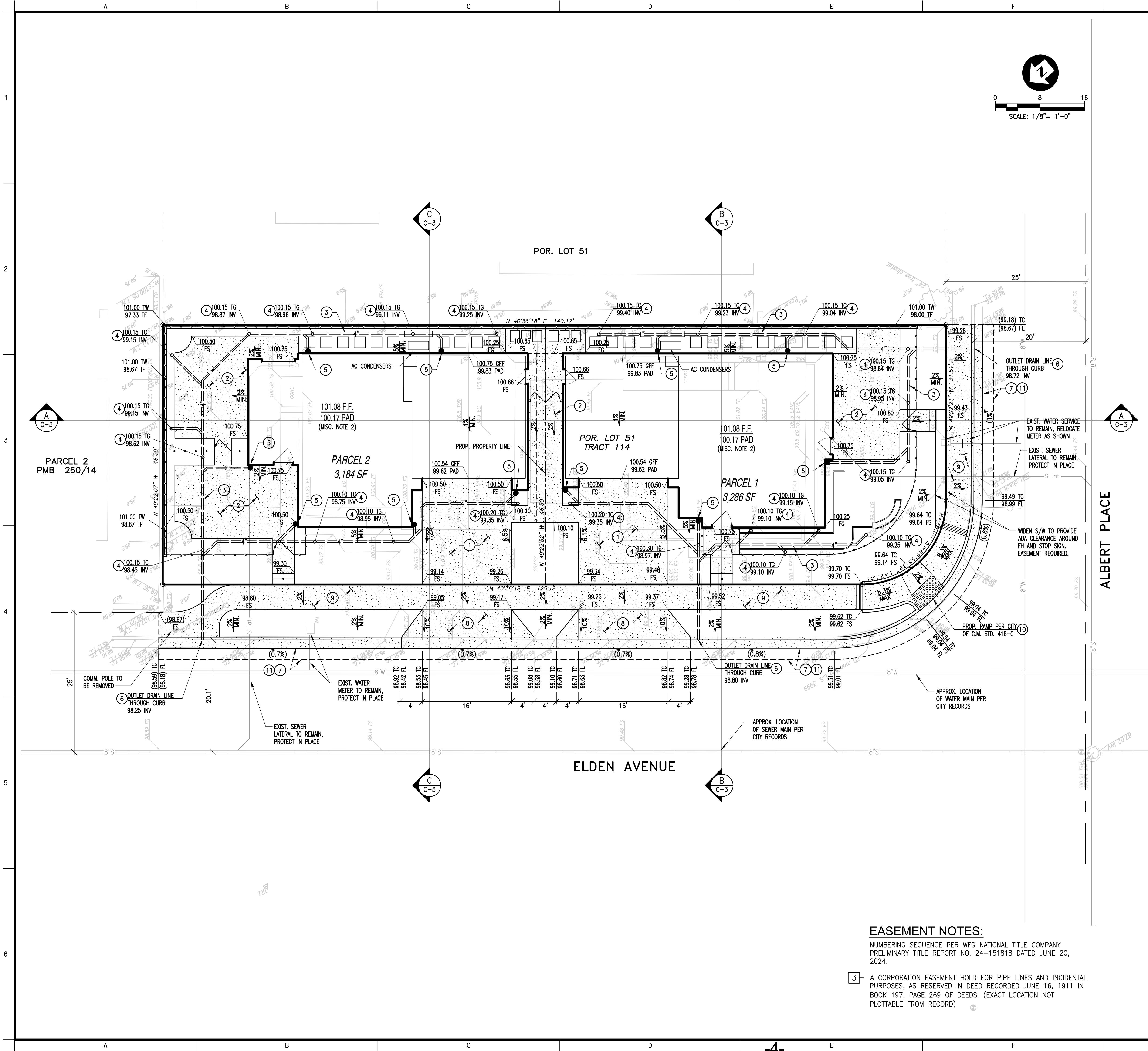
<div>ABBREVIATIONS</div> <table><tr><td>L</td><td>ANGLE</td><td>IN</td><td>INCH OR INCHES</td></tr><tr><td>ε</td><td>CENTERLINE</td><td>INSUL</td><td>INSULATION</td></tr><tr><td>Ø</td><td>DIAMETER OR ROUND</td><td>INT</td><td>INTERIOR</td></tr><tr><td>A/C</td><td>AIR CONDITIONING</td><td>JAN</td><td>JANITOR</td></tr><tr><td>ABV</td><td>ABOVE</td><td>JT</td><td>JOINT</td></tr><tr><td>ACOUS</td><td>ACOUSTICAL</td><td>KITCH</td><td>KITCHEN</td></tr><tr><td>ADJ</td><td>ADJUSTABLE</td><td>LAU</td><td>LAUNDRY</td></tr><tr><td>A.F.F.</td><td>ABOVE FINISH FLOOR</td><td>LAV</td><td>LAVATORY</td></tr><tr><td>ALUM</td><td>ALUMINUM</td><td>LT</td><td>LIGHT</td></tr><tr><td>ALT.</td><td>ALTERNATE OR ALTERNATIVE</td><td>MAX</td><td>MAXIMUM</td></tr><tr><td>APROX</td><td>APPROXIMATE</td><td>M.C.</td><td>MEDICINE CABINET</td></tr><tr><td>ARCH</td><td>ARCHITECTURAL</td><td>MECH</td><td>MECHANICAL</td></tr><tr><td>ASPH</td><td>ASPHALT</td><td>MEMB</td><td>MEMBRANE</td></tr><tr><td>AW</td><td>AWNING</td><td>MFR</td><td>MANUFACTURER</td></tr><tr><td>BA</td><td>BATH</td><td>MIN</td><td>MINIMUM</td></tr><tr><td>BALC</td><td>BALCONY</td><td>MISC</td><td>MISCELLANEOUS</td></tr><tr><td>BD</td><td>BOARD</td><td>M.O.</td><td>MASONRY OPENING</td></tr><tr><td>BED</td><td>BEDROOM</td><td>MTD</td><td>MOUNTED</td></tr><tr><td>BITUM</td><td>BITUMINOUS</td><td>MTL</td><td>METAL</td></tr><tr><td>BLDG</td><td>BUILDING</td><td>MUL</td><td>MULLION</td></tr><tr><td>BLKG</td><td>BLOCKING</td><td>N.I.C.</td><td>NOT IN CONTRACT</td></tr><tr><td>BLW</td><td>BELOW</td><td>NO</td><td>NUMBER</td></tr><tr><td>BM</td><td>BEAM</td><td>NOM</td><td>NOMINAL</td></tr><tr><td>BOT</td><td>BOTTOM</td><td>N.T.S.</td><td>NOT TO SCALE</td></tr><tr><td>CAB</td><td>CABINET</td><td>o/</td><td>OVER</td></tr><tr><td>CEM</td><td>CEMENT</td><td>OA</td><td>OVERALL</td></tr><tr><td>CER</td><td>CERAMIC</td><td>O.H.</td><td>OVERHANG</td></tr><tr><td>C.I.</td><td>CAST IRON</td><td>OBS</td><td>OBSURE</td></tr><tr><td>CIR</td><td>CIRCLE OR CIRCULAR</td><td>O.C.</td><td>ON CENTER</td></tr><tr><td>CLG</td><td>CEILING</td><td>OFF</td><td>OFFICE</td></tr><tr><td>CLKG</td><td>CAULKING</td><td>OPNG</td><td>OPENING</td></tr><tr><td>CLR</td><td>CLEAR</td><td>OPP</td><td>OPPOSITE</td></tr><tr><td>C.M.U</td><td>CONCRETE MASONRY UNIT</td><td>PRCSTPRECAST</td><td></td></tr><tr><td>COL</td><td>COLUMN</td><td>PL</td><td>PLATE</td></tr><tr><td>CONC</td><td>CONCRETE</td><td>PLAS</td><td>PLASTER</td></tr><tr><td>CONN</td><td>CONNECTION</td><td>PLYWD</td><td>PLYWOOD</td></tr><tr><td>CONST</td><td>CONSTRUCTION</td><td>PNT</td><td>POINT</td></tr><tr><td>CONT</td><td>CONTINUOUS</td><td>PR</td><td>PAIR</td></tr><tr><td>C.R.</td><td>CORROSION RESISTANT</td><td>P.T.</td><td>PRESSURE TREATED</td></tr><tr><td>CSMT</td><td>CASEMENT</td><td>R</td><td>RISER</td></tr><tr><td>C.T.</td><td>CERAMIC TILE</td><td>RAD</td><td>RADIUS</td></tr><tr><td>CNTR</td><td>CENTER</td><td>RECT</td><td>RECTANGULAR</td></tr><tr><td>CW</td><td>COLD WATER</td><td>REF</td><td>REFERENCE</td></tr><tr><td>DBL</td><td>DOUBLE</td><td>REFER</td><td>REFRIGERATOR</td></tr><tr><td>DEPT</td><td>DEPARTMENT</td><td>REINF</td><td>REINFORCED</td></tr><tr><td>DTL</td><td>DETAIL</td><td>REQ</td><td>REQUIRED</td></tr><tr><td>DH</td><td>DOUBLE HUNG</td><td>RESIL</td><td>RESILIENT</td></tr><tr><td>DIA</td><td>DIAMETER</td><td>REV</td><td>REVISION</td></tr><tr><td>DIM</td><td>DIMENSION</td><td>RF</td><td>ROOF</td></tr><tr><td>DISP</td><td>DISPENSER</td><td>RM</td><td>ROOM</td></tr><tr><td>DK</td><td>DECK</td><td>R.O.</td><td>ROUGH OPENING</td></tr><tr><td>DN</td><td>DOWN</td><td>RWD</td><td>REDWOOD</td></tr><tr><td>DR</td><td>DOOR</td><td>SC</td><td>SOLID CORE</td></tr><tr><td>DRN</td><td>DRAIN</td><td>SCHED</td><td>SCHEDULED</td></tr><tr><td>DS</td><td>DOWNSPOUT</td><td>SECT</td><td>SECTION</td></tr><tr><td>DWG</td><td>DRAWING</td><td>SH</td><td>SINGLE HUNG</td></tr><tr><td>ELEC</td><td>ELECTRICAL</td><td>SHWR</td><td>SHOWER</td></tr><tr><td>ELEV</td><td>ELEVATION</td><td>SHT</td><td>SHEET</td></tr><tr><td>EMER</td><td>EMERGENCY</td><td>SHTG</td><td>SHEATHING</td></tr><tr><td>ENCL</td><td>ENCLOSURE</td><td>SIM</td><td>SIMILAR</td></tr><tr><td>EQ</td><td>EQUAL</td><td>SLP</td><td>SLOPE</td></tr><tr><td>EQPT</td><td>EQUIPMENT</td><td>SLDR</td><td>SLIDER</td></tr><tr><td>EXIST</td><td>EXISTING</td><td>SNK</td><td>SINK</td></tr><tr><td>EXP</td><td>EXPANSION</td><td>SPEC</td><td>SPECIFICATION</td></tr><tr><td>EXPD</td><td>EXPOSED</td><td>SQ</td><td>SQUARE</td></tr><tr><td>EXT</td><td>EXTERIOR</td><td>SS</td><td>STAINLESS STEEL</td></tr><tr><td>F.H.</td><td>FIRE ALARM</td><td>SS.D</td><td>SEE STRUCTURAL DRAWING</td></tr><tr><td>F.E.C.</td><td>FIRE EXTINGUISHER CABINET</td><td>STA</td><td>STATION</td></tr><tr><td>F.F.</td><td>FINISH FLOOR</td><td>STD</td><td>STANDARD</td></tr><tr><td>FG</td><td>FIXED GLASS</td><td>STL</td><td>STEEL</td></tr><tr><td>FIN</td><td>FINISH</td><td>STOR</td><td>STORAGE</td></tr><tr><td>FLASH</td><td>FLASHING</td><td>STR</td><td>STAIR</td></tr><tr><td>FLR</td><td>FLOOR</td><td>STRUCT</td><td>STRUCTURAL</td></tr><tr><td>FLUOR</td><td>FLUORESCENT</td><td>SUSP</td><td>SUSPENDED</td></tr><tr><td>FND</td><td>FOUNDATION</td><td>SW</td><td>SOLID WOOD</td></tr><tr><td>F.O.C.</td><td>FACE OF CONCRETE</td><td>SYM</td><td>SYMMETRICAL</td></tr><tr><td>F.O.F.</td><td>FACE OF FINISH</td><td>T&G</td><td>TONGUE AND GROOVE</td></tr><tr><td>F.O.S.</td><td>FACE OF STUD</td><td>TB</td><td>TOWEL BAR</td></tr><tr><td>FRPF</td><td>FIREPROOF</td><td>T.O.</td><td>TOP OF --</td></tr><tr><td>FR DR</td><td>FRENCH DOOR</td><td>THK</td><td>THICK</td></tr><tr><td>FT</td><td>FOOT OR FEET</td><td>T.O.C.</td><td>TOP OF CURB</td></tr><tr><td>FTG</td><td>FOOTING</td><td>T.P.</td><td>TOILET PAPER HOLDER</td></tr><tr><td>FURR</td><td>FURRING</td><td>T</td><td>TREAD</td></tr><tr><td>GA</td><td>GAUGE</td><td>T.O.W.</td><td>TOP OF WALL</td></tr><tr><td>GALV</td><td>GALVANIZED</td><td>TYP</td><td>TYPICAL</td></tr><tr><td>G.D.O</td><td>GARAGE DOOR OPENER</td><td>UNF</td><td>UNFINISHED</td></tr><tr><td>G.I.</td><td>GALVANIZED IRON</td><td>U.N.O.</td><td>UNLESS NOTED OTHERWISE</td></tr><tr><td>GL</td><td>GLASS</td><td>UR</td><td>URINAL</td></tr><tr><td>GND</td><td>GROUND</td><td>VERT</td><td>VERTICAL</td></tr><tr><td>GR</td><td>GRADE</td><td>VEST</td><td>VESTIBULE</td></tr><tr><td>GYP</td><td>GYPSUM</td><td>w/</td><td>WITH</td></tr><tr><td>H.B.</td><td>HOSE BIBB</td><td>w/o</td><td>WITHOUT</td></tr><tr><td>H.C.</td><td>HOLLOW CORE</td><td>W.C.</td><td>WATER CLOSET</td></tr><tr><td>HD</td><td>HEADER</td><td>WD</td><td>WOOD</td></tr><tr><td>HDWD</td><td>HARDWOOD</td><td>WDW</td><td>WINDOW</td></tr><tr><td>HDW</td><td>HARDWARE</td><td>WP</td><td>WATERPROOF</td></tr><tr><td>H.M.</td><td>HOLLOW METAL</td><td>WSCOT</td><td>WAINSCOT</td></tr><tr><td>HORIZ</td><td>HORIZONTAL</td><td>WT</td><td>WEIGHT</td></tr><tr><td>HR</td><td>HOOR</td><td>W.I.</td><td>WROUGHT IRON</td></tr><tr><td>HT</td><td>HEIGHT</td><td>W.I.C.</td><td>WALK IN CLOSET</td></tr></table>				L	ANGLE	IN	INCH OR INCHES	ε	CENTERLINE	INSUL	INSULATION	Ø	DIAMETER OR ROUND	INT	INTERIOR	A/C	AIR CONDITIONING	JAN	JANITOR	ABV	ABOVE	JT	JOINT	ACOUS	ACOUSTICAL	KITCH	KITCHEN	ADJ	ADJUSTABLE	LAU	LAUNDRY	A.F.F.	ABOVE FINISH FLOOR	LAV	LAVATORY	ALUM	ALUMINUM	LT	LIGHT	ALT.	ALTERNATE OR ALTERNATIVE	MAX	MAXIMUM	APROX	APPROXIMATE	M.C.	MEDICINE CABINET	ARCH	ARCHITECTURAL	MECH	MECHANICAL	ASPH	ASPHALT	MEMB	MEMBRANE	AW	AWNING	MFR	MANUFACTURER	BA	BATH	MIN	MINIMUM	BALC	BALCONY	MISC	MISCELLANEOUS	BD	BOARD	M.O.	MASONRY OPENING	BED	BEDROOM	MTD	MOUNTED	BITUM	BITUMINOUS	MTL	METAL	BLDG	BUILDING	MUL	MULLION	BLKG	BLOCKING	N.I.C.	NOT IN CONTRACT	BLW	BELOW	NO	NUMBER	BM	BEAM	NOM	NOMINAL	BOT	BOTTOM	N.T.S.	NOT TO SCALE	CAB	CABINET	o/	OVER	CEM	CEMENT	OA	OVERALL	CER	CERAMIC	O.H.	OVERHANG	C.I.	CAST IRON	OBS	OBSURE	CIR	CIRCLE OR CIRCULAR	O.C.	ON CENTER	CLG	CEILING	OFF	OFFICE	CLKG	CAULKING	OPNG	OPENING	CLR	CLEAR	OPP	OPPOSITE	C.M.U	CONCRETE MASONRY UNIT	PRCSTPRECAST		COL	COLUMN	PL	PLATE	CONC	CONCRETE	PLAS	PLASTER	CONN	CONNECTION	PLYWD	PLYWOOD	CONST	CONSTRUCTION	PNT	POINT	CONT	CONTINUOUS	PR	PAIR	C.R.	CORROSION RESISTANT	P.T.	PRESSURE TREATED	CSMT	CASEMENT	R	RISER	C.T.	CERAMIC TILE	RAD	RADIUS	CNTR	CENTER	RECT	RECTANGULAR	CW	COLD WATER	REF	REFERENCE	DBL	DOUBLE	REFER	REFRIGERATOR	DEPT	DEPARTMENT	REINF	REINFORCED	DTL	DETAIL	REQ	REQUIRED	DH	DOUBLE HUNG	RESIL	RESILIENT	DIA	DIAMETER	REV	REVISION	DIM	DIMENSION	RF	ROOF	DISP	DISPENSER	RM	ROOM	DK	DECK	R.O.	ROUGH OPENING	DN	DOWN	RWD	REDWOOD	DR	DOOR	SC	SOLID CORE	DRN	DRAIN	SCHED	SCHEDULED	DS	DOWNSPOUT	SECT	SECTION	DWG	DRAWING	SH	SINGLE HUNG	ELEC	ELECTRICAL	SHWR	SHOWER	ELEV	ELEVATION	SHT	SHEET	EMER	EMERGENCY	SHTG	SHEATHING	ENCL	ENCLOSURE	SIM	SIMILAR	EQ	EQUAL	SLP	SLOPE	EQPT	EQUIPMENT	SLDR	SLIDER	EXIST	EXISTING	SNK	SINK	EXP	EXPANSION	SPEC	SPECIFICATION	EXPD	EXPOSED	SQ	SQUARE	EXT	EXTERIOR	SS	STAINLESS STEEL	F.H.	FIRE ALARM	SS.D	SEE STRUCTURAL DRAWING	F.E.C.	FIRE EXTINGUISHER CABINET	STA	STATION	F.F.	FINISH FLOOR	STD	STANDARD	FG	FIXED GLASS	STL	STEEL	FIN	FINISH	STOR	STORAGE	FLASH	FLASHING	STR	STAIR	FLR	FLOOR	STRUCT	STRUCTURAL	FLUOR	FLUORESCENT	SUSP	SUSPENDED	FND	FOUNDATION	SW	SOLID WOOD	F.O.C.	FACE OF CONCRETE	SYM	SYMMETRICAL	F.O.F.	FACE OF FINISH	T&G	TONGUE AND GROOVE	F.O.S.	FACE OF STUD	TB	TOWEL BAR	FRPF	FIREPROOF	T.O.	TOP OF --	FR DR	FRENCH DOOR	THK	THICK	FT	FOOT OR FEET	T.O.C.	TOP OF CURB	FTG	FOOTING	T.P.	TOILET PAPER HOLDER	FURR	FURRING	T	TREAD	GA	GAUGE	T.O.W.	TOP OF WALL	GALV	GALVANIZED	TYP	TYPICAL	G.D.O	GARAGE DOOR OPENER	UNF	UNFINISHED	G.I.	GALVANIZED IRON	U.N.O.	UNLESS NOTED OTHERWISE	GL	GLASS	UR	URINAL	GND	GROUND	VERT	VERTICAL	GR	GRADE	VEST	VESTIBULE	GYP	GYPSUM	w/	WITH	H.B.	HOSE BIBB	w/o	WITHOUT	H.C.	HOLLOW CORE	W.C.	WATER CLOSET	HD	HEADER	WD	WOOD	HDWD	HARDWOOD	WDW	WINDOW	HDW	HARDWARE	WP	WATERPROOF	H.M.	HOLLOW METAL	WSCOT	WAINSCOT	HORIZ	HORIZONTAL	WT	WEIGHT	HR	HOOR	W.I.	WROUGHT IRON	HT	HEIGHT	W.I.C.	WALK IN CLOSET	<div>PROJECT DIRECTORY</div> <div>CLIENT/OWNER: 152 ALBERT LLC. 2100 E. LINDA LANE NEWPORT BEACH, CA 92660</div> <div>ARCHITECT: MESA STUDIO ARCHITECTURE & DESIGN 2942 CENTURY PLACE - SUITE 785 COSTA MESA, CA 92626 CONTACT: DAVID DILETTOSO PHONE: 949.204.0076 EMAIL: HELLO@MESASTUDIO.DESIGN</div> <div>CIVIL ENGINEER LAND SURVEYOR: TOAL ENGINEERING 139 AVENIDA NAVARRO SAN CLEMENTE, CA 92672 CONTACT: ANDREW SEBILIAN PHONE: 949.492.8586 EMAIL: ASEBILIAN@TOALENGINEERING.COM</div> <div>GEOTECHNICAL ENGINEER: EGA CONSULTANTS INC. 375-C MONTE VISTA AVENUE COSTA MESA, CA 92627 CONTACT: DAVID WORTHINGTON PHONE: 949.642.9309 EMAIL: WORTHY10@AOL.COM</div> <div>LANDSCAPE ARCHITECT: DSL DESIGN CONTACT: NICK STRAABE PHONE: 714-717-1689 EMAIL: NICK@DSLDESIGN.COM</div> <div>STRUCTURAL ENGINEER: BORM INTERNATIONAL 2211 MICHELSON DR. SUITE #450 IRVINE, CA 92612 CONTACT: MASOUD BOKAIE PHONE: 949.264.7057 EMAIL: MASOUDB@BORM.COM</div> <div>MEPE CONSULTANT: GMEP ENGINEERS 26439 RANCHO PKWY S., SUITE 120 LAKE FOREST, CA 92630 CONTACT: JACK WEAVER PHONE: 949-267-9095 EXT-326 EMAIL: JACKW@GMEPE.COM</div> <div>REVISION HISTORY</div>		<div>PROJECT SCOPE</div> <div></div> <div>SCOPE: DEMOLISH 2 EXISTING SINGLE-STORY SFD HOMES TO DEVELOP/CONSTRUCT 2 NEW TWO-SOTRY SFD HOMES WITH ATTACHED 2-CAR GARAGES EACH AT THE CORNER OF ELDEN AND ALBERT PLACE. EACH HOMES CONSISTS OF 3 BEDROOM, 2.5 BATHS, AND OFFICE SPACES.</div>	
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<div>PROJECT NOTES</div> <div>1. BUILDING DESIGN IS BASED ON TYPE V CONVENTIONAL FRAMING PROVISIONS OF THE 2022 CRC (SEE STRUCTURAL PLANS)</div> <div>2. BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY w/ NUMBERS THAT CONTRAST WITH THE BACKGROUND AND ALPHABETICAL LETTERS A MIN. 4" w/ A MIN. STROKE OF 12"</div> <div>3. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE (CRC 105.3.2)</div> <div>4. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN ONE (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO SIX (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE (CRC 105.5)</div> <div>5. EFFECTIVE JAN 1, 2014, SB 407 REQUIRES REPLACEMENT OF ALL NONCOMPLIANT PLUMBING FIXTURES IN PROPERTIES BUILT ON OR BEFORE JAN 1, 1994 WITH WATER-CONSERVING PLUMBING FIXTURES.</div> <div>6. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER-FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1)</div> <div>7. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)</div> <div>8. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH SEC. 604.1 OF THE CALIFORNIA PLUMBING CODE. PEX, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF SEC. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX I OF THE CPC AND MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN SEC 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.</div> <div>9. THE STRUCTURE IS KNOWN TO BE LOCATED ENTIRELY ON UNDISTURBED NATIVE SOILS. IF THE BUILDING INSPECTOR SUSPECTS ANY GEOLOGICAL INSTABILITIES OR SUSPICIOUS FILL BASED UPON OBSERVATION OF FOUNDATION EXCAVATION, A SOILS OR GEOLOGICAL REPORT AND RE-SUBMITTAL OF PLANS SHALL BE REQUIRED TO VERIFY THAT THE SOILS REPORT RECOMMENDATIONS HAVE BEEN INCORPORATED.</div> <div>10. COMPLY WITH NFPA 13D 11.2.3.1 WATERFLOW DEVICES - WHERE WATERFLOW DETECTION DEVICES ARE INSTALLED, THESE DEVICES, INCLUDING THE ASSOCIATED ALARM CIRCUITS, SHALL BE FLOW TESTED THROUGH THE INSPECTOR'S TEST CONNECTION AND SHALL RESULT IN AN AUDIBLE ALARM ON THE PREMISES.</div>				<div>PROJECT DATA</div> <div>PROJECT TYPE: SINGLE FAMILY DETACHED</div> <div>APN: 426-064-01</div> <div>ZONING: R2-MD</div> <div>CONSTRUCTION TYPE: VB (NON-RATED) SPRINKLERED (13D)</div> <div>OCCUPANCY: R-3 DWELLING, U - GARAGE</div> <div>NUMBER OF STORIES: 2</div> <div>CODE COMPLIANCE: 2022 CRC, 2022 CPC, 2022 CMC, 2022 CEC, 2022 CA ENERGY CODE, 2022 CGBC, ALL AS AMENDED BY THE STATE OF CALIFORNIA AND THE CITY OF COSTA MESA</div> <div>DEFERRED SUBMITTALS: TRUSS, FIRE SPRINKLER, & SOLAR</div> <div>NOTE: HERS VERIFICATIONS REQUIRED-SEE ENERGY REPORT</div>		<div>AREA CALCULATIONS</div> <table><tr><td colspan="2">AREA CALCULATIONS - PLAN 1</td><td colspan="2">AREA CALCULATIONS - PLAN 2</td></tr><tr><td>FIRST FLOOR (LIVE-ABLE)</td><td>790 SQ FT</td><td>FIRST FLOOR (LIVE-ABLE)</td><td>835 SQ FT</td></tr><tr><td>SECOND FLOOR (LIVE-ABLE)</td><td>1,260 SQ FT</td><td>SECOND FLOOR (LIVE-ABLE)</td><td>1,329 SQ FT</td></tr><tr><td>TOTAL (LIVE-ABLE)</td><td>2,050 SQ FT</td><td>TOTAL (LIVE-ABLE)</td><td>2,164 SQ FT</td></tr><tr><td colspan="2">GARAGE</td><td colspan="2">474 SQ FT</td></tr><tr><td colspan="2">OUTDOOR</td><td colspan="2">OUTDOOR</td></tr><tr><td>ENTRY PORCH</td><td>86 SQ FT</td><td></td><td></td></tr><tr><td>COVERED BALCONY</td><td>107 SQ FT</td><td></td><td></td></tr></table>		AREA CALCULATIONS - PLAN 1		AREA CALCULATIONS - PLAN 2		FIRST FLOOR (LIVE-ABLE)	790 SQ FT	FIRST FLOOR (LIVE-ABLE)	835 SQ FT	SECOND FLOOR (LIVE-ABLE)	1,260 SQ FT	SECOND FLOOR (LIVE-ABLE)	1,329 SQ FT	TOTAL (LIVE-ABLE)	2,050 SQ FT	TOTAL (LIVE-ABLE)	2,164 SQ FT	GARAGE		474 SQ FT		OUTDOOR		OUTDOOR		ENTRY PORCH	86 SQ FT			COVERED BALCONY	107 SQ FT																																																																																																																																																																																																																																																																																																																																																																																		
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TC = TOP CURB
 FL = FLOW LINE
 FS = FINISH SURFACE
 TS = TOP STEP
 EG = EXISTING GROUND
 TW = TOP WALL
 TP = TOP PLANTER
 TO = TOP SLOPE
 TOE = TOE SLOPE
 FF = FINISH FLOOR
 GFF = GARAGE FINISH FLOOR
 TOR = TOP ROOF
 BW = BACK WALL
 SCO = SEWER CLEANOUT
 PP = POWER POLE
 WV = WATER VALVE
 WM = WATER METER
 TM = TEMPORARY BENCHMARK
 S.F.N. = SEARCHED FOUND NOTHING
 CL = CENTERLINE
 P = PROPERTY LINE

BOUNDARY NOTE:
THIS IS NOT A BOUNDARY SURVEY. THE TOPOGRAPHIC FEATURES AS SHOWN
ON THIS MAP MAY BE ADJUSTED RELATIVE TO THE PLAT UPON COMPLETION
OF A BOUNDARY SURVEY.

TOPOGRAPHIC MAP		
8 SCALE	APN: 426-064-01	
SEPTEMBER 2024		
152 ALBERT PLACE COSTA MESA CA.		
ASSUMED DATUM = 100.00		
SOUTH COAST SURVEYING 3214 CLAY ST. NEWPORT BEACH CA. (949)280-9957		



SITE DATA

OWNER/SUBDIVIDER: 152 ALBERT PLACE, LLC
ATTN: MADISON WALKER
TEL: (360) 255-3133

ENGINEER: TOAL ENGINEERING, INC.
139 AVENIDA NAVARRO
SAN CLEMENTE, CA 92672
PH: (949) 492-8586

GENERAL PLAN LAND USE DESIGNATION: MEDIUM DENSITY RESIDENTIAL

EXISTING LAND USE: ONE-STORY SINGLE FAMILY HOMES (2)

TOTAL AREA: 6,470 SQ. FT. (0.148 AC)

EXISTING ZONING: R2-MD (MULTI-FAMILY RESIDENTIAL, MEDIUM DENSITY)

CONTOUR INTERVAL: 1

PROPOSED GRADING: N/A

MAXIMUM SLOPE GRADIENT: N/A

NUMBER OF PARCELS: 2 (2 UNITS)

UTILITIES:

GAS SERVICE: SOUTHERN CALIFORNIA GAS CO.

ELECTRIC SERVICE: SOUTHERN CALIFORNIA EDISON

SEWER: CITY OF COSTA MESA

WATER: MESA WATER DISTRICT

TELEPHONE SERVICE: PACIFIC BELL

TELEVISION SERVICE: COX COMMUNICATIONS

NOTES:

1. SUBJECT PROPERTY IS LOCATED WITHIN THE NEWPORT MESA UNIFIED SCHOOL DISTRICT.

2. PROJECT IS LOCATED IN ZONE "X," AREA OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD MAPS (MAP NO. 06059C0269K, EFFECTIVE 3/21/2019).

3. STORM DRAINAGE WILL BE COLLECTED BY A SERIES OF DRAIN INLETS AND DRAIN PIPES AND DIRECTED TO THE STREET THEN THE CITY STORM DRAIN SYSTEM FOR DISPOSAL.

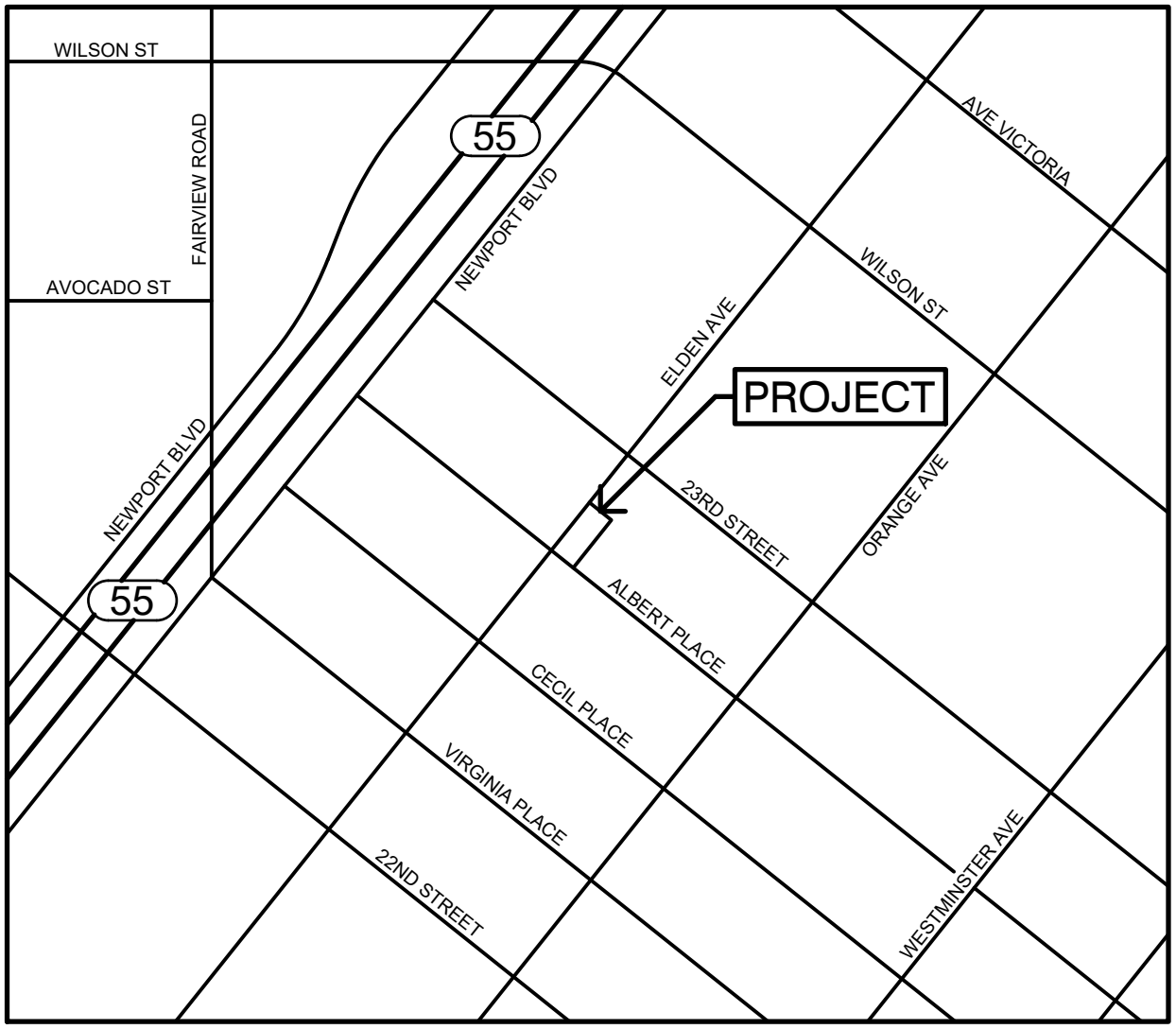
LEGAL DESCRIPTION:

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, BEING THE NORTHERLY 51.5 FEET OF LOT 51 IN TRACT NO. 114, AS PER MAP RECORDED IN BOOK 11, PAGE 14 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. (APN: 426-064-01)

STATEMENT OF OWNERSHIP

WE, 152 ALBERT PLACE, LLC, DO HEREBY STATE THAT WE ARE THE OWNERS OF THE SUBJECT PROPERTY COMPRISING THIS TENTATIVE PARCEL MAP AND THAT WE HAVE CONSENTED TO ITS SUBDIVISION.

BY: DATE BY: DATE



VICINITY MAP
SCALE: 1"=500'

TENTATIVE PARCEL MAP
NO. 2024-156

EASEMENT NOTES:

NUMBERING SEQUENCE PER WFG NATIONAL TITLE COMPANY PRELIMINARY TITLE REPORT NO. 24-151818 DATED JUNE 20, 2024.

3- A CORPORATION EASEMENT HOLD FOR PIPE LINES AND INCIDENTAL PURPOSES, AS RESERVED IN DEED RECORDED JUNE 16, 1911 IN BOOK 197, PAGE 269 OF DEEDS. (EXACT LOCATION NOT PLOTTABLE FROM RECORD)

PLANS PREPARED BY:

TOAL
ENGINEERING, INC.

CIVIL ENGINEERING
LAND SURVEYING
STORMWATER QUALITY

139 Avenida Navarro
San Clemente, CA 92672
949.492.8586
www.toalengineering.com



VIKTOR P. MEUM
P.L.S. 8682
DATE:

PREPARED FOR:
152 ALBERT PLACE, LLC

REVISIONS	DATE	APVD.	DATE	BY

152 ALBERT PLACE LLC

TENTATIVE PARCEL MAP

POR. LOT 51, TRACT 114
2280 ELDEN AVENUE, COSTA MESA, CA 92627

DATE:	3/13/25	H. SCALE:	1"=8'
SURVEY DATE:	11/18/24	V. SCALE:	N/A
DRN.:	A.M.S.	DWG. NO.	
CHD.:	V.M.		
APPD.:	C.R.		
JOB NO.	24165	SHEET	1
		OF	1

2280 & 2286 ELDEN AVENUE
COSTA MESA, CA

MARCH 12, 2024

L.1 - CONCEPTUAL LANDSCAPE PLAN



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- PRIVATE RESIDENTIAL ENTRY
- CONCRETE STEPS
 - LOW GATE

- CONC. SIDEWALK/PAVING (TYP.)
- NATURAL GRAY COLOR
 - WASHED FINISH

- LANDSCAPE PARKWAY
- STREET TREE
 - UNDER STORY PLANTING

- PET RELIEF AREA
- NATURAL GRASS

- FOCAL/SPECIMEN TREE
- EVERGREEN OR DECIDUOUS
 - MULTI TRUNK
 - MEDIUM SIZE

- CONC. DRIVEWAY (TYP.)
- NATURAL GRAY COLOR
 - WASHED FINISH

- CONC. SIDEWALK/PAVING (TYP.)
- NATURAL GRAY COLOR
 - WASHED FINISH

- PRIVATE RESIDENTIAL ENTRY
- CONCRETE STEPS
 - LOW GATE

- LANDSCAPE PARKWAY
- STREET TREE
 - UNDER STORY PLANTING

- PATIO TREE
- MEDIUM SIZE
 - SINGLE TRUNK

- PRIVATE PATIO
- CONCRETE PAVING

- PRIVATE PATIO
- CONCRETE PAVING

- PATIO TREE
- MEDIUM SIZE
 - SINGLE TRUNK

- LOW GARDEN FENCE
- WOODEN CRISS-CROSS PANEL

- CONC. STEP PADS (TYP.)
- 2'x 2' SIZING
 - NATURAL GRAY COLOR
 - WASHED FINISH

- TRASH CAN STORAGE (TYP.)
- SET ON CONCRETE PAVING

- CONC. STEP PADS (TYP.)
- 2'x 2' SIZING
 - NATURAL GRAY COLOR
 - WASHED FINISH

- PRIVATE PATIO
- CONCRETE PAVING

- ACCENT TREE
- MEDIUM SIZE
 - SINGLE TRUNK

- PET RELIEF AREA
- NATURAL GRASS

- PRIVATE RESIDENTIAL SIDE YARD ENTRY
- CONCRETE STEPS
 - LOW GATE

- ACCENT TREE
- MEDIUM SIZE
 - SINGLE TRUNK

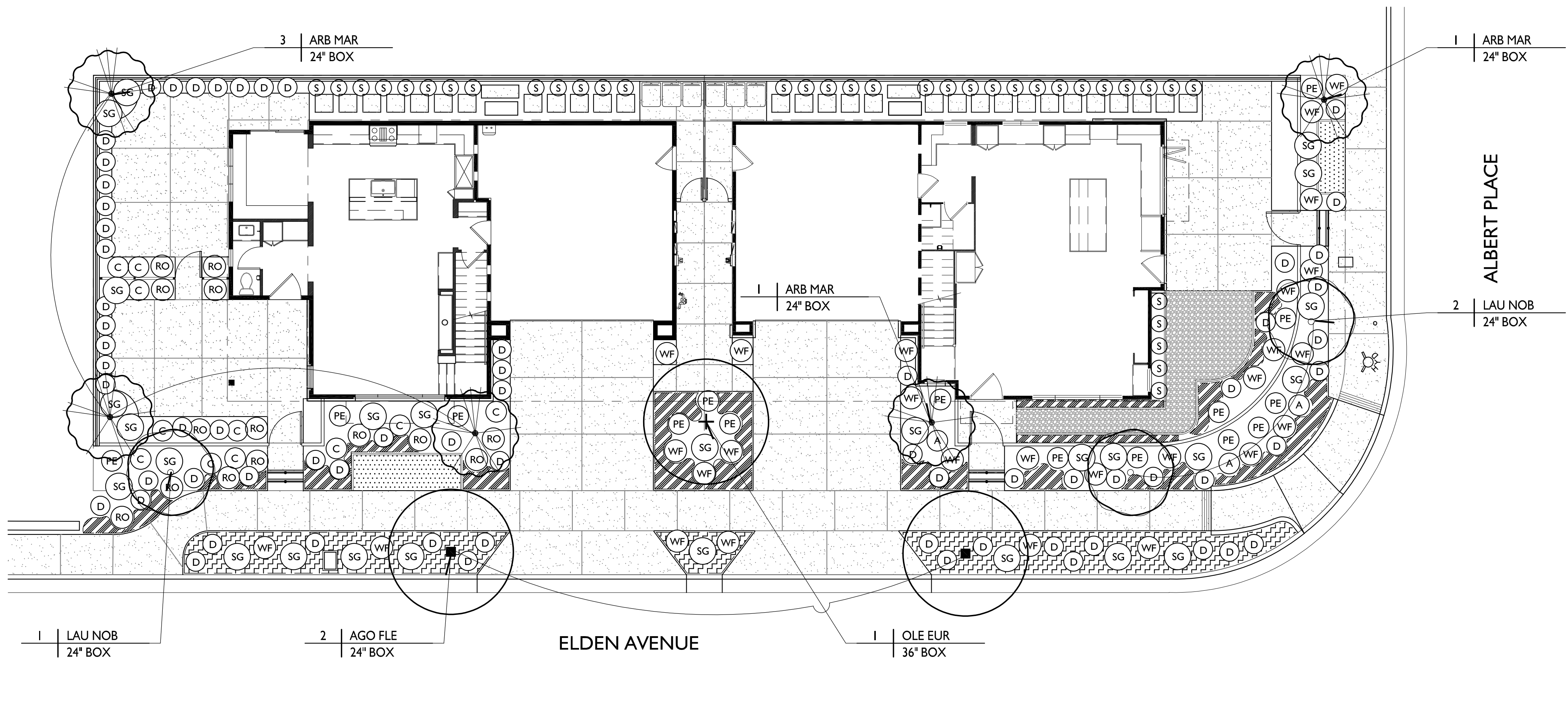
- LOW GARDEN FENCE
- WOODEN HORIZONTAL RAIL (4)

- PRIVATE YARD
- DECOMPOSED GRANITE WALKWAY
 - LANDSCAPE AREA (SHRUBS)

- ACCENT TREE
- MEDIUM SIZE
 - SINGLE TRUNK

SITE DESIGN REFERENCE CHART		
PLANT CATEGORY	REQUIRED	PROVIDED
TREES		
TOTAL	9	9
EVERGREEN	5	5
24" BOX +	4	11
SHRUBS & GROUND COVER		
TOTAL	128	128
5 GALLON +	77	77
GROUND COVER	1,250 SF	1,250 SF

OPEN SPACE TOTALS	
TOTAL OPEN SPACE	3,186 SF
TOTAL LANDSCAPE AREA	1,785 SF



PLANTING LEGEND:

SYMBOL	NAME	SIZE	COMMENTS	QTY	WUCOL'S
TREES:					
ARB MAR	ARBUTUS MARINA HYBRID STRAWBERRY TREE	24" BOX	STANDARD	5	LOW
OLE EUR	OLEA EUROPAEA 'SWAN HILL' SWAN HILL FRUITLESS OLIVE	24" BOX	MULTI	1	LOW
LAU NOB	LAURUS 'SARATOGA' SARATOGA LAUREL	24" BOX	STANDARD	3	LOW
AGO FLE	AGONIS FLEXUOSA AUSTRALIAN WILLOW	24" BOX	STANDARD	2	LOW
SHRUBS:					
(A)	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL.	-	3	LOW
(C)	CALLISTEMON 'LITTLE JOHN' DWARF BOTTLEBRUSH	5 GAL.	-	11	LOW
(D)	DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	-	68	LOW
(RO)	ROSMARINUS OFFICINALIS PROSTRATA PROSTRATE ROSEMARY	1 GAL.	-	14	LOW
(PE)	PENNISETUM 'FAIRY TALES' FAIRY TALE FOUNTAIN GRASS	5 GAL.	-	15	LOW
(SG)	SALVIA GREGGII AUTUMN SAGE	1 GAL.	-	27	LOW
(S)	SANSEVIERIA TRIFASCIATA SNAKE PLANT	5 GAL.	-	38	MED
(WF)	WESTRINGIA FRUTICOSA GRAY BOX DWARF COAST ROSEMARY	5 GAL.	-	27	LOW
GROUND COVER/TURF:					
(Pattern)	MARATHON SOD	SOD	-	75 S/F	HIGH
(Pattern)	SENECIO SERENS BLUE CHALK FINGERS	FLATS	PLANT 16 IN. O.C.	5	LOW
(Pattern)	DYMONDIA MARGARETAE SILVER CARPET	FLATS	PLANT 12 IN. O.C.	8	LOW
SHREDDDED WOOD MULCH (ALL SHRUB AREAS):					
ALL SHRUB AREAS	1/2" - 1" FOREST FLOOR BARK MULCH (3" THICK) AVAILABLE THROUGH AGUINAGA FERTILIZER COMPANY 714.283.2572 or APPROVED EQUAL - SUBMIT SAMPLES to L.A. for APPROVAL				

GENERAL PLANTING NOTES:

- PRIOR TO ANY FINE GRADING OR PLANTING, CONTRACTOR SHALL REVIEW THE AGRONOMIC SOIL REPORTS AND SOIL AMENDMENT RECOMMENDATIONS PER SPECIFICATIONS, WHICH SHALL SUPERSEDE THOSE WITHIN THE SPECIFICATIONS.
- LANDSCAPE ARCHITECT TO APPROVE ALL PLANT MATERIAL NOT LESS THAN 1 WEEK PRIOR TO ANTICIPATED DELIVERY DATE.
- CONTRACTOR SHALL REMOVE ALL GROWER STAKES, TAGS AND RIBBONS.
- LANDSCAPE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND DIRECT ALL WATER TO DRAINAGE INLETS SO AS TO PREVENT STANDING WATER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS FOR A PERIOD OF 90 DAYS AFTER 'START OF MAINTENANCE' PERIOD.
- CONTRACTOR SHALL GUARANTEE SHRUBS FOR 6 MONTHS AND TREE AND PALM MATERIAL FOR 12 MONTHS (1 YEAR).
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT PRIOR TO INSTALLATION.
- NO TREES SHALL BE PLANTED CLOSER THAN 5' TO A BUILDING OR ROOF STRUCTURE. NO TREES SHALL BE PLANTED CLOSER THAN 5' TO PAVING OR FREESTANDING WALLS UNLESS DIRECTED BY THE LANDSCAPE ARCHITECT.
- TREES OR PALMS SHALL NOT BE PLANTED WHERE FUTURE GROWTH WILL OBVIOUSLY CONFLICT WITH ROOF OVERHANGS.
- TREES OR PALMS PLANTED IN LANDSCAPE AREAS OF LESS THAN 5' IN WIDTH SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
- ANY PLANTING SHOWN ON THE PLANS OR EXISTING IN THE FIELD THAT CONTRADICTS THESE CRITERIA IS TO BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO MAY RESULT IN THE CONTRACTOR TO REMOVE OR RELOCATE PLANT MATERIAL.

FOR PLANTING DETAILS SEE SHEET LP.2

2280 & 2286 ELDEN AVENUE

COSTA MESA, CA

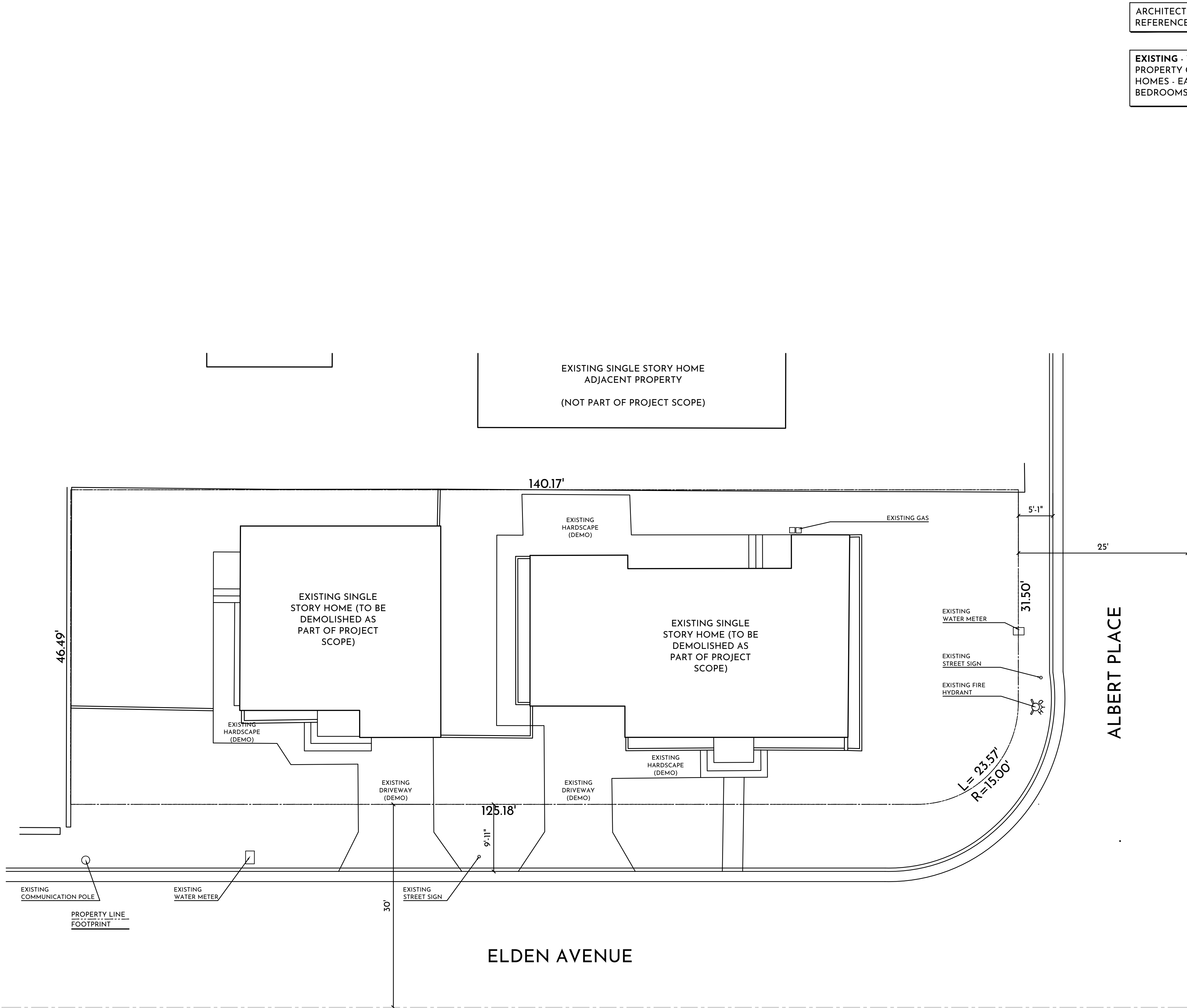
MARCH 12, 2024

L.5 - PLANTING PLAN

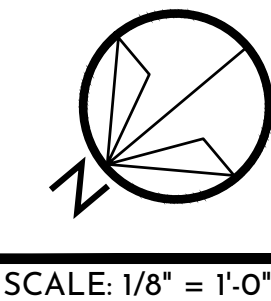


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ARCHITECTURAL SITE PLAN
EXISTING



ARCHITECTURAL SITE PLAN FOR
REFERENCE ONLY - SEE CIVIL

EXISTING - THE EXISTING
PROPERTY CONSISTS TO TWO SFD
HOMES - EACH HAVING 2
BEDROOMS, 1 BATHROOM.



MESA STUDIO
ARCHITECTURE & DESIGN
WWW.MESASTUDIO.DESIGN
949.204.0076

STAMP:



2280 ELDEN AVE. DEV.

24016

152 ALBERT PLACE LLC.

BUILDING DEPARTMENT SUBMITTAL:

1ST SUBMITTAL -
2ND SUBMITTAL -
3RD SUBMITTAL -
4TH SUBMITTAL -

REVISIONS:

SHEET TITLE:

SITE PLAN
EXISTING

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SHEET NUMBER:

A0-0.1

PLOT DATE:

4/19/2025

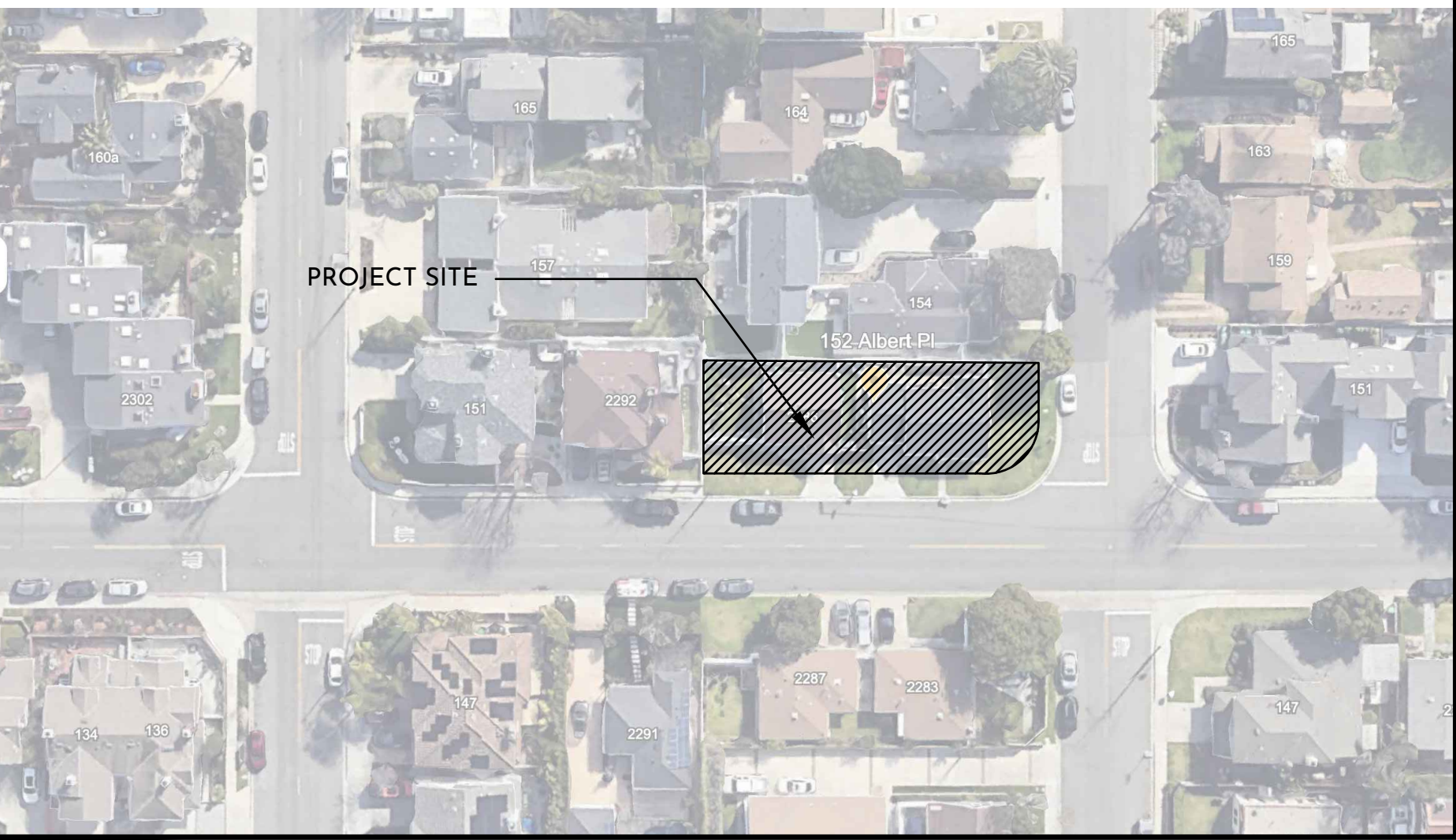
AREA CALCULATIONS - PLAN 1

FIRST FLOOR (LIVE-ABLE)	790 SQ FT
SECOND FLOOR (LIVE-ABLE)	1,260 SQ FT
TOTAL (LIVE-ABLE)	2,050 SQ FT
GARAGE	486 SQ FT
OUTDOOR	
ENTRY PORCH	86 SQ FT
COVERED BALCONY	107 SQ FT

AREA CALCULATIONS - PLAN 2

FIRST FLOOR (LIVE-ABLE)	835 SQ FT
SECOND FLOOR (LIVE-ABLE)	1,329 SQ FT
TOTAL (LIVE-ABLE)	2,164 SQ FT
GARAGE	474 SQ FT
OUTDOOR	

VICINITY MAP
N.T.S



ARCHITECTURAL SITE PLAN FOR
REFERENCE ONLY - SEE CIVIL

- PUBLIC WORKS GENERAL NOTES
1. PUBLIC WORKS INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL. AT TIME OF INSPECTION, IF ANY OF EXISTING PUBLIC IMPROVEMENTS SURROUNDING THE SITE IS DAMAGED, NEW CURB & GUTTER AND STREET PAVEMENT WILL BE REQUIRED.
 2. AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY FROM PUBLIC WORKS



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152 ALBERT PLACE LLC.

BUILDING DEPARTMENT SUBMITTAL:

- 1ST SUBMITTAL -
- 2ND SUBMITTAL -
- 3RD SUBMITTAL -
- 4TH SUBMITTAL -

REVISIONS:

SHEET TITLE:

SITE PLAN
PROPOSED

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SHEET NUMBER:

A0-0.2

PLOT DATE:

4/19/2025

LOT INFORMATION (R2-MD ZONING):

OVERALL SITE AREA:
6,468 SQ. FT

SMALL LOT SUBDIVISION STANDARDS:

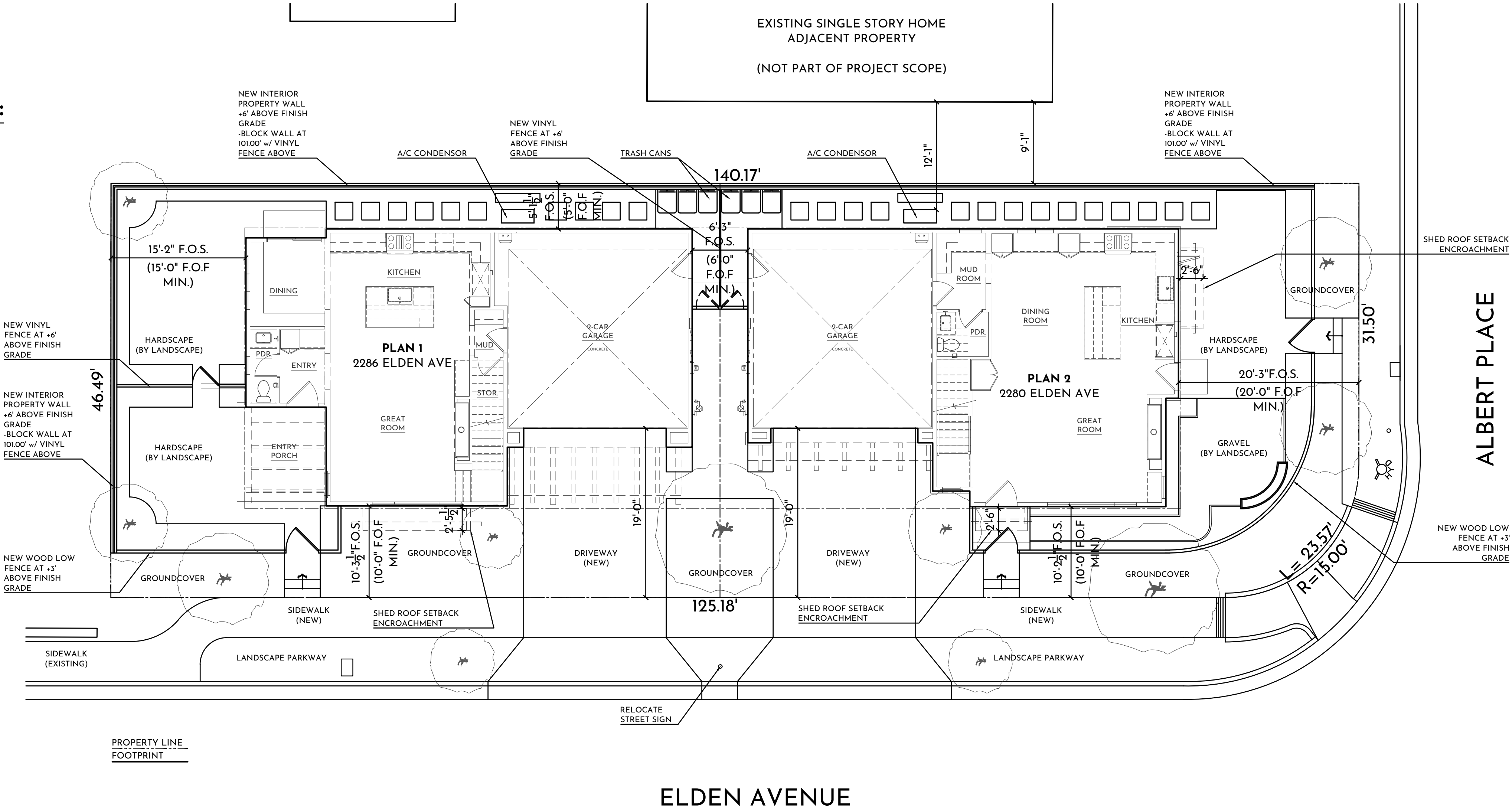
35% OPEN SPACE REQUIRED:
3,186 SQ. FT. PROVIDED

DEVOTED DRIVEWAY AREA:
304 SQ. FT. PROVIDED (EACH PLAN)

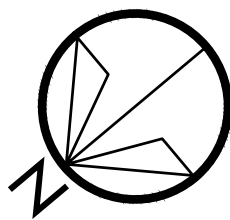
PARKING REQUIRED:
2 GARAGE SPACES AND 2 OPEN SPACES (DRIVEWAY)

SETBACKS:
FRONT (ALBERT PLACE): 20'
REAR: 15'
SIDE (ELDEN): 10' (DRIVEWAY 19')
SIDE YARD: 5'

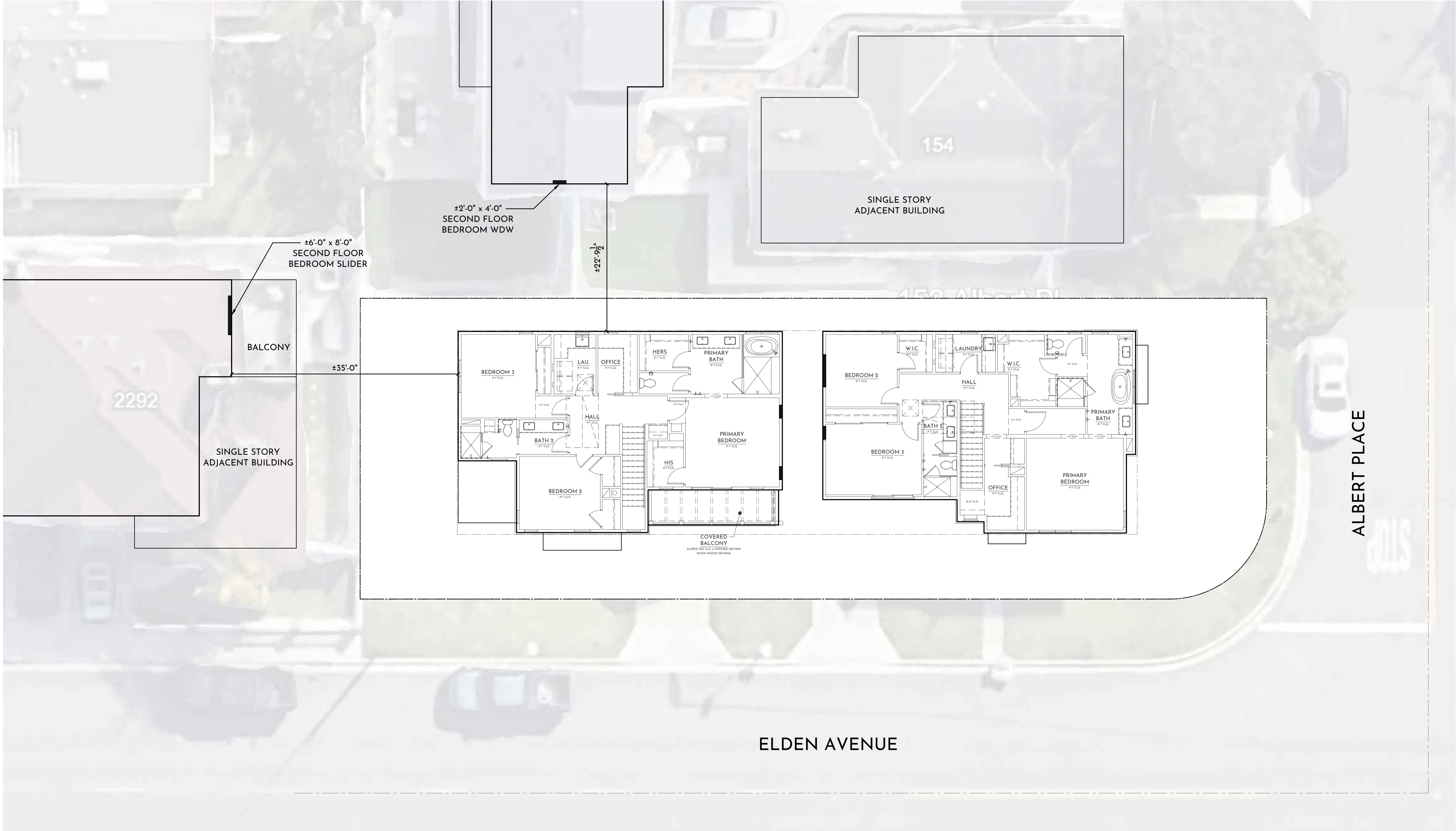
DISTANCE BETWEEN BUILDINGS: 6' MINIMUM



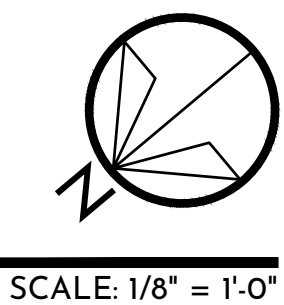
ARCHITECTURAL SITE PLAN
PROPOSED



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



ARCHITECTURAL SITE PLAN
ADJACENT PROPERTY WINDOW STUDY | SECOND FLOOR



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SITE PLAN
WINDOW STUDY

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NOTE: THESE ARE CONCEPTUAL IN NATURE AS FAR AS SURROUNDINGS, VIEWS, MATERIALS, LANDSCAPE AND FINISHES. INTENDED TO PROVIDE OVERALL GLAZING AND MASSING CONCEPT



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SITE PLAN
WINDOW STUDY

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PLAN 1

WINDOW SCHEDULE								
X	SIZE (WxH)	TYPE	FRAME	COLOR	MANUFACTURER (OR APPROVED EQUAL)	U-FACTOR	SHGC	REMARKS
1A	10'-0" x 5'-6"	CASEMENT FIXED	FIBERGLASS	BLACK (EBONY)	MARVIN	0.29	0.22	2 - 2'-6"x5'-6" CASEMENT w/ 5'-0"x5'-6" FIXED, MULLED
1B	6'-0" x 5'-6"	CASEMENT FIXED				0.29	0.22	2 - 2'-0"x5'-6" CASEMENT w/ 2'-0"x5'-6" FIXED, MULLED
1C	2'-0" x 4'-6"	CASEMENT				0.29	0.20	
1D	2'-6" x 5'-6"	CASEMENT				0.29	0.20	
1E	2'-6" x 4'-6"	CASEMENT				0.29	0.20	
1F	5'-0" x 5'-6"	CASEMENT				0.29	0.20	2 - 2'-6"x5'-6" CASEMENT, MULLED
1G	2'-6" x 4'-6"	FIXED				0.28	0.24	

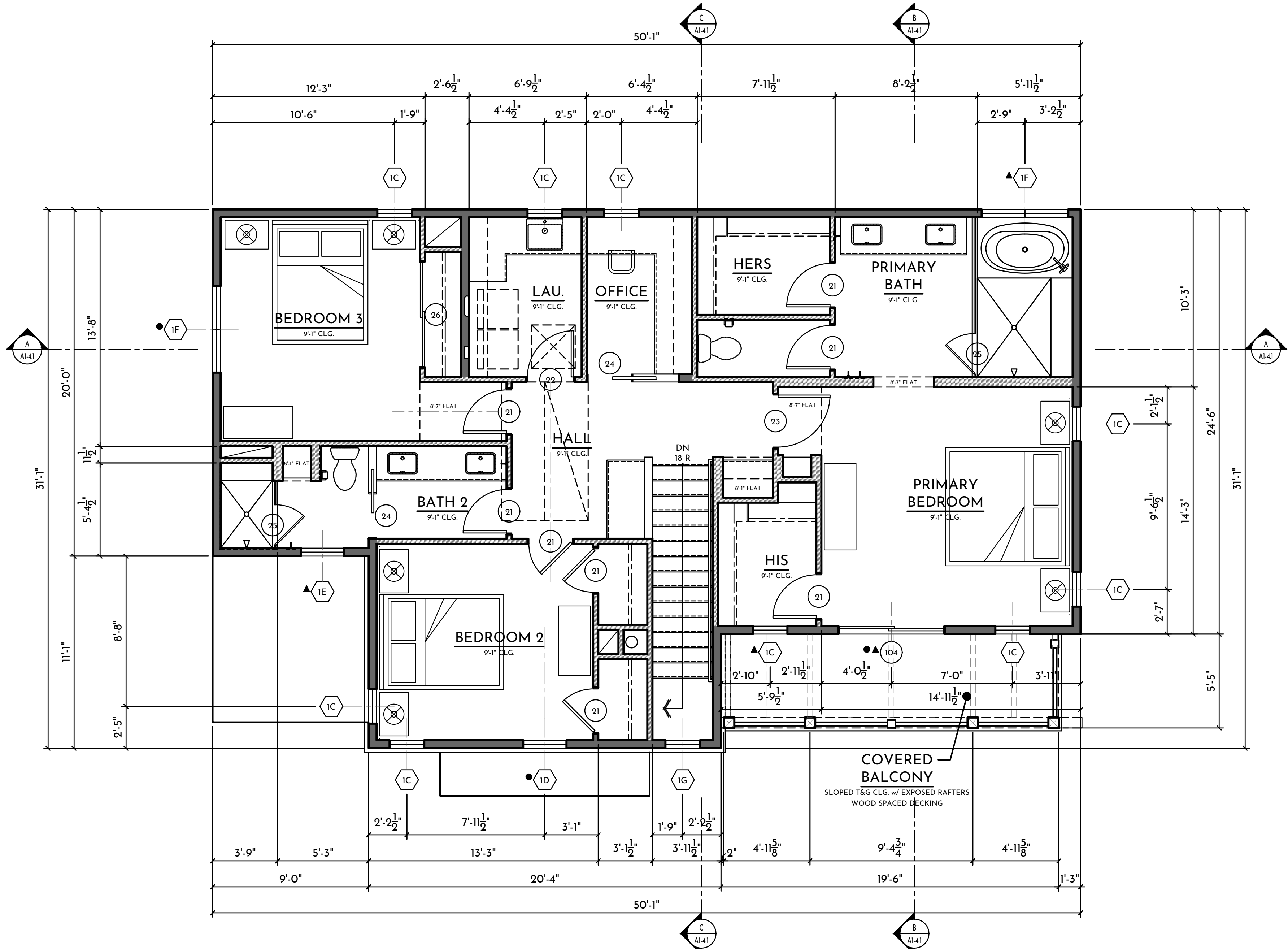
WINDOW NOTES

1. REFER TO FLOOR PLANS FOR TEMPERED GLASS (SAFETY LOCATIONS) AND EGRESS NOTATIONS
2. ALL EXTERIOR WINDOWS SHALL COMPLY WITH CRC 337.8.2
3. CONFIRM ALL WINDOW U-FACTORS AND SHGCs WITH THE ENERGY COMPLIANCE FORMS
4. ALL - ROUGH OPENING VERIFY WITH MANUFACTURER
5. SIMULATED DIVIDED LIGHTS (WINDOW MUNTINS) PER EXTERIOR ELEVATIONS

DOOR SCHEDULE								
X	SIZE (WxH)	TYPE	THICKNESS	COLOR	MANUFACTURER (OR APPROVED EQUAL)	U-FACTOR	SHGC	REMARKS
101	3'-6" x 8'-0"	ENTRY DOOR		STAINED	CUSTOM	0.30	0.23	SOLID CORE w/ TEMPERED GLAZING, STAIN GRADE, WOOD ENTRY DOOR FOR EGRESS
102	16'-0" x 8'-0"	SECTIONAL GAR. DR.		STAINED		-	-	SOLID CORE, WOOD GARAGE DOOR - WOOD PANEL SECTIONAL GARAGE DOOR w/ AUTOMATIC OPENER
103	2'-8" x 8'-0"	SOLID CORE	1-3/4"	PAINTED		-	-	SOLID CORE, w/ TEMPERED GLAZING, PAINT GRADE, WOOD DOOR
104	6'-0" x 8'-0"	SLIDING GLASS		BLACK (EBONY)	MARVIN	0.30	0.19	2-PANEL SLIDING GLASS DOOR XO
105	2'-8" x 8'-0"	SOLID WOOD	1-3/4"	PER INT.		N/A	N/A	SELF-CLOSING, SELF-LATCHING, TIGHT FIT
21	2'-6" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
22	2'-8" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
23	3'-0" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
24	2'-6" x 8'-0"	POCKET - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
25	2'-4" x 7'-0"	GLASS - INTERIOR				N/A	N/A	GLASS SWINGING DOOR - TEMPERED
26	6'-0" x 8'-0"	BYPASS - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
27	8'-0" x 8'-0"	BYPASS - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
28	2'-4" x 8'-0"	POCKET - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR

DOOR NOTES

1. REFER TO FLOOR PLANS FOR TEMPERED GLASS (SAFETY LOCATIONS) AND EGRESS NOTATIONS
2. ALL EXTERIOR DOORS WITH GLAZING SHALL COMPLY WITH CRC 337.8.2
3. CONFIRM ALL DOORS U-FACTORS AND SHGCs WITH THE ENERGY COMPLIANCE FORMS
4. ALL - ROUGH OPENING VERIFY WITH MANUFACTURER
5. SIMULATED DIVIDED LIGHTS (DOOR MUNTINS) PER EXTERIOR ELEVATIONS



ENERGY NOTE: ALL EXTERIOR DOORS SHALL BE CAULKED BETWEEN DOOR AND BUILDING, AND SHALL BE WEATHERSTRIPPED



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2ND FLOOR PLAN
PLAN 1

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GENERAL NOTES

- HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OF FACE OF CONCRETE UNLESS NOTED OTHERWISE
- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FOR FINISHES REFER TO INTERIOR DESIGNER'S SPEC.
- ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
- CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE THE FOLLOWING AT EGRESS WINDOWS: 57 SQ. FT. OF CLEAR OPERABLE AREA; NET OPERABLE HEIGHT SHALL BE 24" MIN; NET OPERABLE WIDTH SHALL BE 20" MIN; BOTTOM OF CLEAR OPENING SHALL BE A MAX. HEIGHT OF 44"
- WINDOWS/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER ENERGY CALCS.
- CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE.

SYMBOL LEGEND

X

SEE INTERIOR ELEVATION SHEETS FOR CORRESPONDING VIEWS

A

2x6 WALL FRAMING - S.S.D.

B

2x4 WALL FRAMING - S.S.D.

C

GARAGE | DWELLING SEPARATION

D

E

F

G

H

I

J

K

L

M

N

O

P

Q

R

S

T

U

V

W

X

Y

Z

FLOOR PLAN NOTES

0. SPATIAL
- 011 LINE OF FLOOR, DECK, AND/OR WALL ABOVE
- 012 LINE OF FLOOR AND/OR WALL BELOW
- 013 LINE OF CEILING CHANGE ABOVE
- 014 OPENING IN WALL
- 015 GARAGE CLEAR SPACE (10'-0"x20'-0" MIN.)
4. MASONRY
- 401 LINE OF ADHERED STONE VENEER FINISH
6. WOOD
- 601 2X WOOD FRAMING - S.S.D.
- 602 WOOD HANDRAIL AT 34-38" ABOVE NOSING
- 603 WOOD GUARD AT 42" A.F.F.
- 604 WOOD CABINETRY - UPPER CABINET
- 605 WOOD CABINETRY - LOWER CABINET
- 606 WOOD CABINETRY - FULL HEIGHT CABINET
- 607 WOOD CABINETRY - SHELVES
- 608 WOOD CABINETRY - FULL HEIGHT CLOSET CABINET
- 609 WOOD CABINETRY - BUILT-IN BANQUETTE SEAT w/ STORAGE BELOW
- 610 WOOD SPACED DECKING
8. OPENINGS
- 801 SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1 3/8" MINIMUM THICK DOOR OR 20 MINUTE DOOR AT OPENINGS FROM DWELLING TO GARAGE
- 802 ATTIC ACCESS PANEL 30"x30" MIN CLR MAINTAIN 30"x30" CLEAR SPACE TO FLOOR BELOW OPENING

9. FINISHES
- 901 5/8" GYP BOARD (1/2" MIN) AT GARAGE SIDE TO RESIDENCE & AT GARAGE CEILINGS w/ HABITABLE ROOMS ABOVE (CRC TABLE R3026)
- 902 DECORATIVE INTERIOR WALL/CEILING FINISH - PER INT. DESIGNER
- 903 GYPSUM BOARD LOW WALL w/ WOOD CAP AT 42" A.F.F.
- 904 GYPSUM BOARD NICHE
- 905 COUNTERTOP - FINISH PER INT. DESIGNER
- 906 EXPOSED ROOF FRAMING, T&G UNDERSIDE. SEE STRUCT.
10. SPECIALTIES
- 1001 MUSEET CERAMIC TILED SHAMPOO NICHE, 14" x 20" R.O. 48" A.F.F.
- 1002 GAS APPLIANCE (FIREPLACE) - MEZZO 60 BY HEAT & GLO. DIRECT VENT, ELECTRIC IGNITION, ANSI Z 2188-2017 OR APPROVED EQUAL
- 1003 PROVIDE SOLID BLOCKING FOR FUTURE GRAB BAR REINFORCEMENT PER CRC 327.11 - SEE DETAIL 8/AD-12
11. EQUIPMENT
- 1101 36" RANGE WITH OVEN BELOW
- 1102 45" REFRIGERATOR SPACE
- 1103 24" DISHWASHER
- 1104 24" BUILT-IN MICROWAVE DRAWER (w/ TRIM KIT)
- 1105 EXHAUST RANGE HOOD - VENT TO OUTSIDE AIR
12. FURNISHINGS
- 1201 SHELF & POLE
- 1202 SHELF & DOUBLE POLE
- 1203 TOWEL BAR MOUNTED AT 54" A.F.F.
- 1204 TOILET PAPER HOLDER MOUNTED AT 26" A.F.F.
- 1205 TOWEL HOOK MOUNTED AT 54" A.F.F.

15. MECHANICAL / PLUMBING / ELECTRICAL
- 1501 DROPPIN SINK WITH GARBAGE DISPOSAL
- 1502 LAVATORY SINK
- 1503 LAUNDRY SINK
- 1504 WASHER SPACE - PROVIDE FLOOR DRAIN AND SMITTY PAN, INSTALL ON LEFT SIDE OF DRYER
- 1505 DRYER SPACE - ROUTE DUCT TO OUTSIDE AIR
- 1506 HOT-MOPPED SHOWER w/ SHATTER RESISTANT GLASS SHOWER ENCLOSURE, PROVIDE NONABSORBENT AT ALL SURFACES IN PRIMARY SHOWERS / WET AREAS. SHOWER SEAT +20" AFF SLOPED 1/2" PER FOOT, WHERE OCCURS
- 1507 SHATTER RESISTANT GLASS SHOWER DOOR
- 1508 FREE STANDING TUB w/ FLOOR MOUNT TUB FILLER
- 1509 WATER CLOSET (MIN 30" WIDTH AT WALL & 24" MIN CLEAR IN FRONT)
- 1510 SHOWER HEAD - 82" AFF
- 1511 GAS METER - REFER TO EXTERIOR ELEVATIONS FOR LOCATION, MAINTAIN 3'-0" CLEARANCE FROM ANY PIPING TO EDGE OF ELECTRICAL METER
- 1512 ELECTRIC METER, MAINTAIN 3'-0" CLEAR FROM FACE OF PANEL TO ANY WALL SURFACE OR OBSTRUCTIONS.
- 1513 CABLE TV/PHONE PANELS
- 1514 HEAT PUMP AIR UNIT IN ATTIC. PROVIDE FUEL GAS, LIGHT, AND SWITCH MANUFACTURER'S INSTRUCTIONS.
- 1516 A/C CONDENSER UNIT
- 1517 ELECTRICAL SUB-PANEL
- 1518 MECHANICAL CHASE

AREA CALCULATIONS - PLAN 1

FIRST FLOOR (LIVE-ABLE)	790 SQ FT
SECOND FLOOR (LIVE-ABLE)	1,260 SQ FT
TOTAL (LIVE-ABLE)	2,050 SQ FT
GARAGE	486 SQ FT
OUTDOOR	
ENTRY PORCH	86 SQ FT
COVERED BALCONY	107 SQ FT

ATTIC VENTILATION CALCULATIONS					
AREA	A	B		C	
	ATTIC AREA	REQUIRED VENTING		VENTS w/ 3" MESH O'HAGIN VENT=72	
	(SQ. FT.)	(SQ. IN.)		(SQ. IN.)	
AREA 1	1,320	317	HIGH	(5)72=360	HIGH
		317	LOW	(5)72=360	LOW

ROOF NOTE:
CENTERLINE AT LOWER ATTIC VENT
LOCATIONS INDICATES ALIGNMENT WITH A
WINDOW, DOOR OR OPENING BELOW PER
ELEVATION.

ENERGY NOTE: ALL EXTERIOR
DOORS SHALL BE CAULKED
BETWEEN DOOR AND BUILDING,
AND SHALL BE WEATHERSTRIPPED

REQUIRED ATTIC VENTILATION

- THE ATTIC VENTILATION CALCULATION ARE PER C.R.C R806.2 AS FOLLOWS:
- A. ATTIC AREA (SQUARE FEET).
- B. DIVIDE (A) BY 300 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MINIMUM NET FREE VENTING AREA IN SQUARE INCHES. DIVIDE BY 2 TO SET THE MAXIMUM NET FREE VENTING REQUIRED HIGH AND THE MINIMUM NET FREE VENTING REQUIRED LOW. (AT LEAST 40% AND NO MORE THAN 50% OF THE REQUIRED VENTING AREA SHALL BE PROVIDED BY HIGH VENTS LOCATED NO MORE THAN 3 FEET VERTICALLY BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, WITH THE BALANCE OF VENTING PROVIDED BY EAVE/LOW VENTS).
- * DIVIDE (A) BY 150 AND MULTIPLY BY 144 TO CALCULATE THE TOTAL REQUIRED MINIMUM NET FREE VENTING AREA IN SQUARE INCHES. (NO HIGH/LOW VENTING REQUIREMENTS WHEN USING 1/150.)
- C. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED BY O'HAGIN ROOF AIR VENTS. (72 SQ. IN. OF FREE AREA MIN. EACH VENT) PROVIDE O'HAGIN PRIMARY VENT SUB-FLASHING w/ 6" FLANGE AND DIVERTER AT HIGH SIDE. VENT FLASHING TO BE 26 GA G.I.
- D. TOTAL SQUARE INCHES OF NET FREE VENTILATING AREA PROVIDED

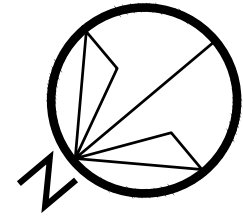
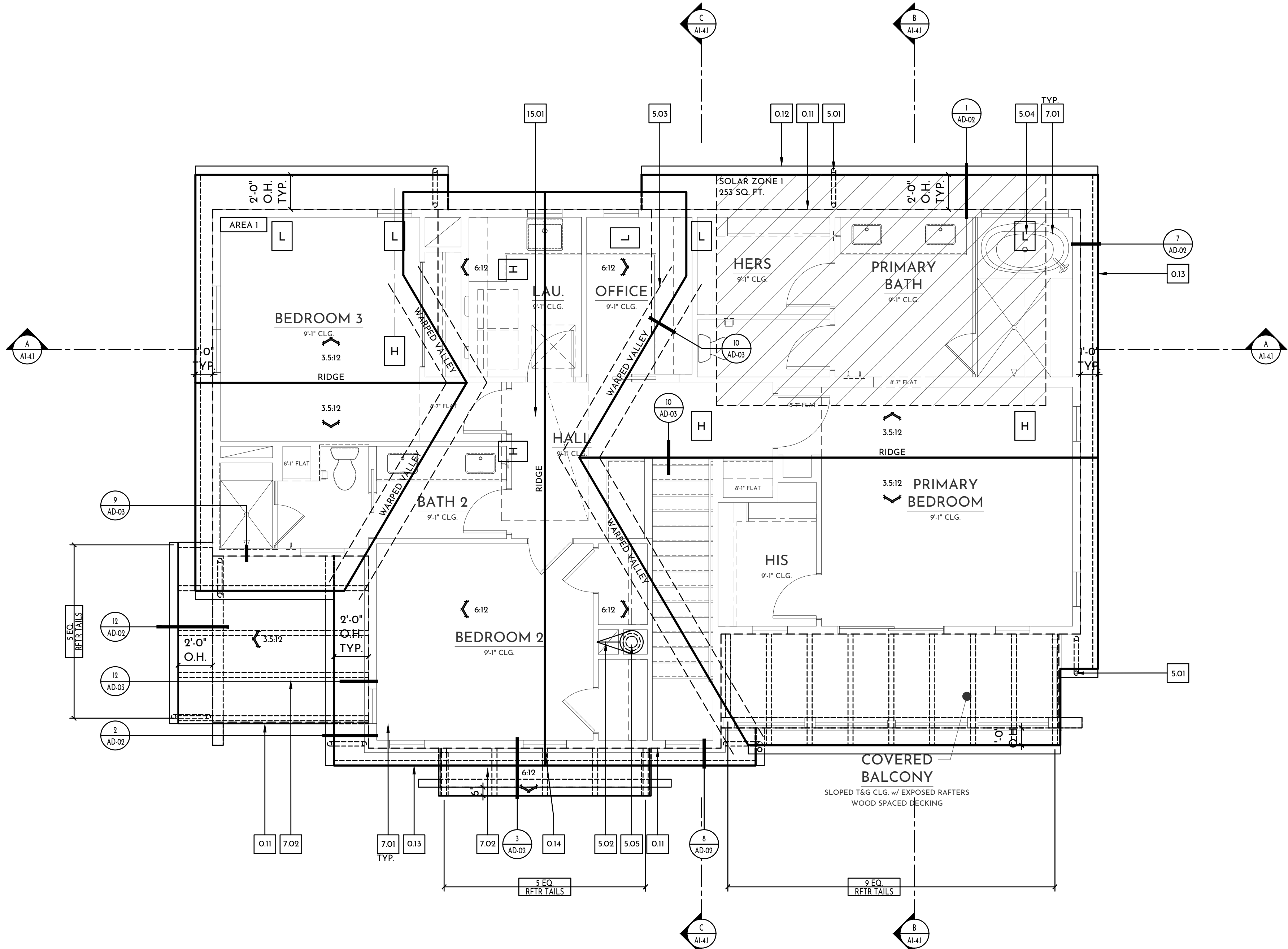
- H

L

.
- HIGH VENT

LOW VENT

VENT NOT REQ. TO MEET HIGH OR LOW



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

ROOF PLAN
PLAN 1

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4. CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
5. ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
6. ALL ROOFING TO BE A MINIMUM CLASS A (REFLECTANCE = 0.10 & EMISSIVITY = 0.05)
- COMPOSITION ROOF:
-GAF TIMBERLINE HD (ESR 1475) OR 'APPROVED EQUAL'
STANDING SEAM METAL ROOF:
-TAYLOR METAL EASY LOCK 24 GAUGE - 16" SEAM (UL ER#25913-01)
7. PROVIDE THE FOLLOWING MINIMUM DIMENSIONS FOR VERTICAL LEG

- ON ROOF UNDERSHOTS:
8" AT COMPOSITION SHINGLE ROOFS
PLUMBING VENTS, EXHAUST VENTS OR SIMILAR TERMINATION ACCESSORIES SHALL BE ROUTED TO A PLANE ON THE ROOF THAT IS LEAST VISIBLE FROM PUBLIC VIEW AND GROUPED TOGETHER WHEN POSSIBLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO INSTALLATION AND CONFIRM LOCATION.
9. ALL EXPOSED METAL ON ROOF SHALL BE CORROSION RESISTANT AND BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL UNO.
10. ALL PENETRATIONS IN VALLEYS SHALL BE LOCATED 18" MIN. OUTSIDE VALLEY WATERWAYS, AND 18" MIN. FROM OTHER PENETRATIONS OR PROJECTIONS, SUCH AS PIPES, WALLS, CURBS, ETC. ALL PENETRATIONS SHALL BE OFFSET 18" MIN. FROM WATERWAY TERMINATIONS SUCH AS VALLEY ENDS AND TILE PAN ENDS, ETC. ALL PENETRATIONS SHALL BE VERTICALLY PLUMB THROUGH ROOF SHEATHING AND EXTEND 12" MIN. ABOVE SHEATHING. 26 GA. MIN. METAL FLASHING (TYP.)
11. FRAMER TO PROVIDE VENTILATION TO AREAS OF ATTIC ISOLATED BY OVER-FRAMING, PROVIDE A 22"x30" ACCESS WAY AT OVER-FRAMING THAT IS OVER 30" CLEAR IN HEIGHT.

SYMBOL LEGEND

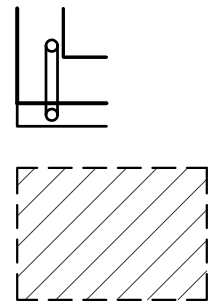
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 KEY NOTE
- LINE OF EXTERIOR FACE OF FRAMING / STRUCTURE BELOW
- <XX

 ROOF PITCH SYMBOL:
• ARROW POINTS DOWNSLOPE
• FIRST NUMBER IS VERTICAL RISE
• SECOND NUMBER IS HORIZ. RUN
- ////

 METAL VALLEY FLASHING
- ⌒

 METAL SADDLE AND CRICKET FLASHING



TYPICAL DOWNSPOUT AND GUTTER COORDINATE CONNECTION TO STORM DRAINAGE SYSTEM. REFER TO CIVIL DWGS.

250 SQ. FT. OF SOLAR READY ZONE FOR FUTURE INSTALLATION. PROVIDE A LOCATION FOR INVERTERS AND METERING EQUIPMENT FOR FUTURE SYSTEMS ALONG w/ A PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR ZONES TO THE POINT OF INTERCONNECTION w/ THE ELECTRICAL SERVICE AND PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.

ROOF PLAN NOTES

0. SPATIAL
- 011 LINE OF FLOOR AND/OR WALL BELOW
- 012 LINE OF EAVE
- 013 LINE OF RAKE/ BARGE
- 014 GABLE END TRUSS W/ RECESSED FALSE VENT DETAIL PER ELEVATION. SEE DETAILS FOR VERTICAL TRUSS MEMBER COORDINATION
5. METALS
- 501 LINE OF C.R. METAL GUTTER / DOWNSPOUT
- 502 C.R. METAL CRICKET/SADDLE FLASHING
- 503 C.R. METAL VALLEY FLASHING
- 504 O'HAGIN ROOF VENT
- 505 C.R. METAL DIRECT VENT CAP (INSTALL PER MANUFACTURER'S INSTRUCTIONS)

7. THERMAL PROTECTION
- 701 COMPOSITE ASPHALT SHINGLE ROOF
- 702 STANDING SEAM METAL ROOF
15. MECHANICAL
- 1501 MECHANICAL UNIT (IN ATTIC)



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ROOF PLAN
PLAN 1

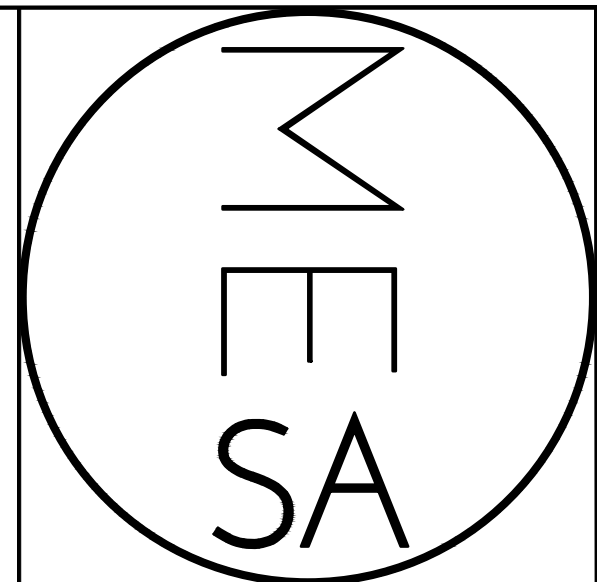
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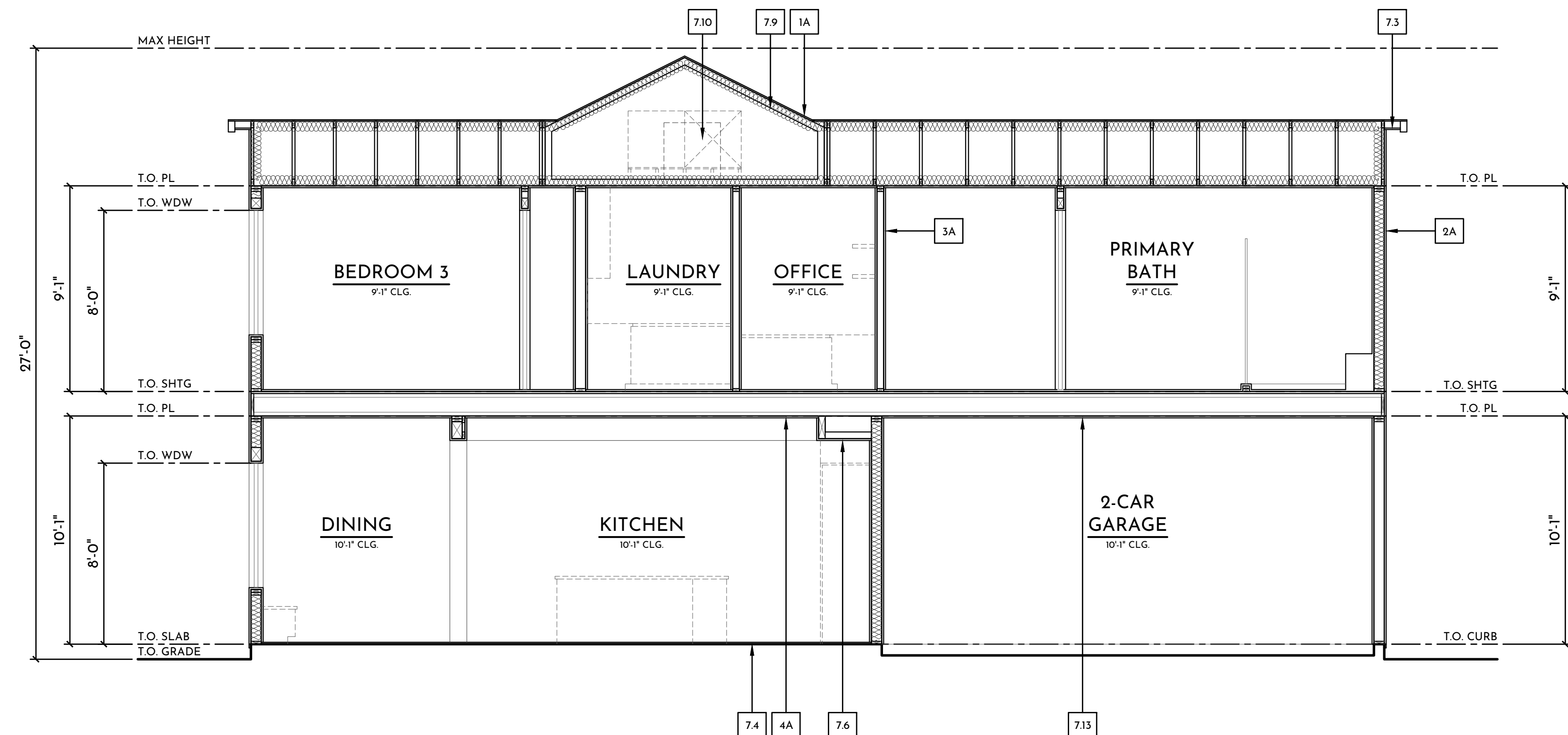
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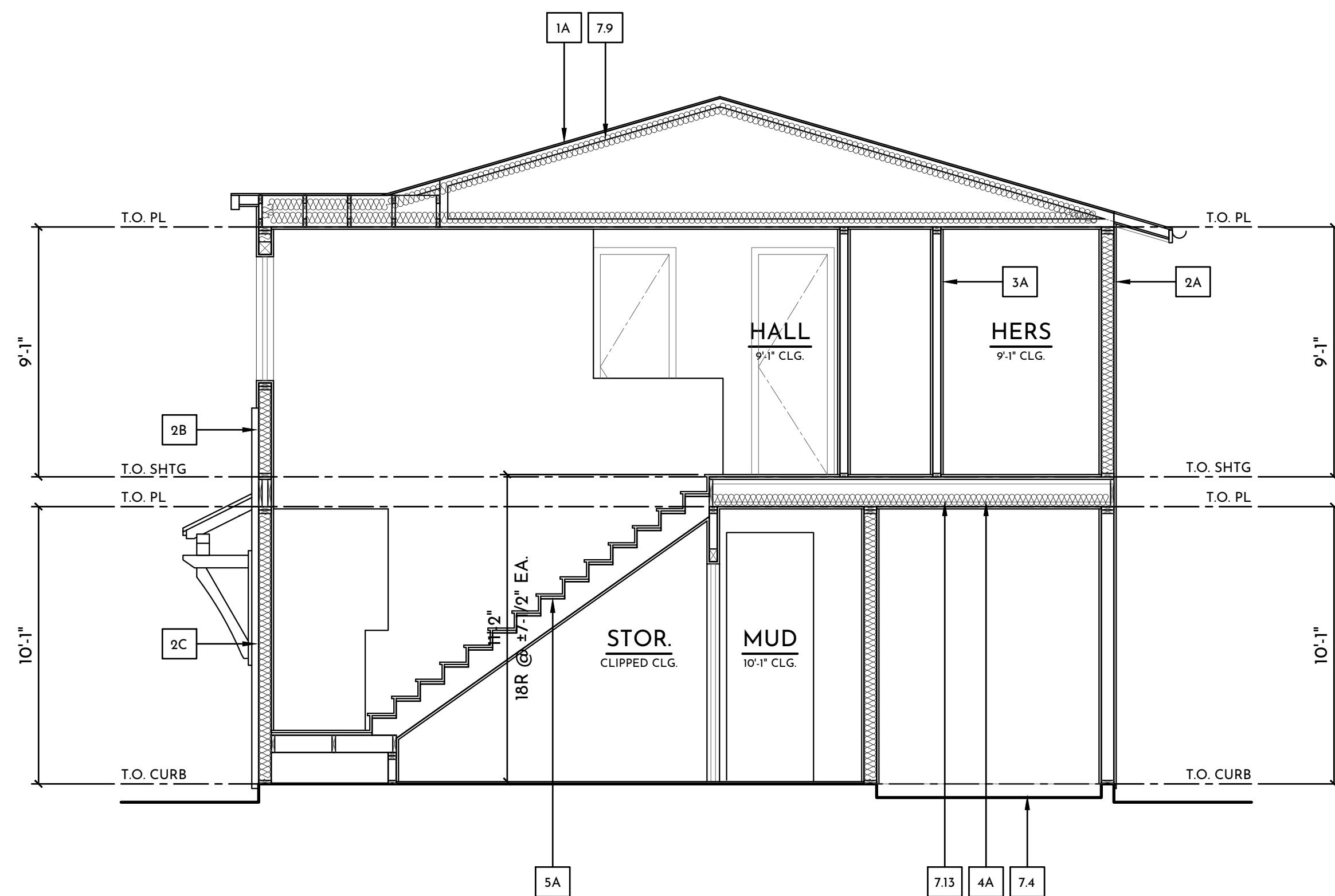
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PLOT DATE: 4/19/2025



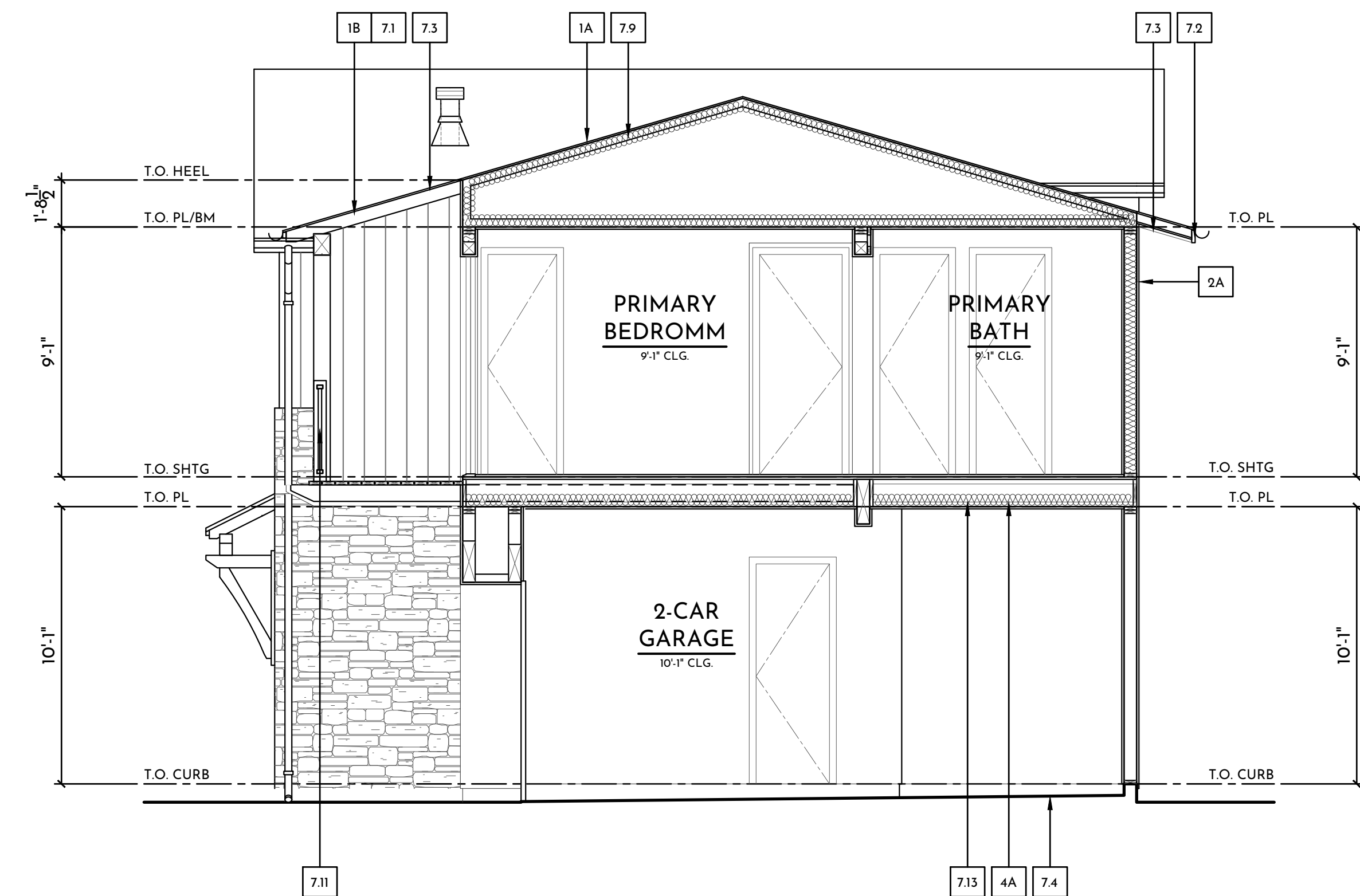
SECTION A-A
ELDEN

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



SECTION C-C

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



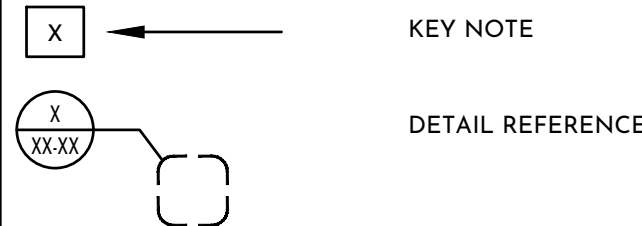
SECTION B-B

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

GENERAL NOTES

- HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OF FACE OF CONCRETE UNLESS NOTED OTHERWISE
- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FIRST FLOOR DIMENSIONS ARE FROM THE TOP OF HOUSE SLAB
- SECOND FLOOR DIMENSIONS ARE FROM THE TOP OF SUB FLOOR SHEATHING
- REFER TO STRUCTURAL DRAWINGS FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, ROOF AND FLOOR SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION
- FOUNDATION: FOUNDATION IS TO BE A CONCRETE SLAB ON GRADE SYSTEM (U.N.O.) DESIGNED BY OTHERS
- SOLE PLATES: SOLE PLATES SHALL BE PRESSURE TREATED

SYMBOL LEGEND



SECTION NOTES

- 1A. SLOPED ROOF ASSEMBLY:**
- ROOFING MATERIAL - PER ROOF PLAN
 - ROOFING UNDERLAYMENT FELT - PER MFR'S SPEC'S
 - ROOF SHEATHING - S.S.D.
 - CALIFORNIA FRAMING (WHERE OCCURS)
 - DESIGNED WOOD TRUSSES OR 2X RAFTERS
 - INSULATION PER ENERGY CALCS
 - 2X WOOD FURRING (WHERE OCCURS)
 - GYPSUM BOARD AT CEILING (OR FINISH PER INT. SPEC)

1B. SLOPED EXPOSED RAFTERS ROOF ASSEMBLY:

- ROOFING MATERIAL - PER ROOF PLAN
- ROOFING UNDERLAYMENT FELT - PER MFR'S SPEC'S
- 2X T&G STARTER BOARD / ROOF SHEATHING - S.S.D.
- EXPOSED WOOD 4x6 RAFTERS, CONVENTIONALLY FRAMED

2A. EXTERIOR WALL ASSEMBLY:

- 7/8" EXTERIOR STUCCO - 3 COAT (SMOOTH)
- WIRE LATH OVER MIN. TWO LAYERS GRADE 'D' 60 MINUTE BUILDING PAPER WHERE PLYWOOD SHEATHING OCCURS
- PLYWOOD SHEAR PANELS (WHERE OCCURS)
- 2X WALL FRAMING - S.S.D.
- INSULATION PER ENERGY CALCS
- GYPSUM WALLBOARD (OR FINISH PER INT. SPEC)

2B. EXTERIOR WALL ASSEMBLY:

- CEMENTITIOUS/FIBER-ASH WOOD COMP. SIDING - TYPE PER ELEV.
- TWO LAYERS GRADE 'D' BUILDING WHERE PLYWOOD SHEATHING OCCURS
- PLYWOOD SHEAR PANELS (WHERE OCCURS)
- 2X WALL FRAMING - S.S.D.
- INSULATION PER ENERGY CALCS
- GYPSUM WALLBOARD (OR FINISH PER INT. SPEC)

2C. EXTERIOR WALL ASSEMBLY:

- ADHERED STONE VENEER w/ SCRATCH/BROWN COAT
- TWO LAYERS GRADE 'D' BUILDING WHERE PLYWOOD SHEATHING OCCURS
- PLYWOOD SHEAR PANELS (WHERE OCCURS)
- 2X WALL FRAMING - S.S.D.
- INSULATION PER ENERGY CALCS
- GYPSUM WALLBOARD (OR FINISH PER INT. SPEC)

3A. INTERIOR WALL ASSEMBLY (NON-RATED):

- GYPSUM WALLBOARD (OR FINISH PER INT. SPEC)
- 2X WALL FRAMING - S.S.D.
- GYPSUM WALLBOARD (OR FINISH PER INT. SPEC)

4A. FLOOR/CEILING ASSEMBLY:

- FLOOR FINISH - SEE PLANS
- SUBFLOOR SHEATHING - S.S.D.
- FLOOR JOISTS - S.S.D.
- 2X WOOD / LIGHT GAUGE METAL FURRING (WHERE OCCURS)
- GYPSUM BOARD (OR FINISH PER INT. SPEC.) (TYPE 'X' WHERE OCCURS)

5A. TYPICAL STAIR ASSEMBLY:

- CONTINUOUS HANDRAIL (SECURELY FASTENED TO WALL WHERE SHOWN) BETWEEN 34" MIN - 38" MAX. ABOVE NOSING OF TREAD
- FINISH MATERIAL PER INT. SPEC.
- 1-1/8" THICK TREADS (U.N.O.)
- 3/4" THICK RISERS (U.N.O.)
- MIN. (3) 2 x 14 STRINGERS AT STRAIGHT RUNS
- 2 x 6 JOISTS @ 16" O.C. MIN. AT LANDING - S.S.D.
- POSITIVE CONNECTION TO FLOOR - S.S.D.

- 7.13 PROVIDE 5/8" TYPE 'X' GYP. BOARD AT GARAGE CEILINGS w/ HABITABLE ROOMS ABOVE AND AT UNDERSIDE OF STAIRS (PER CRC TABLE R302.6)

ENERGY REQUIREMENTS

NOTE: VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.

EXTERIOR WALLS (2x6) - R-21
GLAZING - SEE SCHEDULES
FLOOR (OVER GARAGE) - R-19
ROOF (ATTIC) - R-38
CEILING (BELOW ATTIC) - R-19

REFER TO EN-1, EN-4 SHEETS FOR MIN. GLAZING U-FACTOR & SHGC FOR WINDOWS AND DOORS.

- EXPOSED WOOD RAFTER TAILS - S.S.D
- EXPOSED WOOD FASCIA - S.S.D
- T&G WOOD STARTER BOARDS - SEE NOTE FOR SIZE
- SLAB FOUNDATION - S.S.D.
- CEMENT BOARD SOFFIT
- GYPSUM BOARD SOFFIT
- FURRED CEILING
- DECORATIVE WOOD BEAM (PAINT GRADE)
- INSULATION PER ENERGY CALCS
- HEAT PUMP AIR UNIT IN ATTIC. PROVIDE FUEL GAS, LIGHT, AND SWITCH.
- TRUSS MANUFACTURER TO PROVIDE REQUIRED CLEARANCES.
- DECK/BALCONY GUARD RAIL, +42" A.F.F.



SOUTHWEST ELEVATION

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



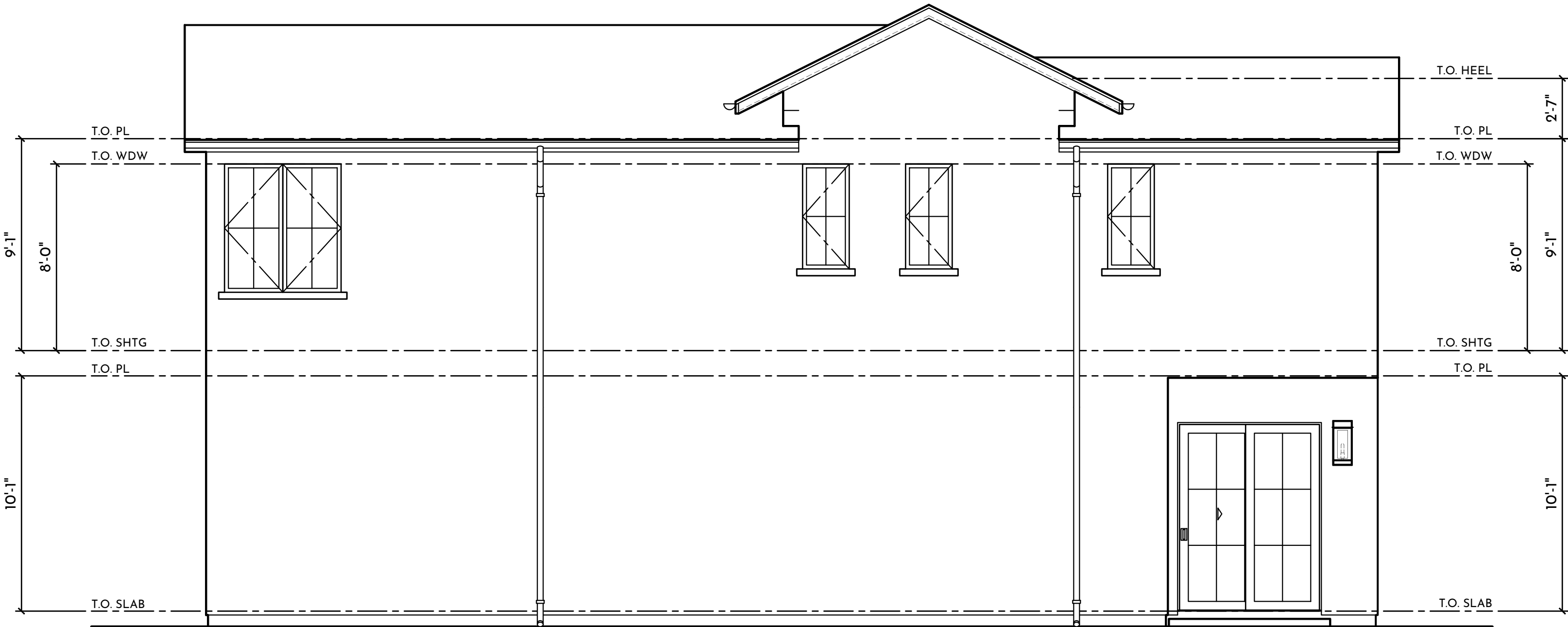
NORTHWEST ELEVATION

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



NORTHEAST ELEVATION

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



SOUTHEAST ELEVATION

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

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- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FIRST FLOOR DIMENSIONS ARE FROM THE TOP OF HOUSE SLAB
- SECOND FLOOR DIMENSIONS ARE FROM THE TOP OF SUB FLOOR SHEATHING
- ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY.
- ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
- CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

SYMBOL LEGEND

- KEY NOTE
- DETAIL REFERENCE

ELEVATION NOTES

0. SPATIAL
- 0.01 LINE OF WALL BEYOND
- 0.02 WALL OPENING
2. SITE
- 2.01 SITE WALL | GATE (SEE LANDSCAPE)
- 2.02 FINISH GRADE
3. CONCRETE
- 3.01 CONCRETE SLAB ON GRADE (SEE STRUCTURAL)
- 3.02 CONCRETE/HARDSCAPE STOOP (SEE LANDSCAPE)
4. MASONRY
- 4.01 THIN STONE VENEER (ADHERED) w/ MORTAR WASH (PLAN 1 - WILDFLOWER BY CREATIVE MINES)
- 4.02 PRECAST CONCRETE TRIM / HEADER (FOAM TRIM w/ SMOOTH PLASTER FINISH ALTERNATE)

5. METALS
- 5.01 C.R. METAL STUCCO WEEP SCREED, TYP.
- 5.02 C.R. METAL GUTTER, TYP.
- 5.03 C.R. METAL DOWNSPOUT, TIE INTO SITE DRAINAGE - PER CIVIL
- 5.04 C.R. METAL FLASHING AT INTERSECTION
- 5.05 C.R. METAL FLASHING AT TOP OF ALL EXPOSED WOOD (TRIM INCLUDED)
- 5.06 LISTED C.R. METAL HORIZONTAL VENT TERMINATION CAP FOR GAS FIREPLACE, PER MANUF. SPECS. SET BOTTOM OF CAP MIN. 8'-0" A.F.F.
- 5.07 C.R. METAL GUARD AND RAILING SYSTEM, +42" A.F.F.
- 5.08 STANDING SEAM METAL ROOF
- 5.09 RECESSED METAL LOUVER VENT (FAUX GABLE DETAIL)
6. WOOD
- 6.01 WOOD FASCIA
- 6.02 WOOD BARGE
- 6.03 WOOD RAFTER TAILS
- 6.04 2X WOOD TRIM
- 6.05 WOOD POST
- 6.06 SHAPED WOOD BEAM
- 6.07 WOOD CORBEL
- 6.08 WOOD GUARD AND RAILING SYSTEM, +42" A.F.F.
- 6.09 SHAPED WOOD KNEE BRACE | KICKER
- 6.10 WOOD TRIM BAND

7. EXTERIOR FINISHES
- 7.01 ROOFING MATERIAL (SEE ROOF PLANS)
- 7.02 3-COAT EXTERIOR PLASTER/STUCCO (SMOOTH FINISH)
- 7.03 PLASTER CONTROL JOINT
- 7.04 VERTICAL SIDING - 10X NICKEL-GAP (TRUEXTERIOR SIDING OR APPROVED EQUAL)
- 7.05 HORIZONTAL SIDING - 8X COVE | DUTCH LAP SIDING (TRUEXTERIOR SIDING OR APPROVED EQUAL)
- 7.06 WOOD (COMPOSITE ALTERNATE) SHUTTER
8. OPENINGS
- 8.01 ENTRY DOOR REFER TO DOOR SCHEDULE
- 8.02 ACCESS DOOR REFER TO DOOR SCHEDULE
- 8.03 SECTIONAL ROLL-UP GARAGE DOOR - WOOD GARAGE DOOR (STAIN GRADE)
15. MECHANICAL
- 15.01 A/C CONDENSER LOCATION

16. ELECTRICAL
- 16.01 LIGHT FIXTURE - CARSON GOOSENECK WALL SCONCE - 12" DOME - BLACK - 16" WALL PROJECTION BY REJUVENATION OR APPROVED EQUAL. SEE UTILITY PLAN FOR HEIGHT
- 16.02 LIGHT FIXTURE 1 - FRESNO LARGE 3/4 WALL LANTERN - AGED IRON - BY VISUAL COMFORT OR APPROVED EQUAL. SEE UTILITY PLAN FOR HEIGHT
- 16.03 LIGHT FIXTURE 2 - HALLE LARGE WALL LANTERN - AGED IRON - BY VISUAL COMFORT OR APPROVED EQUAL. SEE UTILITY PLAN FOR HEIGHT
- 16.04 ADDRESS SIGN, +66 AFF (U.N.O.)



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ELEVATIONS
PLAN 1

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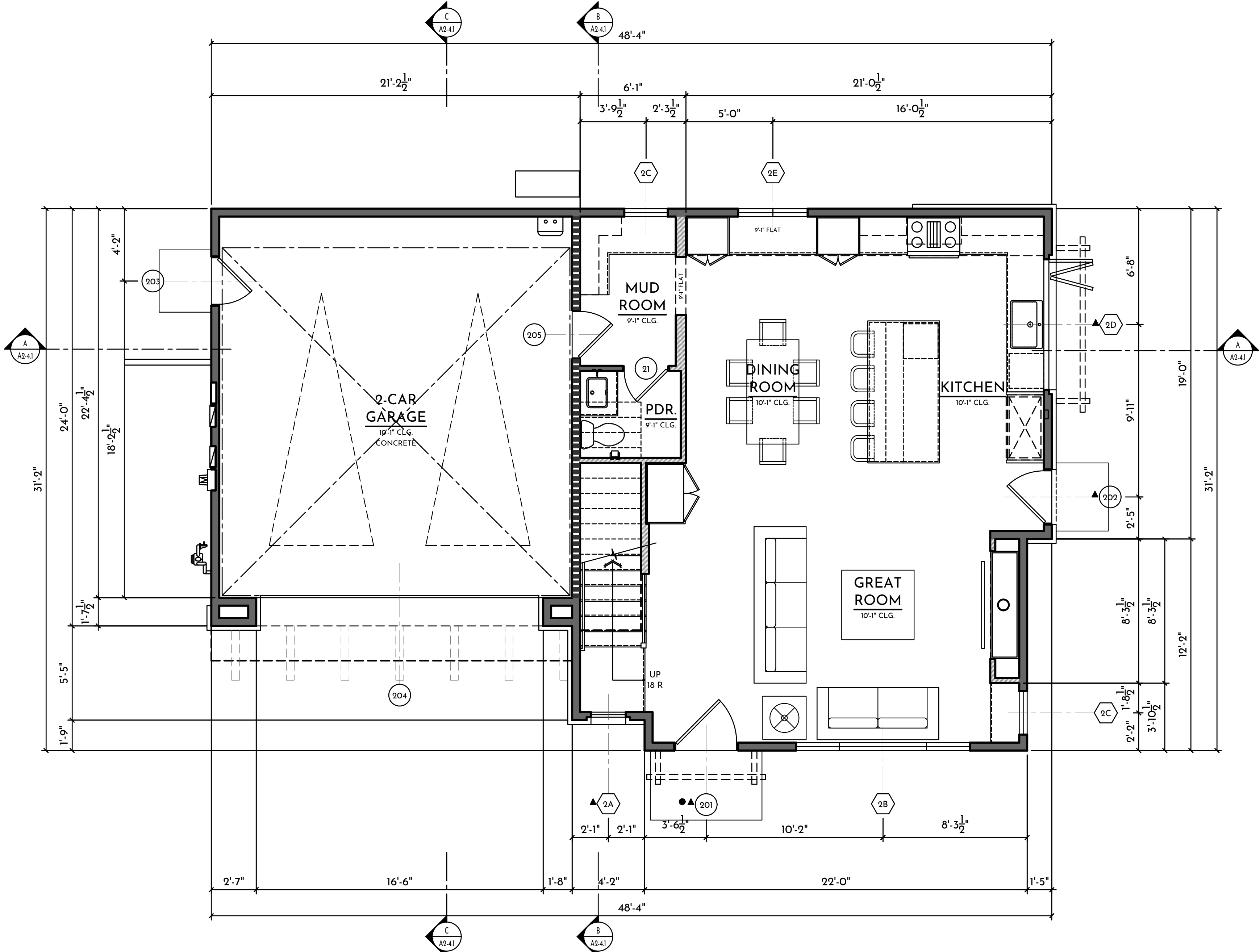
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PLOT DATE:

4/19/2025

PLAN 2								
WINDOW SCHEDULE								
X	SIZE (WxH)	TYPE	FRAME	COLOR	MANUFACTURER (OR APPROVED EQUAL)	U-FACTOR	SHGC	REMARKS
2A	2'-0" x 4'-4"	CASEMENT	FIBERGLASS	BRONZE	MARVIN	0.29	0.20	
2B	10'-0" x 5'-6"	CASEMENT FIXED				0.29	0.22	2 - 2'-6"x5'-6" CASEMENT w/ 5'-0"x5'-6" FIXED, MULLED
2C	2'-6" x 4'-6"	CASEMENT				0.29	0.20	
2D	7'-6" x 4'-6"	BI-FOLD				0.28	0.18	3-PANEL BI-FOLD (ACCORDION) WINDOW, 3 - 2'-6"x4'-6"
2E	4'-0" x 4'-6"	CASEMENT				0.29	0.20	2 - 2'-0"x4'-6" CASEMENT, MULLED
2F	5'-0" x 5'-6"	CASEMENT				0.29	0.20	2 - 2'-6"x5'-6" CASEMENT, MULLED
2G	5'-0" x 5'-0"	CASEMENT				0.29	0.20	2 - 2'-6"x5'-0" CASEMENT, MULLED
2H	2'-6" x 5'-6"	CASEMENT				0.29	0.20	
2J	2'-0" x 4'-0"	CASEMENT				0.29	0.20	
2K	2'-6" x 5'-0"	CASEMENT				0.29	0.20	
WINDOW NOTES								
1. REFER TO FLOOR PLANS FOR TEMPERED GLASS (SAFETY LOCATIONS) AND EGRESS NOTATIONS								
2. ALL EXTERIOR WINDOWS SHALL COMPLY WITH CRC 337.8.2								
3. CONFIRM ALL WINDOW U-FACTORS AND SHGCs WITH THE ENERGY COMPLIANCE FORMS								
4. ALL - ROUGH OPENING VERIFY WITH MANUFACTURER								
5. SIMULATED DIVIDED LIGHTS (WINDOW MUNTINS) PER EXTERIOR ELEVATIONS								

DOOR SCHEDULE								
X	SIZE (WxH)	TYPE	THICKNESS	COLOR	MANUFACTURER (OR APPROVED EQUAL)	U-FACTOR	SHGC	REMARKS
201	3'-6" x 8'-0"	ENTRY DOOR		STAINED	CUSTOM	0.30	0.23	SOLID CORE w/ TEMPERED GLAZING, STAIN GRADE, WOOD ENTRY DOOR, FOR EGRESS
202	3'-0" x 8'-0"	FRENCH DOOR	1-3/4"	BRONZE	MARVIN	0.30	0.19	FRENCH DOOR w/ TEMPERED GLAZING
203	2'-8" x 8'-0"	SOLID CORE	1-3/4"	PAINTED		-	-	SOLID CORE, w/ TEMPERED GLAZING, PAINT GRADE, WOOD DOOR
204	16'-0" x 8'-0"	SECTIONAL GAR. DR.		STAINED		-	-	SOLID CORE, WOOD GARAGE DOOR - WOOD PANEL SECTIONAL GARAGE DOOR w/ AUTOMATIC OPENER
205	2'-8" x 8'-0"	SOLID WOOD	1-3/4"	PER INT.		N/A	N/A	SELF-CLOSING, SELF-LATCHING, TIGHT FIT
206	6'-0" x 8'-0"	SLIDING GLASS		BRONZE	MARVIN	0.30	0.19	2-PANEL SLIDING GLASS DOOR OX
21	2'-6" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
22	2'-8" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
23	3'-0" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
24	2'-6" x 8'-0"	POCKET - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
25	2'-4" x 7'-0"	GLASS - INTERIOR				N/A	N/A	GLASS SWINGING DOOR - TEMPERED
26	6'-0" x 8'-0"	BYPASS - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
27	8'-0" x 8'-0"	BYPASS - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
28	2'-4" x 8'-0"	POCKET - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
DOOR NOTES								
1. REFER TO FLOOR PLANS FOR TEMPERED GLASS (SAFETY LOCATIONS) AND EGRESS NOTATIONS								
2. ALL EXTERIOR DOORS WITH GLAZING SHALL COMPLY WITH CRC 337.8.2								
3. CONFIRM ALL DOORS U-FACTORS AND SHGCs WITH THE ENERGY COMPLIANCE FORMS								
4. ALL - ROUGH OPENING VERIFY WITH MANUFACTURER								
5. SIMULATED DIVIDED LIGHTS (DOOR MUNTINS) PER EXTERIOR ELEVATIONS								



FIRST FLOOR

PLAN 2

GENERAL NOTES

- HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OF FACE OF CONCRETE UNLESS NOTED OTHERWISE
- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FOR FINISHES REFER TO INTERIOR DESIGNER'S SPEC.
- ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
- CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE THE FOLLOWING AT EGRESS WINDOWS: 57 SQ. FT. OF CLEAR OPERABLE AREA; NET OPERABLE HEIGHT SHALL BE 24" MIN.; NET OPERABLE WIDTH SHALL BE 20" MIN.; BOTTOM OF CLEAR OPENING SHALL BE A MAX. HEIGHT OF 44"
- WINDOWS/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER ENERGY CALCS.
- CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE.

SYMBOL LEGEND

X

SEE INTERIOR ELEVATION SHEETS FOR CORRESPONDING VIEWS

A
D
B
C

4'-0"

▲

= TEMPERED GLASS

●

= EMERGENCY EGRESS WINDOW

2x6 WALL FRAMING - S.S.D.

2x4 WALL FRAMING - S.S.D.

GARAGE | DWELLING SEPARATION

FLOOR PLAN NOTES

0. SPATIAL
 - 011 LINE OF FLOOR, DECK, AND/OR WALL ABOVE
 - 012 LINE OF FLOOR AND/OR WALL BELOW
 - 013 LINE OF CEILING CHANGE ABOVE
 - 014 OPENING IN WALL
 - 015 GARAGE CLEAR SPACE (10'-0"x20'-0" MIN.)
4. MASONRY
 - 401 LINE OF ADHERED STONE VENEER FINISH
6. WOOD
 - 601 2X WOOD FRAMING - S.S.D.
 - 602 WOOD HANDRAIL AT 34-38" ABOVE NOSING
 - 603 WOOD GUARD AT 42" A.F.F.
 - 604 WOOD CABINETRY - UPPER CABINET
 - 605 WOOD CABINETRY - LOWER CABINET
 - 606 WOOD CABINETRY - FULL HEIGHT CABINET
 - 607 WOOD CABINETRY - SHELVES
 - 608 WOOD CABINETRY - FULL HEIGHT CLOSET CABINET
 - 609 WOOD CABINETRY - BUILT-IN BANQUETTE SEAT w/ STORAGE BELOW
 - 610 WOOD SPACED DECKING
8. OPENINGS
 - 801 SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1 3/8" MINIMUM THICK DOOR OR 20 MINUTE DOOR AT OPENINGS FROM DWELLING TO GARAGE
 - 802 ATTIC ACCESS PANEL 30"x30" MIN CLR MAINTAIN 30"x30" CLEAR SPACE TO FLOOR BELOW OPENING

9. FINISHES
 - 901 5/8" GYP. BOARD (1/2" MIN.) AT GARAGE SIDE TO RESIDENCE & AT GARAGE CEILINGS w/ HABITABLE ROOMS ABOVE (CRC TABLE R302.6)
 - 902 DECORATIVE INTERIOR WALL/CEILING FINISH - PER INT. DESIGNER
 - 903 GYPSUM BOARD LOW WALL w/ WOOD CAP AT 42" A.F.F.
 - 904 GYPSUM BOARD NICHE
 - 905 COUNTERTOP - FINISH PER INT. DESIGNER
 - 906 EXPOSED ROOF FRAMING, T&G UNDERSIDE. SEE STRUCT.
10. SPECIALTIES
 - 1001 MUDSET CERAMIC TILED SHAMPOO NICHE, 14" x 20" R.O. 48" A.F.F.
 - 1002 GAS APPLIANCE (FIREPLACE) - MEZZO 60 BY HEAT & GLO. DIRECT VENT, ELECTRIC IGNITION. ANSI Z 2188-2017 OR APPROVED EQUAL
 - 1003 PROVIDE SOLID BLOCKING FOR FUTURE GRAB BAR REINFORCEMENT PER CRC 327.1.1 - SEE DETAIL 8/AD-12
11. EQUIPMENT
 - 1101 36" RANGE WITH OVEN BELOW
 - 1102 45" REFRIGERATOR SPACE
 - 1103 24" DISHWASHER
 - 1104 24" BUILT-IN MICROWAVE DRAWER (w/ TRIM KIT)
 - 1105 EXHAUST RANGE HOOD - VENT TO OUTSIDE AIR
12. FURNISHINGS
 - 1201 SHELF & POLE
 - 1202 SHELF & DOUBLE POLE
 - 1203 TOWEL BAR MOUNTED AT 54" A.F.F.
 - 1204 TOILET PAPER HOLDER MOUNTED AT 26" A.F.F.
 - 1205 TOWEL HOOK MOUNTED AT 54" A.F.F.

15. MECHANICAL / PLUMBING / ELECTRICAL
 - 1501 DROP-IN SINK WITH GARBAGE DISPOSAL
 - 1502 LAVATORY SINK
 - 1503 LAVATORY SINK
 - 1504 WASHER SPACE - PROVIDE FLOOR DRAIN AND SMITTY PAN. INSTALL ON LEFT SIDE OF DRYER
 - 1505 DRYER SPACE - ROUTE DUCT TO OUTSIDE AIR
 - 1506 HOT-MOPPED SHOWER w/ SHATTER RESISTANT GLASS SHOWER ENCLOSURE. PROVIDE NONABSORBENT AT ALL SURFACES IN PRIMARY SHOWERS / WET AREAS. SHOWER SEAT +20" AFF SLOPED 1/2" PER FOOT, WHERE OCCURS
 - 1507 SHATTER RESISTANT GLASS SHOWER DOOR
 - 1508 FREE STANDING TUB w/ FLOOR MOUNT TUB FILLER
 - 1509 WATER CLOSET (MIN 30" WIDTH AT WALL & 24" MIN. CLEAR IN FRONT)
 - 1510 SHOWER HEAD - 82" AFF
 - 1511 GAS METER - REFER TO EXTERIOR ELEVATIONS FOR LOCATION. MAINTAIN 3'-0" CLEARANCE FROM ANY PIPING TO EDGE OF ELECTRICAL METER
 - 1512 ELECTRIC METER. MAINTAIN 3'-0" CLEAR FROM FACE OF PANEL TO ANY WALL SURFACE OR OBSTRUCTIONS.
 - 1513 CABLE TV/PHONE PANELS
 - 1514 HEAT PUMP AIR UNIT IN ATTIC. PROVIDE FUEL GAS, LIGHT, AND SWITCH
 - 1515 TANKLESS WATER HEATER - BOTTOM @ 48" A.F.F. REFER TO ENERGY REPORT FOR ENERGY FACTOR SPECS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
 - 1516 A/C CONDENSER UNIT
 - 1517 ELECTRICAL SUB-PANEL
 - 1518 MECHANICAL CHASE

AREA CALCULATIONS - PLAN 2

FIRST FLOOR (LIVE-ABLE)	835 SQ FT
SECOND FLOOR (LIVE-ABLE)	1,329 SQ FT
TOTAL (LIVE-ABLE)	2,164 SQ FT
GARAGE	474 SQ FT
OUTDOOR	



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SHEET TITLE:

1ST FLOOR PLAN

PLAN 2

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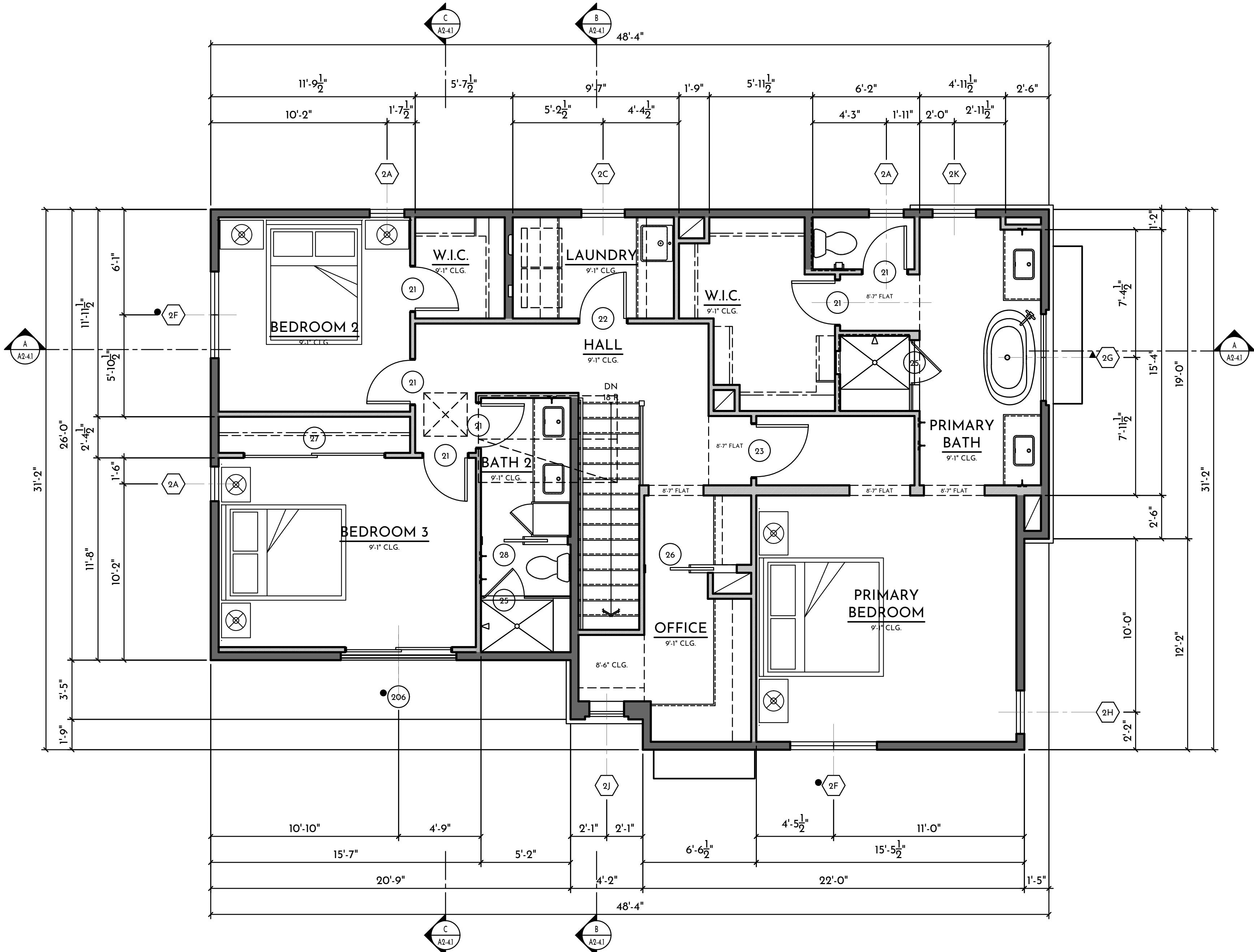
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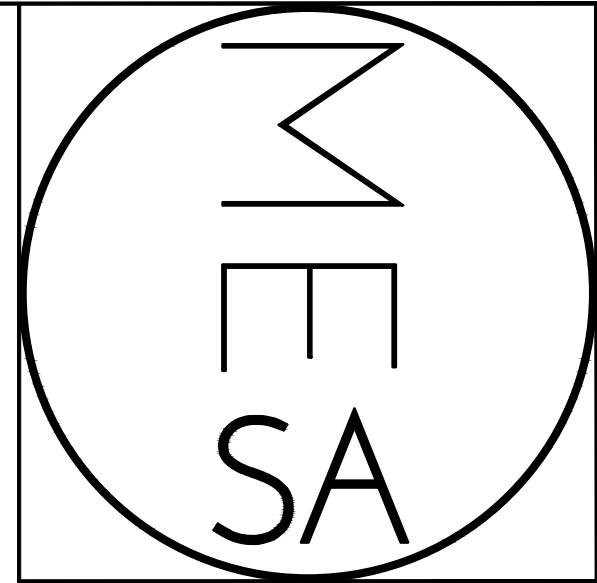
4/19/2025

PLAN 2								
WINDOW SCHEDULE								
X	SIZE (WxH)	TYPE	FRAME	COLOR	MANUFACTURER (OR APPROVED EQUAL)	U-FACTOR	SHGC	REMARKS
2A	2'-0" x 4'-4"	CASEMENT	FIBERGLASS	BRONZE	MARVIN	0.29	0.20	
2B	10'-0" x 5'-6"	CASEMENT FIXED				0.29	0.22	2 - 2'-6"x5'-6" CASEMENT w/ 5'-0"x5'-6" FIXED, MULLED
2C	2'-6" x 4'-6"	CASEMENT				0.29	0.20	
2D	7'-6" x 4'-6"	BIFOLD				0.28	0.18	3-PANEL BI-FOLD (ACCORDION) WINDOW, 3 - 2'-6"x4'-6"
2E	4'-0" x 4'-6"	CASEMENT				0.29	0.20	2 - 2'-0"x4'-6" CASEMENT, MULLED
2F	5'-0" x 5'-6"	CASEMENT				0.29	0.20	2 - 2'-6"x5'-6" CASEMENT, MULLED
2G	5'-0" x 5'-0"	CASEMENT				0.29	0.20	2 - 2'-6"x5'-0" CASEMENT, MULLED
2H	2'-6" x 5'-6"	CASEMENT				0.29	0.20	
2J	2'-0" x 4'-0"	CASEMENT				0.29	0.20	
2K	2'-6" x 5'-0"	CASEMENT				0.29	0.20	
WINDOW NOTES								
1. REFER TO FLOOR PLANS FOR TEMPERED GLASS (SAFETY LOCATIONS) AND EGRESS NOTATIONS								
2. ALL EXTERIOR WINDOWS SHALL COMPLY WITH CRC 337.8.2								
3. CONFIRM ALL WINDOW U-FACTORS AND SHGCs WITH THE ENERGY COMPLIANCE FORMS								
4. ALL - ROUGH OPENING VERIFY WITH MANUFACTURER								
5. SIMULATED DIVIDED LIGHTS (WINDOW MUNTINS) PER EXTERIOR ELEVATIONS								

DOOR SCHEDULE								
X	SIZE (WxH)	TYPE	THICKNESS	COLOR	MANUFACTURER (OR APPROVED EQUAL)	U-FACTOR	SHGC	REMARKS
201	3'-6" x 8'-0"	ENTRY DOOR		STAINED	CUSTOM	0.30	0.23	SOLID CORE w/ TEMPERED GLAZING, STAIN GRADE, WOOD ENTRY DOOR, FOR EGRESS
202	3'-0" x 8'-0"	FRENCH DOOR	1-3/4"	BRONZE	MARVIN	0.30	0.19	FRENCH DOOR w/ TEMPERED GLAZING
203	2'-8" x 8'-0"	SOLID CORE	1-3/4"	PAINTED		-	-	SOLID CORE, w/ TEMPERED GLAZING, PAINT GRADE, WOOD DOOR
204	16'-0" x 8'-0"	SECTIONAL GAR. DR.		STAINED		-	-	SOLID CORE, WOOD GARAGE DOOR - WOOD PANEL
205	2'-8" x 8'-0"	SOLID WOOD	1-3/4"	PER INT.		N/A	N/A	SELF-CLOSING, SELF-LATCHING, TIGHT FIT
206	6'-0" x 8'-0"	SLIDING GLASS		BRONZE	MARVIN	0.30	0.19	2-PANEL SLIDING GLASS DOOR OX
21	2'-6" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
22	2'-8" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
23	3'-0" x 8'-0"	HINGED - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
24	2'-6" x 8'-0"	POCKET - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
25	2'-4" x 7'-0"	GLASS - INTERIOR				N/A	N/A	GLASS SWINGING DOOR - TEMPERED
26	6'-0" x 8'-0"	BYPASS - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
27	8'-0" x 8'-0"	BYPASS - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
28	2'-4" x 8'-0"	POCKET - INTERIOR	1-3/4"	PER INT.		N/A	N/A	SOLID CORE, PAINT GRADE, WOOD INTERIOR DOOR
DOOR NOTES								
1. REFER TO FLOOR PLANS FOR TEMPERED GLASS (SAFETY LOCATIONS) AND EGRESS NOTATIONS								
2. ALL EXTERIOR DOORS WITH GLAZING SHALL COMPLY WITH CRC 337.8.2								
3. CONFIRM ALL DOORS U-FACTORS AND SHGCs WITH THE ENERGY COMPLIANCE FORMS								
4. ALL - ROUGH OPENING VERIFY WITH MANUFACTURER								
5. SIMULATED DIVIDED LIGHTS (DOOR MUNTINS) PER EXTERIOR ELEVATIONS								

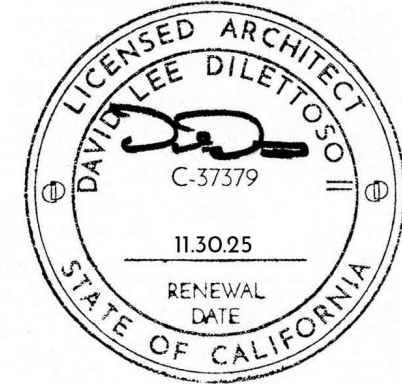


ENERGY NOTE: ALL EXTERIOR DOORS SHALL BE CAULKED BETWEEN DOOR AND BUILDING, AND SHALL BE WEATHERSTRIPPED



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2ND FLOOR PLAN
PLAN 2

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A2-2.2

PLOT DATE: 4/19/2025

GENERAL NOTES

- HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OF FACE OF CONCRETE UNLESS NOTED OTHERWISE
- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FOR FINISHES REFER TO INTERIOR DESIGNER'S SPEC.
- ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
- CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- PROVIDE THE FOLLOWING AT EGRESS WINDOWS: 57 SQ. FT. OF CLEAR OPERABLE AREA; NET OPERABLE HEIGHT SHALL BE 24" MIN.; NET OPERABLE WIDTH SHALL BE 20" MIN.; BOTTOM OF CLEAR OPENING SHALL BE A MAX. HEIGHT OF 44"
- WINDOWS/DOORS TO HAVE LABEL INDICATING U-VALUE AND SHGC PER ENERGY CALCS.
- CONTRACTOR TO PROVIDE/CONFIRM INSULATION IS PROVIDED THROUGHOUT BUILDING ENVELOPE.

SYMBOL LEGEND

X	KEY NOTE
A D B C	SEE INTERIOR ELEVATION SHEETS FOR CORRESPONDING VIEWS
▲	= TEMPERED GLASS
●	= EMERGENCY EGRESS WINDOW
2x6 WALL FRAMING - S.S.D.	
2x4 WALL FRAMING - S.S.D.	
GARAGE DWELLING SEPARATION	

FLOOR PLAN NOTES

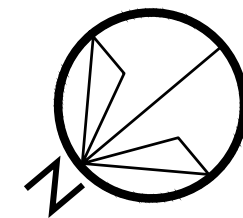
0. SPATIAL
011 LINE OF FLOOR, DECK, AND/OR WALL ABOVE
012 LINE OF FLOOR AND/OR WALL BELOW
013 LINE OF CEILING CHANGE ABOVE
014 OPENING IN WALL
015 GARAGE CLEAR SPACE (10'-0"x20'-0" MIN.)
4. MASONRY
401 LINE OF ADHERED STONE VENEER FINISH
6. WOOD
601 2X WOOD FRAMING - S.S.D.
602 WOOD HANDRAIL AT 34-38" ABOVE NOSING
603 WOOD GUARD AT 42" A.F.F.
604 WOOD CABINETRY - UPPER CABINET
605 WOOD CABINETRY - LOWER CABINET
606 WOOD CABINETRY - FULL HEIGHT CABINET
607 WOOD CABINETRY - SHELVES
608 WOOD CABINETRY - FULL HEIGHT CLOSET CABINET
609 WOOD CABINETRY - BUILT-IN BANQUETTE SEAT w/ STORAGE BELOW
610 WOOD SPACED DECKING
8. OPENINGS
801 SELF-CLOSING, SELF-LATCHING, TIGHT FITTING, SOLID WOOD 1 3/8" MINIMUM THICK DOOR OR 20 MINUTE DOOR AT OPENINGS FROM DWELLING TO GARAGE
802 ATTIC ACCESS PANEL 30"x30" MIN CLR MAINTAIN 30"x30" CLEAR SPACE TO FLOOR BELOW OPENING

9. FINISHES
901 5/8" GYP. BOARD (1/2" MIN.) AT GARAGE SIDE TO RESIDENCE & AT GARAGE CEILINGS w/ HABITABLE ROOMS ABOVE (CRC TABLE R302.6)
902 DECORATIVE INTERIOR WALL/CEILING FINISH - PER INT. DESIGNER
903 GYPSUM BOARD LOW WALL w/ WOOD CAP AT 42" A.F.F.
904 GYPSUM BOARD NICHE
905 COUNTERTOP - FINISH PER INT. DESIGNER
906 EXPOSED ROOF FRAMING, T&G UNDERSIDE. SEE STRUCT.
10. SPECIALTIES
1001 MUSEET CERAMIC TILED SHAMPOO NICHE, 14" x 20" R.O. 48" A.F.F.
1002 GAS APPLIANCE (FIREPLACE) - MEZZO 60 BY HEAT & GLO. DIRECT VENT, ELECTRIC IGNITION: ANSI Z 2188-2017 OR APPROVED EQUAL
1003 PROVIDE SOLID BLOCKING FOR FUTURE GRAB BAR REINFORCEMENT PER CRC 327.11 - SEE DETAIL 8/A0-12
11. EQUIPMENT
1101 36" RANGE WITH OVEN BELOW
1102 45" REFRIGERATOR SPACE
1103 24" DISHWASHER
1104 24" BUILT-IN MICROWAVE DRAWER (w/ TRIM KIT)
1105 EXHAUST RANGE HOOD - VENT TO OUTSIDE AIR
12. FURNISHINGS
1201 SHELF & POLE
1202 SHELF & DOUBLE POLE
1203 TOWEL BAR MOUNTED AT 54" A.F.F.
1204 TOILET PAPER HOLDER MOUNTED AT 26" A.F.F.
1205 TOWEL HOOK MOUNTED AT 54" A.F.F.

15. MECHANICAL / PLUMBING / ELECTRICAL
1501 DROPPIN SINK WITH GARBAGE DISPOSAL
1502 LAVATORY SINK
1503 LAUNDRY SINK
1504 WASHER SPACE - PROVIDE FLOOR DRAIN AND SMITTY PAN. INSTALL ON LEFT SIDE OF DRYER
1505 DRYER SPACE - ROUTE DUCT TO OUTSIDE AIR
1506 HOT-MOPPED SHOWER w/ SHATTER RESISTANT GLASS SHOWER ENCLOSURE. PROVIDE NONABSORBENT AT ALL SURFACES IN PRIMARY SHOWERS / WET AREAS. SHOWER SEAT +20" AFF SLOPED 1/2" PER FOOT, WHERE OCCURS
1507 SHATTER RESISTANT GLASS SHOWER DOOR
1508 FREE STANDING TUB w/ FLOOR MOUNT TUB FILLER
1509 WATER CLOSET (MIN 30" WIDTH AT WALL & 24" MIN. CLEAR IN FRONT)
1510 SHOWER HEAD - 82" AFF
1511 GAS METER - REFER TO EXTERIOR ELEVATIONS FOR LOCATION. MAINTAIN 3'-0" CLEARANCE FROM ANY PIPING TO EDGE OF ELECTRICAL METER
1512 ELECTRIC METER. MAINTAIN 3'-0" CLEAR FROM FACE OF PANEL TO ANY WALL SURFACE OR OBSTRUCTIONS.
1513 CABLE TV/PHONE PANELS
1514 HEAT PUMP AIR UNIT IN ATTIC. PROVIDE FUEL GAS, LIGHT, AND SWITCH
1515 TANKLESS WATER HEATER - BOTTOM @ 48" AFF. REFER TO ENERGY REPORT FOR ENERGY FACTOR SPECS. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
1516 A/C CONDENSER UNIT
1517 ELECTRICAL SUB-PANEL
1518 MECHANICAL CHASE

AREA CALCULATIONS - PLAN 2

FIRST FLOOR (LIVE-ABLE)	835 SQ FT
SECOND FLOOR (LIVE-ABLE)	1,329 SQ FT
TOTAL (LIVE-ABLE)	2,164 SQ FT
GARAGE 474 SQ FT	
OUTDOOR	



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

ATTIC VENTILATION CALCULATIONS					
AREA	A	B		C	
	ATTIC AREA	REQUIRED VENTING		VENTS w/ 3" MESH O'HAGIN VENT=72	
	(SQ. FT.)	(SQ. IN.)		(SQ. IN.)	
AREA 1	1,375	330	HIGH	(5)72=360	HIGH
		330	LOW	(5)72=360	LOW

ROOF NOTE:
CENTERLINE AT LOWER ATTIC VENT LOCATIONS INDICATES ALIGNMENT WITH A WINDOW, DOOR OR OPENING BELOW PER ELEVATION.

ENERGY NOTE: ALL EXTERIOR DOORS SHALL BE CAULKED BETWEEN DOOR AND BUILDING, AND SHALL BE WEATHERSTRIPPED



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ROOF PLAN
PLAN 2

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- CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
- ALL ROOFING TO BE A MINIMUM CLASS A (REFLECTANCE = 0.10 & EMISSIVITY = 0.85)
COMPOSITION ROOF:
-GAF TIMBERLINE HD (ESR 1475) OR 'APPROVED EQUAL'
STANDING SEAM METAL ROOF:
-TAYLOR METAL EASY LOCK 24 GAUGE - 16" SEAM (UL ER#25913-01)
- PROVIDE THE FOLLOWING MINIMUM DIMENSIONS FOR VERTICAL LEG

ON ROOF UNDERSHOTS:
8" AT COMPOSITION SHINGLE ROOFS
PLUMBING VENTS, EXHAUST VENTS OR SIMILAR TERMINATION ACCESSORIES SHALL BE ROUTED TO A PLANE ON THE ROOF THAT IS LEAST VISIBLE FROM PUBLIC VIEW AND GROUPED TOGETHER WHEN POSSIBLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO INSTALLATION AND CONFIRM LOCATION.

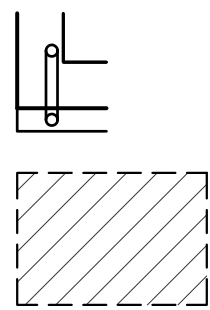
9. ALL EXPOSED METAL ON ROOF SHALL BE CORROSION RESISTANT AND BE PAINTED TO MATCH THE COLOR OF THE ROOF MATERIAL UNO.

10. ALL PENETRATIONS IN VALLEYS SHALL BE LOCATED 18" MIN. OUTSIDE VALLEY WATERWAYS, AND 18" MIN. FROM OTHER PENETRATIONS OR PROJECTIONS, SUCH AS PIPES, WALLS, CURBS, ETC. ALL PENETRATIONS SHALL BE OFFSET 18" MIN. FROM WATERWAY TERMINATIONS SUCH AS VALLEY ENDS AND TILE PAN ENDS, ETC. ALL PENETRATIONS SHALL BE VERTICALLY PLUMB THROUGH ROOF SHEATHING AND EXTEND 12" MIN. ABOVE SHEATHING. 26 GA. MIN. METAL FLASHING (TYP.)

11. FRAMER TO PROVIDE VENTILATION TO AREAS OF ATTIC ISOLATED BY OVER-FRAMING, PROVIDE A 22"X30" ACCESS WAY AT OVER-FRAMING THAT IS OVER 30" CLEAR IN HEIGHT.

SYMBOL LEGEND

- | | |
|--|--|
| | KEY NOTE |
| | LINE OF EXTERIOR FACE OF FRAMING / STRUCTURE BELOW |
| | ROOF PITCH SYMBOL:
• ARROW POINTS DOWNSLOPE
• FIRST NUMBER IS VERTICAL RISE
• SECOND NUMBER IS HORIZ. RUN |
| | METAL VALLEY FLASHING |
| | METAL SADDLE AND CRICKET FLASHING |



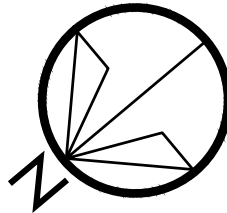
TYPICAL DOWNSPOUT AND GUTTER COORDINATE CONNECTION TO STORM DRAINAGE SYSTEM. REFER TO CIVIL DWGS.

250 SQ. FT. OF SOLAR READY ZONE FOR FUTURE INSTALLATION. PROVIDE A LOCATION FOR INVERTERS AND METERING EQUIPMENT FOR FUTURE SYSTEMS ALONG w/ A PATHWAY FOR ROUTING CONDUIT FROM THE SOLAR ZONES TO THE POINT OF INTERCONNECTION w/ THE ELECTRICAL SERVICE AND PATHWAY FOR ROUTING OF PLUMBING FROM THE SOLAR ZONE TO THE WATER-HEATING SYSTEM.

ROOF PLAN NOTES

0. SPATIAL
- 011 LINE OF FLOOR AND/OR WALL BELOW
 - 012 LINE OF EAVE
 - 013 LINE OF RAKE/ BARGE
 - 014 GABLE END TRUSS W/ RECESSED FALSE VENT DETAIL PER ELEVATION. SEE DETAILS FOR VERTICAL TRUSS MEMBER COORDINATION
5. METALS
- 501 LINE OF C.R. METAL GUTTER / DOWNSPOUT
 - 502 C.R. METAL CRICKET/SADDLE FLASHING
 - 503 C.R. METAL VALLEY FLASHING
 - 504 O'HAGIN ROOF VENT
 - 505 C.R. METAL DIRECT VENT CAP (INSTALL PER MANUFACTURER'S INSTRUCTIONS)

7. THERMAL PROTECTION
- 7.01 COMPOSITE ASPHALT SHINGLE ROOF
 - 7.02 STANDING SEAM METAL ROOF
15. MECHANICAL
- 15.01 MECHANICAL UNIT (IN ATTIC)



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

ROOF PLAN
PLAN 2



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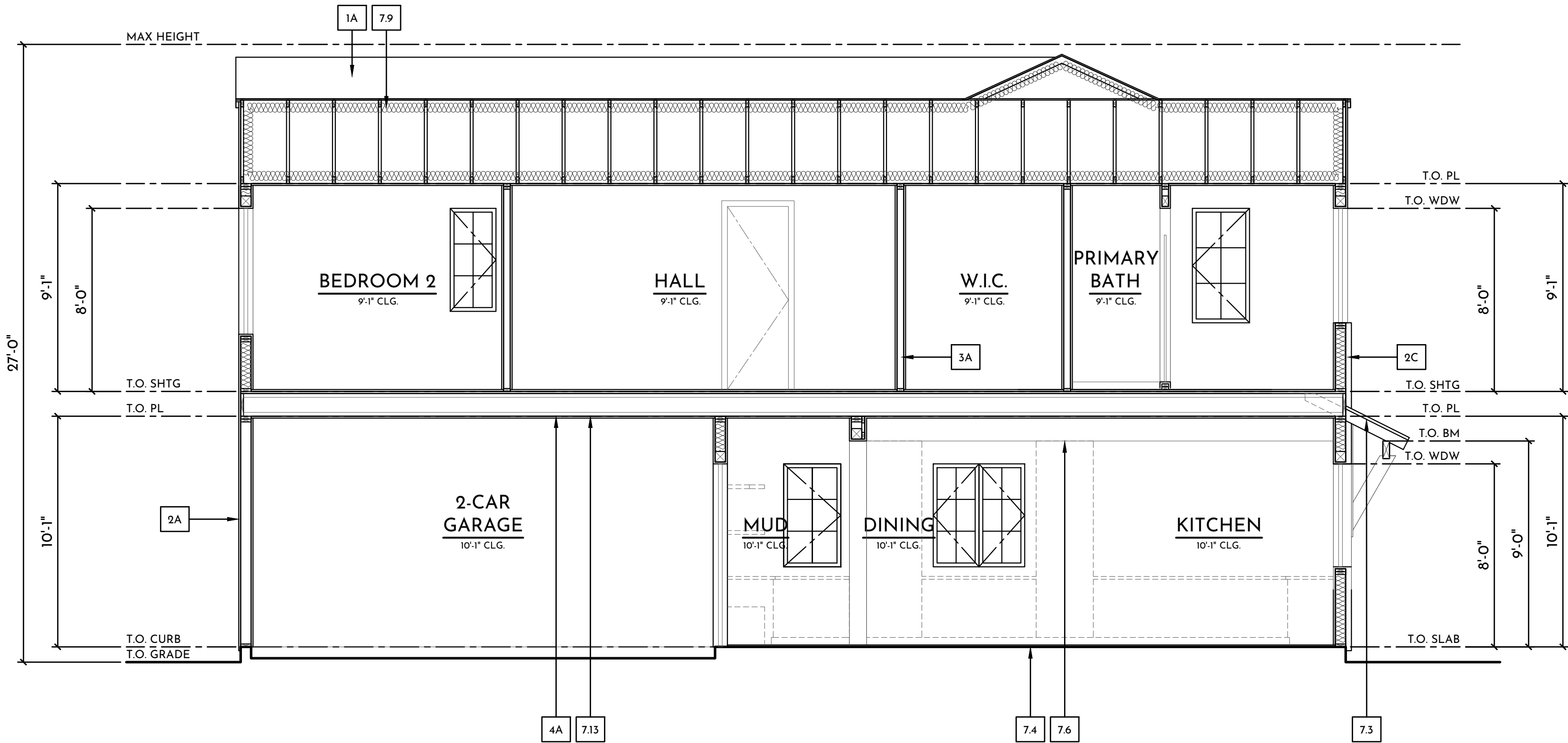
SECTIONS
PLAN 2

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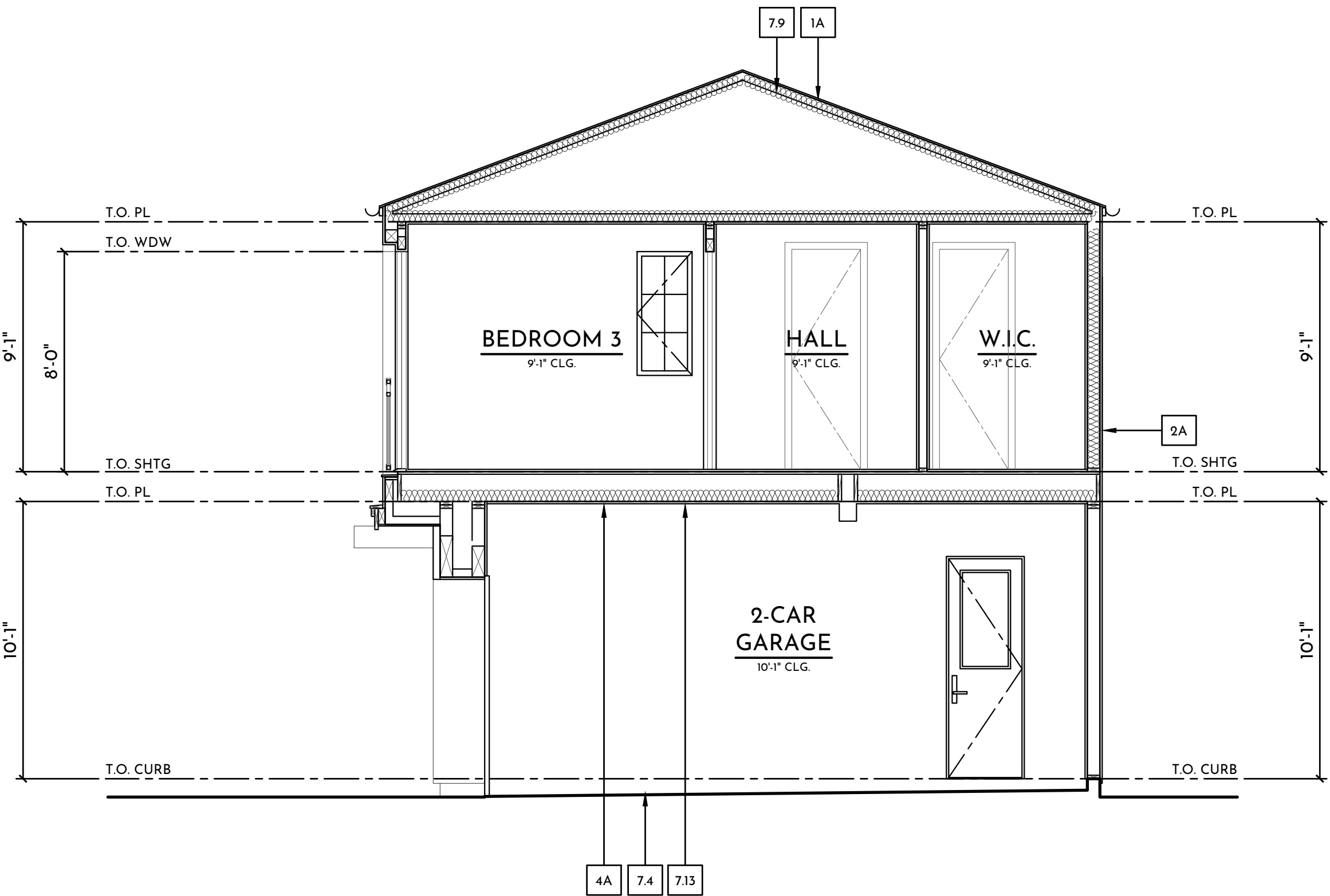
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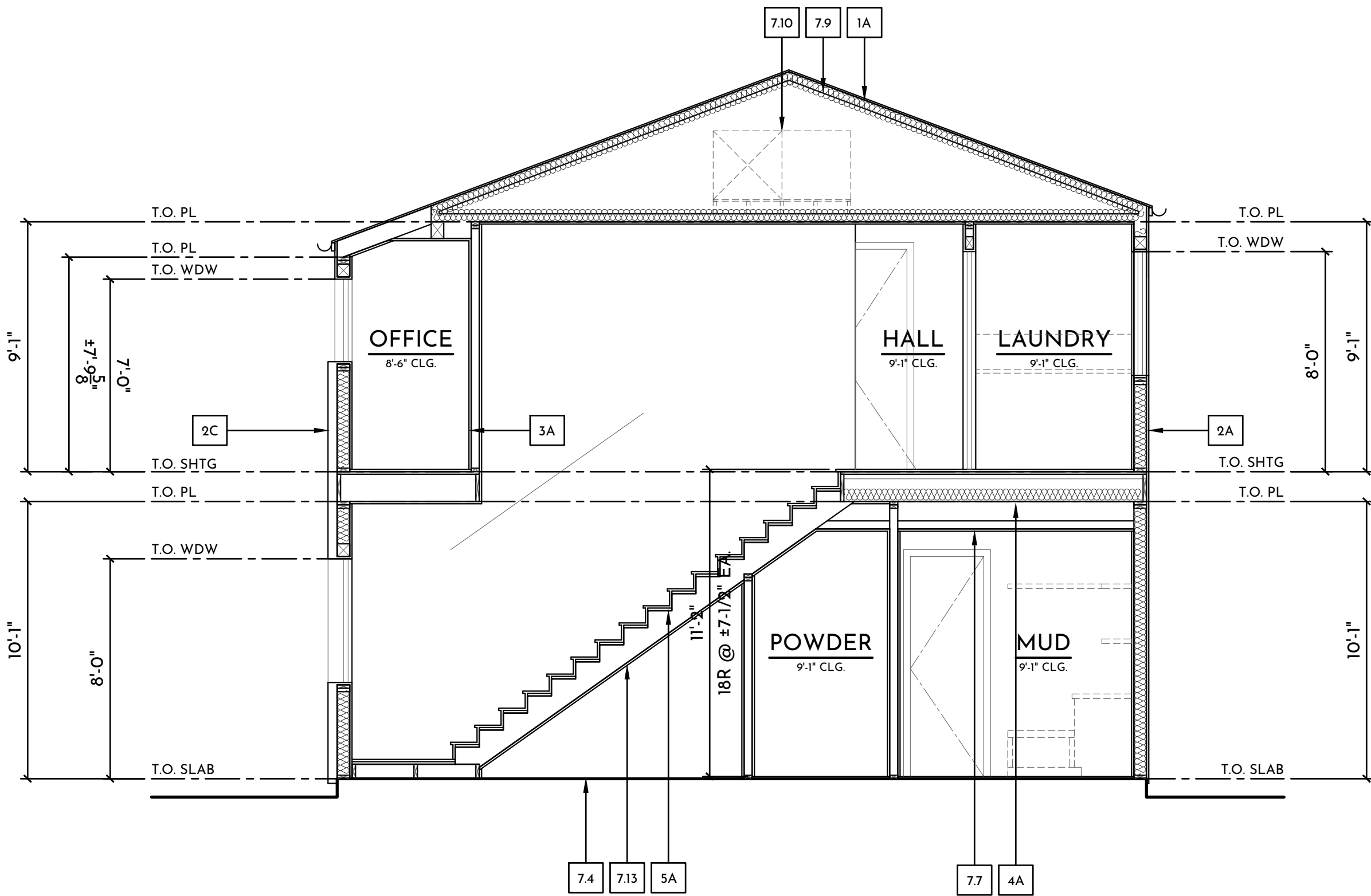
SECTION A-A
ELDEN

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



SECTION C-C

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



SECTION B-B

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

GENERAL NOTES

- HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OF FACE OF CONCRETE UNLESS NOTED OTHERWISE
- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FIRST FLOOR DIMENSIONS ARE FROM THE TOP OF HOUSE SLAB
- SECOND FLOOR DIMENSIONS ARE FROM THE TOP OF SUB FLOOR SHEATHING
- REFER TO STRUCTURAL DRAWINGS FOR FRAMING MEMBER SPECIES, GRADES, SIZES, SPACING, CONNECTIONS, ROOF AND FLOOR SHEATHING, SHEAR WALLS AND ADDITIONAL INFORMATION
- FOUNDATION: FOUNDATION IS TO BE A CONCRETE SLAB ON GRADE SYSTEM (U.N.O.) DESIGNED BY OTHERS
- SOLE PLATES: SOLE PLATES SHALL BE PRESSURE TREATED

SYMBOL LEGEND

- | | |
|-------|------------------|
| X | KEY NOTE |
| Y XXX | DETAIL REFERENCE |

SECTION NOTES

- 1A. SLOPED ROOF ASSEMBLY:
- ROOFING MATERIAL - PER ROOF PLAN
 - ROOFING UNDERLAYMENT FELT - PER MFR'S SPEC'S
 - ROOF SHEATHING - S.S.D.
 - CALIFORNIA FRAMING (WHERE OCCURS)
 - DESIGNED WOOD TRUSSES OR 2X RAFTERS
 - INSULATION PER ENERGY CALCS
 - 2X WOOD FURRING (WHERE OCCURS)
 - GYPSON BOARD AT CEILING (OR FINISH PER INT. SPEC)

1B. SLOPED EXPOSED RAFTERS ROOF ASSEMBLY:

- ROOFING MATERIAL - PER ROOF PLAN
- ROOFING UNDERLAYMENT FELT - PER MFR'S SPEC'S
- 2X T&G STARTER BOARD / ROOF SHEATHING - S.S.D.
- EXPOSED WOOD 4x6 RAFTERS, CONVENTIONALLY FRAMED

2A. EXTERIOR WALL ASSEMBLY:

- 7/8" EXTERIOR STUCCO - 3 COAT (SMOOTH)
- WIRE LATH OVER MIN. TWO LAYERS GRADE 'D' 60 MINUTE BUILDING PAPER WHERE PLYWOOD SHEATHING OCCURS
- PLYWOOD SHEAR PANELS (WHERE OCCURS)
- 2X WALL FRAMING - S.S.D.
- INSULATION PER ENERGY CALCS
- GYPSON WALLBOARD (OR FINISH PER INT. SPEC)

2B. EXTERIOR WALL ASSEMBLY:

- CEMENTITIOUS/FIBER-ASH WOOD COMP. SIDING - TYPE PER ELEV.
- TWO LAYERS GRADE 'D' BUILDING WHERE PLYWOOD SHEATHING OCCURS
- PLYWOOD SHEAR PANELS (WHERE OCCURS)
- 2X WALL FRAMING - S.S.D.
- INSULATION PER ENERGY CALCS
- GYPSON WALLBOARD (OR FINISH PER INT. SPEC)

2C. EXTERIOR WALL ASSEMBLY:

- ADHERED STONE VENEER w/ SCRATCH/BROWN COAT
- TWO LAYERS GRADE 'D' BUILDING WHERE PLYWOOD SHEATHING OCCURS
- PLYWOOD SHEAR PANELS (WHERE OCCURS)
- 2X WALL FRAMING - S.S.D.
- INSULATION PER ENERGY CALCS
- GYPSON WALLBOARD (OR FINISH PER INT. SPEC)

3A. INTERIOR WALL ASSEMBLY (NON-RATED):

- GYPSON WALLBOARD (OR FINISH PER INT. SPEC)
- 2X WALL FRAMING - S.S.D.
- GYPSON WALLBOARD (OR FINISH PER INT. SPEC)

4A. FLOOR/CEILING ASSEMBLY:

- FLOOR FINISH - SEE PLANS
- SUBFLOOR SHEATHING - S.S.D.
- FLOOR JOISTS - S.S.D.
- 2X WOOD / LIGHT GAUGE METAL FURRING(WHERE OCCURS)
- GYPSON BOARD (OR FINISH PER INT. SPEC.) (TYPE "X" WHERE OCCURS)

5A. TYPICAL STAIR ASSEMBLY:

- CONTINUOUS HANDRAIL (SECURELY FASTENED TO WALL WHERE SHOWN) BETWEEN 34" MIN - 38" MAX. ABOVE NOSING OF TREAD
- FINISH MATERIAL PER INT. SPEC.
- 1-1/8" THICK TREADS (U.N.O.)
- 3/4" THICK RISERS (U.N.O.)
- MIN. (3) 2 x 14 STRINGERS AT STRAIGHT RUNS
- 2 x 6 JOISTS @ 16" O.C. MIN. AT LANDING - S.S.D.
- POSITIVE CONNECTION TO FLOOR - S.S.D.

- EXPOSED WOOD RAFTER TAILS - S.S.D
- EXPOSED WOOD FASCIA - S.S.D
- T&G WOOD STARTER BOARDS - SEE NOTE FOR SIZE
- SLAB FOUNDATION - S.S.D.
- CEMENT BOARD SOFFIT
- GYPSON BOARD SOFFIT
- FURRED CEILING
- DECORATIVE WOOD BEAM (PAINT GRADE)
- INSULATION PER ENERGY CALCS
- HEAT PUMP AIR UNIT IN ATTIC. PROVIDE FUEL, GAS, LIGHT, AND SWITCH.
- TRUSS MANUFACTURER TO PROVIDE REQUIRED CLEARANCES.
- DECK/BALCONY GUARD RAIL, +42" A.F.F.

- 7.13 PROVIDE 5/8" TYPE 'X' GYP. BOARD AT GARAGE CEILINGS w/ HABITABLE ROOMS ABOVE AND AT UNDERSIDE OF STAIRS (PER CRC TABLE R302.6)

ENERGY REQUIREMENTS

NOTE: VERIFY WITH ENERGY COMPLIANCE CALCULATIONS.

EXTERIOR WALLS (2x6) - R-21
GLAZING - SEE SCHEDULES
FLOOR (OVER GARAGE) - R-19
ROOF (ATTIC) - R-38
CEILING (BELOW ATTIC) - R-19

REFER TO EN-1, EN-4 SHEETS FOR MIN. GLAZING U-FACTOR & SHGC FOR WINDOWS AND DOORS.



SOUTHWEST ELEVATION

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



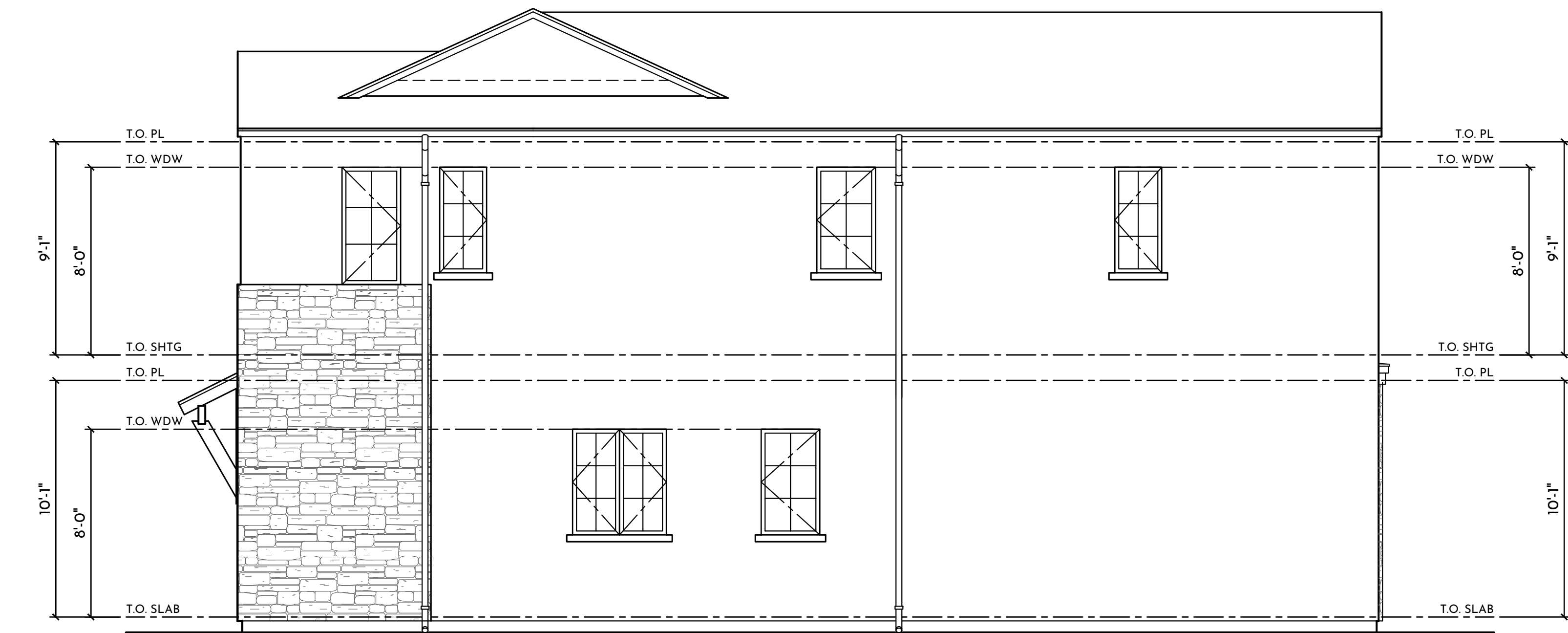
NORTHWEST ELEVATION

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



NORTHEAST ELEVATION

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



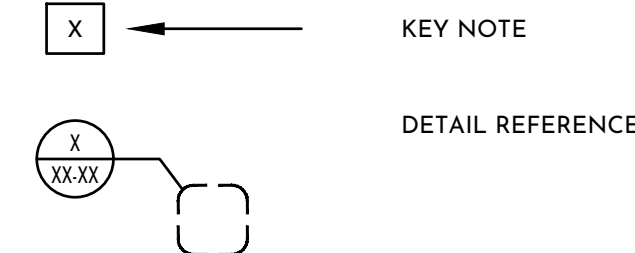
SOUTHEAST ELEVATION

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

GENERAL NOTES

- HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ARE FROM FACE OF STUD OF FACE OF CONCRETE UNLESS NOTED OTHERWISE
- ANY DISCREPANCY FOUND IN THESE DRAWINGS IS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY CONSTRUCTION
- FIRST FLOOR DIMENSIONS ARE FROM THE TOP OF HOUSE SLAB
- SECOND FLOOR DIMENSIONS ARE FROM THE TOP OF SUB FLOOR SHEATHING
- ALL EXTERIOR PAVING AND SITE ELEMENTS ARE FOR REFERENCE ONLY.
- ALL MECHANICAL EQUIPMENTS, ELECTRICAL FIXTURES, PLUMBING FIXTURES, AND STRUCTURAL MEMBERS ARE SHOWN FOR REFERENCE ONLY. REFER TO CONSULTANT'S DRAWINGS FOR DESIGN, DETAILS AND DIMENSIONS BY OTHERS.
- CONTRACTOR TO COORDINATE PLUMBING, MECHANICAL, ELECTRICAL PENETRATIONS AND CONNECTIONS WITH SUBCONTRACTORS
- ALL EQUIPMENT, APPLIANCES, AND FIXTURES TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

SYMBOL LEGEND



ELEVATION NOTES

0. SPATIAL
 - 0.01 LINE OF WALL BEYOND
 - 0.02 WALL OPENING
2. SITE
 - 2.01 SITE WALL | GATE (SEE LANDSCAPE)
 - 2.02 FINISH GRADE
3. CONCRETE
 - 3.01 CONCRETE SLAB ON GRADE (SEE STRUCTURAL)
 - 3.02 CONCRETE/HARDSCAPE STOOP (SEE LANDSCAPE)
4. MASONRY
 - 4.01 THIN STONE VENEER (ADHERED) w/ MORTAR WASH (PLAN 1 - WILDFLOWER BY CREATIVE MINES)
 - 4.02 PRECAST CONCRETE TRIM / HEADER (FOAM TRIM w/ SMOOTH PLASTER FINISH ALTERNATE)

5. METALS

- 5.01 C.R. METAL STUCCO WEEP SCREED, TYP.
- 5.02 C.R. METAL GUTTER, TYP.
- 5.03 C.R. METAL DOWNSPOUT, TIE INTO SITE DRAINAGE - PER CIVIL
- 5.04 C.R. METAL FLASHING AT INTERSECTION
- 5.05 C.R. METAL FLASHING AT TOP OF ALL EXPOSED WOOD (TRIM INCLUDED)
- 5.06 LISTED C.R. METAL HORIZONTAL VENT TERMINATION CAP FOR GAS FIREPLACE, PER MANUF. SPECS. SET BOTTOM OF CAP MIN. 8'-0" A.F.F.
- 5.07 C.R. METAL GUARD AND RAILING SYSTEM, + 42" A.F.F.
- 5.08 STANDING SEAM METAL ROOF
- 5.09 RECESSED METAL LOUVER VENT (FAUX GABLE DETAIL)

6. WOOD

- 6.01 WOOD FASCIA
- 6.02 WOOD BARGE
- 6.03 WOOD RAFTER TAILS
- 6.04 2X WOOD TRIM
- 6.05 WOOD POST
- 6.06 SHAPED WOOD BEAM
- 6.07 WOOD CORBEL
- 6.08 WOOD GUARD AND RAILING SYSTEM, +42" A.F.F.
- 6.09 SHAPED WOOD KNEE BRACE | KICKER
- 6.10 WOOD TRIM BAND

7. EXTERIOR FINISHES

- 7.01 ROOFING MATERIAL (SEE ROOF PLANS)
- 7.02 3-COAT EXTERIOR PLASTER/STUCCO (SMOOTH FINISH)
- 7.03 PLASTER CONTROL JOINT
- 7.04 VERTICAL SIDING - 10X NICKEL-GAP (TRUEXTERIOR SIDING OR APPROVED EQUAL)
- 7.05 HORIZONTAL SIDING - 8X COVE | DUTCH LAP SIDING (TRUEXTERIOR SIDING OR APPROVED EQUAL)
- 7.06 WOOD (COMPOSITE ALTERNATE) SHUTTER

8. OPENINGS

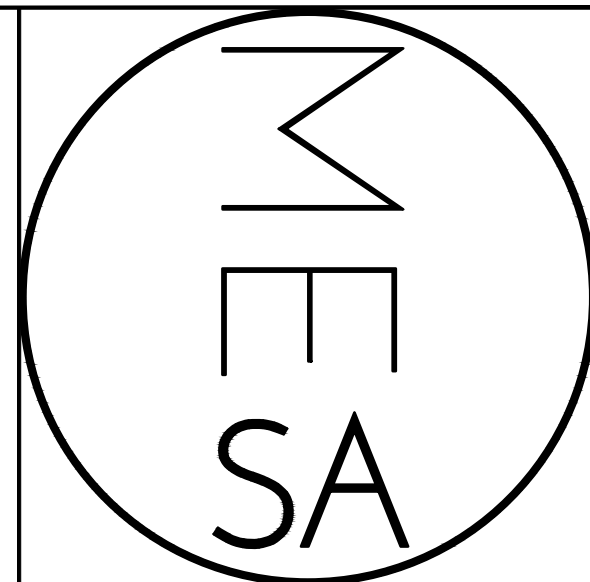
- 8.01 ENTRY DOOR REFER TO DOOR SCHEDULE
- 8.02 ACCESS DOOR REFER TO DOOR SCHEDULE
- 8.03 SECTIONAL ROLL-UP GARAGE DOOR - WOOD GARAGE DOOR (STAIN GRADE)

15. MECHANICAL

- 15.01 A/C CONDENSER LOCATION

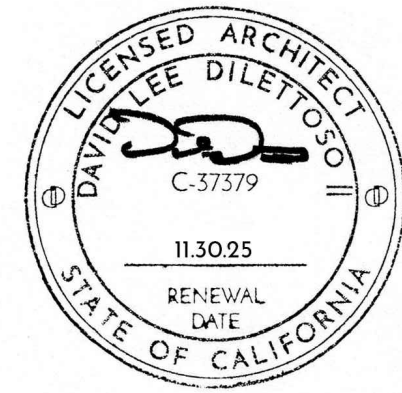
16. ELECTRICAL

- 16.01 LIGHT FIXTURE - CARSON GOOSENECK WALL SCONCE - 12" DOME - BLACK - 16" WALL PROJECTION BY REJUVENATION OR APPROVED EQUAL. SEE UTILITY PLAN FOR HEIGHT
- 16.02 LIGHT FIXTURE 1 - FRESNO LARGE 3 WALL LANTERN - AGED IRON - BY VISUAL COMFORT OR APPROVED EQUAL. SEE UTILITY PLAN FOR HEIGHT
- 16.03 LIGHT FIXTURE 2 - HALLE LARGE WALL LANTERN - AGED IRON - BY VISUAL COMFORT OR APPROVED EQUAL. SEE UTILITY PLAN FOR HEIGHT
- 16.04 ADDRESS SIGN, +66 AFF (U.N.O)



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WWW.MESASTUDIO.DESIGN
949.204.0076

STAMP:



2280 ELDEN AVE. DEV.

24016

152 ALBERT PLACE LLC.

PLANNING APP - PDES-24-0013

BUILDING DEPARTMENT SUBMITTAL:

- 1ST SUBMITTAL -
- 2ND SUBMITTAL -
- 3RD SUBMITTAL -
- 4TH SUBMITTAL -

REVISIONS:

SHEET TITLE:

ELEVATIONS
PLAN 2

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SHEET NUMBER:

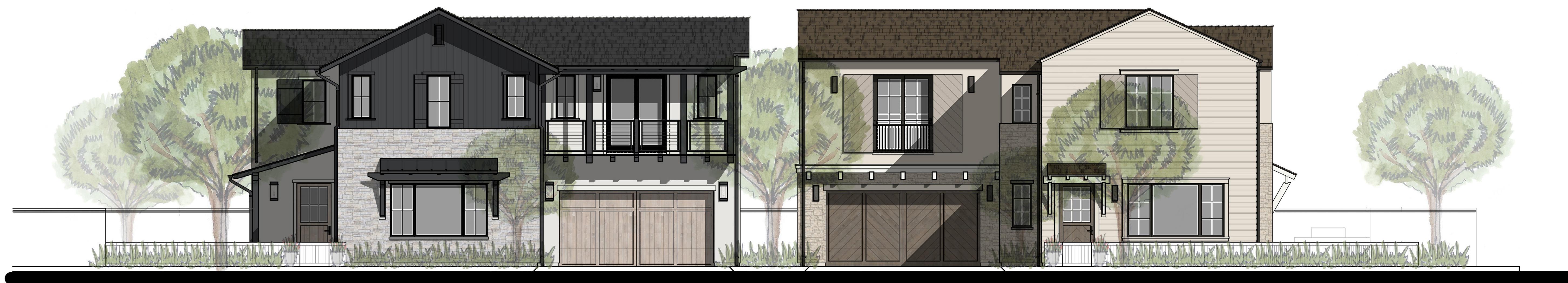
A2-5.1

PLOT DATE:

4/19/2025



ALBERT STREET DEVELOPMENT
EXTERIOR COLOR AND MATERIALS
12.05.2024



PLAN 1
SCHEME A

PLAN 2
SCHEME E

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ELDEN STREET SCENE

ALBERT STREET DEVELOPMENT
COSTA MESA, CA


SCALE: 3/16" = 1'
0 3 6 12



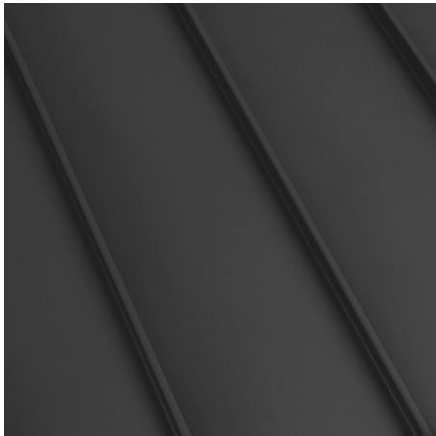
METAL LOUVER VENT
NICKEL GAP VERTICAL SIDING (10" EXPOSURE)
WOOD TRIM
WOOD SHUTTER
STONE VENEER
WOOD KICKER | BEAM SHED ROOF W/ SS METAL ROOF
WOOD POST & BEAM
PRECAST TRIM
WOOD ENTRY DUTCH DOOR




ASPHALT COMP. ROOF
WOOD POST & BEAM BALCONY
WIRE CABLE RAILING
DECORATIVE LIGHT FIXTURE
SMOOTH STUCCO
WOOD GARAGE DOOR



ASPHALT COMPOSITE ROOF SLATE



SS METAL ROOF
(SHED ROOF AT AWNING & PORCH)
BLACK



MANUFACTURED STONE THIN VENEER
WILDFLOWER WITH MORTAR WASH FROM CREATIVE MINES



VERTICAL NICKLE GAP SIDING
10" EXPOSURE
(NOT ACTUAL COLOR)



EXTERIOR COLOR
(SIDING, WOOD TRIM AT SIDING, SHUTTERS, POST & BEAM, RAFTER TAILS)
SW 7069 IRON ORE



EXTERIOR COLOR
(STUCCO & TRIM AT STUCCO)
SW 7004 SNOWBOUND



STAIN GRADE WOOD DETAILS (GARAGE DOOR & ENTRY DOOR)
WHITE OAK



DECORATIVE LIGHT FIXTURE
WALL SCONCE

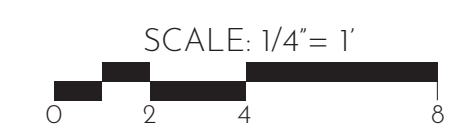
NOTE: MARVIN ESSENTIAL EBONY WINDOWS AND DOOR FRAMES

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PLAN 1 ELEVATIONS | SCHEME A

ALBERT STREET DEVELOPMENT
COSTA MESA, CA





SMOOTH STUCCO
METAL GUARDRAIL AT
RECESSED SLIDING
DOOR
WOOD TRIM BAND &
CORBELS AT CANTILEVER
PRECAST TRIM | HEADER
DECORATIVE LIGHT FIXTURE
STONE VENEER
WOOD GARAGE DOOR

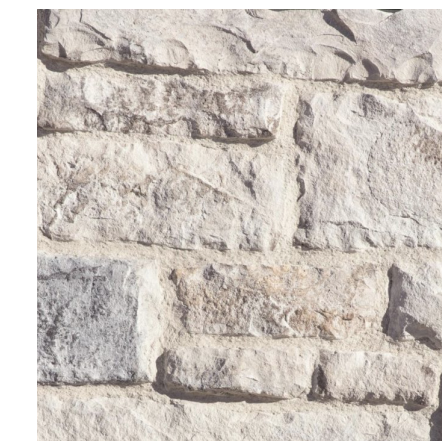


FRONT ELEVATION
NORTHWEST

ASPHALT COMP. ROOF
HORIZONTAL COVE/
DUTCH LAP SIDING
(8" EXPOSURE)
WOOD SHUTTER
WOOD TRIM
WOOD KICKER | BEAM
SHED ROOF
WOOD ENTRY DUTCH
DOOR



ASPHALT COMPOSITE
ROOF
MISSION BROWN



MANUFACTURED
STONE THIN VENEER
GRAND BANKS WITH
MORTAR WASH FROM
ELDORADO STONE



HORIZONTAL COVE/
DUTCH LAP SIDING
8" EXPOSURE
(NOT ACTUAL COLOR)



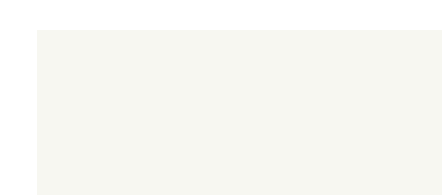
EXTERIOR COLOR
(SIDING, WOOD TRIM
AT SIDING & TIGHT
EAVES AT SIDING)
SW 7042
SHOJI WHITE



ACCENT COLOR
(WOOD SHUTTERS)
SW 7030
ANEW GRAY



EXTERIOR COLOR
(STUCCO, TRIM & TIGHT
EAVES AT STUCCO)
SW 7042
SHOJI WHITE



ACCENT COLOR
(SHED ROOF)
SW 7757
HIGH REFLECTIVE
WHITE



STAIN GRADE WOOD
DETAILS
(GARAGE DOOR)



DECORATIVE LIGHT
FIXTURE
WALL SCONCE

WOOD TRIM
HORIZONTAL COVE/
DUTCH LAP SIDING
(8" EXPOSURE)



SIDE ELEVATION
SOUTHWEST

ASPHALT COMP. ROOF
SMOOTH STUCCO
STONE VENEER
PRECAST TRIM | HEADER
WOOD KICKER | BEAM
SHED ROOF

NOTE: MARVIN ESSENTIAL BRONZE WINDOWS AND DOOR FRAMES

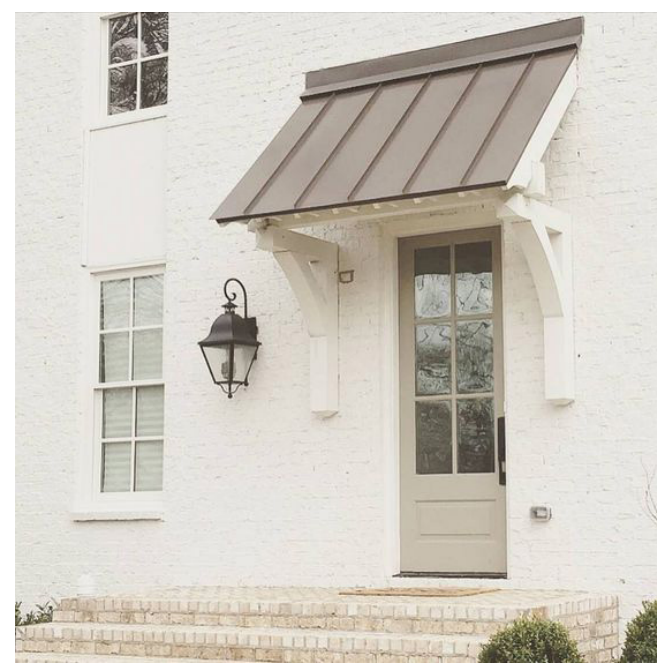
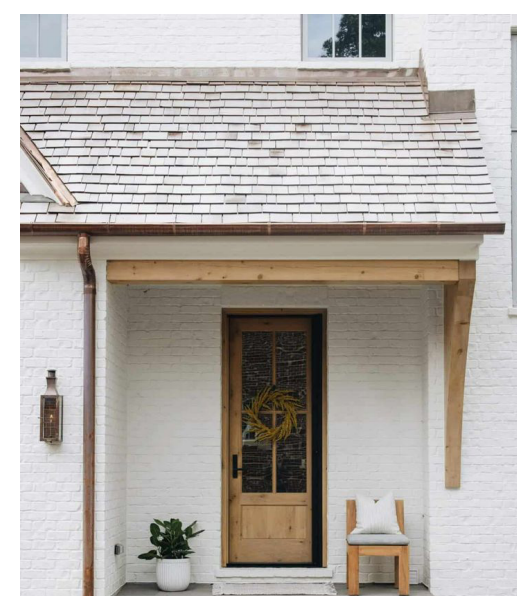
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PLAN 2 ELEVATIONS | SCHEME E

ALBERT STREET DEVELOPMENT
COSTA MESA, CA

SCALE: 1/4" = 1'
0 2 4 8



PLAN 1

PLAN 2

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12/05/24

INSPIRATION IMAGES

ALBERT STREET DEVELOPMENT
COSTA MESA, CA

SCALE: 1/4" = 1'



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-361

Meeting Date: 6/23/2025

TITLE:

FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN LAND USE PLAN - REVIEW AND RECOMMENDATION

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: ANNA MCGILL, PLANNING & SUSTAINABILITY
DEVELOPMENT MANAGER, KAREN GULLEY, PLACEWORKS, SUZANNE SCHWAB,
PLACEWORKS, STEVE GUNNELLS, PLACEWORKS

CONTACT INFORMATION: ANNA MCGILL, (714) 754-5609,
ANNA.MCGILL@COSTAMESACA.GOV

RECOMMENDATION:

Staff recommends that the Planning Commission receive the staff presentation and provide feedback on community variables and plan components that will shape the land use plan for the Fairview Developmental Center (FDC) Specific Plan.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: June 23, 2025

ITEM NUMBER: OB-1

SUBJECT: FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN LAND USE PLAN - REVIEW AND RECOMMENDATION

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

PRESENTATION BY: ANNA MCGILL, PLANNING & SUSTAINABILITY DEVELOPMENT MANAGER, KAREN GULLEY, PLACEWORKS, SUZANNE SCHWAB, PLACEWORKS, STEVE GUNNELLS, PLACEWORKS

**FOR FURTHER INFORMATION CONTACT: ANNA MCGILL
(714) 754-5609
ANNA.MCGILL@COSTAMESACA.GOV**

RECOMMENDATION:

Staff recommends that the Planning Commission receive the staff presentation and provide feedback on community variables and plan components that will shape the land use plan for the Fairview Developmental Center (FDC) Specific Plan.

APPLICANT OR AUTHORIZED AGENT:

City of Costa Mesa

BACKGROUND:

City and State Roles in the FDC Specific Plan Process

The 115-acre FDC site located at 2501 Harbor Boulevard in the City of Costa Mesa includes several interested entities, uses and state legislation. These factors create an opportunity for a planning process to guide the future redevelopment of the land. Extensive early coordination between the City and the State has resulted in this planning process being a collaboration. This section of the staff report outlines the state legislation that dictates the overall planning process and describes the City's and State entities' roles in guiding the development of the FDC site.

In June 2022, the State Legislature through Senate Bill (SB) 188 approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity.

To support this effort, the State allocated \$3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community-based planning process. The Legislature's intent is for the redevelopment of the FDC site to prioritize affordable housing to the greatest extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities. The City will create a Specific Plan for the FDC site that implements the provisions of Government Code Section 14670.31.

Agreement: The City and the State executed an agreement in December 2022 consistent with SB 188. The agreement envisioned that the City's planning work for FDC would be completed by December 2025 and include the following deliverables:

- Robust Community Engagement Strategy (and implementation thereof);
- Comprehensive Conditions Report on the property and its setting;
- Economic Market Demand Report;
- Water Supply Assessment and coordination among Water Agencies;
- Project Conceptual Alternatives & a Preferred Plan Framework;
- Draft Specific Plan with Implementation Strategies;
- Public Draft Initial Study and Notice of Preparation, if required;
- Public Draft Environmental Impact Report;
- Draft Final Environmental Impact Report and Mitigation Monitoring and Reporting Program;
- Final Draft Specific Plan and Environmental Impact Report; and
- Public hearings for EIR certification and Specific Plan adoption, including any General Plan and Zoning amendments identified as necessary for consistency.

As outlined in the agreement between the City and State, the final development plan must align with both the City's adopted vision and the State's interests. While the site is owned and controlled by the State (DGS), the agreement outlines the City's responsibilities for leading the land use planning process.

City's Role: The regulatory framework for this planning process includes preparation of a Specific Plan, identifying and defining public benefits, amending the General Plan, updating the zoning regulations, and conducting the environmental review in accordance with the California Environmental Quality Act (CEQA). Although the City does not own the land, the City maintains zoning authority over the land. This is same authority by which the City regulates all land that is not public right-of-way (streets, etc). In the case of FDC, the City has benefit of a working relationship with the State and

understands the State intentions on securing a private master developer (as opposed to the State itself) to develop the site.

One unique element of the agreement requires the City to conduct an analysis to help determine project scenarios that will be financially feasible for a future master developer. Preparation of financial feasibility analyses is typically undertaken by the property owner or a developer to assess realistic development scenarios to pursue. This information, while used by developers to decide whether to pursue a project, is often not known to a jurisdiction (city or county) during planning efforts. In the case of FDC, the City benefits from understanding the financial feasibility analysis, which identifies the range for reasonable expected development. This information is also needed by DGS to inform their disposition process and select a master developer.

State's (DGS) Role: The State DGS, acting as the property owner, will lead the property disposition process, which will include either sale or lease of the land to a master developer, for the purposes of pursuing one or more projects in compliance with the City's Specific Plan. As part of this process, the State will release a Request for Proposals (RFP) and select a master developer with a proposal that most closely reflects State and City goals and regulations for the site. DGS has expressed that they will likely start the disposition process and release the RFP after the Draft Environmental Impact Report (EIR) public review period is complete. This ensures that the State's disposition process can include with a clearly defined scope of development, Specific Plan regulations, and a detailed understanding of the environmental impacts associated with the site. Note that any project proposal would be processed through the applicable application types identified in the Specific Plan.

State (DDS) Role: DDS is the second state agency that has an active role in the FDC site planning process. DDS provides a wide variety of development disability services to Californians, which can include projects that build additional affordable and/or supportive housing. In accordance with SB 82, and demonstrated in the three developed land use concepts, DDS will retain 15 acres for housing that will be developed in a manner similar to the Harbor Village Apartments. DDS anticipates developing up to 480 residential units adjacent to the existing Harbor Village Apartments, with 20% of the units dedicated to individuals with developmental disabilities, like the Harbor Village model. Any units constructed by DDS as part of the FDC site will count towards the City's fulfilling its Regional Housing Needs Allocation (RHNA) obligation. This 15-acre portion of the property will be included in the Specific Plan area and studied under the EIR. DDS has committed to developing their portion of the site in accordance with the City's Specific Plan, and continue to meet and collaborate with the City to ensure that the Specific Plan's land use policies support the State's DDS housing goals and interests.

State's Role in Emergency Operations Center (EOC): DGS is also overseeing and responsible for the construction of the Emergency Operations Center (EOC).

Additional information is available online at: <https://buildcaloessreoc.turnersocal.com/>. The May 27, 2025, staff report included additional information on decisions made between the City and State regarding this project, including the revised alignment of Shelley Circle and the identified location of the EOC community tower, which will impose height restrictions located directly north and east of the EOC site. These decisions will be reflected and memorialized in the Specific Plan.

City and State Coordination: The City and State entities (DGS, EOC development team and DDS) hold bi-weekly coordination meetings to discuss the progress of the Specific Plan, EOC project, anticipated DDS housing and DGS disposition process. These continued meetings are critical in ensuring shared information, goals, and interests as they relate to the overall FDC site.

Community Outreach and Input

The City launched the community outreach component of the FDC Specific Plan process in 2023. The goal was to optimize public participation and encourage public input on the plan development. Many comments on the types and amount of housing, on the internal circulation and connectivity to the surrounding community, and parks and opens spaces were gathered and summarized. Outreach events have included in-person and virtual workshops, pop-up events, and study sessions. Materials for all workshop and pop-up events were provided in both English and Spanish, with Spanish interpreters available to assist attendees as needed. For in-person meetings, the City's Parks and Community Services Department provided activities and childcare resources to enable parents to attend and more fully engage in the outreach process.

Workshop 1: The first workshop, which consisted of three workshop meetings, conducted in November 2023, focused on idea generation for the ingredients of great neighborhood which was used to inform a draft vision statement and set of guiding principles. The summary of the input received is available on the FDC website, through this link: https://fdcplan.com/wp-content/uploads/2023/11/Workshop-1_Summary_DRAFT_Revised_11.28.23.pdf

Workshop 2: The second workshop was conducted in January 2024, consisting of three workshop meetings, and focused on the draft Vision and Guiding Principles, based on the feedback from the first workshop series. The summary of the input received is available on the FDC website, through this link: https://fdcplan.com/wp-content/uploads/Workshop-2_Summary_FINAL.pdf

Workshop 3: Held across 3 workshop meetings in February and March 2024, the third workshop series provided an open house format which gave the community opportunity to walk through various stations and learn more about a variety of topics

related to the FDC Specific Plan. The summary of the input received is available on the FDC website, through this link: https://fdcplan.com/wp-content/uploads/Open-House-3_Summary_English.pdf

The first three workshop series were advertised across a range of media and print forms (detailed on each workshop summary) and documented input from 419 attendees.

Workshop 4: The input received on the first three workshops was used to inform and shape the three Project Conceptual Alternatives, which incorporated key community features identified by the public. Held across three workshop meetings in July and August, 2024, the fourth workshop focused on the draft Land Use Concepts. The summary of the input received is available on the FDC website, through this link: https://fdcplan.com/wp-content/uploads/Open-House-4_Summary_ENGLISH.pdf

Throughout the fourth workshop outreach events, the City received 719 survey responses, along with 10 emails and 8 comment cards. A summary of the input received on the land use concepts was included as an attachment in the May 27, 2025, staff report.

Financial Feasibility Recap

As required by the agreement with the State, the City oversaw preparation of a Financial Feasibility Analysis ("Analysis") for the FDC site, using three land use concepts as test cases. The three land use concepts included different unit counts, at 2,300 units, 3,450 units, and 4,000 units, along with land use components identified during public outreach. Incorporating market demand and pricing, the Analysis provides a detailed summary of the development cost at the FDC site – excluding the cost that affordable housing developers will pay to build and operate their projects. The analysis also includes project-wide infrastructure costs—demolition, roads, water, and sewer, along with public safety and open space needs for the level of development. Feasibility alternatives (i.e., changes in the assumptions for each land use concept that would make each concept more feasible) were included to identify adjustments that could make the overall project financially feasible. The Analysis was provided as an attachment to the May 27, 2025, staff report.

Financial feasibility analyses are prepared and analyzed from the perspective of potential developers and ask the question: do the concepts provide for a sufficient number of market rate housing units to offset the costs to support the affordable housing, the DDS housing, and other amenities, such as public safety and parks and recreation facilities. It can be used to predict the potential feasibility of a project with the most accurate information at hand at the time the analysis is conducted. While these analyses try to anticipate future market trends, unforeseen trends or market factors could adjust identified feasibility when the master developer is ready to

construct. The Analysis is a 'snapshot' of the current market and its considerations. For FDC, the Analysis evaluated the three concepts to determine how and whether a developer could redevelop the site and achieve an industry standard internal rate of return for project feasibility (15%).

In evaluating the three land use concepts, this analysis estimates the cost to develop several land use concepts along with an Internal Rate of Return (IRR). The industry standard deems 15% to be the minimum return that outside investors expect to invest equity in a development project. The table below is a summary of the results of the financial feasibility analysis:

Table 1: Total Cash Flow and Annual Internal Rate of Return

	Concept 1	Concept 2	Concept 3
Cash Flow Sums with Financing and Cost/Revenue Escalation			
Total Cash Inflow	\$810,300,000	\$2,148,000,000	\$2,905,000,000
Total Cash Outflow	-\$962,700,000	-\$1,779,000,000	-\$2,235,000,000
Total Net Cash Flow	-\$152,360,000	\$369,100,000	\$669,8900,000
Financial Feasibility Metrics			
Annual Internal Rate of Return (IRR)	-20%	14.6%	16.7%
Feasibility Surplus/(Gap)	(\$233,000,000)	(\$5,020,000)	\$26,700,000

Note: The total cash inflow and outflow is a simple sum of the monthly estimates. The data are not discounted and thus do not reflect the time value of money. However, the IRR does account for the timing of inflows versus out-flows.

Based on the analysis above, Concept 1 would cost more to develop than it would generate in income. This concept would need additional subsidy of over \$233 million to be feasible at a 15.0 percent IRR. Absent a subsidy, it is highly unlikely that this development scenario would come to fruition. Concept 2, which showing slightly less than the industry standard IRR of 15% would still be considered financially feasible as it is anticipated a developer could make minor adjustments to their own pro forma or to the project to bring it to the 15% rate that would make the project viable. Finally, Concept 3 is financially feasible, with an IRR of 16.7%.

While normally unavailable to the City as part of a Specific Plan development process, the Financial Feasibility Analysis results are significant in that they provide an indication of what a master developer is likely to propose on the FDC site as the range of units. This allows the City to more clearly forecast estimated population growth and needs, along with infrastructure and public service needs to support development at the FDC site. The Analysis points to the reasonable expected development level to more clearly reflect Concept 3 than Concept 1. To achieve an

IRR at the industry standard of 15%, it is estimated that the unit range could be approximately 3,600 to 3,800 units.

To prepare a viable Specific Plan and conduct environmental review under CEQA, the City is responsible for evaluating a land use concept that is both physically and financially viable and reasonably expected. The City can then ensure a Specific Plan that achieves a balance of community desires and key public benefits-such as affordable housing, open space, and community amenities- as well as plan elements that are reasonably expected to be seen as part of a future project proposal based on feasibility.

In accordance with the FDC project agreement, the process has now progressed to the Preferred Plan Framework. This process entails Planning Commission input on components to include on a Preferred Plan. These components are based on input received from the community survey and the Vision and Guiding Principles for the Specific Plan. Collectively, the Planning Commission and public input will provide a foundation for components of the Specific Plan.

Planning Commission Input: May 27, 2025, Study Session

Based on the Financial Feasibility Analysis of the land use concepts, staff presented a Study Session on the Preferred Plan Framework to the Planning Commission at a study session item on May 27, 2025. The session included a comprehensive presentation covering land use concepts, varying residential densities – including affordable housing–commercial uses, circulation networks, and open space planning. Commissioners also were provided with an overview of the community outreach and feedback, financial feasibility findings, and necessary site and infrastructure improvements. The purpose of the study session was to gather input from the Planning Commission to help refine the project description, shape the Preferred Plan Framework, and inform the scope of environmental review required under the CEQA. The May 27, 2025, FDC Study Session Staff Report and Materials are included as Attachment 1 to this report. Below is a high-level summary of comments and input received from the Planning Commission at this meeting:

a. Residential Development Range and Affordability Targets

A range of input was received on target residential development ranges for the Specific Plan, with some acknowledgement that the community voiced support to stay closer to the Housing Element target (2,300 units), some input to increase the target to what is financially feasible but not go beyond this point and some input to study the maximum density for the purposes of the EIR (4,000 units) and provide a target range that is financially feasible in the Specific Plan. A few Commissioners asked about a potential land swap concept (further discussed in other input received below) and the possibility of using City-owned land between Fair Drive and the

proposed secondary access road adjacent to Harbor Boulevard to provide additional housing and/or open space. There seemed to be consensus amongst the Commission to encourage meeting the Housing Element's target of 40% affordable units for the FDC site.

b. Development Pattern

The Commission requested additional information on the development patterns considered within the Specific plan, including permitted use types under each land use designation and some additional clarity about density, height, and other potential objective standards. Some Commissioners voiced support for including other community amenity type uses, such as a library or a community room. Some commented that the land use plan doesn't feel "unique" or like a neighborhood at this stage and would like some additional information to help visualize what the Specific Plan will entail.

c. Circulation Network

There was some input received on the grand promenade, mainly requesting more detail on the components within the promenade, including size and look of sidewalks, planting areas and the adjacent development patterns (i.e. mixed-use development, housing or any commercial component). The Planning Commission acknowledged that while the promenade was supported during public outreach, further refinement was needed to enhance its connectivity, reinforce sense of place and promote walkability across the development.

d. Open Space and Community Amenities

While there was no specific Planning Commission direction on the minimum open space desired, they did support open space overall and questioned how the Specific Plan can incorporate the City's General Plan open space goals citywide and for the FDC site. While the staff recommended minimum open space for the Specific Plan that is lower than the Citywide or FDC specific goals in the General Plan, the amount suggested assumed that these goals would be met through dedication of land, the cost of improvements to the land and additional park impact fees that the master developer would pay in accordance with the City's Local Park Ordinance. The components for meeting the open space requirements will be further discussed in the analysis of the staff report. Finally, staff received input regarding the commercial components of the plan and heard support for distribution of commercial space within the Specific Plan, as well as options for both mixed use configurations and standalone retail configurations.

e. Other Input Received

Additional input from the Planning Commission was received and is summarized below:

- Land Swap concept: Some commissioners queried the DDS letter dated June 28, 2024, included in the staff materials, and asked if there was still an opportunity to explore a land swap concept as part of the project. At the meeting, staff explained that this concept was further discussed with the Department of General Services (DGS), who did not express interest at the time in pursuing the concept. However, if a consensus is received amongst both the Planning Commission and City Council to continue to explore this option, staff will continue to engage in discussions with the state and assembly members about its viability as an option and the potential steps (including the current deed restrictions on the use of the golf course land and potential legislation needed) to consider a land swap option. One additional consideration is that the golf course areas outside the FDC site were not included as part of the City's Measure K process, which means a major land use designation change would require a vote of the people.
- Further community outreach: some Commissioners expressed concerns over the results of the community survey conducted when compared to the viable land use options under the financial feasibility analysis and suggested slowing down the process and conducting additional community outreach.

DISCUSSION AND ANALYSIS:

Recommendations for the Vision Statement and Guiding Principles

The Planning Commission requested a summary of the vision statement and guideline principles to evaluate conceptual land use plan framework. The draft vision statement and guiding principles have been included as Attachment 2.

A vision statement is an aspirational description of the desired future for a specific area. It reflects the community's long-term goals and values and serves as a foundation for land use decisions, physical development, and policy direction. In a Specific Plan, the vision ensures that future growth aligns with local priorities while supporting broader city and state goals such as housing production, sustainability, and livability. Guiding principles are the core values that support the vision. They provide a decision-making framework and help shape the plan's development by emphasizing priorities like connectivity, inclusivity, adaptability, and economic vitality.

For the Fairview Developmental Center (FDC) Specific Plan, the vision guides the planning process and unifies input from stakeholders and the community. Feedback from outreach events (Workshops 1 and 2) and study sessions informed the draft vision and guiding principles, which reflect both community perspectives and

broader planning goals. These drafts will continue to evolve and will be included in the final Specific Plan to guide future development of the site.

FDC Specific Plan and its Components

A Specific Plan is a tool used by jurisdictions to implement the General Plan in a defined area within the City. The required content is established by Sections 65450 – 65457 of the California Government Code. A Specific Plan incorporates the elements of the community vision into a Preferred Land Use Plan, and planning control, detailed standards and design direction that may supplement and/or differ from a City's traditional zoning regulations. In addition to establishing a land use plan and development regulations, a Specific Plan must also provide conceptual plans for circulation and infrastructure improvements needed to support the intended land uses. It must also address the phasing of development, financing, and how development applications will be processed.

The City's responsibility and due diligence is to create a specific plan for the FDC site that ensures that future development provides all required infrastructure, public services, open space, public safety services, and appropriate development impact fees to fund services that cannot be constructed. Because specific plans, unlike the zoning ordinance, govern a defined geographic area, jurisdictions will establish a scope of development that is anticipated to evaluate infrastructure and land use needs. Understanding the needs guides the development requirements that are included in the specific plan. As such, it is important for a jurisdiction to identify the most realistically expectable level of development to ensure adequate requirements are in place to support that development and broader public needs.

The FDC Specific Plan will be the basis for all future development applications on the site. The developer(s) selected by the State will be required to comply with the adopted Specific Plan, but could utilize other permitted housing state legislation, including State Density Bonus Law (SDBL) provisions, as part of their entitlement requests and application to the City.

Key Chapters and Components of a Specific Plan will typically include existing conditions, visions and guiding principles, the main components of the plan and administration and implementation requirements for how future projects under the project will be processed. Specific Plans typically include the following Chapters:

- Introduction
- Existing Conditions and History of the FDC Site
- Vision and Guiding Principles
- The Plan

- Land Use Plan (including permitted uses under each land use category such as housing/affordable housing, commercial, community amenities, etc.)
- Mobility and Circulation (including roadway and network layout, street sections, bicycle, and pedestrian path and access requirements, etc.)
- Open Space (including minimum required open space, types of open space permitted and possible locations for open space, recreational amenities, dedications, fees to be paid, construction and maintenance responsibilities)
- Infrastructure (including infrastructure requirements for the plan such as water, storm drain, sewer and drain utilities)
- Public Services (including additional requirements for public services such as police and fire facilities, as well as drainage to accommodate the need of additional residents and services)
- Administration and Implementation

More detailed examples of the components of the Specific Plan, including some visual representations of possible requirements, will be included in the staff presentation. While the Specific Plan will include clear standards to ensure that infrastructure and public needs are accommodated, it will also include flexibility to accommodate factors such as evolving housing products. The City's goal is to ensure that development at the FDC site implements community infrastructure and public needs that are met by a developer as they pursue a reasonably expected development plan. To facilitate the City's housing goals, the Specific Plan is not intended to predict development scenarios or overly dictate requirements.

The FDC Specific Plan will serve as the regulatory and policy document guiding the site's transformation over time. It will also support the State's future solicitation of a Master Developer to implement the vision in alignment with the City's goals and community input. Therefore, the overall goal of the project description is to set maximum development parameters that can be studied and can anticipate possible environmental impacts. This process ensures transparency for the public and will help the master developer with a transparent and efficient entitlement process for future City review.

DEVELOPMENT OF THE PREFERRED LAND USE PLAN:

Following community input and financial feasibility analysis, the City's planning effort contemplated the development of land use alternatives and from those alternatives, a

preferred land use plan. Staff is requesting that the Planning Commission provide guidance about components that should be included in a preferred land use plan.

To assist in the Planning Commission efforts and public input, the consultant team developed potential land use alternatives as starting points for discussion. The goal in developing these alternatives was to incorporate components of the studied land use concepts that were desired by the community as well as incorporate aspects of good planning design with consideration of the results of the financial feasibility analysis.

These alternatives, shown below, were vetted, and discussed with City staff across multiple divisions/departments and used to formulate the preferred land use plan that was shown to the Planning Commission at the May 27, 2025, hearing. All land use plans considered can accommodate the staff recommended components of the preferred plan that was shared with the Planning Commission at the last study session (housing target range, minimum amount of open space dispersed through the site, commercial space, grand promenade, and flexibility for a future master developer).

All alternatives are within a development unit range that is considered reasonably expected, based on the financial feasibility analysis. Staff recommends setting a minimum residential development of 2,300 units and a maximum residential development of between 3,600-3,800 units (i.e., the Planning Commission would recommend a number within this range to set as the maximum). The minimum residential development is to ensure that the FDC Specific Plan meets the affordability goals that were outlined in the City's adopted Housing Element.

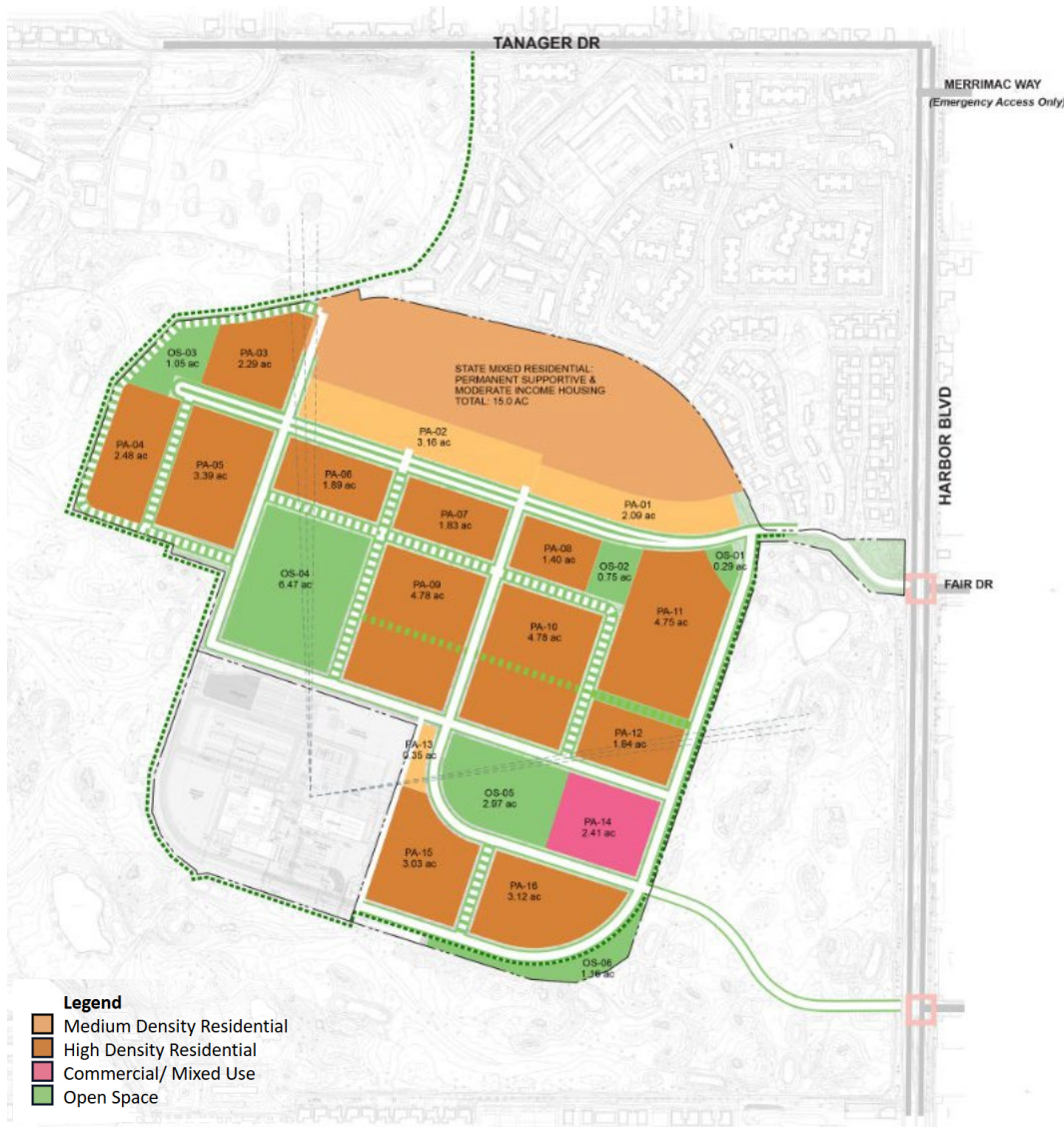
State Density Bonus Law now allows additional density on all housing development projects that provide a certain level of affordable housing. Density bonuses can range from 5% to 80% of the number of base units. For example, a development with 100 base units can earn up to an 80% density bonus (180 units) if all the units are affordable (very-low, low, or moderate-income levels). In another example, a development with 100 units base units can earn up to a 50% bonus (150 units) if 40% of the units are restricted to a very-low income level.

The reason for a maximum number is to accommodate for the reasonable expectation that a master developer will pursue a financially feasible development scenario. This ensures that the City studies all developmentally feasible options and ensures that future projects meet the Specific Plan and adequately fulfill infrastructure and public service requirements to support the approximate level of development. These recommendations seek to strike a balance between the City planning for the reasonably expectable range of development, achieving City and State housing goals, and ensuring that development "pays its way."

Considered Land Use Plan Alternative 1

The first considered land use plan included dispersed open space, with large portions strategically placed within the communication tower height limitation area. The plan also included lower density development along the proposed promenade and a curved secondary road, though this feature was not preferred due to restricted turning radius for larger vehicles and that it created awkward shaped parcels that may be difficult to develop. Finally, commercial was placed near the secondary access to minimize neighborhood traffic and convenience, placed adjacent to open space to create opportunities for outdoor dining and other indoor/outdoor retail opportunities.

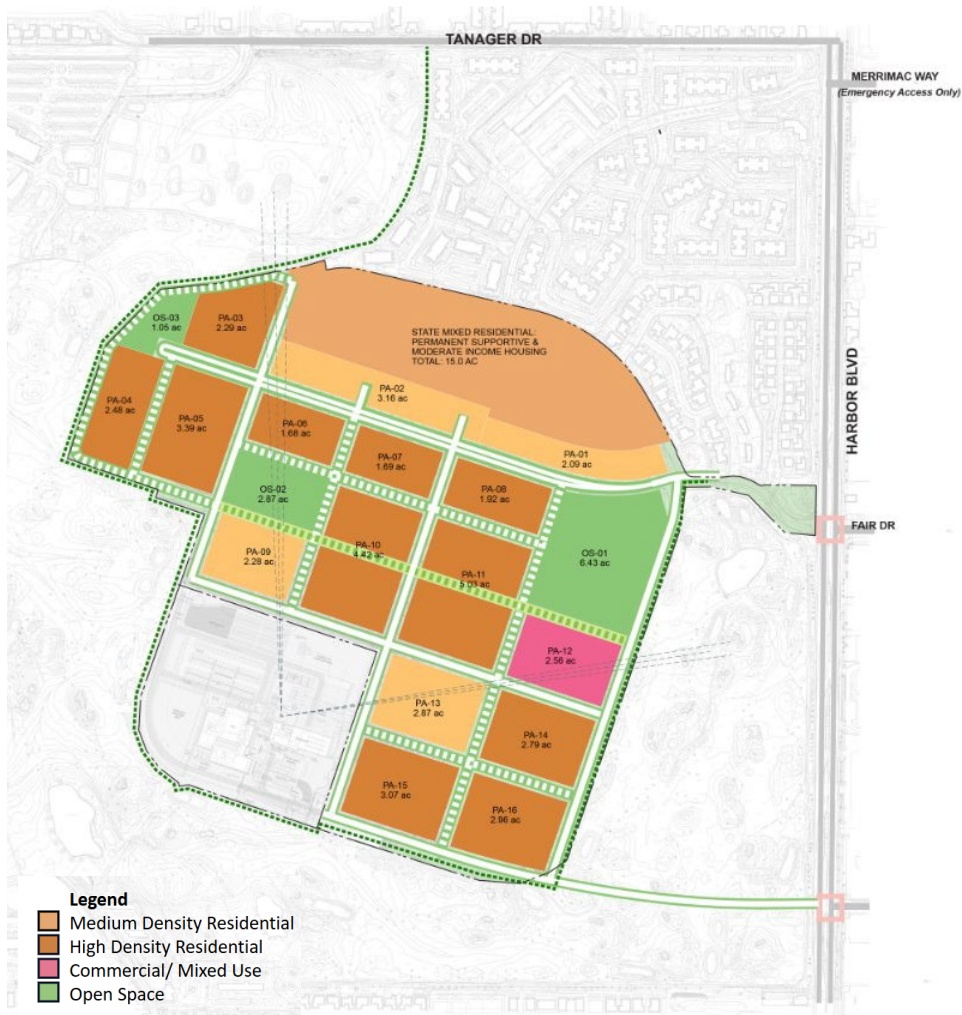
Figure 1: Considered Land Use Concept Map 1



Considered Land Use Plan Alternative 2

The second considered land use plan incorporated open space near Fair Drive to minimize traffic into the community and provide open space adjacent to the golf course. The plan also incorporated lower density development along the promenade and near the EOC site due to the communication tower height limitations. The secondary access road coming into the bottom of the Specific Plan was considered, but ultimately rejected as it did not meet EOC requirements.

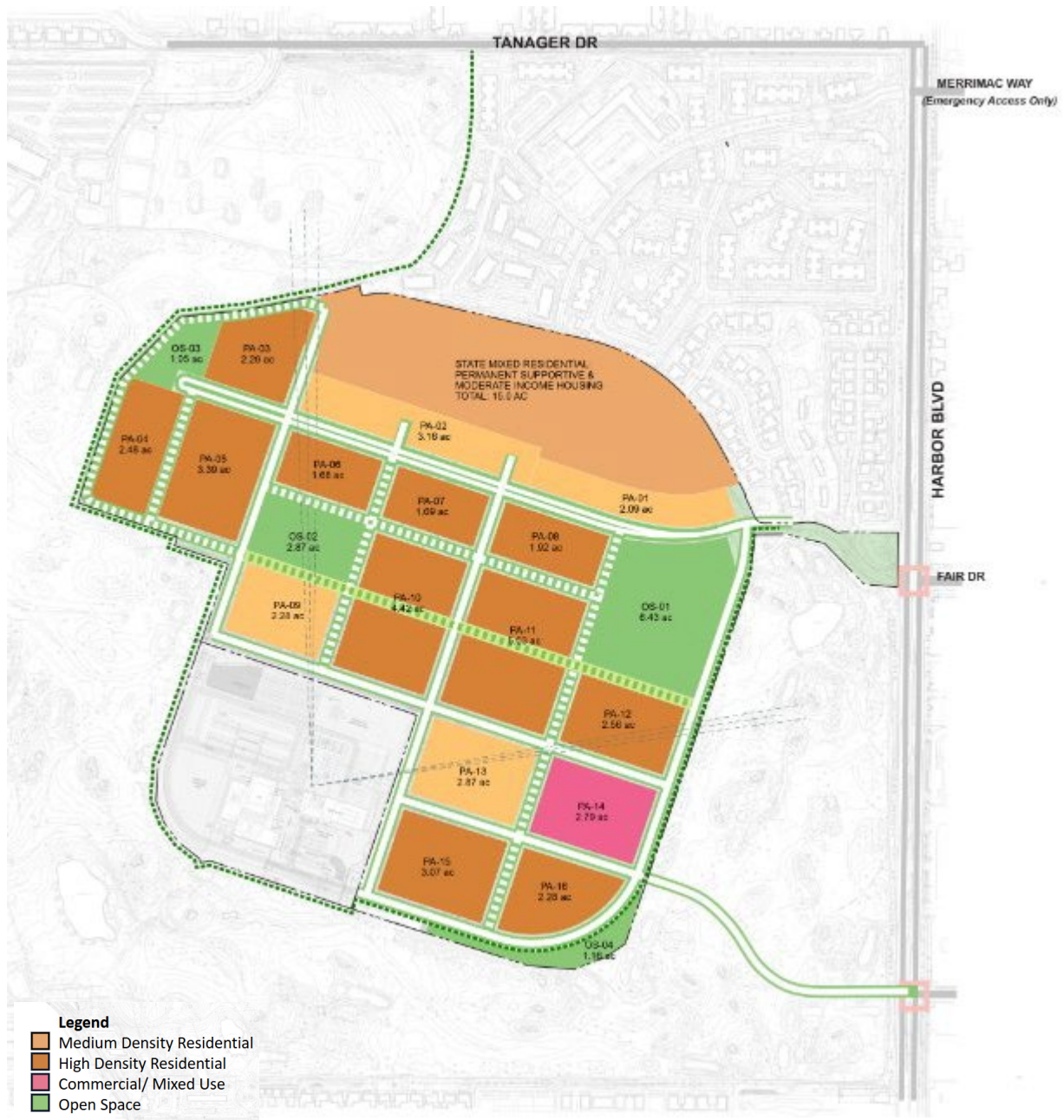
Figure 2: Considered Land Use Concept Map 2



Considered Land Use Plan Alternative 3

Considered Land Use Plan 3 included the same open space near Fair Drive and lower density development along the promenade and adjacent to the EOC site. The plan adjusted the secondary access road to meet EOC requirements and adjacent to commercial space to accommodate convenient access and minimize neighborhood traffic. This considered land use concept most closely reflects the staff recommendation preferred land use plan that was shown to the Planning Commission at the May 27th Study Session.

Figure 3: Considered Land Use Concept Map 3



During the May 27th Study Session, the commission and public requested additional information on the Specific Plan process, which has been provided above and will be included in a more detailed visual form in the staff presentation. The land use plan is intended to be more high-level, with designated land use type and key components of the plan. The land use map identifies potential areas for housing development but does not describe the maximum density or height at these locations, allowing flexibility for the master developer as part of the entitlement process. The Specific Plan will then evolve this land use plan further with additional details, requirements, and considerations. As part of the City's obligation to plan the FDC site to accommodate a reasonably expected level of development, staff has reached a critical point in the project to complete an initial draft the Specific Plan based on the received input. It could also be seen as a study plan that can continue to be refined once a draft Specific Plan is available for review but will be used to study the environmental impacts under CEQA before a final draft Specific Plan is realized. As mentioned above, not accounting for a reasonably expected level of development will result in the City inadequately planning for the infrastructure and public service requirements to support the development.

Key considerations for a preferred land use plan were included in the May 27 staff report including balancing land use components, supporting delivery of affordable housing, ensuring financial viability, and planning for long-term flexibility. Based on the feedback received from the Planning Commission, staff have made certain revision to the key elements below for continued Planning Commission considerations on the working draft preferred land use plan, as outlined below:

1. *Residential Development range*

Based on the input from the Planning Commission and public, as well as the need to adequately plan for a realistic development scenario, the Planning Commission could consider setting a minimum residential development of 2,300 units and a maximum residential development of between 3,600-3,800 units (i.e., the Planning Commission could recommend a number within this range to set as the maximum).

2. *Circulation Network: Grand Promenade*

The revised land use concept map still includes a Grand Promenade or grand entryway to create an identity for this project. This idea has received strong community support. Staff has provided some additional illustrations to further identify the types of uses that would be encouraged and allowed along the promenade including commercial uses, housing, mixed use development, open space, widened sidewalks and bicycle lanes (including in the illustrations

provided within Attachment 3). Additionally, Attachment 4 provides street cross sections for the potential Grand Promenade, as well as other internal roadway configurations being considered for the Specific Plan. The promenade is intended to serve as the site's primary spine, enhancing connectivity, reinforcing a sense of place, and promoting walkability across the development.

3. *Open Space: 12 acres (minimum) of Publicly Accessible Open Space*

While staff originally proposed a minimum open space of 10-12 acres, the staff propose consideration of a minimum of 12 acres based on input from the commission and the community. While this minimum does not meet the current General Plan policies for the City and FDC site, the developer would provide a combination of land, improvements to the parks and trails, and park impact fees consistent with the City's Local Park Ordinance. A defined minimum amount of publicly accessible open space sets the minimum parameter to meet local and State parkland standards and provide accessible recreational opportunities for future residents and visitors. In addition, staff will consider including incentives in the Specific Plan that will further encourage the provision of publicly accessible open space beyond the minimum requirement.

4. *Specific Plan Land Use Plan and Development Standards: Built-in flexibility for future Master Developer with certainty for the community*

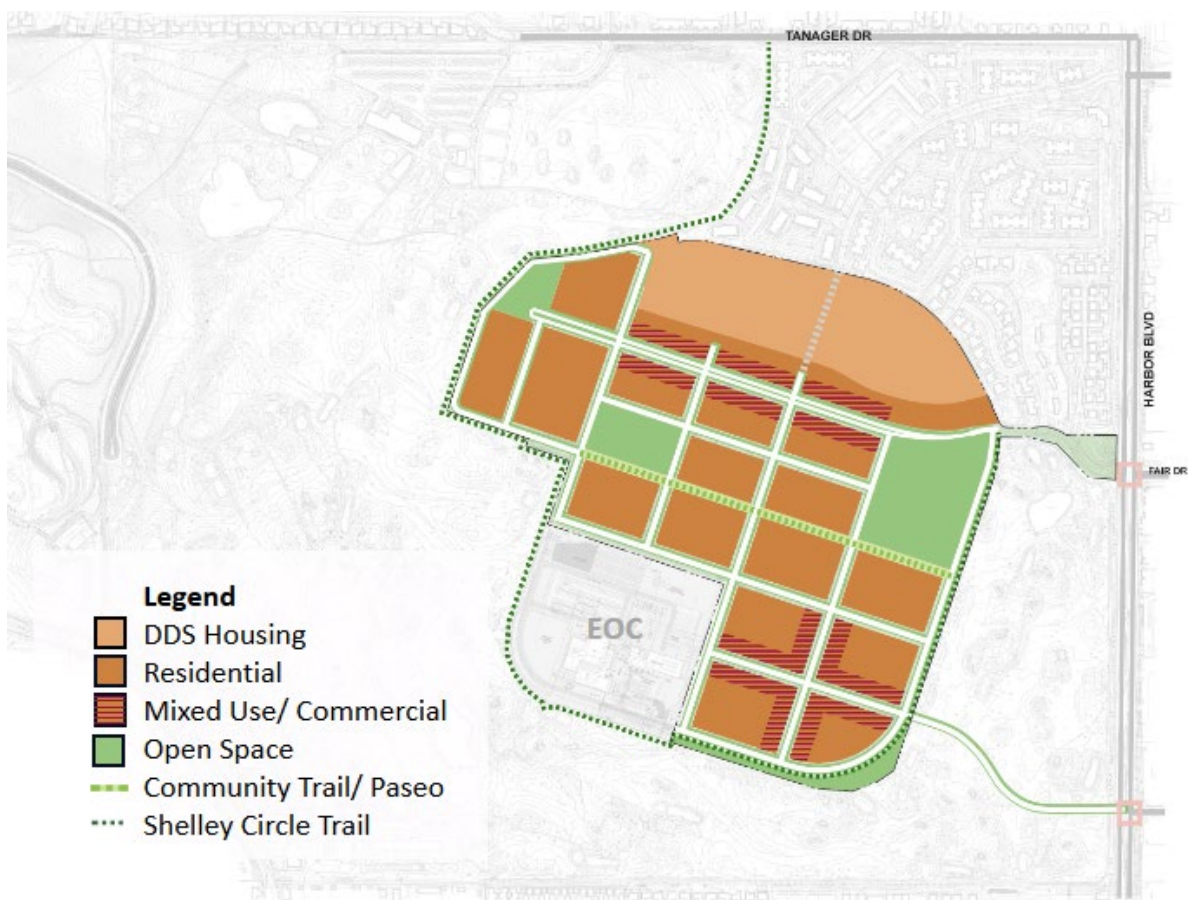
The Specific Plan should be designed to ensure that infrastructure and public services associated with development of the FDC site are provided as part of future project. The Plan will also provide flexibility to accommodate evolving housing products, as the market conditions change over time while maintaining community input and certainty around the plan. This includes adaptable land use designations (including a minimum of 10,000 and a maximum of 35,000 square feet of commercial and/or retail space) and phasing strategies while maintaining the plan's core principles and community objectives. Staff also revised the land use map figure, to identify additional locations for potential commercial and mixed-use development, along the grand promenade and dispersed throughout the plan.

5. *Working Draft FDC Preferred Land Use Concept Map*

Figure 4 illustrates the revised working draft preferred plan that incorporates the input from the Planning Commission. It is included in the staff report to provide something for the Planning Commission to react to and continue to provide input on. The draft plan shown below could accommodate a minimum unit range of 2,300 units and a range of housing units (up to 4,000 units), a

grand promenade, minimum open space of at least 12 acres and pedestrian trails and a street network that can accommodate all modes of transportation (vehicles, bicycle lanes and pedestrian routes), including a secondary access route from Harbor Boulevard. Commercial and mixed-use configurations have been added to the land use map, distributed across the site, with some focus on potential options along the grand promenade and within the interior of the plan. The draft plan also maintains flexibility to be memorialized into the Specific Plan to accommodate changing market conditions, evolving housing products and a range of potential housing developers depending on the State's disposition process.

Figure 4: Working Draft FDC Preferred Land Use Concept Map



Project Description Considerations for CEQA

Public and Planning Commission/City Council input received over the course of the Specific Plan process, as well as input received on the draft preferred plan, will be used to shape and memorialize the requirements in the Specific Plan. It will also be used to set the thresholds and parameters for the project description that ultimately

gets studied under the Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA). This project description will be included in the Notice of Preparation (NOP) and used to initiate the environmental review, leading to the preparation of the Draft Environmental Impact Report (DEIR).

It is commonplace for the project description, as studied under CEQA, to include maximum development capacity and thresholds, so that the City can accurately study and anticipate all possible environmental impacts. One example of this is studying up to 4,000 units as part of the EIR, even though the Specific Plan may set a maximum residential unit threshold lower than this number (e.g. 3,600-3,800 units). The higher threshold is chosen for CEQA purposes because it was shown in land use concepts and is therefore reasonably assumed that a future application may propose up to that threshold. Studying this maximum threshold also ensures that the City accurately studies all potential environmental impacts and discloses them to the public. Another example of this threshold would be to study a maximum height threshold within the EIR project description, even though the Specific Plan may set different height maximums for varying parcels within the plan. Additionally, CEQA alternatives are used as a tool to study other potential scenarios under CEQA. Typically, these consist of a project alternative that would be seen to provide reduced environmental impacts (e.g., a smaller-scale or lower intensity project).

GENERAL PLAN CONFORMANCE:

The City's 2021-2029 Housing Element identifies the site as a Housing Opportunity Site and allocates 2,300 residential units, with 40% of those units expected to be affordable to very low- and low-income households. To implement this vision, a General Plan Amendment will be required to reconcile the current MUC land use designation with the housing capacity and policy direction in the Housing Element. The Fairview Developmental Center Specific Plan will serve as the guiding planning document to implement these goals and provide a comprehensive framework for future development.

PUBLIC NOTICE:

There is no public notice requirement for the Planning Commission Fairview Developmental Center Specific Plan Study Session. However, to encourage public engagement, the City provided the following informal outreach:

- The date and time of the study session were posted on the project website.
- Information about the study session was shared via the City's social media channels and distributed to the project email list and citywide email lists (which includes over 8,000 email addresses).

As of the date of this report, no written public comments have been received. Any public comments received prior to the June 23, 2025, Planning Commission meeting will be forwarded separately to the Planning Commission.

NEXT STEPS:

Following this meeting, staff will return to the Planning Commission with a refined preferred land use plan and draft project description to a future Planning Commission meeting this summer for further review and a recommendation of the Preferred Plan to the City Council.

Following this, the City Council will consider the aforementioned materials, along with the Planning Commission's recommendation and to provide direction on the preferred plan use project, project description, vision statement and guiding principles at a future meeting (likely in August/September). The goal is to receive direction on some of the main topic areas discussed.

Following direction from the City Council, staff will proceed with the environmental review process. A Notice of Preparation (NOP) will be issued to initiate the environmental review, leading to the preparation of a Draft Environmental Impact Report (DEIR). Concurrently, staff will continue to refine proposed Specific Plan policies, development standards, and objective design guidelines. Community outreach will be conducted to present the study plan and DEIR to the community for feedback. A follow-up study session with the Planning Commission and City Council will also be held on the draft Specific Plan, with additional opportunity for discussion and refinement. During the DEIR public review period, the public will be able to evaluate and understand the environmental impacts and continue to provide input that will refine the preferred plan and the Specific Plan components. Once input is received and refinements are made, the City would create a final draft Specific Plan and initiate the formal public hearing process to consider adoption of the Specific Plan and associated project approvals. Concurrently, following completion of the DEIR public review period, DGS anticipates releasing a request for proposals to select a Master Developer.

ATTACHMENTS:

1. May 27, 2025, FDC Study Session Staff Report
2. FDC Vision and Guiding Principles
3. Land Use Concept Illustrations
4. FDC Specific Plan Draft Street Sections



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 27, 2025

ITEM NUMBER: NB-2

SUBJECT: STUDY SESSION REGARDING THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN LAND USE PLAN

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

PRESENTATION BY: ANNA MCGILL, PLANNING AND SUSTAINABLE DEVELOPMENT MANAGER, PHAYVANH NANTHAVONGDOUANGSY, PRINCIPAL PLANNER, KAREN GULLEY, PLACEWORKS, SUZANNE SCHWAB, PLACEWORKS, STEVE GUNNELLS, PLACEWORKS

**FOR FURTHER INFORMATION CONTACT: PHAYVANH NANTHAVONGDOUANGSY
(714) 754-5611
PHAYVANH@COSTAMESACA.GOV**

RECOMMENDATION:

Staff recommends the Planning Commission receive the staff presentation and provide feedback on community variables that will shape the land use plan for the Fairview Developmental Center Specific Plan.

APPLICANT OR AUTHORIZED AGENT:

City of Costa Mesa

PURPOSE OF THE STUDY SESSION:

The purpose of this study session is to provide the Planning Commission and the public with a comprehensive update on the progress of the Fairview Developmental Center Specific Plan (FDC-SP) project. and offer an opportunity for the Planning Commission to review and discuss the land use concepts and key components of the plan prior to providing a recommendation on the preferred land use plan and its components to the City Council. The City developed three land use concepts that were studied and presented to the public to solicit input (detailed later in the report). The purpose of the land use concepts was to test housing unit thresholds and other

plan components (such as circulation network, open space, commercial square footage, etc.).

Over the past several months, City staff—working in partnership with the State—has made progress on addressing State requirements and factors influencing the land use plan, while incorporating community input and preliminary findings of the financial feasibility analysis. This work has provided a perspective on the actual feasibility of the conceptual land use plans and project components.

The preferred plan is intended to comprise of the preferred components from all concepts studied, coupled with the likelihood that the plan is desirable from a development standpoint. At this stage, the information presented will also help define the scope of the project to initiate the environmental review process pursuant to the California Environmental Quality Act (CEQA). Additional discussion is under the “Recommendations for the Preferred Land Use Plan” section of this report.

This study session is intended to set the stage for a formal recommendation by the Planning Commission to the City Council in July 2025. While no formal action will be taken at this meeting, staff respectfully requests feedback from the Planning Commission on the draft land use concepts and project components presented in this report. Input is particularly encouraged on the proposed land use distribution, open space framework, circulation network, and overall site organization. This feedback will inform the refinement of the project description, support the creation of a preferred land use plan, and shape the environmental analysis moving forward.

Following tonight’s study session, staff will return on June 9, 2025, with a refined Preferred Plan, updated project description, and a set of draft vision and guiding principles. The Planning Commission will be asked at that time to make a formal recommendation to the City Council, enabling the City to begin the CEQA process and continue advancing the FDC Specific Plan project.

Once the City Council selects a preferred land use plan, staff will begin a formal environmental analysis in accordance with CEQA. The City will assess potential environmental impacts—such as traffic, noise, air quality, and biological resources—and identify feasible ways to avoid or minimize those impacts. Based on the findings of this analysis, the Preferred Plan may be refined to ensure that future development aligns with State environmental standards and community goals.

In parallel with the CEQA process, staff will continue community outreach efforts to help shape and finalize the development standards and policies that will be memorialized in the Specific Plan.

BACKGROUND:

The Fairview Developmental Center (FDC) is a 115-acre property located at 2501 Harbor Boulevard in the City of Costa Mesa. Owned by the State of California, the site was historically developed and operated as a residential care facility for individuals with developmental disabilities. Today, the facility is largely unoccupied and in a “warm shutdown” phase, meaning it is no longer serving its original residential function. The State has relocated all remaining residents to community-based homes and has acknowledged that it does not intend to follow the traditional State surplus property process for this site.

Over the years, the future of the FDC property has been the subject of considerable interest and discussion among local and state agencies. In 2020, the Costa Mesa City Council created an Ad Hoc Committee to advise staff and provide recommendations related to the FDC. That same year, the Council adopted a vision for the site supporting approximately 1,500 mixed-use, mixed-income housing units—including workforce, veterans, and permanent supportive housing. The Council directed staff to collaborate with the State to preserve local input and influence over future development decisions and land use outcomes.

The FDC site is one of the largest housing opportunity sites identified in the City’s Housing Element, adopted on February 1, 2022. The Housing Element anticipated accommodating approximately 2,300 units on this site and includes a specific program directing the City to pursue a Specific Plan for residential development, in partnership with the State. The Housing Element plan for the site became Concept 1.

In June 2022, the State Legislature approved Government Code Section 14670.31, which provides a framework for the reuse of the FDC property. The legislation codifies a partnership between the Department of General Services (DGS), the Department of Developmental Services (DDS), and the City of Costa Mesa, with defined roles for each entity. While the site is owned and controlled by the State, under this framework, the City is responsible for leading the land use planning process, which includes preparation of a Specific Plan, identifying and defining public benefits, amending the General Plan, updating the zoning regulations, and conducting the CEQA review. Defining key components of the plan—such as affordable housing, open space, and community-serving amenities—is a key effort of the Specific Plan Process and will help ensure that redevelopment of the site aligns with local priorities and State policy goals. In parallel, the State—through DGS—will lead the property disposition process, as property owner, which will include either sale or lease of the land to a master developer, for the purposes of building a project in compliance with the City’s Specific Plan.

To support this effort, the legislation allocated \$3.5 million in State funding to the City to develop a Specific Plan, conduct necessary studies, and manage a community-

based planning process. The law also expresses the Legislature's intent that the property be redeveloped as a mixed-use project, prioritizing affordable housing to the greatest extent feasible, including a minimum of 200 units of permanent supportive housing, open space, and housing for individuals with developmental disabilities.

The FDC-SP project will implement the provisions of Government Code Section 14670.31. As outlined in the agreement between the City and State, the final development plan must align with both the City's adopted vision and the State's interests. While the City will guide the planning process with opportunities for community engagement and transparency, the ultimate disposition of the property will be made by DGS, based on terms and conditions deemed to be in the best interests of the State.

HOUSING ELEMENT IMPLEMENTATION - HOUSING PROGRAM 3B

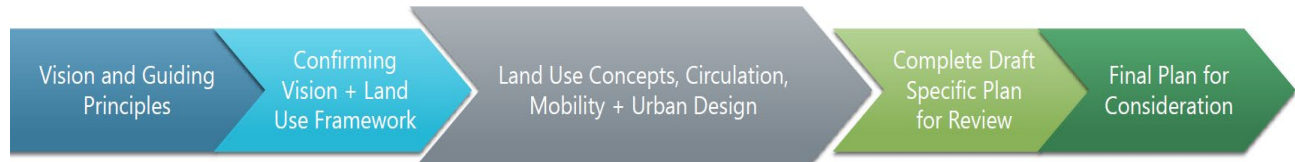
The approved 6th Cycle Housing Element identifies the property as a housing opportunity site that may accommodate 2,300 future residential units. Approximately 40% of the residential units projected for this site will meet a portion of the City's Regional Housing Needs Assessment (RHNA) shortfall for low- and very- low-income households. As such, the Housing Element Program 3B outlines the implementation objectives for the FDC site to accommodate future housing development. This project, which includes the development of a Specific Plan (SP), and the disposition of the FDC site, requires a coordinated planning effort with the State Department of General Services (DGS), Office of Emergency Services (OES), and Department of Developmental Services (DDS).

Figure 1: Site Location



In August 2023, the City retained PlaceWorks to complete the community outreach, land use planning and environmental review process for this project.

PROJECT PROGRESS:



This section outlines the key milestones that informed the development of the land use concepts, which illustrate a range of site design, circulation, and housing scenarios that will shape a future neighborhood. The land use concepts were formulated utilizing feedback solicited from the community engagement events, public meetings held at City Council and Planning Commission, ongoing coordination meetings with state agencies, and input from housing developers and affordable housing advocates.

Community Workshops

Launched in October 2023, the project's community engagement program was

designed to optimize public participation and encourage the public to provide input at critical stages of the plan development. The community engagement process will continue to be dynamic and improve as the project progresses forward. The project's website, www.fdcplan.plan, is continually updated to share project information and encourage participation at upcoming events. The City has held 18 community outreach events thus far for this project.

The outreach events have included in-person and virtual workshops, pop-up events, and study sessions. Materials for all workshop and pop-up events were provided both in English and Spanish, with Spanish interpreters available to assist attendees when needed. For in-person meetings, the City's Parks and Community Services Department provided activities for children to enable parents to engage more fully in the outreach process.

The workshops focused on drafting the community vision and guiding principles, as well as gathering input on the conceptual plans. A summary of the workshops and all related outreach materials are available online at: <https://fdcplan.com/participate/>. The results of the fourth workshop is described in the "Land Use Concepts Outreach" section of this report.

FDC Project Updates at City Council and Planning Commission

In addition to the community outreach events, project updates for the FDC Specific Plan were presented to the City Council on December 12, 2023, and Planning Commission on March 25, 2024.

- The City Council Meeting (December 12, 2023): Staff provided an overview of the planning process, the historic background of the FDC site, potential housing types (including both market-rate and affordable options), and considerations for future development. The staff report and attachments are available online at: <https://costamesa.legistar.com/MeetingDetail.aspx?ID=1141509&GUID=345AA40A-863E-4705-8AC0-6F703488A2F9>
- The Planning Commission Meeting (March 25, 2024): In addition to the Council update, this presentation included a summary of the public workshops and outlined the upcoming steps in the planning process. The staff report and attachments are available online at: <https://costamesa.legistar.com/LegislationDetail.aspx?ID=6600445&GUID=BE5C5BFB-7FF3-4EC5-B6A4-16240D272894>

At both meetings, staff and PlaceWorks presented detailed information on the economic and market considerations for affordable housing development. Topics included financing strategies, eligibility requirements, and the trade-offs needed to achieve feasibility. As part of the research and analysis, PlaceWorks conducted

interviews with affordable and market-rate housing developers, advocacy groups, and industry experts familiar with the Orange County housing trends. These interviews explored preferences related to housing types, supportive services, private and public open space amenities, and neighborhood design. Insights gathered have directly informed the market demand and market feasibility analysis, the outcomes of which are included in this report to guide the development of a preferred land use plan.

State Agencies Coordination Meetings

The City held weekly coordination meetings with the State DGS and DDS Representatives from April 2024 through August 2024 and has continued to meet on an as-needed basis thereafter. These meetings focus on aligning future land use planning with State legislative requirements, DDS housing needs, and the development of the future Regional Emergency Operations Center (EOC) to ensure that the land uses are compatible and occur in a coordinated manner. Key State factors influencing the land use concepts include Senate Bill (SB) 82, SB 188, SB 138, and SB 166, along with the State agencies programmatic and operational requirements. A summary of these factors is provided as Attachment 1.

As a result of the meetings, the original project boundary was modified to remove the plant operations area, the segment of Merrimac Way running through Harbor Village Apartments, and the Mark Lane residential development. These areas are owned, operated, and maintained by DDS and management company. The revised Specific Plan boundary now encompasses approximately 95 acres. Of this, the State will retain ownership of 20 acres for the EOC and DDS complex needs housing which are not included in the Specific Plan area. DDS will retain 15 acres for housing similar to Harbor Village Apartments, leaving approximately 80 acres available for the Master Developer, as shown in Figure 2.

Each of the land use concepts has been designed to meet the needs of DDS housing programs and the EOC operations. In accordance with SB 138, the existing 5-acre plant operations site will be redeveloped for residential use serving adolescents and adults with complex needs. Additionally, approximately 15 acres shown in Figure 2 will be used for DDS State housing consistent with SB 82. DDS anticipates developing up to 480 residential units adjacent to the existing Harbor Village Apartments, with 20% of the units dedicated to individuals with developmental disabilities, similar to the Harbor Village model. This 15-acre portion of the property will be included in the Specific Plan area.

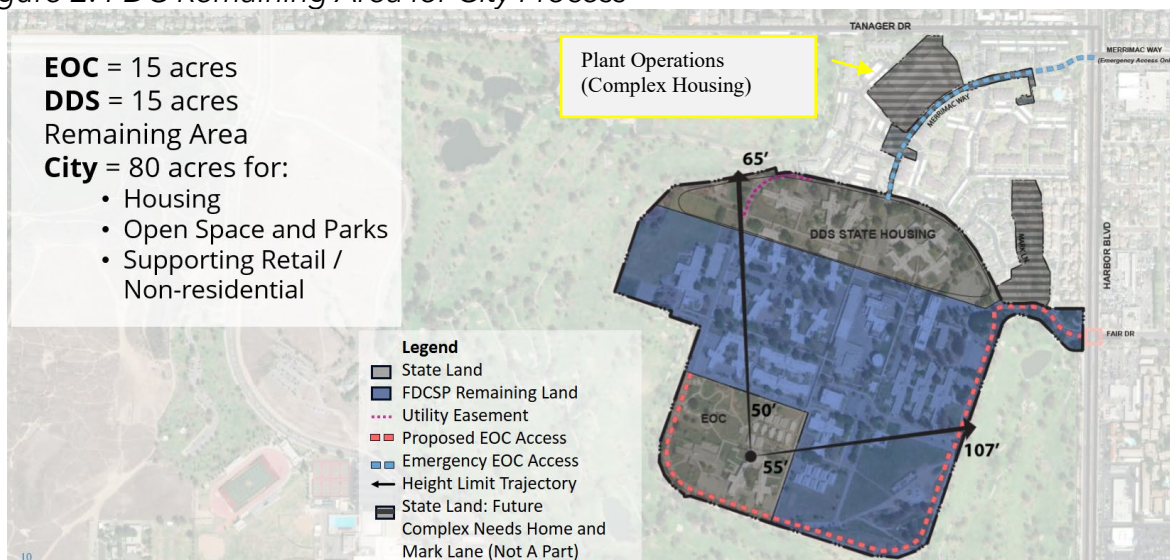
While the land use concepts identify approximate planning areas for DDS housing, the final boundaries will be determined by the State, potentially through future legislation. The Specific Plan's land use policies will ensure that future planning areas support the State's DDS housing goals.

DDS also expressed opposition to the inclusion of large open space areas that could support a regional sports and recreation complex. In its letter dated June 28, 2024, submitted in response to the proposed land use concepts, DDS stated that the primary focus of the plan should be to maximize the provision of affordable housing, and that large open space areas are incompatible with this objective. The letter is included as Attachment 2.

The State DGS is also moving forward with construction of the EOC. Additional information is available online at: <https://buildcaloessreoc.turnersocal.com/>. Following the development of the land use concepts used and the launch of the summer workshop series, the State agreed to align Shelley Circle with the southeast corner of the project boundary. This revised alignment, shown as a dashed red line in Figure 2, will be incorporated in the preferred land use plan.

Figure 2 also identifies the location of the EOC Communication Tower, which stands approximately 120 feet tall. To ensure a clear line of sight with other State communication towers, height restrictions will apply to development located directly north and east of EOC site. In these areas, buildings will be limited to approximately six to eight stories to preserve the operational effectiveness of the communication system.

Figure 2: FDC Remaining Area for City Process



LAND USE CONCEPTS:

This report presents three land use concepts, each representing a distinct development scenario based on input from the community, while aligning with State requirements. The concepts explore variations in urban design, circulation networks, and distribution of open space recreational areas. They were created to evaluate a range of residential densities and affordability levels. The conceptual illustrations and associated acreages included in this section were originally prepared for the

community outreach efforts and were developed prior to the State’s final decision to redevelop the plant operations area for the complex needs housing and before the final alignment of Shelley Circle was confirmed. This section includes the illustrations that were presented to the community in summer 2024 during outreach events. The feedback received from these outreach events have been incorporated into the draft preferred land use plan shown later in this staff report.

Since summer 2024, each concept has been analyzed for its market and development feasibility, traffic and circulation impacts, consistency with City and State goals, and potential funding sources and implementation timelines. The conceptual plan names are provided for ease of reference. The planning areas configuration are illustrative and intended to demonstrate different development patterns. The analysis provided in this report will help identify and prioritize trade-offs of various land use components that will shape the preferred land use plan and form the foundation for the Specific Plan. The Land Use Concepts are provided as Attachment 3.

Concept 1: Fairview Promenade (Housing Element)



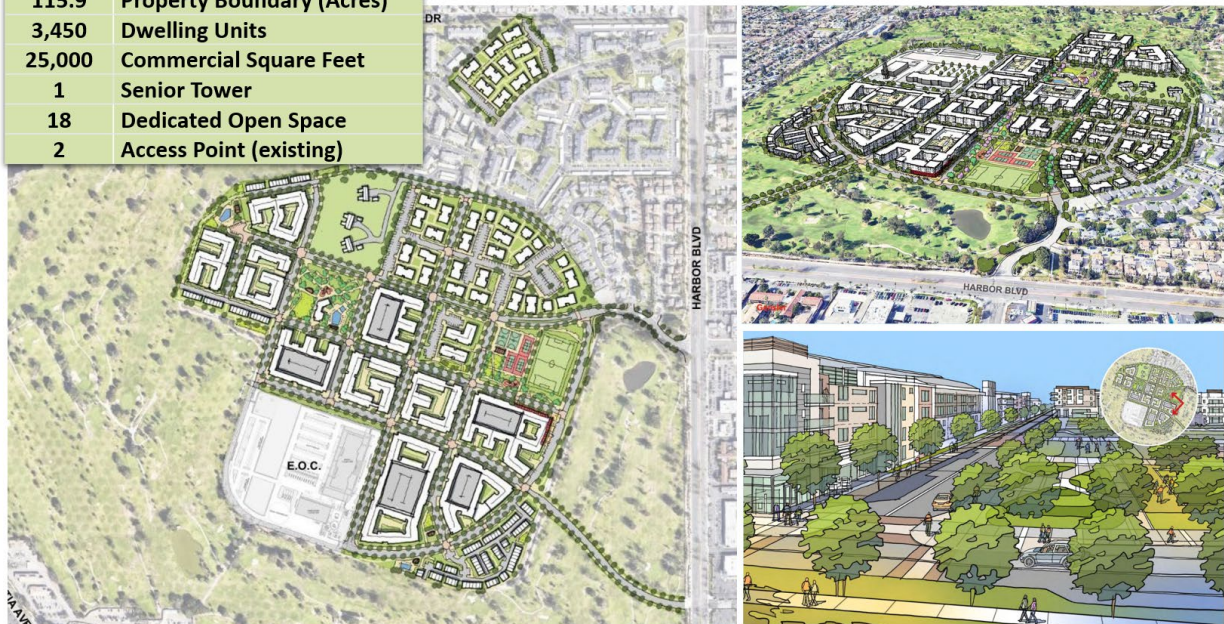
Concept 1 reflects the Housing Element household income distribution assumptions for this site: 25% Very Low-Income, 15% Low-Income, 30% Moderate-Income, and 30% Above Moderate-Income. The land use configuration might feature a central grand boulevard or signature street that defines the character of the site and provides a strong visual and functional connection to the secondary road network. The corridor could include a wide landscaped median with pedestrian pathways, integrated public art, or streetscape treatments that enhances the identity of the development along the sidewalks and pathways.

This concept would accommodate 2,300 residential units with an average density of 39 dwelling units per acre. Higher-density residential development would be concentrated toward the center of the site, with lower-density areas positioned along the edges, particularly near Harbor Boulevard. Planning Areas 1 through 5, totaling 20 acres and located adjacent to the existing Harbor Village Apartments, are designated to accommodate 483 DDS units. This includes three (3) complex needs units, 99 very low-income units, and 384 moderate-income units.

Open space areas would be distributed throughout the project area, with individual park areas ranging from 1.6 to 3.5 acres. The open space network would include greenways and trails designed to connect residential neighborhoods to recreational areas. Park facilities may support a variety of active uses such as soccer and baseball fields, and other recreational uses. To reduce traffic circulation through the site, open space and commercial uses would be strategically located near the Harbor Boulevard - Fair Drive entrance.

Concept 2: Fairview Fields

115.9	Property Boundary (Acres)
3,450	Dwelling Units
25,000	Commercial Square Feet
1	Senior Tower
18	Dedicated Open Space
2	Access Point (existing)



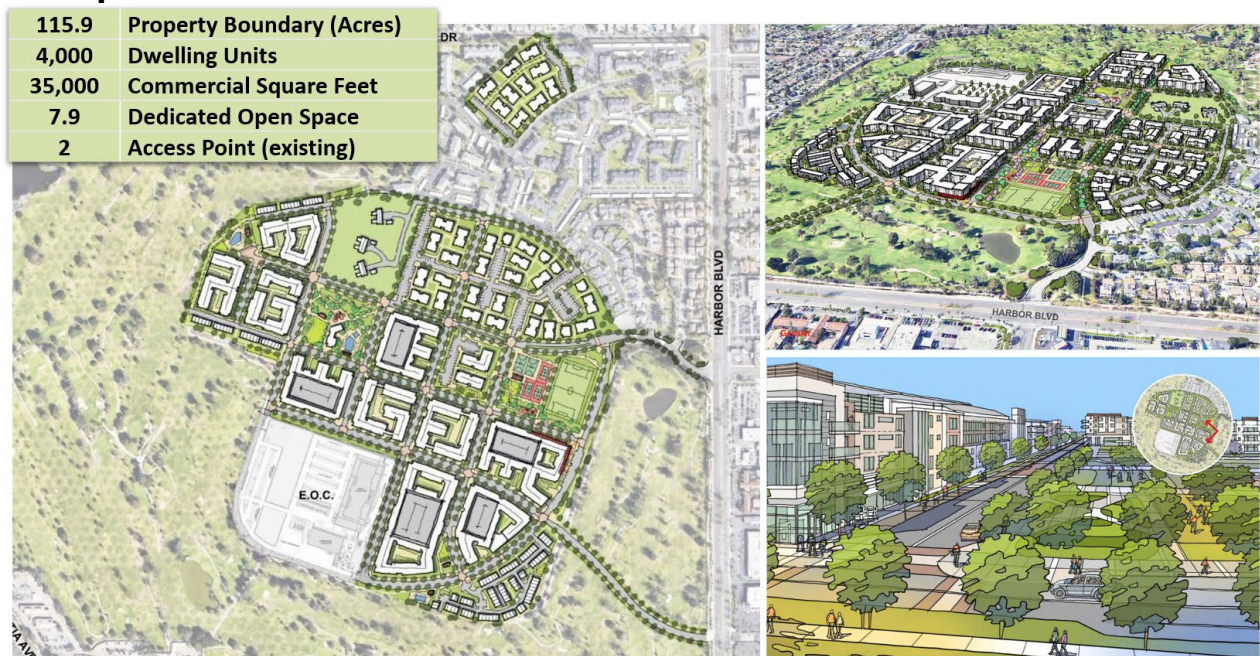
Concept 2 features a more formal grid street pattern, with slightly smaller blocks than Concept 1, which enhances walkability and connectivity throughout the site. This scenario assumes that a future developer would utilize the State Density Bonus Law to increase the number of above moderate units to subsidize the affordable requirements.

For this scenario, the base residential capacity in the Specific Plan would be 1,725 units. However, by applying a 50% density bonus for both Very Low- and Moderate-income units—as permitted by State Density Bonus Law—100% total density bonus

could be achieved, resulting in a maximum of 3,450 residential units. This would include the base units and an assumed bonus of 1,725 units. Approximately 20 acres adjacent to Harbor Village Apartments would be reserved to meet DDS housing needs.

There would be two access roads, one at Fair Drive and another via a new roadway extension through the golf course, connecting to the Harbor Shopping Center. Open space would be concentrated into large, centralized neighborhood park designed to support various active recreational uses, including sports fields and other community amenities.

Concept 3: Fairview Commons



Concept 3 represents the highest reasonable level of residential development across the Planning Areas. All Planning Areas would be designated for high-density residential uses, with the exception of the southeast corner, which is envisioned for high-end townhomes. This concept would accommodate the income distribution projected in the Housing Element for Very Low, Low, and Moderate, which totals 1,610 units—or 40% of the total units—to meet the City’s affordability housing goals for this site. The remaining 2,390 units (60%) would be allocated to the Above Moderate category, which help subsidize affordable housing.

This scenario assumes the City would enter into a Development Agreement with the master developer to secure the final housing mix. Concept 3 supports the highest residential yield and allows for a variety of housing types, including townhomes, apartments, and condominiums. To accommodate the increased density and

improve site circulation, this concept would also require a secondary access point to Harbor Boulevard.

FINANCIAL FEASIBILITY:

As required by the agreement with the State, a Financial Feasibility Analysis was conducted for each land use concept and provides a detailed summary of the cost to develop each planning area—excluding the cost that affordable housing developers will pay to build and operate their projects. The analysis also includes project-wide infrastructure costs—demolition, roads, water, and sewer into the equation. Feasibility alternatives (i.e., changes in the assumptions for each land use alternative that would make each alternative more feasible) are included to identify adjustments that could make the overall project financially feasible. The Financial Feasibility Analysis is attached to the report as Attachment 6.

The financial feasibility is prepared and analyzed from the perspective of a potential master developer: do the concepts provide for a sufficient number of market rate housing units to offset the costs to support the affordable housing, the DDS housing, and other amenities, such as parks and recreation facilities. The Analysis is a 'snapshot' of the current market and its considerations. It can be used to predict the potential feasibility of a project with the most accurate information at hand at the time the analysis is conducted. While these analyses try to anticipate future market trends, unforeseen trends or market factors could adjust identified feasibility when the master developer is ready to construct. The Financial Feasibility Analysis evaluates the three concepts to determine whether a developer could redevelop the site, achieve a 15% internal rate of return (an industry standard for determination of project feasibility) and potentially have enough surplus provide the public benefits the State is looking for and the benefits that the City and community may expect.

The State intends to dispose of the site by turning the property over to a master developer, excluding certain portions that will be retained by the State. The master developer would demolish the existing buildings, remediate any contamination, and construct the necessary infrastructure to support the ultimate buildout allowable under the specific plan.

A sizeable number of the new housing units constructed would be restricted to households qualified as lower income. The master developer might develop this affordable housing, but they are more likely to turn the prepared land over to an affordable housing developer. Another sizeable number of housing units would be constructed separately for and under contract to the state's DDS. However, the master developer would prepare the sites for the DDS housing. The remainder of the housing units would be constructed by the master developer to be rented or sold at market rates. The intent is that the specific plan would allow the number of market

rate housing units that would generate sufficient profit to compensate for the demolition, the site preparation, and the infrastructure that will support the affordable housing units and the DDS housing units.

To prepare a viable Specific Plan and conduct environmental review under CEQA, the City must evaluate a version of the project that is both physically and financially viable. The Financial Feasibility Analysis was a critical step in this process. It evaluated whether each land use concept could cover the costs of demolition, infrastructure, DDS and affordable housing site preparation, and still generate a sufficient return to attract private investment. This ensures the plan can be implemented and that key public benefits—such as affordable housing, open space, and community amenities—can be delivered. The analysis informed staff's recommendation on a Preferred Plan and provides a foundation for drafting the Specific Plan.

Infrastructure and Site Development

Each of the three land use concepts will require significant infrastructure upgrades, including new sewer, storm drain, water, and utility improvements. All concepts also involve site demolition and environmental remediation, with associated costs varying by concept.

The cost estimates for each scenario are summarized in the table below and include site preparation, impact fees, soft costs (such as engineering, environmental review, and bonding), infrastructure improvements, and a standard contingency. It is important to note that higher development costs do not necessarily determine a concept's financial feasibility. These considerations are incorporated and addressed in the financial feasibility analysis that follows.

Table 3: Total Development Costs

	Concept 1	Concept 2	Concept 3
Total Planning Area Development Cost	\$434,300,000	\$776,100,000	\$1,046,400,000
Project-wide site Development Cost	\$130,300,000	\$174,600,000	\$148,500,000
Offsite improvement Cost	\$13,420,000	\$18,400,000	\$18,400,000
Total project development cost	\$578,100,000	\$959,100,000	\$1,213,000,000

In evaluating the three land use concepts, this analysis estimates whether or not the market rate development would generate a fifteen percent (15%) Internal Rate of Return (IRR) for the equity investment needed for the project. This rate is an industry standard and is considered the minimum return to entice outside investors to invest

equity in a development project. The table below is a summary of the results of the financial feasibility analysis:

Table 1: Total Cash Flow and Annual Internal Rate of Return

	Concept 1	Concept 2	Concept 3
Cash Flow Sums with Financing and Cost/Revenue Escalation			
Total Cash Inflow	\$810,300,000	\$2,148,000,000	\$2,905,000,000
Total Cash Outflow	-\$962,700,000	-\$1,779,000,000	-\$2,235,000,000
Total Net Cash Flow	-\$152,360,000	\$369,100,000	\$669,8900,000
Financial Feasibility Metrics			
Annual Internal Rate of Return (IRR)	-20%	14.6%	16.7%
Feasibility Surplus/(Gap)	(\$233,000,000)	(\$5,020,000)	\$26,700,000

Note: The total cash inflow and outflow is a simple sum of the monthly estimates. The data are not discounted and thus do not reflect the time value of money. However, the IRR does account for the timing of inflows versus out-flows.

Based on the analysis above, Concept 1 would cost more to develop than it would generate in income. This concept would need additional funding of over \$233 million to be feasible at a 15.0 percent IRR. Concept 2, which showing slightly less than the industry standard IRR of 15% would still be considered financially feasible as it is anticipated a developer could make minor adjustments to their own pro forma or to the project to bring it to the 15% rate that would make the project viable. Finally, Concept 3 is financially feasible, with an IRR of 16.7% and would generate \$26.7 million in residual land value that could be used for additional public benefits.

Traffic and Mobility

All three land use concepts will require improvement to the intersection at Fair Drive and Harbor Boulevard. Concept 1 relies solely on the existing access point at this intersection, while Concepts 2 and 3 introduce a secondary access road through the golf course connecting to Harbor Boulevard. Due to its higher housing capacity, Concept 3 is expected to generate the most traffic and may require additional offsite improvements such as added lanes and signal timing adjustments.

While Level of Service (LOS) is no longer required to be studied under CEQA for significance thresholds, the City continues to study LOS for public transparency and as part of its City requirements. The City has adopted Level of Service (LOS) D as the acceptable threshold for intersection performance. Each land use concept was analyzed for its impact on traffic, with LOS ratings ranging from LOS A (free-flowing

conditions) to LOS F (significant delays requiring multiple signal cycles). The table below summarizes projected daily trip generation and LOS for each concept.

Table 4: Traffic and Level of Service

	Concept 1	Concept 2	Concept 3
Access Points to Harbor Boulevard	1	2	2
Daily Trip Generation	11,342	16,640	18,501
Morning Peak Hour Trips	842	1,229	1,407
Evening Peak Hour Trips	997	1,449	1,639
Level Of Service	With No Improvements: <ul style="list-style-type: none"> • Morning Peak: LOS C • Evening Peak: LOS D 	With No Improvements: <ul style="list-style-type: none"> • Morning Peak: LOS C • Evening Peak: LOS E 	With No Improvements <ul style="list-style-type: none"> • Morning Peak: LOS C • Evening Peak: LOS E
	With Improvements: <ul style="list-style-type: none"> • Morning Peak: LOS A • Evening Peak: LOS C 	With Improvements <ul style="list-style-type: none"> • Morning Peak: LOS B • Evening Peak: LOS D 	With Improvements: <ul style="list-style-type: none"> • Morning Peak: LOS B • Evening Peak: LOS D

If a secondary roadway is constructed through the Mesa Linda Golf Course, it will result in operational impacts as future development phases are implemented. Based on the land use concepts and phasing assumptions, it is anticipated that this roadway may not be needed until residential development exceeds 2,300 units, which could take approximately 10 to 12 years. While this connection may affect current golf course operations, it also presents an opportunity to improve the course layout and enhance the overall user experience.

To evaluate this opportunity, the City engaged Todd Eckenrode Origins Golf Design, a local golf course architect firm, to evaluate potential design adjustments to the golf course in order to accommodate the secondary access route. Origins Golf Design developed preliminary concepts that reimagine the driving range and nearby areas in a way that maintains functionality and elevates the golfing experience. The associated costs for this design enhancement are included in the financial feasibility analysis, ensuring that long-term planning reflects both the infrastructure needs of the project and the ongoing success of the golf course as a valued community amenity. This information will be used to inform and memorialize the Specific Plan if the City Council proceeds with a maximum unit count above 2,300 units. It is anticipated that it may be further refined once a master developer submits to the City for entitlements.

Additionally, each concept incorporates an interconnected network of pedestrian and bicycle paths. These facilities are designed to link residential areas with parks, community amenities, and key destinations within the project area and the broader City, promoting active transportation and reducing reliance on cars.

Parks and Open Space

The three land use concepts offer different approaches to open space distribution. Concept 1 features a linear park with open space dispersed throughout the site. Concept 2 concentrates parkland into a larger, centralized area, while Concept 3 prioritizes housing and provides the least amount of park/open space.

State Government Code Section 66477, known as the Quimby Act, authorizes cities to require the dedication of parkland or payment of in-lieu fees from residential subdivisions to support the development of park and recreational facilities. The law sets a baseline requirement of up to 3.0 acres per 1,000 residents. It also allows jurisdictions to adopt higher local standards if supported by their General Plan and local ordinance.

In accordance with this authority, the City has established a local parkland dedication standard of 4.26 acres per 1,000 residents, as outlined in General Plan Policy OSR-1.18. This requirement is implemented through the City’s Park and Recreation Dedications Ordinance (Municipal Code Title 13, Chapter XI, Article 5). Based on projected population levels, none of the land use concepts currently meet the 4.26-acre standard.

Table 2: Recreational/Open Space

	Concept 1	Concept 2	Concept 3
Dedicated Recreational/Open Space Areas (acres)	14.1	18	4.9
Population Projection ¹	5,744	7,816	10,232
Required Open Space based on Policy OSR-1.18	~22 acres of open space	~36 acres of open space	~42 acres of open space
NOTES: 1. Persons Per Household: 2.64, Source: American Community Survey 2022. Includes estimated 480 DDS units for each concept (mix of 20% Very Low and 80% Moderate income). Assumes 1 person per household for Very Low and permanent supportive units.			

The current General Plan Land Use Designation for the Fairview Developmental Center site is Mixed-Use Center (MUC). The MUC designation—unique to this site—also includes an open space goal requiring that at least 25% of the site be preserved as open space. Based on the 80 acres available for development, this equates to a minimum of approximately 22 acres.

While none of the current land use concepts fully meet the open space goal of preserving 25% of the site as required under the existing MUC designation, a component of the project is a General Plan Amendment to align the designation with the Specific Plan's final land use and open space framework. This amendment will update the MUC land use designation to reflect the allowable uses and revised open space standards established through the Specific Plan.

As the planning process progresses, the Specific Plan will define a realistic and implementable open space goal—supported by future land dedication and developer-funded improvements—that will guide how open space is integrated into the site's long-term development. It is anticipated that the open space goal will be met during implementation through a combination of land dedication, in-lieu fees, development impacts fee and/or developer-funded improvements as part of the future development agreement.

LAND USE CONCEPTS OUTREACH

Survey Details and Structure

To gather community input on the three land use concepts, the City conducted public outreach throughout July and August 2024. Engagement activities included in-person and virtual workshops, pop-up events, and an online survey available from July 24 to August 30, 2024. All materials and events were offered in both English and Spanish, and paper surveys were made available at in-person events (see Attachment 4). In total, the City received 719 survey responses, along with 10 emails and 8 comment cards submitted during the outreach events.

To encourage broad participation, the online survey did not require responses to every question, resulting in varying response rates. The survey was hosted on the Social Pinpoint platform and was designed to reflect the same information presented at public workshops, allowing participants who could not attend in person to access an equivalent level of detail. The survey featured the following informational tabs:

- Introduction – Included instructions for navigating the survey, explained the purpose and development of land use concepts for the FDC Specific Plan, and outlined the survey's goals.
- Land Use Concepts – Provided detailed descriptions of each concept, results from traffic and infrastructure studies, and an interactive map.
- Summary – Offered side-by-side comparisons of the concepts, including the results of the traffic and infrastructure studies. The summary also provided an overall comparison of the concepts intended to inform participants about the various tradeoffs between each concept.

Survey Outreach

The survey was promoted extensively during Workshop 4 open-house series and at pop-up events hosted by the City.

- Wednesday, July 24, 2024 - Open House/Workshop Night 1, 6-8 p.m., Norma Hertzog Community Center, 1845 Park Avenue
- Thursday, July 25, 2024 - Open House/Workshop Night 2, 6-8 p.m., Saint John Paul the Baptist Church, 1021 Baker Street
- Wednesday, July 31, 2024 - Virtual Open House/Workshop Night 3, 6-8 p.m., hosted via Zoom.

The City publicized the survey through the following media and print forms:

- Direct mailer to 40,000 households via USPS
- Social Media (Instagram and Facebook) --~1,000 average reach
- City Manager's Weekly Newsletter (Snapshot) - 12,000 subscribers
- Costa Mesa Minute Video (broadcast on CMTV and social media)
- Three pop-up events: Harbor Iglesia Church, Music in the Park, Northgate Mercado Gonzalez
- Announced at City Council meeting
- Project Website: fdcplan.com
- Flyers at City Facilities

Survey Results

The survey results are provided in Attachment 5. Below is a summary of key findings:

- A total of 719 survey responses were received. Additional feedback included ten emails and eight comment cards submitted during in-person events.
- The physical layout of Concept 1 was the most preferred among respondents.
- Open Space configuration most influenced a participant's preference when selecting a preferred layout.
- 52% of respondents support adding a secondary access road; 32% opposed it, and 16% indicated they need more information.
- 65% of respondents are supportive of 2,300 dwelling units in the plan. About 20% support 3,450 units, while 13.5% support a higher density of 4,000 units.

- 66% of respondents believe the plan should maintain the 920 affordable dwelling units (Very low- and Low-income categories) designated in the City's Housing Element.
- A majority of the respondents were primarily unsupportive of reducing open space/park space for more housing.
- Over 315 open-ended comments were submitted, covering a wide range of topics including strong support of affordable housing, concerns about increased traffic, and importance of preserving open space.

Considerations for the Preferred Land Use Plan

The land use concepts analysis—including financial feasibility findings—identifies several considerations to inform the development of a preferred land use plan:

1. Ensuring Financial Viability

A sufficient number of market-rate housing units will be necessary to generate revenue to fund critical project components, including demolition, infrastructure, open space improvements, and the preparation of sites for DDS and affordable housing.

2. Balance Land Use Components

The preferred plan will need to strike an appropriate balance between affordable housing, market-rate housing, and open space to meet community goals, financial feasibility, and State expectations.

3. Support the Delivery of Affordable Housing

If there is a desire to increase the likelihood and shorten the time frame for developing affordable housing, a sufficient number of market rate units are needed to help pay the cost of structured parking.

4. Plan for Long-Term Flexibility

Incorporating residual land value into the planning approach will help maintain project feasibility in the face of potential changes in economic and market conditions over the anticipated 10- to 18-year buildout period.

RECOMMENDATIONS FOR THE PREFERRED LAND USE PLAN:

The land use concept analysis and the financial feasibility findings, staff recommends the following key elements and considerations for the preferred land use plan:

1. *Residential Development range from 3,600-3,800 units*

This range strikes a balance between market feasibility and achieving City and State housing goals. It also provides flexibility for detailed site planning, phasing, and housing mix adjustments as the project progresses.

2. *Circulation Network: Grand Promenade*

The plan includes a central Grand Promenade that has received strong community support. It should serve as the site's primary spine, enhancing connectivity, reinforcing a sense of place, and promoting walkability across the development.

3. *Open Space: Minimum Publicly Accessible Open space of 10-12 acres*

A defined amount of minimum publicly accessible open space is essential to ensure a high quality of life, meet local and State parkland standards, and provide accessible recreational opportunities for future residents and visitors. In addition, staff will look at including incentives into the Specific Plan that will further encourage the provision of publicly accessible open space.

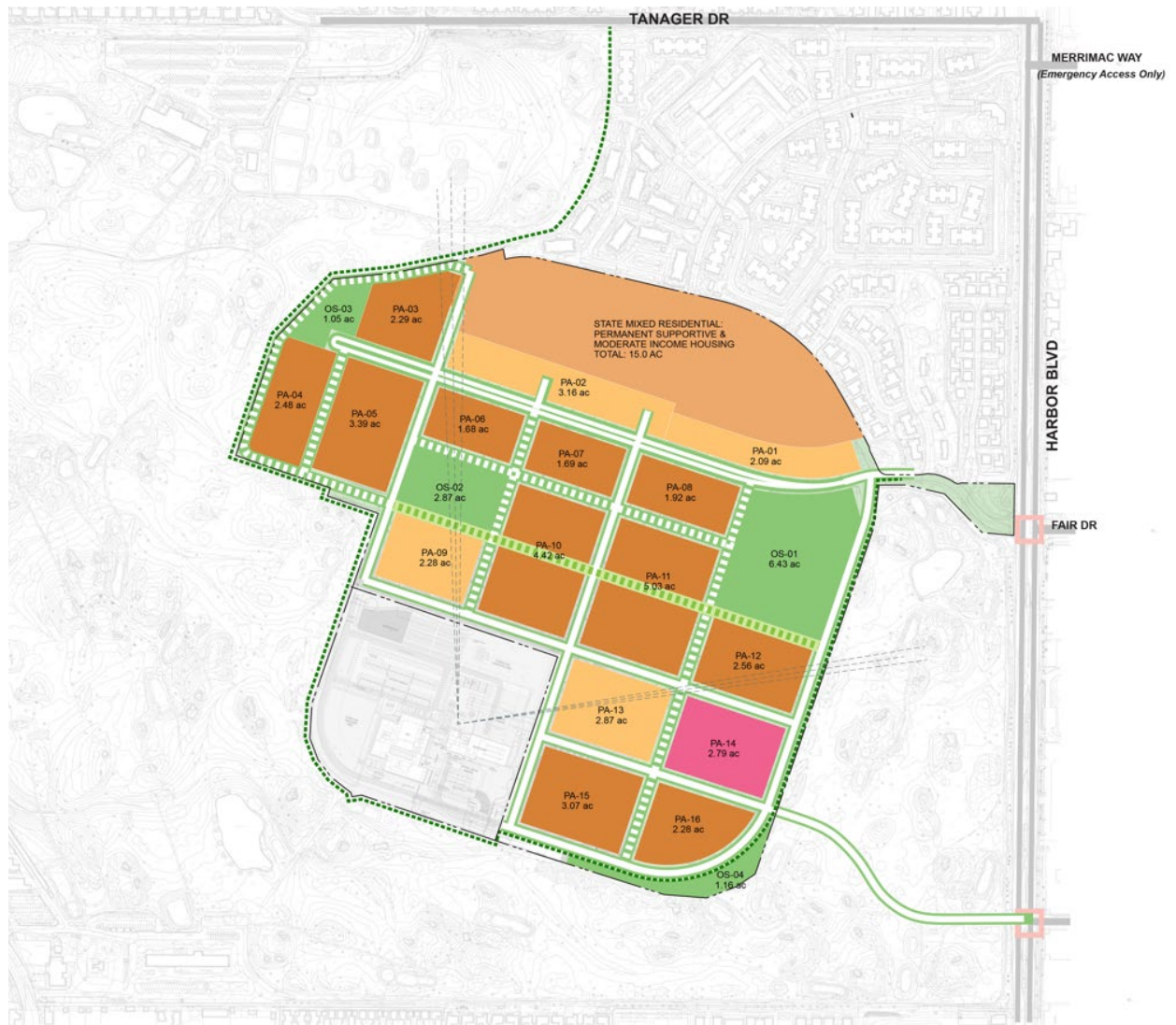
4. *Specific Plan Land Use Plan and Development Standards: Built-in flexibility for future Master Developer with certainty for the community*

The Specific Plan should be designed with flexibility to accommodate changing market conditions and evolving housing products, while not compromising on community decisions and certainty around the plan. This includes adaptable land use designations (including a maximum of 35,000 square feet of commercial and/or retail space) and phasing strategies while maintaining the plan's core principles and community objectives.

5. *Working Draft FDC Preferred Land Use Concept Map*

Figure 3 illustrates the working draft preferred plan that incorporates the staff recommendations outlined in this section. The draft plan can accommodate a maximum unit range of 3,600-3,800 units, a grand boulevard, minimum open space of at least 10 acres and pedestrian trails and a street network that can accommodate all modes of transportation (vehicles, bicycle lanes and pedestrian routes), including a secondary access route from Harbor Boulevard. The draft plan also maintains flexibility to be memorialized into the Specific Plan to accommodate changing market conditions, evolving housing products and a range of potential housing developers depending on the State's disposition process.

Figure 3: Working Draft FDC Preferred Land Use Concept Map



GENERAL PLAN CONFORMANCE:

The City's 2021-2029 Housing Element identifies the site as a Housing Opportunity Site and allocates 2,300 residential units, with 40% of those units expected to be affordable to very low- and low-income households. To implement this vision, a General Plan Amendment will be required to reconcile the current MUC land use designation with the housing capacity and policy direction in the Housing Element. The Fairview Developmental Center Specific Plan will serve as the guiding planning document to implement these goals and provide a comprehensive framework for future development.

Specific Plan, General Plan Amendment and Environmental Review Process

The Fairview Developmental Center Specific Plan is being prepared to establish detailed land use designations, development standards, infrastructure improvements, and design guidelines for the site. A Specific Plan is a planning tool authorized under California Government Code Sections 65450-65457 that allows cities to implement General Plan policies within a defined area. Once adopted, the Specific Plan will govern all future development proposals for the site, and any development must conform to its requirements.

Following Planning Commission and City Council input on the land use concepts presented in this report, staff will begin drafting the Specific Plan, along with the associated General Plan Amendment. While the City Council will not take formal action or select a final land use concept at this stage, their input—along with feedback from the Planning Commission and community—will help inform a preferred land use plan and define the scope of the environmental review pursuant to the California Environmental Quality Act (CEQA).

Once the project description and land use plan is refined, a Notice of Preparation (NOP) will be issued to initiate the CEQA process. A Scoping Meeting will be held to gather public input on the scope of the Draft Environmental Impact Report (DEIR), which will be prepared and circulated for public review. The Specific Plan, General Plan Amendments, and DEIR will be prepared concurrently over the course of several months. The Planning Commission and City Council will consider these documents during future public hearings. Additional community meetings will also be held to share the draft plan and gather further input prior to formal consideration.

PUBLIC NOTICE:

There is no public notice requirement for the Planning Commission Fairview Developmental Center Specific Plan Study Session. However, to encourage public engagement, the City provided the following informal outreach:

- The date and time of the study session were posted on the project website.
- Information about the study session was shared via the City's social media channels and distributed to the project email list.

NEXT STEPS:

The redevelopment of the Fairview Developmental Center offers a unique opportunity to transform an underutilized site into a vibrant, mixed-use community that reflects the City's goals for sustainability, open space, and active transportation.

The Planning Commission's feedback is a critical step in shaping the vision and structure of the Specific Plan.

Staff will present a summary of the Planning Commission's input, including a refined preferred land use along, draft project description, draft vision statement, draft guiding principles and any additional information requested, back to the Planning Commission at their June 9, 2025, meeting for further review and a formal recommendation of the Preferred Plan to the City Council. Following this meeting, the City Council will consider the aforementioned materials, along with the Planning Commission's recommendation and to provide direction on the preferred plan use project, project description, vision statement and guiding principles at their July 15, 2025, meeting.

Following input from the City Council, staff will proceed with the environmental review process. A Notice of Preparation (NOP) will be issued to initiate the environmental review, leading to the preparation of a Draft Environmental Impact Report (DEIR). Concurrently, staff will continue to develop proposed Specific Plan policies, development standards, and objective design guidelines. An outreach event will be held to present the proposed plan and DEIR to the community for feedback. A follow-up study session with the Planning Commission and City Council will be held on the draft Specific Plan, with additional opportunity for discussion and refinement. Upon completion of the DEIR public review period, the City will initiate the formal public hearing process to consider adoption of the Specific Plan and associated project approvals. In addition, following completion of the DEIR public review period, DGS anticipates release a request for proposals for a Master Developer.

ATTACHMENTS:

1. State Factors
2. Department of Developmental Services (DDS) June 28, 2024 Letter
3. Land Use Concepts for Survey
4. Land Use Concepts Survey
5. Survey Results
6. Financial Feasibility Analysis

ATTACHMENT 2: Fairview Development Center (FDC) Vision and Guiding Principles

Vision Statement

The vision statement is intended to (and written from the perspective of) encompassing how the City will feel about the FDC site once developed, reflecting the community's long-term goals and values for the built environment and the way in which residents will live within and interact with the site. This vision statement has been developed through community input and is drafted below:

A distinctive place in Costa Mesa, the former Fairview Developmental Center will be transformed into a collection of new neighborhoods that will cater to the diverse housing needs in the community. Surrounded primarily by the golf course, it will be designed to reflect what's important to the Costa Mesa community—an affordable, desirable place to live for families, young people, and seniors.

Residents of all backgrounds will have access to quality homes, fostering an environment where residents feel at home and included. Homes will be built in a variety of types and styles and available to a wide range of incomes and special needs. Buildings will be sustainably constructed using high-quality and innovative materials. The infrastructure systems and open spaces will capitalize on opportunities to design with nature and promote environmental protection.

It will be inviting; outdoor amenities will be within reach and plentiful, creating spaces for relaxation, socializing with friends, exercise, and play for all Costa Mesa residents. Streets will be designed to prioritize safety, encourage walking and biking, and reduce reliance on automobiles. The Shelly Trail and other internal paseos will create an additional network of walking and bicycling paths within the site and to surrounding trail systems.

The redevelopment of the Fairview Developmental Center will be a welcome addition to the city, rooted in the values of the community and lifestyle enjoyed by Costa Mesa residents.

Guiding Principles

The following principles shall guide the design and development of the FDC site.

1. Ensure that Costa Mesa's housing goals are met for the FDC.

Residential development will be required to meet the City's housing goals, as expressed in the 2022 Housing Element for the FDC site. This will include the residential units built by the Master Developer selected by the state, as well as the planned housing to be built by the Department of Developmental Services. Affordable housing may be provided as stand-alone projects or integrated with market-rate housing. Building design and use of materials for market-rate and affordable housing shall be of the same quality.

2. Create vibrant and accessible open spaces.

A variety of public open spaces are distributed throughout the site, including public parks, paseos, and trails. A combination of dedicated public park land, park improvements, and possibly park in-lieu fees will be provided, as outlined in the City's Local Park Ordinance. Public parks offer a variety of sports facilities, multipurpose fields, walking paths, playgrounds, and other community-serving amenities. The Shelly Circle Loop Trail will be located along the edge of the property, adjacent to the golf course, with a potential connection to the Tanager Trail. One or more paseos will provide an off-road walking and biking path across the site, connecting neighborhoods to parks and the Shelly Circle Loop Trail. Private and common open space amenities for each residential building will complement the public open spaces.

3. Incorporate retail and community amenities to support residents.

Future residents within the area will generate new demand for goods and services. Allow for and encourage local-serving businesses to be conveniently located within the site in either a ground-floor configuration with residential above, or as a small center designed to be easily accessible by the neighborhoods. Other community amenities such as a library, art studio, fitness center, places of worship or similar uses are also encouraged to provide social interactions.

4. Encourage multimodal options for transportation.

Walking and biking within the site to visit the park, see a friend, go golfing, shop, grab coffee, or catch a bus should be the most attractive mode of transportation. This can be achieved by ensuring an interconnected system of streets and trails and designing smaller block sizes. Safety measures on streets, including high-visibility crosswalks, buffered bike lanes, and convenient bus stops, will also be part of the solution. Car-sharing and other electric vehicle sharing options will be encouraged to minimize reliance on personal cars for daily travel. To accommodate these additional mobility options, site design for all uses will include locations for curbside pick-up and drop-off.

5. Integrate the natural and built environment.

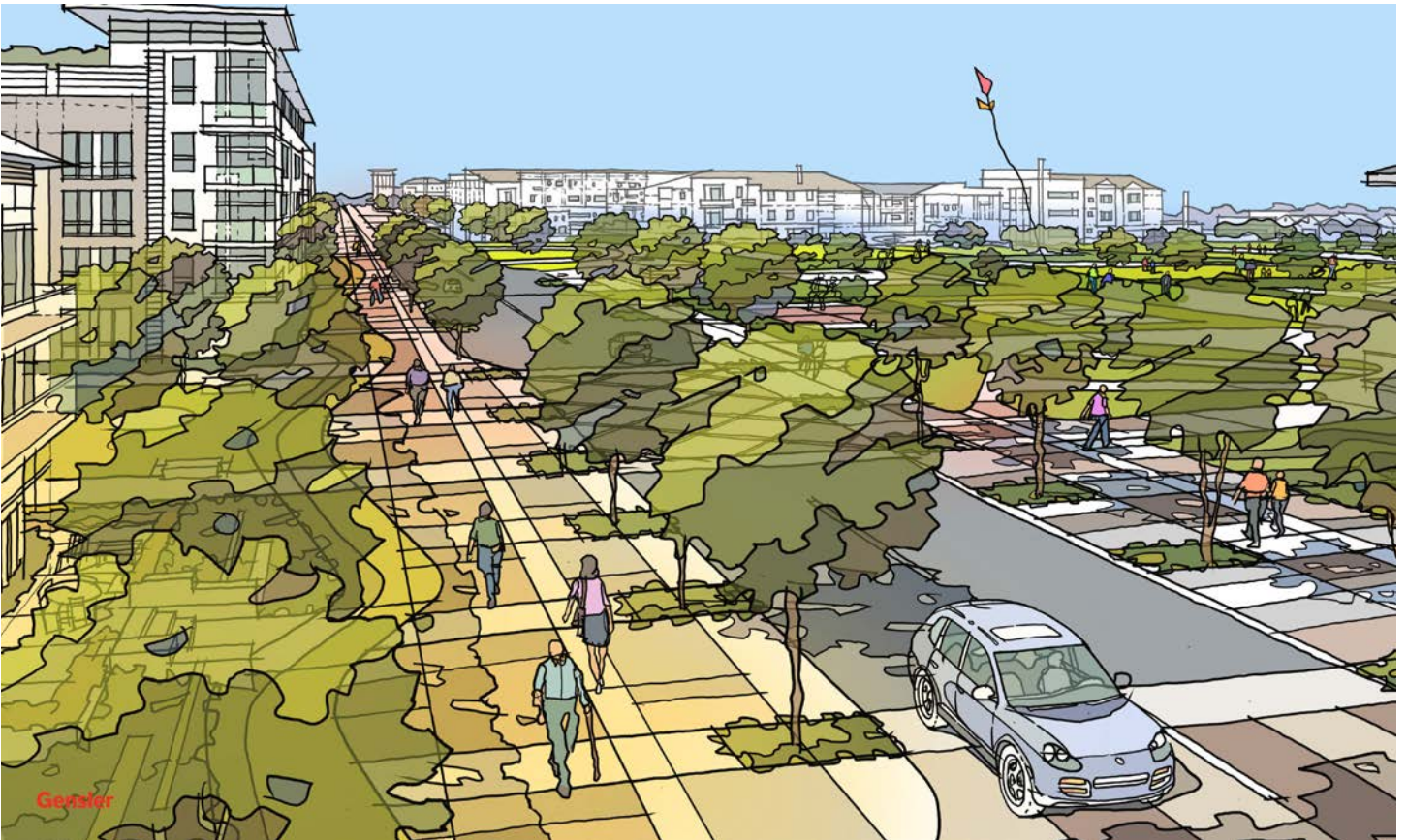
The demolition and remediation of the FDC site will provide an opportunity for a new, holistic approach to designing buildings, spaces, and infrastructure that is more sustainable, healthy, and enjoyable. Weaving nature into the design and construction of buildings will be encouraged, including the use of passive heating and cooling, green infrastructure, and sustainable building materials. Designing outdoor spaces to mitigate heat and bring native plants and trees back to the area will enhance the quality of life.

Concept 1: Fairview Promenade

Residential Units	2,300 units
Very Low	575
Low	345
Moderate	690
Above Moderate	690
Open Space	14.1 acres
Commercial	25,000 sq ft



Concept 1: Fairview Promenade



Concept 2: Fairview Fields

Residential Units	3,450 units
Very Low	575
Low	325
Moderate	325
Above Moderate	2,225 (with Density Bonus)
Open Space	18 acres
Commercial	25,000 sq ft



Concept 2: Fairview Fields



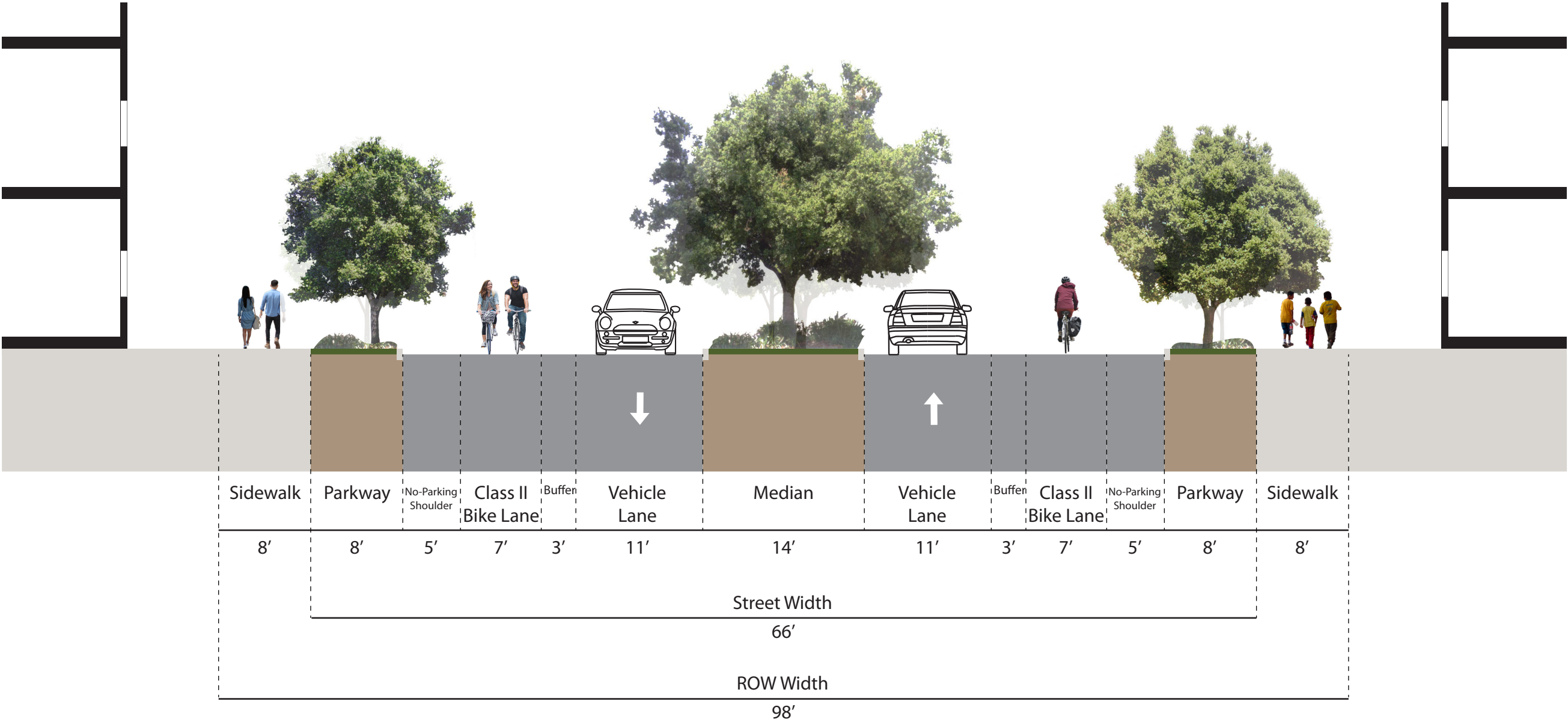
Concept 3: Fairview Commons

Residential Units	4,000 units
Very Low	575
Low	345
Moderate	690
Above Moderate	2,390
Open Space	7.9 acres
Commercial	35,000 sq ft

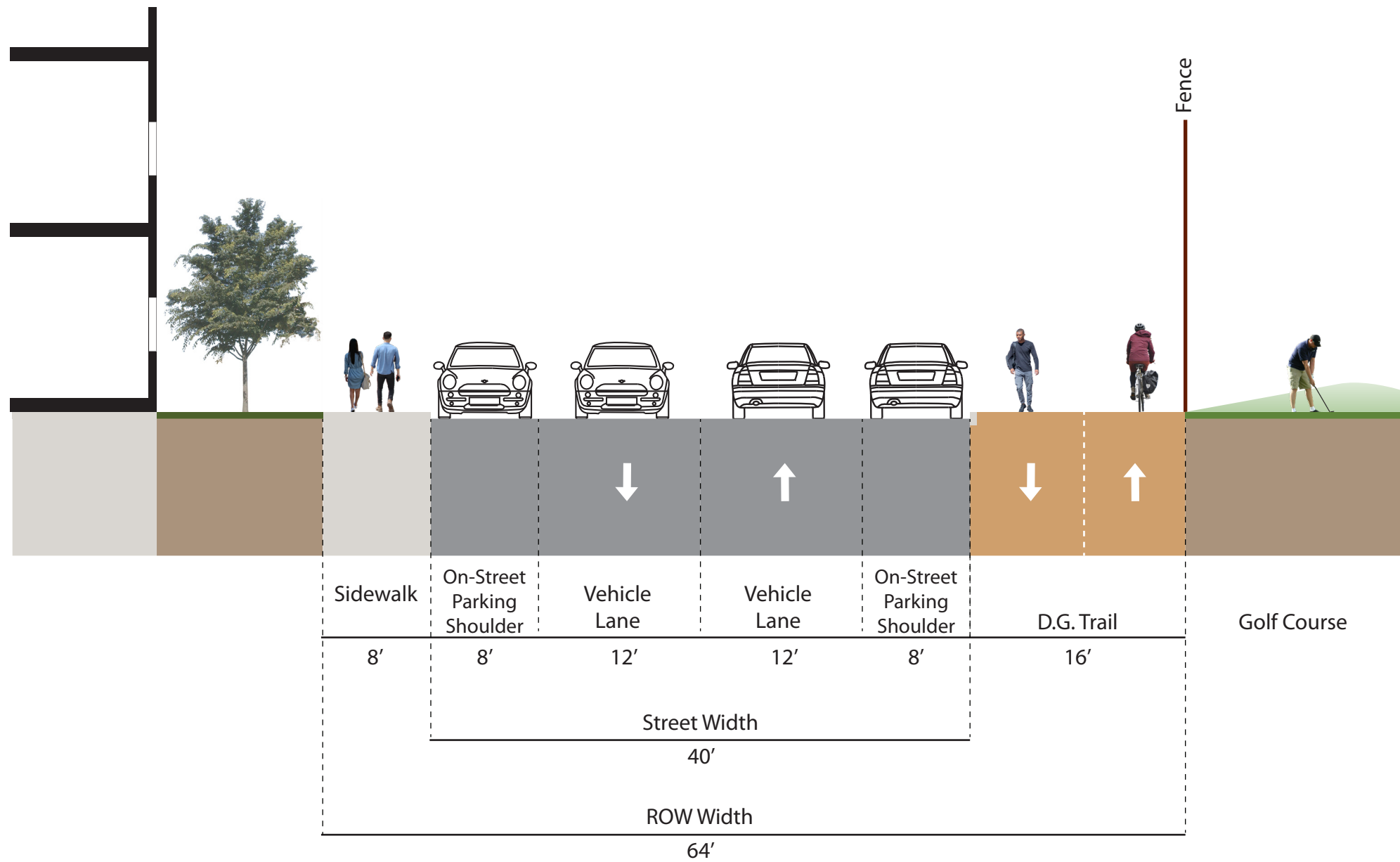


Concept 3: Fairview Commons

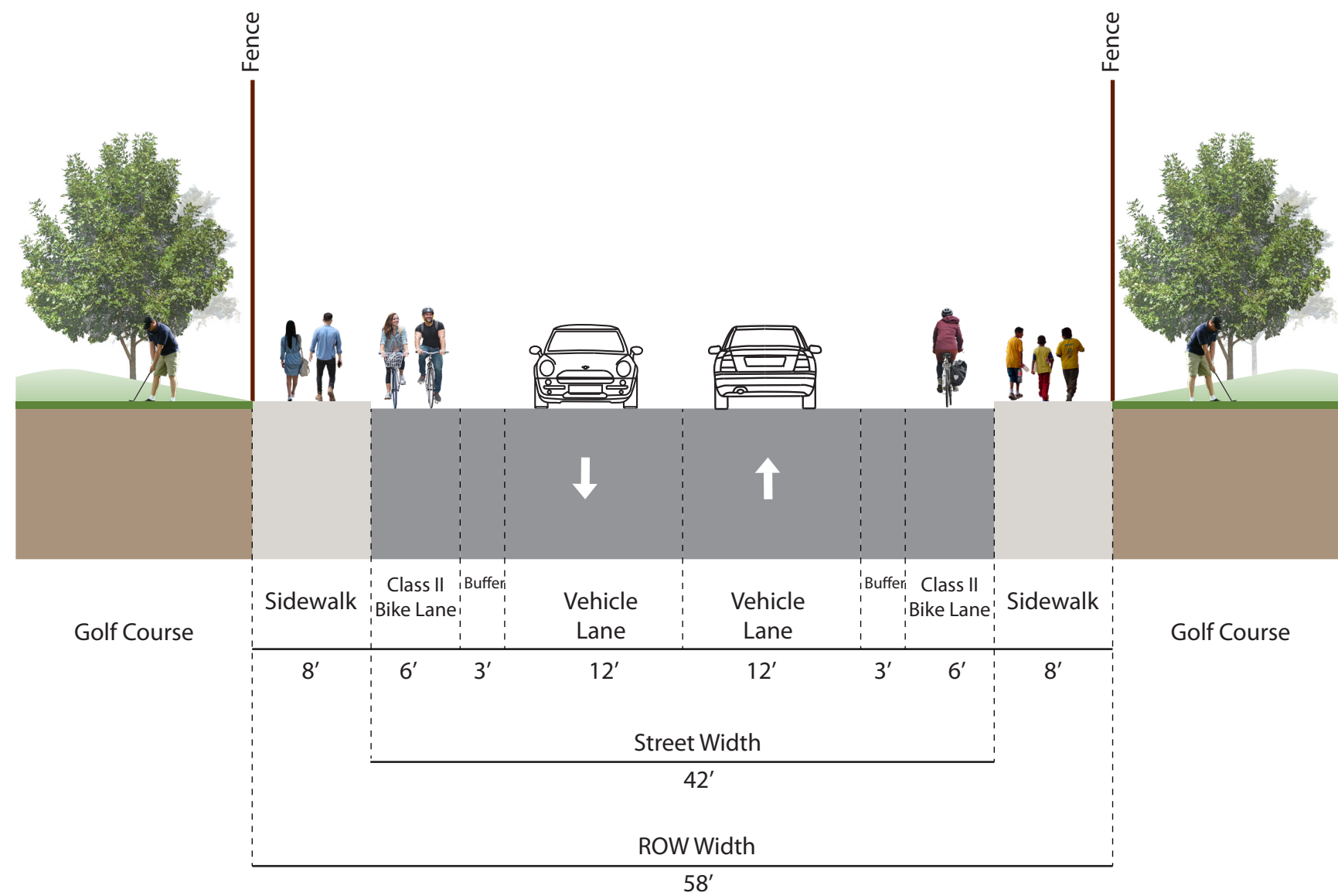


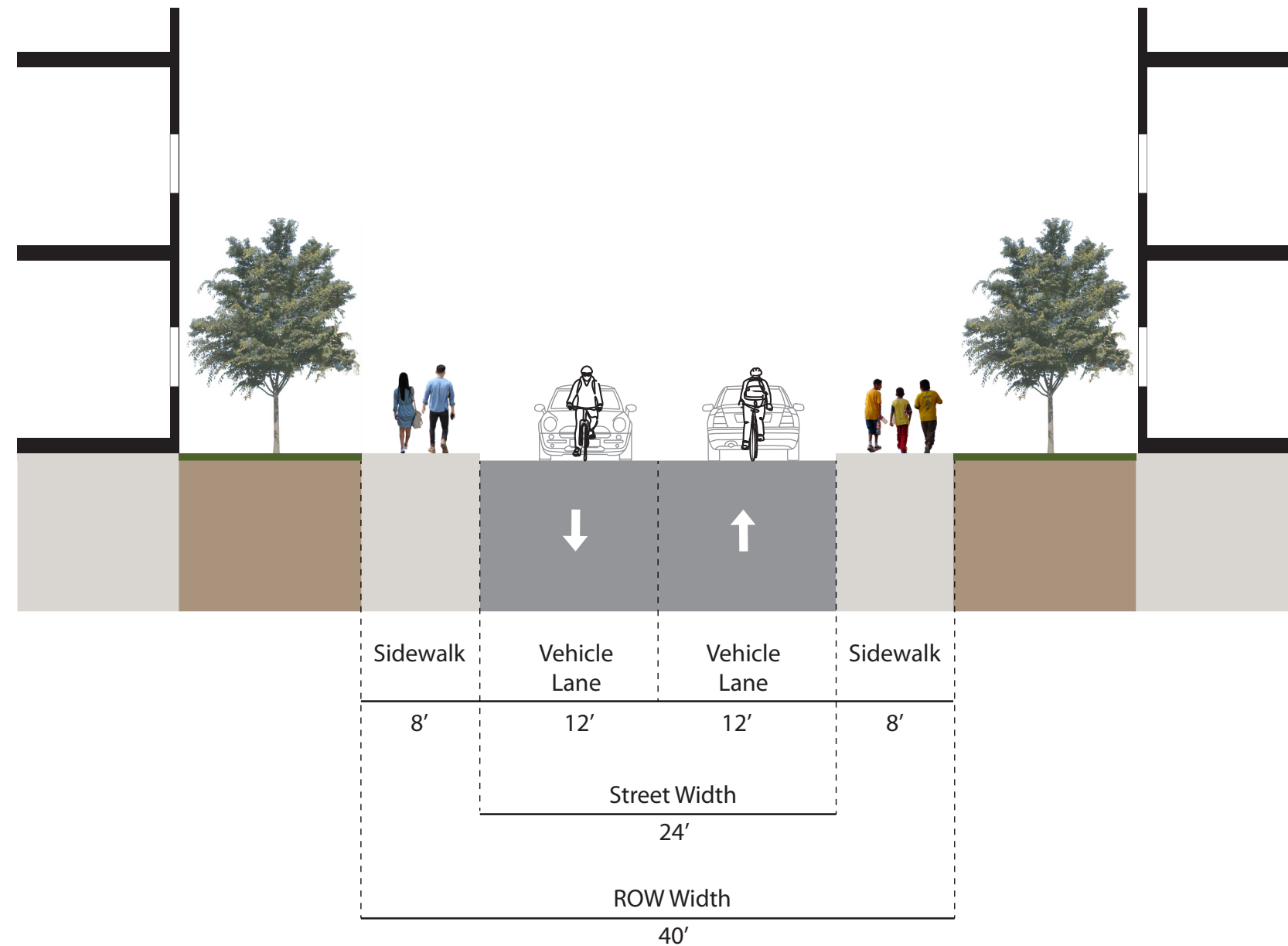


Promenade (25 mph), Total Width: 98'

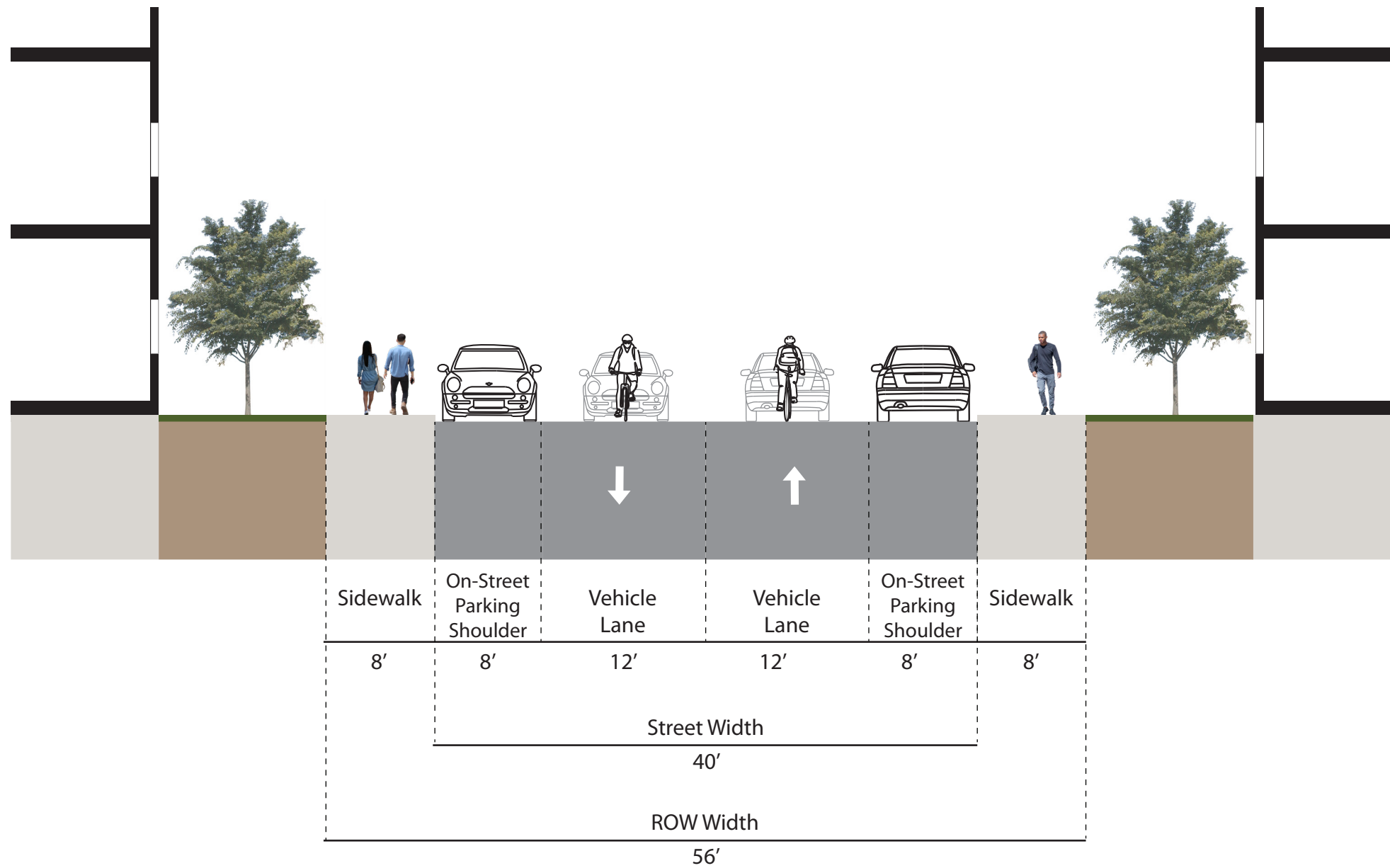


Shelley Circle (25 mph); Total Width: 64'





Local Road With Class III and No On-Street Parking (25 mph); Total Width: 40'



Local Road With Class III and On-Street Parking (25 mph); Total Width: 56'-5"



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-362

Meeting Date: 6/23/2025

TITLE:

STUDY SESSION REGARDING THE 2025 ZONING CODE AMENDMENT PCTY-25-0001 FOR MINOR TECHNICAL UPDATES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: CAITLYN CURLEY, ASSISTANT PLANNER, AND FROYLAN GARCIA, ASSISTANT PLANNER

CONTACT INFORMATION: CAITLYN CURLEY, 714-754-5692;
Caitlyn.Curley@costamesaca.gov

RECOMMENDATION:

Staff recommends that the Planning Commission receive the staff presentation and provide feedback on the proposed Zoning Code Amendment.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 23, 2025

ITEM NUMBER: NB-1

**SUBJECT: STUDY SESSION REGARDING THE 2025 ZONING CODE
AMENDMENT PCTY-25-0001 FOR MINOR TECHNICAL UPDATES**

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

**PRESENTATION BY: CAITLYN CURLEY, ASSISTANT PLANNER, AND FROYLAN
GARCIA, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION CONTACT: CAITLYN CURLEY
714-754-5692
Caitlyn.Curley@costamesaca.gov**

RECOMMENDATION:

Staff recommends that the Planning Commission receive the staff presentation and provide feedback on the proposed Zoning Code Amendment.

APPLICANT OR AUTHORIZED AGENT

The subject Zoning Code Amendment is a City-initiated request.

BACKGROUND

Periodic updates to the Zoning Code are a necessary component of proper city planning as cities update their Zoning Codes to meet State law, clarify code sections, align the Code to current practices and procedures and modify procedures to increase efficiency in entitlement and permit reviews. Most cities conduct a Zoning Code Amendment at least once annually. Moving forward, the Planning Division anticipates doing so as well, although additional Zoning Code Amendments may occur due to changes in State law. Zoning Code Amendments generally fall into three categories: compliance with State law (such as updating requirements for accessory dwelling units and density bonus), technical updates (such as clarifying language and codifying common practices) and policy updates (such as creating new procedures or adding an application type). Zoning Code Amendments allow the City to effectively, efficiently and accurately implement the Zoning Code and State law.

The Zoning Code provides land use and development standards that regulate structures and uses throughout the City. Over the years of applying the Zoning Code, staff have identified instances of imprecise language, for which the department has made interpretations on, but which have not yet been clarified in the Zoning Code. In addition, staff have identified several state regulations that affect local zoning standards and that require additional updates to the Zoning Code.

Over time the City has created several interpretation and procedural documents that exist outside of the Zoning Code. These documents include the Walls, Fences and Landscaping Standards, Zoning Administrator Determinations (described below) and Urgency Ordinance 2021-21, which implemented the State's SB 9 regulations. This code amendment would codify the Walls, Fences and Landscaping Standards, several Zoning Administrator Determinations and Urgency Ordinance 2021-21. The code amendment also includes modifications to some sections of the Zoning Code to align with current State law and provides minor clarifications based on past practice.

Since the early 2000s, the City has implemented staff-level procedures, called Zoning Administrator Determinations, that provide clarification or interpretations for sections of the Zoning Code that are ambiguous or for uses and developments that are not clearly regulated in the Code. Many of these Zoning Administrator Determinations are used regularly by Planning Staff in day-to-day operations and during plan check, such as the determination that establishes requirements for the placement of HVAC units (air conditioners) or pool equipment. Although these Zoning Administrator Determinations function similarly to other regulating documents such as the Zoning Code, keeping these procedures separate from the Zoning Code causes confusion and reduces transparency of City requirements and regulations. As stated previously, this Zoning Code Amendment adds several Zoning Administrator Determinations to the Zoning Code. In an effort to maintain a manageable quantity of items included in the Zoning Code Amendment, the Determinations selected for this amendment are those most commonly used in day-to-day operations. Future Zoning Code Amendments may include the codification of other Zoning Administrator Determinations that are used in more limited circumstances.

The purpose of this Zoning Code Amendment is to codify requirements currently located outside the Zoning Code, to clarify Zoning Code language where necessary, provide clarification based on past practice, and to conform to recent revisions to and requirements of State law. The modifications included in this Zoning Code Amendment are considered to be technical or "clean up" revisions, based on established documents and practices, and are not intended to constitute changes in City policy.

DESCRIPTION

The proposed Zoning Code Amendment includes the following sections of Title 13 of the Costa Mesa Municipal Code:

- Chapter I, Section 13-6: Definitions
- Chapter III, Section 13-28: Types
- Chapter IV, Section 13-30: Purpose
- Chapter V, Section 13-32: Development Standards
- Chapter V, Section 13-35: Accessory Dwelling Units
- Chapter V, Section 13-36: Two-Unit Housing Development
- Chapter V, Section 13-41: Residential Common Interest Development Standards and Requirements
- Chapter V, Section 13-42.3: Development Standards and Requirements
- Chapter V, Section 13-74: Elevation and Screening Requirements
- Chapter V, Section 13-75: Fences and Walls
- Chapter VI, Section 13-89: Parking Required
- Chapter VIII, Section 13-111: Definitions
- Chapter IX, Section 13-142: Development Standards
- Chapter X, Section 13-204: Nonconforming Provisions
- Chapter XII, Section 13-265.5: Parcel Maps for Urban Lot Splits

ANALYSIS

The following discussion outlines the proposed revisions to the Zoning Code and provides justification for said revision. The comprehensive strikethrough version is included as Exhibit A.

Item 1: Fences and Walls

The City Council adopted standards for fences and walls in 1991 and approved revisions to these standards in 2001. While these standards, referred to as the Walls, Fences and Landscaping Standards (included as Attachment 2), were approved by City Council, they were never added to the Zoning Code itself. Rather, they were established as a separate document that could be modified and referenced independently from the Zoning Code. This has created a cumbersome process when reviewing fence and wall proposals.

Staff proposes to codify the Walls, Fences and Landscaping Standards, provide clarity where the standards are ambiguous and modify the situations where a height increase is permitted for walls with a minor modification, while increasing the height limit of walls near the front of a property. These changes are proposed to consolidate City regulations, improve efficiency of application reviews, provide clarity on current standards, and create objective, rather than subjective, design standards, as required by State law. Nearby cities have similar requirements to the amended code section with front yard wall height limits between three and four feet and six to ten feet on interior property lines, depending on the zone.

Affected sections:

- 13-28: Types
- 13-75: Fences and Walls

Item 2: Group and Individual Counseling

Over the past couple of decades, the Zoning Administrator has made several written determinations related to group and individual counseling. Ultimately, these Zoning Administrator Determinations created the following requirements:

- Group counseling is substantially similar to the “Trade and Vocational Schools” use in terms of operating characteristics and parking demand.
- Individual counseling is substantially similar to the “General Office” use in terms of operating characteristics and parking demand.

These Zoning Administrator determinations established a parking rate for group counseling of ten spaces for every 1,000 square feet of gross floor area and a parking rate of four spaces for every 1,000 square feet of gross floor area for individual counseling. It was also determined that the two types of counseling businesses would be permitted, conditionally permitted or prohibited based on their corresponding related use that appears in the land use matrix. Within the Zoning Code and Zoning Administrator Determinations, however, ambiguity still exists on the definition of a group counseling use compared to an individual counseling use. Regulating and defining these two uses are important from a land use standpoint because the two uses have very different traffic and parking demand patterns and can impact surrounding properties differently. For example, individual counseling generally consists of a client parking demand of one or two vehicles as families tend to carpool to sessions, or an individual client who would occupy only one car. Group counseling typically has a higher parking demand, as there are typically more clients occupying a business in a similar or larger amount of space and who typically drive individually to the location. These differences in parking demand and vehicle trips can result in a greater impact to surrounding properties for group counseling, compared to individual counseling uses.

The proposed Zoning Code Amendment provides a definition for individual counseling to clearly differentiate between group and individual counseling, adds individual counseling to the Citywide Land Use Matrix (Section 13-30), aligned with the requirements of the “General Office” use, and also codifies the previously established parking rate for individual and group counseling, separately. These changes are proposed in an effort to consolidate City regulations, improve efficiency of application reviews, and create objective, rather than subjective, design standards, as required by State law. Nearby cities also consider individual counseling as an office use, however they do not define group counseling in their Zoning Codes. In some cities, individual counseling is parked at a medical rate, but is most commonly parked at the office rate, particularly when the provider is not a licensed medical professional.

Affected sections:

- Chapter I, Section 13-6: Definitions
- Chapter IV, Section 13-30: Purpose
- Chapter VI, Section 13-89: Parking Required

Item 3: Exposed Pipes and Conduits

In 2008, the Zoning Administrator issued a determination that new pipes, conduits, ducting and other plumbing and mechanical elements should not be present on the exterior of buildings where visible from off-site, adjacent buildings, private yards or common space. This determination was implemented due to a common practice of installing new pipes for plumbing repairs or fire sprinklers, ductwork for HVAC system, or other items on the exterior of a building's walls or roof rather than within the structure. These elements are prevalent due to the age of many commercial and industrial buildings and multifamily developments within the City and the expense of modifying these buildings to locate the elements within the structure.

The proposed Zoning Code Amendment codifies this Zoning Administrator Determination by prohibiting plumbing pipes, vents, ducting, fire sprinkler systems and electrical conduits from being installed on exterior walls of a building. The code amendment provides an objective exception for existing pipes and conduits, which permits existing elements to be painted to match the wall or roof to satisfy the requirement. However, if the wall or roof on which the pipe or other element will be placed is structurally altered or demolished, then the work does not qualify for the objective exception and the element must be placed within the interior of the building. These requirements are aimed to reduce clutter and prevent unsightly pipes and conduits on the side of buildings. Further, there is an exception for existing elements to avoid placing a financial burden on long time property owners. These changes are proposed in an effort to consolidate City regulations, remove unnecessary financial burdens on property owners and create objective, rather than subjective, design standards, as required by State law. Other nearby cities also require the screening of ducts and other elements, similar to the proposed changes to Costa Mesa's Zoning Code.

Affected sections:

- Chapter V, Section 13-74: Elevation and Screening Requirements

Item 4: Antenna Screening

In 2015, the Zoning Administrator made a determination related the screening of antenna and their support structures. The Zoning Administrator acknowledged that, while the Zoning Code is clear that antennas themselves must be screened, is it unclear if their support structures and equipment need to be screened as well. The Zoning Administrator determination clarified that both antenna and their support structures

need to be screened in order to lessen the visual impacts of the entire structure. While there are existing State and Federal laws related to antennas, including the Telecommunications Act of 1996 and AB 57. These laws do not preclude cities from requiring screening antennas, but do identify strict review timelines (also known as a “shot clock”) and parameters under which a telecommunications facility application could be denied (i.e. screening requirements cannot be the sole basis to deny an application). The proposed changes are consistent with some nearby cities, which require screening of all elements of the antenna.

The proposed Zoning Code Amendment clarifies that screening is required for ground mounted antenna and any support structures and equipment. This change is proposed in an effort to consolidate City regulations, reduce the presence of unsightly uses within the City, and create objective, rather than subjective, design standards, as required by State law.

Affected sections:

- Chapter IX, Section 13-142: Development Standards

Item 5: SB 9 Ordinance

California Senate Bill (SB) 9 took effect on January 1, 2022. SB 9 permits the subdivision of Single Family Residentially zoned parcels into no more than two parcels, and the construction of two units on each parcel. In response to this law, the City passed Urgency Ordinance No. 2021-21 which adopted the requirements outlined in SB 9. The updated regulations of Urgency Ordinance No. 2021-21 were not added to the Zoning Code.

The proposed Zoning Code Amendment integrates the requirements outlined in Urgency Ordinance No. 2021-21 and provides three points of clarification, specifically related to driveways on subdivided parcels, the number of units permitted on properties under SB 9 and minimum parking requirements. Under State law, and per HCD guidance, SB 9 permits up to four units for development constructed under the law. For unsubdivided projects (“Two-Unit Housing Development”) two accessory dwelling units (ADUs) are permitted on the property in addition to the two primary units. For subdivisions (“Urban Lot Splits”), each property may have up to one primary unit and one ADU, or two main units, for a total of four units within the development. This bill has been associated with the saying “all roads lead to four” to further emphasize the possibilities to construct up to four units in the aforementioned scenarios. Also, clarification has been added to permit one driveway per resultant lot in the case of urban lot split projects and to permit more than one garage parking space per unit, rather than limiting projects to a maximum of one garage parking space per unit. These changes are proposed in an effort to align the City’s Zoning Code with State law.

Affected sections:

- Chapter V, Section 13-36: Two-Unit Housing Development

- Chapter XII, Section 13-265.5: Parcel Maps for Urban Lot Splits
- Urgency Ordinance No. 2021-21

Item 6: Accessory Dwelling Units

The City's latest accessory dwelling unit (ADU) ordinance update went into effect on May 1, 2025. Subsequent conversations with HCD required further, minor amendments to the City's ADU requirements to meet State law. Staff met with HCD on May 14, 2025, to further discuss these changes, and HCD staff acknowledged that the ordinance substantially met state requirements, and the minor revisions suggested did not necessitate the need to issue a formal letter to the City. These amendments most notably include clarification that ADUs and JADUs (Junior Accessory Dwelling Units) do not trigger a requirement for fire sprinklers in the main residence and increased the objectivity of requirements regarding stairways leading to second story ADUs. These changes are proposed in an effort to align the City's Zoning Code with State law.

Affected sections:

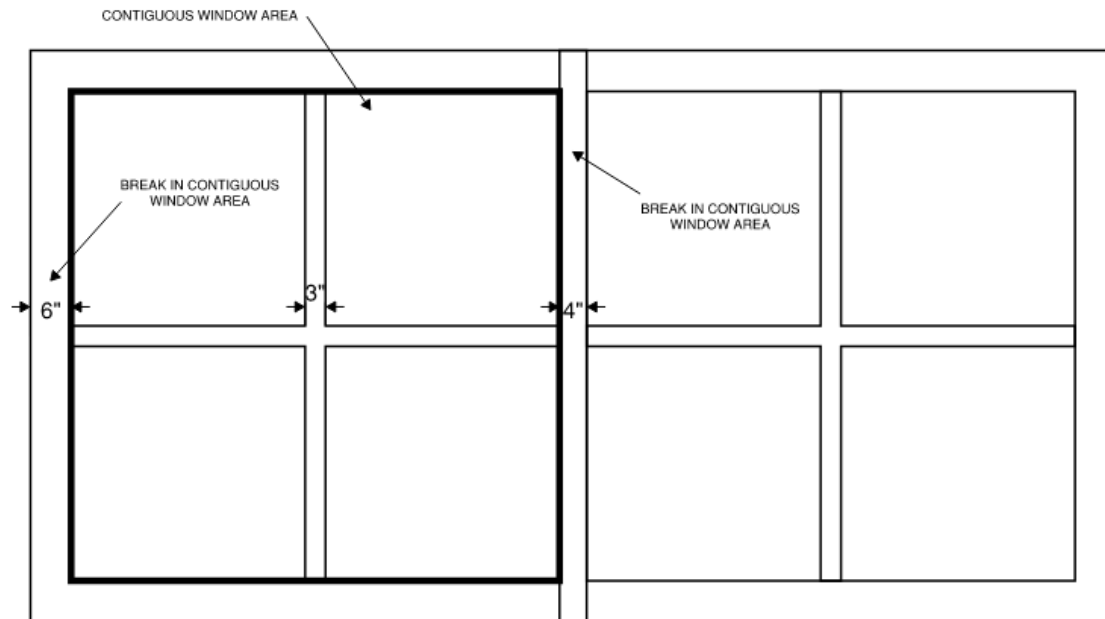
- Chapter V, Section 13-35: Accessory Dwelling Units

Item 7: Contiguous Window Area

In 2008, the Zoning Administrator issued a determination clarifying the definition of "contiguous window area" within the Zoning Code, specifically for the purpose of determining the allowable sign coverage on windows. While the Zoning Code does clearly limit the amount of window signage permitted as "20% of contiguous window area," the definition of "contiguous window area" is limited. Over the past several years, staff have received questions regarding the meaning of "contiguous" in various scenarios, including how mullion width affects window continuity and whether windows located on separate façades can be considered contiguous.

The proposed Zoning Code Amendment includes additional language to the existing definition of "contiguous window area" for improved clarity, along with the addition of a new diagram (see below) to serve as a visual aid. The proposed changes aim to objectively define the limits of "contiguous" and establish a maximum width for mullions and other elements to still be considered contiguous window area. The maximum width was selected after consulting with the Building Division to determine a realistic limit. These changes are proposed to consolidate City regulations, improve efficiency of application reviews, provide clarity on current standards, and create objective, rather than subjective, design standards, as required by State law.

Figure 1: Example of Contiguous Window Area



Affected sections:

- Chapter VIII, Section 13-111: Definitions

Item 8: Mechanical Rooms

In 2017, the Zoning Administrator made a determination that allows deduction of the square footage of electrical and mechanical rooms from the gross area calculation, specifically for the purpose of calculating parking requirements. The determination intended to reduce the parking requirements with the understanding that mechanical rooms cannot be used for any purpose other than to store mechanical equipment. Other nearby cities similarly exempt mechanical rooms from a building's gross floor area.

The proposed Zoning Code Amendment deducts the square footage of mechanical and electrical equipment, along with the typically required three-foot service clearance (as vetted with the Building Division), from the gross floor area of a building. This amendment will improve the visual character of the City by incentivizing the location of mechanical equipment within main structures, rather than placing mechanical equipment on rooftops or along the side of buildings. These changes are proposed in an effort to consolidate City regulations, improve efficiency of application reviews, incentivize the location of mechanical equipment indoors, and create objective, rather than subjective, design standards, as required by State law.

Affected sections:

- Chapter VI, Section 13-89: Parking Required

Item 9: Screening of Ground Mounted Equipment

In 2017, a Zoning Administrator Determination established placement standards and recommended mitigation measures for ground mounted mechanical equipment when distance requirements cannot be met in residential zones. The Zoning Code itself currently offers limited guidance on the placement of ground-mounted electrical and mechanical equipment. Requirements for mechanical and electrical equipment are necessary as these devices are often unsightly and can produce noise levels that create a nuisance to abutting neighbors. These requirements are consistent with the standards of other nearby cities, which also require screening from the public right of way and adjacent properties.

The proposed Zoning Code Amendment incorporates the 2017 Zoning Administrator determination into the Zoning Code, with adjustments to account for new State laws. This update would codify the placement and screening standards previously established, and also modify the language to address setbacks related to mechanical equipment associated with Accessory Dwelling Units (ADUs) and SB 9 projects. These changes are proposed in an effort to consolidate City regulations, reduce the presence of unsightly development within the City, and create objective, rather than subjective, design standards, as required by State law.

Affected sections:

- Chapter V, Section 13-74: Elevation and Screening Requirements

Item 10: Raised Decks

Currently, the Zoning Code is silent regarding raised decks in residential zones. According to the Zoning Code, structures under six and a half feet in height in the R1 zone and 15 feet in multifamily zones are permitted to have zero side and rear setbacks. Structures over these limits must meet the setbacks established for the property's zone. While this provision is meant to allow low profile structures within side and rear setbacks, it has also allowed for raised decks, under six and a half feet but still above finished grade, to encroach into required setbacks, which has the potential to raise privacy concerns for adjacent neighbors. Some nearby cities limit decks within setbacks to a maximum height of 18 inches.

The proposed Zoning Code Amendment would require that all raised decks with a finished floor height of more than 18 inches above finished grade comply with the main structure setbacks established in the applicable zone. This amendment will ensure that elevated decks are appropriately distanced from property lines, therefore reducing visibility into neighboring yards and preserving the privacy of neighboring properties. These changes are proposed in an effort to protect the privacy of residents, and create objective, rather than subjective, design standards, as required by State law.

Affected sections:

- Chapter V, Section 13-32: Development Standards
- Chapter V, Section 13-41: Residential Common Interest Development Standards and Requirements
- Chapter V, Section 13-42.3: Development Standards and Requirements

Item 11: Shared Parking Analysis

Costa Mesa Municipal Code Table 13-89, Non-Residential Parking Standards, sets the parking requirement for mixed use developments on a case-by-case basis, as outlined in the "City of Costa Mesa Procedure for Determining Shared Parking Requirements," approved by the City Council under Resolution 85-56 in 1985. This procedure examines the parking demand hourly for each use within the mixed-use development, adds these numbers together, and establishes the parking demand as the highest of these totals. The resolution established the uses parking demand based on 1980's statistics and included then-common uses such as banks and offices, retail stores, restaurants, theaters and hotels, along with residential uses. In additional research, staff found that nearby cities typically use standard parking rates and do not factor in demand trends by hour.

This Zoning Code Amendment includes an updated shared parking demand table, based on current parking demand statistics established by industry professionals. The new table will also include uses not on the original table that have become common uses in the City. Studies show parking demand trends have changed since the 1980s, with modern patterns resulting in a lower overall parking demand than has been produced in the past. By updating the shared parking demand table to include current data and new uses, the City can provide more flexible parking requirements for mixed use developments, such as existing multi-tenant shopping centers and future new mixed-use development. Staff expects the new data to result in a lower calculated parking demand than previously used, therefore allowing new businesses to operate in the City, which can help attract more business to these centers, thereby revitalizing the City's many outdated shopping centers. The new, lower parking demand may also reduce the frequency of required parking deviations for a business to operate within the City, therefore removing a common hurdle to new businesses and further improving the City's business friendly practices. During this study session, staff will provide an overview of the challenges in current code and the process that will be conducted to update the shared parking table. Staff will bring the updated table to the Planning Commission when the Zoning Code Amendment will be formally considered for recommendation this summer.

GENERAL PLAN CONFORMANCE

The proposed Zoning Code Amendment would continue to allow for orderly, high-quality development within Costa Mesa and encourage economic growth in the community. It would clarify regulations that maintain privacy for residential

neighborhoods and encourage good design throughout the City. The Zoning Code Amendment also provides allowances for development and redevelopment of properties to encourage new and existing businesses to operate within Costa Mesa. The implementation of objective standards included in the amendments provides support for development within the City and streamlines approval processes for building permits and entitlements. These amendments are “clean up” revisions in nature, and do not impose any substantial policy decisions or changes to the Zoning Code.

The proposed ordinance is in conformance with the City’s General Plan including:

- Policy LU-3.10 Minimize effects of new development on the privacy and character of surrounding neighborhoods.
- Policy LU-6.2 Continue to promote and support the vitality of commercial uses to meet the needs of local residents and that support regional-serving commercial centers.
- Policy LU-6.7 Encourage new and retain existing businesses that provide local shopping and services.
- Policy LU-6.19 Provide flexibility and support for development of residential, office, small retail centers, and similar uses that would serve local residents and would also benefit from the high visibility along major corridors outside of significant commercial or industrial nodes.

ENVIRONMENTAL DETERMINATION

The proposed Ordinance is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) (General Rule) in that there is no possibility that the minor, clean up updates to the City’s Municipal Code provisions will have a significant impact on the environment.

NOTICE

There is no public notice requirement for the Planning Commission Zoning Code Amendment Study Session. However, to encourage public engagement, the City provided the following informal outreach:

- The date and time of the study session was posted in the Daily Pilot newspaper.
- Information about the study session was shared via the City’s email distribution system.

CONCLUSION

The proposed Zoning Code Amendment provides technical updates and clarifications that are consistent with the General Plan and State law. This is intended to improve the efficiency of the plan check and entitlements process and encourage high-quality development within the City of Costa Mesa while minimizing effects on neighboring properties.

ATTACHMENTS

1. Tracked Changes Ordinance (Exhibit A)
2. Fences, Walls, and Landscaping handout

Exhibit A of Ordinance No. 2025-XX

2025 Zoning Code Amendment

Section 13-6 Definitions.

Abutting. Sharing a common boundary, of at least one point contiguous to, having district boundaries or lot lines in common (i.e., not separated by an alley, public or private right-of-way, or street).

Accessory building. A building or part of a building which is subordinate to, and the use of which is incidental to that of the main building or use on the same lot.

Accessory dwelling unit (ADU). See Chapter V, Article 2, section 13-35.

Accessory use. A use incidental and subordinate to and devoted exclusively to the main use of the land or building thereon that does not change the character of the structure or use.

Accessory use, residential. A use that is a part of, and clearly incidental and secondary to, a residence; located on the same lot as a residence; and that does not change the character of the residential use such as:

- (a) Accessory dwelling unit (ADU)
- (b) Home occupations
- (c) Personal property sales (i.e., garage or yard sales).

Adjacent. Same as abutting, but also includes properties which are separated by a public right-of-way, not exceeding 120 feet in width.

Administrative adjustment. A discretionary entitlement, usually granted by the zoning administrator, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Adult business. See Chapter IX, Special Land Use Regulations, Article 1, Adult Businesses, for specific definitions and terms.

Alcoholism or drug abuse recovery or treatment facility. Adult alcoholism or drug abuse recovery or treatment facilities that are licensed pursuant to section 11834.01 of the California Health and Safety Code. Alcoholism or drug abuse recovery or treatment facilities are a subset of residential care facilities.

Alteration (structure). Any construction, addition or physical change in the internal arrangement of rooms or the supporting members of a structure, or change in the appearance of any structure, except paint.

Ambient noise level. The all-encompassing noise level associated with a given environment, being a composite of sounds from all sources, excluding the alleged

offensive noise, at the location and approximate time at which a comparison with the alleged offensive noise is to be made.

Antenna. Any structure, including, but not limited to, a monopole, tower, parabolic and/or disk shaped device in single or multiple combinations of either solid or mesh construction, intended for the purpose of receiving or transmitting communication to or from another antenna, device or orbiting satellite, as well as supporting equipment necessary to install or mount the antenna.

Antenna, amateur radio. An antenna array and its associated support structure, such as a mast or tower, that is used for the purpose of transmitting and receiving radio signals in conjunction with an amateur radio station licensed by the Federal Communications Commission.

Antenna, communication. All types of receiving and transmitting antennas, except satellite dish antennas and amateur radio antennas. Communication antenna includes, but is not limited to, cable television antennas, cellular radiotelephone cell antennas, FM digital communication antennas, microwave telephone communication antennas, and shortwave communication and other similar antennas.

Antenna height. The distance from the property's grade to the highest point of the antenna and its associated support structure when fully extended.

Antenna, satellite dish. An antenna intended for the purpose of receiving or transmitting communication to or from an orbiting satellite.

Antenna, whip. An antenna and its support structure consisting of a single, slender, rod-like element which is supported only at or near its base.

Apartment. A rental or lease dwelling having kitchen facilities in a structure designed or used to house at least one family, as the term "family" is defined in this Zoning Code.

Assembly use. A use conducted in a structure or portion of a structure for the purpose of a civic, education, political, religious, or social function or for the consumption or receipt of food and/or beverages. Assembly use includes, but is not limited to, churches and other places of religious assembly, mortuaries, primary and secondary schools, trade and vocational schools, colleges, amusement centers, billiards parlors, bowling centers, establishments where food or beverages are served, motion picture theaters, physical fitness facilities, skating rinks, and dance, martial arts, and music studios. Assembly use does not include sexually oriented businesses.

Association (homeowners'). The organization of persons who own a lot, parcel, area, airspace, or right of exclusive occupancy in a common interest development and who have interests in the control of common areas of such project.

Attached (structure). Any structure that has a wall or roof in common with another structure.

Attic. Any non-habitable area immediately below the roof and wholly or partly within the roof framing.

Awning. A roof-like cover that projects from the wall of a building for the purpose of shielding the sun or providing an architectural accent.

Basement. A space wholly or partially underground and having more than 1/2 of its height, measuring from floor to ceiling, below the average grade. If the finished floor level directly above the basement is more than four feet above grade at any point, the basement shall be considered a story.

Boardinghouse. A dwelling unit, other than a hotel, wherein rooms are rented under two or more separate written or oral rental agreements, leases or subleases or combination thereof, whether or not the owner, agent or rental manager resides within the dwelling unit. Boardinghouse, small means two or fewer rooms being rented to a maximum of three occupants per dwelling unit. Boardinghouse, large means three to six rooms being rented to a maximum of six occupants per dwelling unit. Boardinghouses renting two or fewer rooms and having more than three occupants, or renting more than six rooms and/or having more than six occupants, per dwelling unit are prohibited.

Building. Any structure having roof and walls and requiring permanent location on the ground, built and maintained for the support, shelter or enclosure of persons, animals, chattels or property of any kind.

Building height. The distance from the finished grade (as defined in this section) to the highest point on the roof, including roof-top mechanical equipment and screening.

Building, main. The building or buildings within which the principal use permitted on the lot is conducted.

Carport. A permanent, roofed structure, not completely enclosed which is used for vehicle parking.

Central administrative office. An establishment primarily engaged in management and general administrative functions performed centrally for other establishments of the same company.

Churches and other places of religious assembly. A type of assembly use which has the principal purpose of religious worship and for which the primary space is a sanctuary. Religious activities and services held in the sanctuary are conducted at scheduled times. The use may also include accessory facilities in the same or separate building that includes classrooms, assembly rooms, restrooms, kitchen, and a library. Other uses such as, but not limited to, day care facilities, nursery schools, schools, retail sales, and services to businesses, are not considered a primary function of churches and other places of religious assembly.

Cigar bar. See Smoking lounge.

City. City of Costa Mesa.

Common area. Those portions of a project area which are designed, intended or used in common and not under the exclusive control or possession of owners or occupants of individual units in planned development projects or common interest developments.

Common interest development. A development as defined in State Civil Code section 1350, containing two or more common interest units, as defined in Civil Code section 783; a community apartment project, as defined in State Business and Professional Code section 11004, containing two or more rights of exclusive occupancy; and a stock cooperative, as defined in Business and Professional Code section 11003.2, containing two or more rights of exclusive occupancy.

Conditional use permit. A discretionary approval usually granted by the planning commission which allows a use or activity not allowed as a matter of right, based on specified findings.

Convenience stores, mini-markets. A retail store, generally less than 10,000 square feet in area, that sells a variety of convenience foods, beverages and non-food items. Fresh dairy products, produce and/or meat may be offered on a limited basis.

County. County of Orange.

Covered parking space. A garage, carport or parking space which is completely covered by a roof.

Density bonus. A minimum increase of 25% over the allowable residential dwelling unit density as specified by the zoning classification.

Development. The division of land into two or more lots; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill, or land disturbance; and any use or extension of the use of land.

Development review. The processing of a development plan when authority for approval is vested in the planning division.

Development services department means the Development Services Department of the City of Costa Mesa.

Development services director. The director of development services of the City of Costa Mesa, or his or her designee.

Disabled shall have the same meaning as handicapped.

Dormer. A vertical window in a projection built out from a sloping roof.

Driveway, common. A paved area for vehicle circulation and parking purposes which features joint use between two or more parties.

Driveway, individual. The paved area strictly leading to the garage/carport of a residence. This paved area serves vehicle parking purposes and does not extend beyond the garage/carport unless a curvilinear design is necessary for the turning radius.

Dwelling, single-family. "Dwelling, single-family" or "single-family dwelling" is a building of permanent character placed in a permanent location which is designed or used for residential occupancy by one family. A single mobile home on a foundation system on a single lot is a single-family dwelling. (See Manufactured housing).

Dwelling, multi-family. "Dwelling, multi-family" or "multi-family dwelling" is a building or buildings of permanent character placed on one lot which is designed or used for residential occupancy by two or more families.

Dwelling unit. One or more rooms in any building designed for occupancy by one family, and containing one kitchen unit, including manufactured housing. (See Manufactured housing).

Easement. A grant of one or more property rights by the owner for use by the public, a corporation or another person or entity.

Electronic cigarette. An electronic and/or battery-operated device used to provide an inhalable dose of nicotine by delivering a vaporized solution. The term includes any such device manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pipe, an electronic hookah, or any other product name or descriptor. The term does not include any medical inhaler prescribed by a licensed doctor.

Electronic game machine. Any electronic or mechanical device which upon insertion of a coin, slug, or token in any slot or receptacle attached to the device or connected therewith, operates, or which may be operated for use as a game, contest, or amusement through the exercise of skill or chance.

Emergency shelters. A facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. No individual or household may be denied to emergency shelter because of an inability to pay.

Entertainment (live). Any act, play, revue, pantomime scene, dance act, musical performance, or any combination thereof, performed by one or more persons whether or not they are compensated for the performance.

Establishment where food or beverages are served. Any commercial use that sells prepared food and/or beverages for consumption on site or off site, either solely or in conjunction with an ancillary or complementary use. Excluded from this definition are grocery stores, convenience stores, movie theaters, and other such uses, as determined by the development services director, where the sale of food or beverages is clearly incidental to the primary use. All establishments selling alcoholic

beverages for consumption on-site are included within this definition

Fair housing laws. The Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act, as each statute may be amended from time to time, and each statute's implementing regulations.

Family. One or more persons occupying one dwelling unit and living together as a single housekeeping unit.

Family day care home, large. A home which provides family day care to seven to 14 children as defined in section 1596.78 of the State Health and Safety Code.

Family day care home, small. A home which provides family day care to eight or fewer children as defined in section 1596.78 of the State Health and Safety Code.

Floor area ratio. The gross floor area of a building or project divided by the project lot area upon which it is located.

Garage. An accessory or attached enclosed building with doors, designed and/or used for vehicle parking.

Garage sale. An event for the purpose of selling or trading personal property. Garage sale includes yard sale.

General plan. The City of Costa Mesa General Plan as adopted or amended from time to time by the city council.

Grade. The lowest point of the finished surface elevation of either the ground, paving or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Grade, finished. The surface of the ground at a stated location as it exists after completion of precise grading.

Grade, natural. The unaltered natural surface of the ground at a stated location.

Gross acreage. The total area within the lot lines of a lot of land before public streets, easements or other areas to be dedicated or reserved for public use are deducted from such lot, and not including adjacent lands already dedicated for such purposes.

Gross floor area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas.

Gross leasable area. The total floor area designed for tenant occupancy and exclusive use, including both owned and leased areas.

Group home. A facility that is being used as a supportive living environment for persons who are considered handicapped under state or federal law. A group home operated by a single operator or service provider (whether licensed or unlicensed) constitutes a single facility, whether the facility occupies one or more dwelling units.

Group homes shall not include the following: (1) residential care facilities; (2) any group home that operates as a single housekeeping unit.

Guestroom. A room occupied or intended, arranged, or designed for occupancy by one or more guests.

Handicapped. As more specifically defined under the fair housing laws, a person who has a physical or mental impairment that limits one or more major life activities, a person who is regarded as having that type of impairment, or a person who has a record of that type of impairment, not including current, illegal use of a controlled substance.

Hazardous materials. Any material of quantity, concentration, physical or chemical characteristics, that poses a significant present or potential hazard to human health and safety or to the environment if released into the work place or environment; or any material requiring a Material Safety Data Sheet according to Title **8**, section 339 of the State Code of Regulation.

Height. See Building height and Antenna height.

Home occupation. Any business or commercial use conducted within a dwelling unit.

Hookah lounge. See Smoking lounge.

Hotel. Any building or combination of buildings generally three or more stories in height containing six or more guest rooms offering transient lodging accommodations to the general public and providing incidental guest services such as food and beverage service, recreation facilities, retail services and banquet, reception and meeting rooms. Typically, room access is provided through a main or central lobby.

Household includes all the people occupying a dwelling unit, and includes people who live in different units governed by the same operator.

Individual counseling. A single-operator business that provides individual and/or family counseling and occupies no more than 500 square feet of total square footage, including but not limited to an office suite and corresponding proportion of any common waiting areas. Any counseling use with a floor area of more than 500 square feet shall be considered a group counseling use.

Integral facilities. Any combination of two or more group homes which may or may not be located on the same or contiguous parcels of land, that are under the control and management of the same owner, operator, management company or licensee or any affiliate of any of them, and are integrated components of one operation shall be referred to as integral facilities and shall be considered one facility for purposes of applying federal, state and local laws to its operation. Examples of such integral facilities include, but are not limited to, the provision of housing in one facility and recovery programming, treatment, meals, or any other service or services to program

participants in another facility or facilities or by assigning staff or a consultant or consultants to provide services to the same program participants in more than one licensed or unlicensed facility.

Integral uses. Any two or more residential care programs commonly administered by the same owner, operator, management company or licensee, or any affiliate of any of them, in a manner in which participants in two or more care programs participate simultaneously in any care or recovery activity or activities so commonly administered. Any such integral use shall be considered one use for purposes of applying federal, state and local laws to its operation.

Intersection. The general area where two or more roadways join or cross.

Kitchen. Any room, all or part of which is designed and/or used for storage, refrigeration, cooking and preparation of food.

Landscaping. Plant materials such as lawn, groundcover, trees and shrubs.

Loft. An intermediate floor placed within a room, where the clear height above and below the loft is not less than seven feet, and where the aggregate area of the loft does not exceed 1/3 of the area of the room in which it is located.

Lot.

- (a) A parcel of real property when shown as a delineated parcel of land with a number or designation on a subdivision map or parcel map recorded in the office of the county recorder, and created in conformance with the Subdivision Map Act and applicable local ordinances.
- (b) A parcel of real property when shown on a record of survey map or deed filed in the office of the county recorder, when such map or deed was filed as the result of and was made a condition of a lot division approved under the authority of prior ordinances.

Lot area. The total land area of a project after all required dedications or reservations for public improvements, including, but not limited to, streets, parks, schools, and flood control channels. This phrase does not apply in the planned development zones where the phrase "site area," as defined in Chapter V, Development Standards, is used.

Lot, corner. A lot abutting on and at the intersection of two or more streets which intersect at an angle that is equal to or less than 135 degrees.

Lot, depth. The average of the horizontal distance between the front and the rear lot lines.

Lot, development. The master lot or project site upon which a development will be constructed.

Lot, individual dwelling unit. An individual building site or lot within a development

intended for construction of a single attached or detached dwelling unit.

Lot, interior. A lot abutting only one street, or a lot abutting two streets which intersect at an angle greater than 135 degrees.

Lot, width. The horizontal distance between the side lot lines measured at right angles to the lot depth at the front building setback line.

Manufactured housing. Detached housing that is built to the National Manufactured Housing Construction and Safety Standards Act of 1974, including structures known as manufactured homes and mobile homes. For the purpose of this Zoning Code, a factory-built single-family structure that is manufactured under the authority of 42 U.S.C. section 5401, the National Manufactured Home Construction and Safety Standards Act, transportable in one or more sections, built on a permanent chassis and used as a place of human habitation, shall be considered a single-family home and shall be reviewed under the same standards as a sitebuilt structure.

Marijuana. Has the same definition as that set forth in California Health and Safety Code section 11018.

Marijuana cultivation and/or medical marijuana cultivation. The planting, growing, harvesting, drying or processing of marijuana plants or any part thereof for any purpose, including medical marijuana, and shall include both indoor and outdoor cultivation.

Master plan. The overall development plan for a parcel or parcels which is depicted in both a written and graphic format.

Master plan of highways. The graphic representation of the city's ultimate circulation system contained in the general plan. It illustrates the alignment of the major, primary, secondary and collector highways.

Median. A paved or planted area separating a parking area, street, or highway, into two or more lanes or directions of travel.

Medical marijuana. Marijuana used for medical purposes in accordance with California Health and Safety Code section 11362.5.

Medical marijuana dispensary. A facility or location where medical marijuana is cultivated or by any other means made available to and/or distributed by or to three or more of the following: a primary caregiver, a qualified patient, or a person with an identification card in strict accordance with State Health and Safety Code sections 11362.5 et seq., and 11362.7 et seq., which shall include, but not be limited to, any facility or location engaging in the retail sale, dispensation, or distribution of marijuana for medical purposes that does not have an active role in the cultivation of the marijuana product that it sells, dispenses, or distributes, or when its cultivation of the marijuana product is off-site from the facility or location for retail sale, dispensation, or distribution.

Minor conditional use permit. A discretionary approval granted by the zoning administrator which allows a use or activity not allowed as a matter of right, based on specified findings.

Minor modification. A discretionary entitlement granted by the planning division, which permits limited deviation from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Mixed use development. The development of lot(s) or structure(s) with two or more different land uses such as, but not limited to a combination of residential, office, manufacturing, retail, public, or entertainment in a single or physically integrated group of structures.

Mobile home. See Manufactured housing.

Mobile home park. Any area or tract of land where two or more mobile home lots are rented or leased, held out for lease or rent, or were formerly held out for rent or lease and later converted to a subdivision, cooperative, condominium, or other form of resident ownership, to accommodate manufactured homes or mobile homes. A mobile home park also means a mobile home development constructed according to the requirements of Part 2.1 (commencing with section 18200) of Division 13 of the State Health and Safety Code, and intended for use and sale as a mobile home condominium or cooperative park, or as a mobile home planned unit development.

Motel. Any building or combination of buildings of one to three stories in height having six or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

Municipal Code. City of Costa Mesa Municipal Code.

Open space. An area that is intended to provide light and air, and is designed for either environmental, scenic or recreational purposes. Open space may include, but is not limited to, lawns, decorative planting, walkways, active and passive recreational areas, playgrounds, fountains, swimming pools, wooded areas; first floor decks; unenclosed patios with solid or lattice roofs; water courses; and surfaces covered by not more than five feet in depth by projections which are at least eight feet above grade.

Open space shall not include the following: driveways; parking lots; other surfaces designed or intended for vehicular travel; and upper floor decks, balconies or areas under projections which are less than eight feet above grade.

Open space, common. An area of land reserved primarily for the leisure and recreational use of all residents of a planned development or common interest development and owned in common by them, generally through a homeowners'

association.

Open space, private. An area of land located adjacent to an individual dwelling unit, owned or leased and maintained by its residents, and reserved exclusively for their use.

Operator means a company, business or individual who provides residential services, i.e., the placement of individuals in a residence, setting of house rules, and governing behavior of the residents as residents. Operator does not include a property owner or property manager that exclusively handles real estate contracting, property management and leasing of the property and that does not otherwise meet the definition of operator.

Organizational documents. The declaration of restrictions, articles of incorporation, bylaws, and any contracts for the maintenance, management or operation of all or any part of a project.

Parcel. Same as Lot.

Parkway. The area of a public street that lies between the curb and the adjacent property line or physical boundary definition, which is used for landscaping and/or passive recreational purposes.

Paved area. Ground surface covered with cobblestone, clay-fired bricks, concrete precast paver units, poured concrete with or without decorative surface materials, or asphaltic or rubber mixture which may include sand, stone, or gravel as an ingredient to create a hard surface. A graded natural surface or one covered with rolled stone or overlaid with loose gravel is not considered paved area.

Peak hour. The hour during the AM peak period (typically 7:00 a.m.–9:00 a.m.) or the PM peak period (typically 3:00 p.m.–6:00 p.m.) in which the greatest number of vehicle trips are generated by a given land use or are traveling on a given roadway.

Permitted use. Any use allowed in a land use zoning district without requiring a discretionary approval, and subject to the provisions applicable to that district.

Planned development. A land area which is developed as an integrated unit under single ownership or control and having planned development zoning designation.

Planning application. A broad term for any development project or land use which requires the discretionary review and approval of either the planning division, zoning administrator, planning commission, or city council. Planning applications include administrative adjustments, conditional use permits, development reviews, variances, etc.

Planning division. The planning division of the development services department of the City of Costa Mesa.

Project. See Development.

Property line. A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

Property line, front. For interior lots, the narrowest property line of a lot abutting a public or private street. If two or more equal property lines are narrowest, the front shall be that property line across which the development takes its primary access (if the primary access is determined to be equal, there shall be two front property lines). However, for non-residentially zoned property, any property line abutting a public street designated as a secondary, primary or major street on the master plan of highways shall be deemed a front property line. A non-residentially zoned property shall have more than one front property line when it abuts more than one street designated as secondary, primary, or major on the master plan of highways.

For R-1 zoned property located on corner lots, the front property line may be the property line towards which the front of the dwelling unit is oriented.

Property line, rear. The property line opposite the front property line. A corner lot with more than one front property line shall have more than one rear property line. Irregularly shaped lots may also have more than one rear property line.

Property line, side. Any property line which is not a front or rear property line.

Property line, ultimate. The boundary of a lot after the dedication of land for use as public right(s)-of-way, whether dedicated in fee or by easement. A setback is measured from the ultimate property line.

Public area. Establishments where food or beverages are served. That portion of an establishment reserved for the exclusive use of the public for the receipt or consumption of food and/or beverages. For the purpose of this Zoning Code, public area shall not include restrooms, kitchens, hallways or other areas restricted to employees only.

Public hearing. A public proceeding conducted for the purpose of acquiring information or evidence which may be considered in evaluating a proposed action, and which affords to any affected person or persons the opportunity to present their views, opinions, and information on such proposed applications. "Mandatory hearings" are those required to be held by law, and "discretionary hearings" are those which may be held within the sole discretion of the hearing body.

Public right-of-way. A strip of land acquired by reservation, dedication, prescription or condemnation and intended to be occupied by a road, trail, water line, sanitary sewer and/or other public uses.

Recyclable materials. Reusable materials, including, but not limited to, metals, glass, plastic and paper which are intended for reuse, remanufacture or reconstruction. Recyclable materials do not include refuse, hazardous materials or hazardous waste.

Recycling. The process by which waste products are reduced to raw materials and transformed into new products.

Recycling and collection facility. A building or enclosed space used for the collection and processing of recyclable materials for preparation for shipment, or to an end user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning or remanufacturing.

Referral facility. A residential care facility or a group home where one or more person's residency in the facility is pursuant to a court order or directive from an agency in the criminal justice system.

Residential care facility. A residential facility licensed by the state where care, services, or treatment is provided to persons living in a supportive community residential setting. Residential care facilities include, but may not be limited to, the following: intermediate care facilities for the developmentally disabled (Health & Safety Code §§ 1267.8, 1267.9); community care facilities (Health & Safety Code § 1500 et seq.); residential care facilities for the elderly (Health & Safety Code § 1569 et seq.); residential care facilities for the chronically ill (22 C.C.R. § 87801(a)(5); Health & Safety Code § 1568.02); alcoholism and drug abuse facilities (Health & Safety Code §§ 11834.02–11834.30); pediatric day health and respite care facilities (Health & Safety Code § 1760 et seq.); residential health care facilities, including congregate living health facilities (Health & Safety Code §§ 1265–1271.1, 1250(i), 1250(e), (h)); family care home, foster home, group home for the mentally disordered or otherwise handicapped persons or dependent and neglected children (Wel. & Inst. Code §§ 5115–5120).

Residential, multi-family. Apartments, common interest developments, townhouses and similar multiple-family residential developments, including detached single-family homes where there is more than one primary dwelling unit on a lot.

Residential, single-family. Detached single-family home where there is no more than one primary dwelling unit on a lot.

Room, bedroom. A fully-enclosed room designed or intended to be used for sleeping purposes within a residence that typically includes a closet and is separated from the other living spaces with a door.

Room, home office. A room designed and intended to be used for a household office or small business related activity within a residence. Within a single-family detached residence, this room is strictly not intended for sleeping purposes, and lacks direct access to a bathroom. The home office may also be referred to as a studio, den, study or library.

Senior congregate care facility. A structure(s) providing residence for 13 or more senior citizens with kitchen, dining, recreational, etc. facilities with separate bedrooms and/or living quarters.

Setback. The required distance that a building, structure, parking or other designated item must be located from a property line or lot line. A setback is measured from the ultimate property line.

Single housekeeping unit. The occupants of a dwelling unit have established ties and familiarity with each other, including jointly use of and responsibility for common areas, and may include interaction with each other, shared meals, household activities, and expenses and responsibilities.; membership in the single housekeeping unit is fairly stable as opposed to transient, members have some control over who becomes a member of the household, and the residential activities of the household are conducted on a nonprofit basis. There is a rebuttable presumption that integral facilities do not constitute single housekeeping units. Additional indicia that a household is not operating as a single housekeeping unit include, but are not limited to: the occupants do not share a lease agreement or ownership of the property; members of the household have separate, private entrances from other members; members of the household have locks on their bedroom doors; members of the household have separate food storage facilities, such as separate refrigerators.

Single room occupancy residential hotel. A residential hotel, allowed in certain commercial zones, that contains units designed for long-term occupancy by a single person, although double occupancy may be permitted.

Slope. The degree of deviation of a surface from the horizontal plane, usually expressed in percent or degrees.

Small lot subdivision. A residential development containing a maximum of 15 detached or townhome style units with no common walls where each unit is independently constructed on an individual parcel and the land is subdivided into fee simple parcels containing each unit. Each individual lot is provided with either a direct access to public street/alley or an easement access through a recorded subdivision map.

Smoking lounge. Any facility or location whose business operation, whether as a primary use or an ancillary use, is characterized by the sale, offering, and/or preparation of smoking of tobacco, cigars, hookah, electronic cigarettes, or similar products, including but not limited to establishments known variously as hookah parlors, vaping lounges, or cigar bars.

Smoking/vaping retailer. A smoke shop, electronic cigarette retailer, vapor cigarette retailer, or any other retail business that sells tobacco, electronic cigarettes, and related products primarily for off-site consumption. Smoking/vaping retailers shall not include food or beverage service, outdoor seating, or an indoor seating area greater than 100 square feet in area.

Sober living home. A group home for persons who are recovering from a drug and/or alcohol addiction and who are considered handicapped under state or federal law. Sober living homes shall not include the following: (1) residential care facilities; (2) any sober living home that operates as a single housekeeping unit.

Specialty store. A retail store less than 3,000 square feet in area with hours of

operation between 6:00 a.m. and 11:00 p.m. A specialty store offers a combination of foods and beverages for off-site use or consumption and provides for alcoholic beverage sales that are incidental to the primary use. No more than 10% of the total merchandise area of the retail floor may be devoted to display or sale of alcoholic beverages and only non-refrigerated alcoholic beverages may be offered. A specialty store must comply with the operational standards of section 13-200.72.

Specific plan. A plan consisting of text, maps, and other documents and exhibits regulating development within a defined area of the city, consistent with the general plan and the provisions of State Government Code section 65450 et seq.

State. State of California.

Story. For purposes related to zoning regulations, a story is that portion of a building included between the surface of any floor and the surface of the floor next above it. If there is no floor above it, then the space between such floor and the ceiling next above it shall constitute a story. An attic shall not be considered a story. A basement or cellar shall not be considered a story, if the finished floor level directly above the basement or cellar is less than four feet above finish grade at all locations. Any uncovered deck or activity area above the first story shall be considered a story.

Street. A public or private thoroughfare that provides primary access to adjacent land and local traffic movements. Streets do not include driveways which only provide access to parking areas.

Structure. Anything, including a building, located on the ground in a permanent location or attached to something having a permanent location on the ground.

Supportive housing. Housing with no limit on length of stay, that is occupied by the target population, and that is linked to on site or off site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing that is provided in single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses under this Code.

Tandem parking. An arrangement of parking spaces one behind the other in a row of maximum two cars including one in the garage space. Tandem garage parking is defined as the placement of standard parking spaces one behind the other within the enclosed area of a garage.

Townhouse. A single-family attached dwelling unit located on an individual dwelling unit lot, and is part of a row of units that contains three or more dwelling units.

Transitional housing. A development with buildings configured as rental housing developments, but operated under program requirements that call for the

termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing that is provided in single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses, shall be permitted, conditionally permitted or prohibited in the same manner as the other single-family dwelling, multi-family dwelling units, residential care facilities, or boarding house uses under this Code.

Trip (vehicle). A one-way vehicular journey either to or from a site, or totally within the site i.e. internal trip. Each trip has two trip ends, one at the beginning and the other at the destination.

Trip rate (vehicular). The anticipated number of vehicle trips to be generated by a specific land use type or land use classification. The trip rate is expressed as a given number of vehicle trips for a given unit of development intensity (i.e., trip per unit, trip per 1,000 square feet, etc.).

Uncontrolled environment. A location where there is the exposure (to radiofrequency radiation) of individuals who have no knowledge or control of their exposure. The exposures may occur in living quarters or work places where there are no expectations that the exposure levels may exceed the exposure and induced current levels permitted for the general public.

Underroof. All of the area within the walls of the building that a roof covers. Areas under porches, roof overhangs, garage protrusions, breezeways and other similar architectural design features are not considered as underroof.

Unit. A particular building or structure, or portion thereof, that is designed, intended or used for exclusive occupancy, possession or control of individual owners or occupiers, whether or not they have interests in common areas of the project.

Use. The purpose (type and extent) for which land or a building is arranged, designed, or intended, or for which either land or a structure is occupied or maintained.

Warehouse, mini. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where at least one of the stalls or lockers has less than 500 square feet of floor area.

Warehouse, public. A structure or group of structures for the dead storage of customer's goods and wares where individual stalls or lockers are rented out to different tenants for storage and where all the stalls or lockers have more than 500 square feet of floor area.

Vacancy rate (common lot development conversion). The ratio of vacant apartments being offered for rent or lease in the City of Costa Mesa, shown as a percentage of the total number of apartments in the city.

Vape lounge. See Smoking lounge.

Vape shop. See Smoking/vaping retailer.

Variance. A discretionary entitlement, usually granted by the planning commission, which permits departure from the strict application of the development standards contained in this Zoning Code, based on specified findings.

Yard. Any open space on a lot unoccupied and unobstructed from the ground upward, except an inside court.

Yard, front. The yard between the front line of a building and the front line of the lot upon which the building is located.

Yard, rear. The yard extending from the extreme rear line of the main building to the rear lot line on which the building is situated.

Yard, side. The yard extending from the front yard, or from the front lot line where no front yard is required, to the rear yard or rear lot line, between the side lot line and the nearest wall of the main building or any accessory structure attached thereto.

Zero lot line. The location of a structure on a lot in such a manner that one or more of the structure's sides rest directly on a lot line.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 4, 3-2-98; Ord. No. 00-5, § 1(a), 3-20-00; Ord. No. 01-16, § 1a., 6-18-01; Ord. No. 05-11, § 2a., 7-19-05; Ord. No. 06-18, § 1, 9-5-06; Ord. No. 09-3, §§ 1a., b., 5-19-09; Ord. No. 09-4, § 1a., 5-5-09; Ord. No. 10-13, § 1, 10-19-10; Ord. No. 10-14, § 1, 11-16-10; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2A., 3-19-13; Ord. No. 13-05, § 1, 12-3-13; Ord. No. 14-04, § 2A., 4-1-14; Ord. No. 14-13, § 1, 10-21-14; Ord. No. 15-10, § 2A, 9-15-15; Ord. No. 15-11, § 1, 11-17-15; Ord. No. 16-01, § 1, 1-19-16; Ord. No. 18-03, § 2, 1-16-18; Ord. No. 21-03, § 3, 3-2-21; Ord. No. 21-20, § 1, 12-7-21)

Section 13-28 Types

(a) Administrative adjustment. Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(a).

TABLE 13-28(a) ADMINISTRATIVE ADJUSTMENTS	
Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line.	More than 20% but no more than 40%
Decrease in required rear yard depth.	More than 20% but no more than 40%
Decrease in required side yard width.	More than 20% but no more

TABLE 13-28(a)
ADMINISTRATIVE ADJUSTMENTS

Standard	Deviation Range
	than 40%
Increase in maximum fence/wall height, except within setbacks adjacent to the public right-of-way.	More than 33 1/3 % but no more than 50%
Increase in depth of permitted projections into required yards.	More than 20% but no more than 40%
Deviation in sign area, height, setbacks, separation and other sign specifications	More than 10% but no more than 20%
Decrease in required distance between main structures	More than 20% but no more than 40%
Decrease in required distance between accessory and main structures	More than 20% but no more than 40%

- (b) Conditional use permit. Any use specified in this Zoning Code as requiring a conditional use permit.
- (1) Common interest development conversion. For residential projects, a proposal to convert an occupied or previously occupied apartment complex to a residential common interest development project. To request a conversion for a newly constructed project, the apartment complex shall have received final building approval for occupancy. For non-residential projects, a proposal to convert an occupied or previously occupied non-residential complex to a non-residential common interest development. Non-residential includes industrial, commercial, office, and/or mixed-use project.
- (c) Density bonus or incentive. Any request for incentives to produce lower income and senior housing per State Government Code section 65915.
- (d) Design review. Any construction that results in three or more dwelling units on a development lot in any residential zone, except planned development, shall be subject to design review.
- (e) Development review. The following shall be subject to development review:
- (1) Two-story residential construction. In the R2-MD, R2-HD, and R3 zones, any two-story construction on a lot where there are two or fewer dwelling units or any second-story addition on a lot with more than two dwelling units that complies with any residential design guidelines adopted by city council.
- (2) Construction of new buildings or additions to existing buildings in the AP, CL, C1, C2, C1-S, MG, or MP zones. However, building additions that do not

exceed 2,000 square feet or 50% of the existing building area, whichever is less, and comply with all applicable development standards shall not be subject to development review; and,

(3) Any other use specified in this Zoning Code as requiring development review.

(f) Lot line adjustment. Any adjustment to an existing lot line between two lots, where the land taken from one lot is added to an abutting lot and/or where a greater number of lots than originally existed is not created. A lot line adjustment may be used to combine no more than four abutting lots.

(g) Master plan. Prior to development in the planned development (PD), town center (TC), shopping center (C1-S), mixed-use overlay (MU), and all types of institutional and recreational (I&R, I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) Minor changes. Minor changes in the location, siting or character of buildings and structures may be authorized by the planning division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

- a. A change in the use or character of the development;
- b. An increase in the overall density or floor area ratio of the development;
- c. An increase in overall coverage of structures;
- d. A reduction or change in character of approved open space;
- e. A reduction of required off-street parking;
- f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks;
- g. A reduction in required street pavement widths;
- h. An increase of more than six inches in building height; or
- i. A decrease in building setback greater than can be approved by a minor modification by the development services director.

(2) Major amendments. Substantial amendments to the master plan encompassing one or more of the minor changes listed in subparagraphs (1)a. through (1)i., or any proposed change determined by the development services director as a major amendment, shall be subject to review and approval by the zoning administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the zoning administrator must find that the major amendment is consistent with

the density, floor area ratio, and trip budget standards established by the general plan, as applicable.

(3) Minor amendments.

- a. Minor amendments to existing master plans in planned development zones are subject to section 13-56, master plan required.
- b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, I&R-S, and I&R-MLT zones may be approved by development review if the planning division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the planning division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the general plan, as applicable.

(4) Mixed-use development plan screening application. Applicants for residential or mixed-use development projects in a mixed-use overlay district shall submit a screening application for consideration by city council at a public meeting. No other concurrent application for development may be submitted for processing until city council comments have been received. The purpose of the screening application is to receive city council comments on the merits and appropriateness of the proposed development. No other action on the screening application will be taken by city council. The submittal requirements for the screening review are specified on the city's planning application form, and the city council's review comments on the proposed project for processing shall not set precedent for approval of the master plan.

(h) Minor conditional use permit. Any use or deviation from development standards specified in this Zoning Code as requiring a minor conditional use permit.

(i) Minor design review. The following shall be subject to minor design review:

(1) Two-story residential construction that does not comply with any residential design guidelines adopted by the city council in the following zones:

- a. R1 zone. Any two-story construction or second-floor addition; and
- b. R2-MD, R2-HD, and R3 zones. Any two-story construction on a lot that results in two or fewer dwelling units or any second-story addition on a lot with more than two dwelling units.

(2) Reserved for future use.

(3) Any deviation from development standards specified in this Zoning Code as requiring a minor design review.

- (j) Minor modification. Any deviation from an adopted development standard in this Zoning Code that meets the criteria listed in Table 13-28(j)(1).

TABLE 13-28(j)(1) MINOR MODIFICATION	
Standard	Deviation Range
Decrease in required front yard depth; provided that in residential zones, the garage is set back a minimum of 19 feet from the front property line	20% or less
Decrease in required rear yard depth	20% or less
Decrease in required side yard width	20% or less
Increase in maximum fence/wall height	33 1/3 % or less
Decrease in five-foot setback on street side for fences/walls in excess of 36 inches on corner lots in multi-family residential zones	100% or less
Increase in depth of permitted projections into required yards	20% or less
Decrease in minimum driveway width for two or more dwelling units	to not less than 10 feet
Deviation in sign area, height, setbacks, separation and other sign specifications	10% or less
Decrease in required distance between main structures	20% or less
Decrease in required distance between accessory and main structures	20% or less
Decrease in minimum width and length of garage dimensions	5% or less

- (2) Minor building additions that encroach into required setbacks no further than the existing main structure, excluding architectural features. However, no nonconforming setback width or depth may be decreased further, and the building addition shall comply with all other applicable sections of this Zoning Code and other codes.
- (3) Fabric awnings that project no more than five feet from the building face.

- (4) Minimum length of no less than 18 feet for driveways as measured from the ultimate property line.
- (5) Any deviation from development standards specified in this Zoning Code as requiring a minor modification.
- (k) Mobile home park conversion. Any conversion of an existing mobile home park to any other use permitted or conditionally permitted in the applicable zoning district.
- (l) Planned signing program. A voluntary, optional alternative to the general sign regulations, except in the C1-S zone where it is required.
- (m) Reasonable accommodation. As defined in section 13-200.62
- (n) (Reserved)
- (o) Rezone. Any proposed change to the official zoning map.
- (p) Special use permit. Refer to Chapter XV of the Zoning Code.
- (q) Specific plan conformity review. Any proposed action or land use which is required by the applicable specific plan to be reviewed for conformity with the purpose and intent of the plan.
- (r) Tentative tract or parcel map (including vesting). Any proposed subdivision of land which is required by a provision of the Subdivision Map Act or this Zoning Code to file a tentative tract or parcel map.
- (s) Variance. Any deviation from a development standard in this Zoning Code that is not specified as a minor modification or administrative adjustment, or a deviation that is not allowed by approval of conditional use permit, minor conditional use permit, or specific plan conformity procedure.
- (t) Landmarks and historic districts located within the city. A person may request placement of a significant historic structure on the local Register of Historic Places subject to the criteria and procedures established in Chapter IX, Article 14, Historic Preservation.
- (u) Certificate of appropriateness. A certificate issued by the planning commission (or other commission/committee designated by the city council), approving plans, specifications, or statements of work for any proposed alteration, restoration, or rehabilitation, construction, relocation, or demolition, in whole or in part, of a "designated cultural resource" listed on the city's local Register of Historic Places.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 99-17, § 3, 11-15-99; Ord. No. 01-10, §§ 1a., 1b., 3-5-01; Ord. No. 01-16, § 1b., 6-18-01; Ord. No. 02-4, § 1m, 3-18-02; Ord. No. 03-4, § 1(a), 6-2-03; Ord. No. 03-8, §§ 1, 2, 9-2-03; Ord. No. 05-3, § 1b., 2-7-05; Ord. No. 05-2, § 1a.–c., 2-22-05; Ord. No. 06-9, § 1b., 4-18-06; Ord. No. 07-17, § 1a., b., 10-2-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 16-09, § 3, 10-4-16; Ord. No. 21-20, § 1, 12-7-21)

Section 13-30 Purpose.

The purpose of this chapter is to provide a comprehensive list of uses which are permitted, conditionally permitted, or prohibited in the various zoning districts, as represented by Table 13-30, Land Use Matrix. In evaluating a proposed use, the following criteria shall also be considered:

- (a) Uses determined as permitted may be subject to a discretionary review when construction is proposed, pursuant to Chapter III, Planning Applications.
- (b) Uses proposed in the planned development zones are subject to verification of consistency with the master plan adopted for planned development zones. A proposed use not expressly allowed by the adopted master plan may require additional discretionary review pursuant to Table 13-30, Land Use Matrix.
- (c) All listed uses in the matrix are subject to verification of compliance with density and floor area ratio limits, parking requirements and performance standards which may, in certain cases, prevent the establishment of the use.
- (d) Any proposed use not listed in the Land Use Matrix shall be reviewed by the development services director to determine its similarity to another listed use. If no substantial similarity exists, the proposed use shall require approval of a conditional use permit prior to establishment of the use.
- (e) For the purpose of Table 13-30, Land Use Matrix, the various zoning districts are labeled as follows:
 - Residential zones: R1, R2-MD, R2-HD, and R3
 - Commercial zones: AP, CL, C1, C2, C1-S, and TC
 - Industrial zones: MG and MP
 - Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and PDR-NCM
 - Planned Development Commercial zone: PDC
 - Planned Development Industrial zone: PDI
 - The Parking zone: P
 - Institutional and Recreational zones: I & R, I & R-S, and I & R-MLT
- (f) For zoning districts located in a specific plan area, please refer to the appropriate specific plan text to determine if any additional regulations related to land uses are applicable.
- (g) For the mixed-use overlay district located in an urban plan area, please refer to the appropriate urban plan text for additional regulations related to development standards and allowable land uses as applicable.

TABLE 13-30 CITY OF COSTA MESA LAND USE MATRIX																						
LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
RESIDENTIAL USES																						
1. Single-family dwellings (single housekeeping units)	p4	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	P	•
2. Multi-family dwellings	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.1 Common interest developments, residential	•	P	P	P	•	•	•	•	•	P	•	•	P	P	P	P	P	P	•	•	P	•
2.2 Small lot subdivisions, residential	•	P	P	P	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3. Mobile home parks	•	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•
4. Boarding-house, small ⁷	•	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
5. Boarding-house, large ⁷	•	C	C	C	•	•	•	•	•	•	•	•	•	C	C	C	C	C	•	•	•	•
6. Residential care facility, six or fewer persons (State licensed)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	P	•	P	•
7. Group homes, six or fewer	S	S ⁶	S ⁶	S ⁶	•	•	•	•	•	•	•	•	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	•	P	•
7.1 Sober living homes, six or fewer	S ⁵	S ⁶	S ⁶	S ⁶	•	•	•	•	•	•	•	•	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	S ⁶	P	•	•	•

<div>TABLE 13-30</div> <div>CITY OF COSTA MESA LAND USE MATRIX</div>																						
LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
8. Residential care facility, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
9. Group homes, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
9.1 Sober living homes, seven or more	•	C ⁶	C ⁶	C ⁶	•	•	•	•	•	•	•	•	•	C ⁶	C ⁶	C ⁶	C ⁶	C ⁶	P	•	•	•
10. Referral facility (Subject to the requirements of section 13-32.2, referral facility).	•	C ²	C ²	C ²	•	•	•	C ²	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•
11. Single room occupancy residential hotel (subject to City Council Policy 500-5)	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•	•	•	•	•	•	•	•
ACCESSORY USES																						
12. Reserved for future use.																						
13. Animals, keeping of	SEE TITLE 3, ANIMALS AND FOWL																					
14. Antennas: Amateur radio, Satellite dish, Communication	SEE CHAPTER IX, ARTICLE 2, ANTENNAS																					
15. Reserved for future use																						
15.1 Incidental residential use that includes a toilet in combination with a bathtub or shower. This applies to an accessory use contained in a detached structure, or contained within the main structure with no interior connection between the main and incidental use. Land use restriction required.	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•
16. Day care facilities (15 children or more) (see also Nursery schools)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
17. Family day care—Large (7 to 14 children) (subject to the requirements of section 13-37, large family day care homes)	p2	p2	p2	p2	•	•	•	•	•	•	•	•	p2	p2	p2	p2	p2,3	p2,3	P	•	p2	•
18. Family day care—Small (up to 8 children)	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	p3	p3	P	•	p3	•
19. Garage/yard sales—No more than 2 events permitted a year, not to exceed 3 consecutive days	P	P	P	P	•	•	•	•	•	•	•	•	P	P	P	P	p3	p3	•	•	p3	•
20. Reserved for future use.																						
21. Home occupations (subject to the requirements of chapter IX, article 6, home occupations)	p2	p2	p2	p2	p2,3	p2,3	p2,3	p2,3	p2,3	p2,3	p2,3	p2,3	p2	p2	p2	p2	p2,3	p2,3	p2	•	p2	•
22. Home occupations that generate traffic and do not involve more than 1 customer/ client at a time or more than 8 customers/clients per day (subject to the requirements of ch. IX, article 6, home occupations)	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	MC ²	MC ²	MC ²	MC ²	MC ^{2,3}	MC ^{2,3}	MC ^{2,3}	•	MC ^{2,3}	•
22.1 Non-residential accessory uses in a residential development not otherwise specified in this table	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
22.2 Accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	p2	p2	p2	p2	•	•	•	•	•	p2	•	•	p2	p2	p2	p2	p2	p2	•	•	p2	•
22.3 Junior accessory dwelling unit (subject to the requirements of ch. V, section 13-35, accessory dwelling units)	p2	p2	p2	p2	•	•	•	•	•	•	•	•	p2	p2	p2	p2	p2	p2	•	•	p2	•
22.4 Temporary real estate and construction offices (subject to the requirements of ch. IX, art. 10, temporary trailers)	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2	p2
INSTITUTIONAL AND RECREATIONAL USES																						
23. Cemeteries	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
24. Churches and other places of religious assembly (Subject to the requirements of article 4.5 , development standards for churches and other places of religious assembly)	C ²	C ²	C ²	C ²	C ²	C ²	p2	p2	C ²	C ²	p2	p2	C ²	C ²	C ²	C ²	C ²	C ²	p2	C ²	C ²	•

<div>TABLE 13-30</div> <div>CITY OF COSTA MESA LAND USE MATRIX</div>																						
LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
25. Civic and community clubs	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	•	P	•
26. Convalescent hospitals; nursing homes	•	C	C	C	C	C	C	C	•	•	•	•	•	•	•	•	•	•	P	•	•	•
27. Country clubs; golf courses	C	C	C	C	•	•	•	•	•	•	•	•	C	C	C	C	•	•	P	C	•	•
28. Crematories (See also Mortuary services)	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
29. Fairgrounds; outdoor festival (permanent)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	•	•	•
30. Hospitals, general	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	P	•	P	•
31. Libraries, privately-operated	C	C	C	C	•	•	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•	•
31a. Marijuana and/or medical marijuana cultivation	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
31b. Cannabis and/or marijuana distributor	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	
31c. Cannabis and/or marijuana manufacturer or processor	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	
31d. Cannabis and/or marijuana retail sales storefront	•	•	•	•	•	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	•	•	•	•	•	•	•	•	•	•	•	
31e. Cannabis and/or marijuana retail sales nonstorefront (deliveries)	•	•	•	•	•	C ⁹	C ⁹	C ⁹	C ⁹	C ⁹	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	•
31f. Cannabis and/or marijuana research and development and/or testing laboratories	•	•	•	•	•	•	•	•	•	•	•	C ⁹	•	•	•	•	•	C ⁹	•	•	•	
32. Mortuary services without crematories	•	•	•	•	C	C	C	C	C	•	C	C	•	•	•	•	•	•	C	•	•	•
32a. Needle exchange program	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
33. Nursery schools–See also Day care facilities for 15 or more children	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	•
34. Parks and playgrounds	C	C	C	C	•	•	•	•	•	C	•	•	C	C	C	C	C	C	P	P	P	•
35. Public offices and facilities, such as city halls, court-houses, police/ fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	P	•	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	•
37. Schools: trade and vocational; group counseling	•	•	•	•	•	MC	P	P	P	P	MC	MC	•	•	•	•	P	MC	P	P	•	•
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	•
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	•
39a. Emergency shelters	•	•	•	•	•	•	•	•	•	•	•	C ¹⁰	•	•	•	•	•	P ¹⁰	•	•	•	•
SPECIAL SEASONAL EVENTS																						
40. Reserved.																						
41. Christmas tree lots; pumpkin patches; fireworks stands; produce stands (subject to the requirements of title 9 , chapter II, regulation of certain businesses)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	P ²	P ²	P ²	P ²	•	•
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; massage (subject to the requirements of title 9 , chapter ii, article 22, Massage establishments and practitioners)	•	•	•	•	P ²	P ²	P ²	P ²	P ²	P ²	•	•	•	•	•	•	P ²	•	•	•	•	•
43. Adult businesses (See Sexually-oriented businesses)																						
44. Aggregate batch plants; Rock or asphalt crushing; Sand blasting	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
45. Ambulance services	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	•	MC	MC	•	•	•	•
46. Amusement centers (subject to the requirements of chapter IX, article 5, electronic game machines)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	•
47. Animal hospitals; veterinary services (kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•	•
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	MC	MC	•	•	•	•	P	MC	•	•	•	•
49. Artists, sculptors studios	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
51. Automobile (See Motor vehicle)																						
52. Banks; savings and loans; and other financial	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•

<div>TABLE 13-30</div> <div>CITY OF COSTA MESA LAND USE MATRIX</div>																						
LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
institutions																						
53. Bars; nightclubs (See Establishments where food or beverages are served)																						
54. Barber and beauty shops with accessory uses such as permanent make up, facials, and accessory massage	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
55. Billiards parlors	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•	•
57. Bowling centers	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	C	C	•	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
59. Reserved																						
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•	•
61. Business services–See Offices																						
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•	•
63. Carts– Outdoor retail sales in conjunction with an established business	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
64. Catering	•	•	•	•	•	MC	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	MC	MC	•	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	•	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
70. Contracting: general contractors; operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•	•
71. Convenience stores; mini-markets (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	C ²	C ²	C ²	•	•	•	•	•
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
73. Electronic game machines (four or more), incidental to the primary use, (subject to the requirements of chapter IX, article 5, electronic game machines)– Excluding amusement centers listed separately	•	•	•	•	•	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	MC ²	•	MC ²	MC ²	MC ²	MC ²	MC ²	•	•	•	•
74. Engineering; architectural; and surveying services– See Offices																						
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED					•	•	•	•
77. Exhibition of products produced on premises or available for wholesale distribution	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
78. Flower stands–See also Carts	•	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	•	MC	MC	MC	MC	MC	MC	•	•	•
79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
80. Grocery stores–See also Supermarkets; excluding convenience stores; and liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
81. Hazardous waste facilities, off-site (subject to chapter IX article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	C ²	C ²	•	•	•	•	C ²	C ²	C ²	•	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•	•
83. Hotels– Excluding motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	MC	MC	P	P	•	P	P	•	•	•	•	•	P	•	•	•	•
85. Laundry, cleaning and garment services, including plants	•	•	•	•	•	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•	•

<div>TABLE 13-30</div> <div>CITY OF COSTA MESA LAND USE MATRIX</div>																						
LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
88. Liquor stores (subject to the requirements of chapter IX, article 16, liquor stores, convenience stores, and mini-markets)	•	•	•	•	•	•	C ²	C ²	C ²	C ²	•	•	•	•	•	•	C ²	•	•	•	•	•
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
90. Manufacturing: Light EXCEPT the following which are prohibited: • Manufacture of fertilizer • Manufacture of products involving the use of explosives • Manufacture of rubber (including tires), steel	•	•	•	•	•	•	•	•	•	•	p ²	p ²	•	•	•	•	•	p ²	•	•	•	•
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	C ²	•	•	•	•
92. Manufacturing of stone, clay, glass and concrete products EXCEPT the following which are prohibited: • Manufacture of flat glass • Manufacture of cement and structural clay products • Manufacture of concrete, gypsum and plaster products • Manufacture of abrasive and asbestos products • Manufacture of nonclay refractories and crucibles • Processing and preparation of clay, ceramic and refractory minerals	•	•	•	•	•	•	•	•	•	•	p ²	p ²	•	•	•	•	•	p ²	•	•	•	•
93. Manufac-turing or processing of foods and beverages EXCEPT the following which are prohibited: • Meat and poultry packing plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)	•	•	•	•	•	•	•	•	•	•	p ²	p ²	•	•	•	•	•	p ²	•	•	•	•
94. Massage– See also Acupressure (subject to the requirements of title 9, chapter II, article 22, massage establishments and practitioners)	•	•	•	•	p ²	p ²	p ²	p ²	p ²	p ²	•	•	•	•	•	•	p ²	•	•	•	•	•
95. Medical laboratories	•	•	•	•	MC	MC	P	P	P	P	MC	MC	•	•	•	•	MC	MC	•	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to subsection 13-54(a), performance standards)	•	•	•	•	•	•	•	•	•	•	p ²	p ²	•	•	•	•	•	•	•	•	•	•
97. Motels– (Subject to requirements of chapter IX, article 8, motels) Excluding Hotels listed separately	•	•	•	•	•	•	C ²	C ²	•	•	•	•	•	•	•	•	•	•	•	•	•	•
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•	•
99. Motion picture theaters and other theaters not within 200 feet of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•	•
100. Motion picture theaters and other theaters within 200 feet of residential zones	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•	•
101. Motor oil, used–Collection facility (subject to the requirements of chapter IX, article 9, off-site hazardous waste facilities)	•	•	•	•	•	•	p ²	p ²	p ²	•	p ²	p ²	•	•	•	•	p ²	p ²	p ²	p ²	•	•
102. Motor vehicle, boat, and motorcycle retail sales, leasing, rentals and service with two or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
103. Motor vehicle, boat, and motorcycle retail sales, leasing, and rentals with one or less outdoor display parking space and no service (subject to verification of	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•

TABLE 13-30 CITY OF COSTA MESA LAND USE MATRIX																						
LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
parking availability)																						
104. Motor vehicle service stations	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of chapter IX, article 3, concurrent sale of alcoholic beverages and motor vehicle fuel)	•	•	•	•	•	•	C ²	C ²	C ²	•	•	•	•	•	•	•	C ²	•	•	•	•	•
106. Motor vehicle; boat; and motorcycle repair services (including body and paint work), not within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
107. Motor vehicle; boat; and motorcycle repair services (including body and paint work), within 200 feet of residential zone (subject to subsection 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•	•
109. Offices: central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
110. Offices: engineering; architectural; and surveying services; management; consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	MC	MC	MC	P	P	•	•	•	•
111. Offices: general; individual counseling	•	•	•	•	P	P	P	P	P	P	MC	MC	•	MC	MC	MC	P	P	•	•	•	•
112. Reserved																						
113. Offices: medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	MC	MC	MC	P	MC	MC	•	•	•
114. Offices: services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	•	P
116. Off-street parking lots and structures, incidental uses within	•	•	•	•	MC	MC	MC	MC	MC	MC	MC	MC	•	•	•	MC	MC	MC	MC	MC	•	MC
117. Oil fields; oil wells (see chapter XIV, oil drilling)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	MC	MC	•	•	•	•	P	MC	•	•	•	•
123. Photography: portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	P	MC	•	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
125. Printing and publishing	•	•	•	•	•	•	MC	P	MC	MC	P	P	•	•	•	•	P	P	•	•	•	•
126. Recording studios	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	MC	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	MC	MC	•	•
128 Research and development laboratories– Other than cannabis and/or marijuana testing laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•	
129. Restaurants–See Establishments where food or beverages are served																						
130. Retail: general– Excluding antique malls, pawn shops, supermarkets, grocery stores, convenience stores; and liquor stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of section 13-54(a), incidental retail sales)	•	•	•	•	P	P	P	P	P	P	p2	p2	•	P	P	P	P	p2	•	•	•	•
132. Retail: nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•	•
134. Sexually-oriented businesses (subject to the requirements of title 9 , chapter IV and title 13 , chapter IX, sexually-oriented businesses)	•	•	•	•	•	p2	p2	p2	p2	•	•	•	•	•	•	•	p2	•	•	•	•	•

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX

LAND USES	ZONES																					
	R1	R2-MD	R2-HD	R3	AP	CL	C1	C2	C1-S1	TC ¹	MG	MP	PDR-LD ¹	PDR-MD ¹	PDR-HD ¹	PDR-NCM ¹	PDC ¹	PDI ¹	I&R ¹	I&R-S1	I&RM LT ¹	P
135. Skating rinks	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	C	C	C	C	C	•	•
135a. Smoking lounge (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	•	•	•	C ²	•	•	p ²	•	•	•	•	C ²	•	•	•	•	•
135b. Smoking/ vaping retailer (subject to chapter IX, article 19, smoking and vaping uses)	•	•	•	•	•	p ²	p ²	p ²	p ²	p ²	•	•	•	p ²	p ²	p ²	p ²	p ²	•	•	•	•
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles– Outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	C	MC	•	•	•	•
139a. Storage of motor vehicles– Indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•	•
143. Supermarkets– See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	MC	MC	MC	MC	•	•	•	•	•
143a. Specialty stores	•	•	•	•	•	•	P	P	P	P	•	•	•	•	MC	MC	MC	•	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•	•
145. Tire sales and installation not within 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•	•
146. Tire sales and installation within 200 feet of residential zone	•	•	•	•	•	•	MC	MC	MC	•	MC	MC	•	•	•	•	MC	MC	•	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	MC	MC	•	•	•	•	•	MC	•	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•	•
149. Trucking: local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•	•
150. Warehouses, mini (subject to the requirements of chapter IX, article 7, mini-warehouses)	•	•	•	•	•	•	C ²	C ²	C ²	•	MC ²	MC ²	•	•	•	•	•	MC ²	•	•	•	•
151. Warehouses, public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•	•
152. Warehousing of durable and nondurable goods except livestock and poultry–See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles with outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles without outdoor storage of vehicles	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•
155. Wholesale trade of durable, nondurable goods, except livestock, poultry and perishable goods	•	•	•	•	•	MC	MC	P	P	P	P	P	•	P	P	P	P	P	•	•	•	•

- Notes:**
- 1

Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan. Residential uses shall not be permitted on any site or parcel of land on which residential uses are expressly prohibited by the general plan.
- 2

This use is subject to the requirements of the referenced Municipal Code article or section.
- 3

If residential uses exist, accessory uses shall be permitted.
- 4

For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C–Conditional Use Permit; MC–Minor Conditional Use Permit; P–Permitted; •–Prohibited; and S–Special Use Permit.
- 5

Six hundred fifty foot separation required between sober living homes, or from state licensed alcohol or drug abuse recovery or treatment facilities. CMMC 13-311(a)(10)(i).
- 6

Subject to the separation requirement set forth in sections 13-322(a)(3) and 13-323(b).
- 7

Small boardinghouses shall locate at least 650 feet from any other small boardinghouse. Large boardinghouses shall be located at least 1,000 feet away from any other boardinghouse.
- 8

Uses prohibited in the base zoning district of a mixed-use overlay zone shall also be prohibited in the overlay zone.
- 9

Prohibited at the SoCo property, 3303 through 3323 Hyland Ave.
- 10

Emergency shelters located on sites owned, controlled, and/or operated by the city in the MP and/or the PDI zone are a permitted use, not subject to a master plan requirement and the standards in section 13-200.79(1), (2), (4), (8), (10) and (13) do not apply to such uses.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-4, § 2, 2-2-98; Ord. No. 98-5, § 8, 3-2-98; Ord. No. 00-5, § 1(b), 3-20-00; Ord. No. 01-1, § 1, 1-15-01; Ord. No. 01-30, § 1a(Att. A), 1-7-02; Ord. No. 02-4, § 1b(Att. A), 3-18-02; Ord. No. 02-12, § 1c, 6-17-02; Ord. No. 05-2, § 1f.(Att. A), 2-22-05; Ord. No. 05-11, § 2b., 7-19-05; Ord. No. 06-2, § 1a., 2-7-06; Ord. No. 06-9, § 1d., 4-18-06; Ord. No. 06-18, § 1b., 9-5-06; Ord. No. 07-2, §

1d., 2-6-07; Ord. No. 11-10, § 1, 9-20-11; Ord. No. 13-1, § 2B., 3-19-13; Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 14-13, 10-21-14; Ord. No. 15-06, §§ 1–3, 7-7-15; Ord. No. 15-10, § 2B, 9-15-15; Ord. No. 15-11, §§ 3–5, 11-17-15; Ord. No. 16-01, § 4, 1-19-16; Ord. No. 16-09, §§ 4, 5(Exh. A), 10-4-16; Ord. No. 16-13, § 2, 11-15-16; Ord. No. 16-15, § 5, 11-8-16; Ord. No. 18-03, § 3, 1-16-18; Ord. No. 18-04, § 3, 4-3-18; Ord. No. 19-13, § 3, 9-3-19; Ord. No. 19-15, § 1, 9-17-19; Ord. No. 21-03, § 4, 3-2-21; Ord. No. 21-08, § 1, 6-15-21; Ord. No. 21-20, § 1, 12-7-21)

Section 13-32 Development standards.

Table 13-32 identifies development standards in the residential zones, with the exception of development standards for common interest developments (see Article 2, common interest developments. See also Article 9, general site improvement standards of this chapter for additional requirements for all the residential zones.

TABLE 13-32 RESIDENTIAL DEVELOPMENT STANDARDS				
STANDARDS	R1	R2-MD	R2-HD	R3
Minimum Lot Area	6,000 square feet	12,000 square feet	12,000 square feet	12,000 square feet
Minimum Lot Area for newly subdivided lots	6,000 square feet	12,000 square feet	12,000 square feet	12,000 square feet
Minimum Lot Width for newly subdivided lots	Interior lot: 50 feet Corner lot: 60 feet Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width. An exception to this requirement is when the existing R-1 lot (that is proposed to be subdivided) has an average depth that equals to or exceeds 200 feet		Interior lot: 100 feet Corner lot: 100 feet Note: All newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width; with the exception of common interest developments.	
Maximum Number of Stories & Building Height	2 stories/27 feet for residential land uses. The maximum number of stories and building height for nonresidential land uses shall be determined in conjunction with the conditional use permit review process. Note: Lofts, as defined in section 13-6, without exterior access and having only clerestory windows will not be regarded as a story. See also Attic discussion below.			
Attics	Attics shall not be heated or cooled, nor contain any electrical outlets, or operable windows. Attics above second stories shall be an integral part of the second story roofline and not appear as a third story on any building elevation. Windows in any attic space above the second story shall be incidental and limited to a dormer style.			
Maximum Density (Based on gross acreage.)	1 dwelling unit per 6,000 square feet (Note: Only 1 dwelling unit is permitted per lot.)	1 dwelling unit per 3,630 square feet 1 unit per 3,000 square feet for legal lots existing as of March 16, 1992, that are less than 7,260 square feet in area but not less than 6,000 square feet in area.	1 dwelling unit per 3,000 square feet	1 dwelling unit per 2,178 square feet
Minimum Open Space	40% of total lot area		40% of total lot area.	
Distance Between Buildings	10-foot minimum between main buildings 6-foot minimum between main buildings and accessory structures			
Driveway width	For all individual driveways: Ten-foot minimum width For lots less than 50 feet wide: 26-foot maximum width ¹ For lots greater than 50 feet wide: Driveway width shall be a maximum of 50 percent of the lot width, or a maximum 36-foot width, whichever is less. ¹		Same as R1, except 16-foot minimum driveway is required if the driveway serves tenants and/or guest parking for more than one dwelling unit	
Driveway length	Straight-in driveways to garages shall have a minimum length of 19 feet from the ultimate property line.			

TABLE 13-32 RESIDENTIAL DEVELOPMENT STANDARDS				
STANDARDS	R1	R2-MD	R2-HD	R3
Storage	Not applicable.		Each unit shall be provided with 200 cubic feet of securable storage exterior to the unit. If this storage is provided within the garage or carport it shall be located so as not to obstruct the required clear dimensions of the covered parking space (per the City of Costa Mesa Parking Design Standards) at any point less than 4 feet above the finished surface level of the parking stall.	
Mechanical equipment, excluding antennas and flush-mounted solar panels on roofs	Roof-top location is prohibited on single-family dwelling units. All other locations: Screening required from public rights-of-way and adjacent properties. Antennas are subject to Chapter IX, Article 2, antennas.			
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the master plan of highways).				
Front	20 feet	20 feet	20 feet	20 feet
Side	Interior property line: 5 feet. Note: Accessory structures that do not exceed 6½ feet in height in the R1 zone or 15 feet in height in the other residential zones may have a zero side setback. Property line abutting a public street: 10 feet. Note: Driveways providing straight-in access from a public street to a garage shall be at least 19 feet long, as measured from the property line. Property line abutting an alley: 5 feet			
Rear (not abutting a publicly dedicated alley)	20 feet for 2 story structures. 10 feet for 1 story structures (15 foot maximum height) provided that maximum rear yard coverage is not exceeded. Note: Accessory structures that do not exceed 6½ feet in height in the R1 zone or 15 feet in height in the R2 zones may have a zero rear yard setback, except on corner lots in the R2 zones. Corner lots in the R2-MD, R2-HD & R3 zones: a. Where the rear property line of a corner lot adjoins the side property line of another lot, no detached accessory structure shall be allowed on the corner lot, except within the rear quarter of the corner lot farthest from the side street. b. Where the rear property line of a corner lot abuts a public or private street, accessory structures shall maintain setbacks for main structures.		15 feet for 2 story structures. 10 feet for 1 story structures (15-foot maximum height). Note: Accessory structures that do not exceed 15 feet in height may have a zero rear yard setback, except on corner lots (see R2-MD and R2-HD column for setbacks for corner lots).	
Rear yard coverage (maximum)	Rear (not abutting a publicly dedicated alley, street, or park): Main Buildings: 25% of rear yard area.* Accessory Buildings: 50% of rear yard area.* * Rear yard area equals lot width, measured from side property line to side property line, multiplied by 20 feet. Rear abutting a publicly dedicated alley, street, or park: Not applicable		Not applicable	

TABLE 13-32 RESIDENTIAL DEVELOPMENT STANDARDS				
STANDARDS	R1	R2-MD	R2-HD	R3
Rear abutting a publicly dedicated alley, street, or park	5 feet; however, garages may be required to setback further to ensure adequate back up distance. Rear Yard Coverage does not apply. Note: Accessory structures that do not exceed 6½ feet in height in the R1 zone or 15 feet in height in the other residential zones may have a zero rear yard setback, except on corner lots in the R2 and R3 zones where accessory structures shall maintain setbacks for main structures.			
Bluff top setback	No building or structure closer than 10 feet from bluff crest (see section 13-34 BLUFF-TOP DEVELOPMENT).			
PROJECTIONS (Maximum depth of projections given)				
Roof or eaves overhang; awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.			
Open, unenclosed stairways.	2 feet 6 inches into required setback or building separation area.			
Chimneys	2 feet above maximum building height.			
Fireplaces	2 feet into required setback or building separation area.			
PARKING STANDARDS (See Chapter VI).				
LANDSCAPING (See also Chapter VII).				
Landscaping Required.	All unpaved areas visible from the public right-of-way shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.		See Chapter VII, LANDSCAPING.	
SIGNS (See Chapter VIII).				
POOLS AND SPAS				
Above-ground pools and spas shall not be located in the required front yard setback from a public street and are subject to 5-foot side and 10-foot rear yard setbacks for main structures. Additional setbacks may be applicable pursuant to building code requirements.				
RAISED DECKS				
Any raised deck with a finished floor height of 18 inches or greater, as measured from finished grade, shall comply with the main building setback requirements for the underlying zone.				
FENCES AND WALLS				
Fences and walls placed between the property line and required setback line for main buildings shall conform [to] the city's walls, fences, and landscaping standards. See ARTICLE 9, GENERAL SITE IMPROVEMENT STANDARDS, of this chapter for further information.				
1. The maximum driveway width standards are only applicable to the construction of new single-family residences.				

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 01-16, §§ 1f., g., 6-18-01; Ord. No. 02-4, § 1c, 3-18-02; Ord. No. 02-9, § 1a, 7-1-02; Ord. No. 03-8, § 4, 9-2-03; Ord. No. 05-3, § 1c., 2-7-05; Ord. No. 09-4, § 1b., 5-5-09; Ord. No. 21-20, § 1, 12-7-21)

Section 13-35 Accessory dwelling units.

(a) Purpose, general plan consistency, definitions.

- (1) Purpose and interpretation. The intent of this section is to ensure that accessory dwelling units (ADUs) and Junior ADUs remain as an accessory uses in residential and mixed-use zones, that the structures on parcels are organized to accommodate an ADU and/or Junior ADU, and that such dwelling units do not adversely impact surrounding residents or the community. This section 13-35 is intended to retain the ability of the city to regulate ADUs in terms of design, aesthetics, massing and integration with existing structures and to comply with the requirements of state law.
- (2) General plan consistency. In adopting these standards, the city recognizes that the approval of dwelling units may, in some instances, result in dwelling densities exceeding the maximum densities prescribed by the general plan. The city finds that this occurrence is consistent with the general plan, as allowed under state planning and zoning law applicable to ADUs, and that the amendment furthers the goals, objectives, and policies of the general plan housing element.
- (3) Definitions. For purpose of this section 13-35 only:
 - a. The terms "accessory dwelling unit" (ADU), "public transit," "passageway" and "tandem parking" all have the same meaning as that stated in Government Code section 66313 as that section may be amended from time to time.
 - b. "Junior ADU" shall have the same meaning as that stated in Government Code section 66313(d) as that section may be amended from time to time.
 - c. A structure is considered "existing" if a building permit was issued and finalized before an ADU or JADU application is submitted under this section.
 - d. The terms "single-family dwelling" and "multifamily dwelling" exclude all detached accessory structures.
 - e. The term "single-family dwelling" is a dwelling (excluding any ADU or Junior ADU) that is not attached to another dwelling. Single-family dwellings may include detached single-family homes where there is more than one primary dwelling on a lot.
 - f. A "multifamily dwelling" is a dwelling (excluding any ADU or Junior ADU) within a multifamily dwelling structure.
 - g. A "multifamily dwelling structure" is a structure which contains at least two lawful dwellings within the structure, excluding ADUs and Junior ADUs. Storage rooms, boiler rooms, passageways, attics, basements, garages and other non-habitable spaces are considered within a "multifamily dwelling

structure" if such non-habitable spaces are within the same structure as at least two other multifamily dwellings.

(b) Accessory dwelling units.

- (1) Residential and mixed use zones only. ADUs are permitted in single-family, multifamily, mixed-use zones (i.e., zones where single-family and/or multifamily dwellings are allowed), and within approved master plan sites with residential uses in other zones, and only on a legal lot with proposed or existing residential dwelling(s) which will remain on site. By way of illustration only, the zones where accessory dwellings are allowed are shown on the Citywide Land Use Matrix at section 13-30. If there is any conflict between the requirement that ADUs be approved in (and only in) zones where single-family and multifamily dwellings are allowed and the Land Use Matrix, the former shall control.
- (2) Reserved.
- (3) Ministerial. Any application for an ADU that meets the requirements of this section shall be approved ministerially by the city by applying the standards herein and without a public hearing or notice of decision or zoning approval in compliance with government code section 66317.
- (4) Maximum number of dwelling units. The following is the maximum number of ADUs and or Junior ADUs allowed on any lot.
 - a. Single-family. One detached, new construction ADU, one conversion ADU, and one junior ADU may be permitted on a lot with a proposed or existing single-family dwelling subject to the following:
 1. Conversion within a single-family dwelling.
 - (i) An ADU and Junior ADU may be within the existing footprint of a lawful single-family dwelling. Alternatively, an ADU may be within a lawfully constructed existing detached accessory structure; in this case up to 150 square feet may be added beyond the physical dimensions of the existing accessory structure solely to accommodate ingress and egress to the ADU; and
 - (ii) ADUs and Junior ADUs must have independent exterior access from the single-family dwelling, and have side and rear setbacks sufficient for fire safety; and
 2. New construction (attached or detached). One new construction ADU may be permitted on a lot with proposed or existing single-family dwelling. One new construction Junior ADU may be allowed on the lot if the Junior ADU is to be in a single-family dwelling that meets all applicable legal standards.
 - b. Multifamily. One ADU is allowed within new construction residences where, after construction, there will be at least two residences on the lot (e.g. detached residential structures, duplexes, apartments); up to two ADUs are

allowed with such structures pursuant to subsection 2, below. For lots with an existing legal multifamily dwelling (e.g., a legal non-conforming multifamily dwelling), the applicant may have ADU(s) pursuant to the following:

1. Maximum ADUs within existing multifamily dwelling structure. No more than 25%, with any partial unit rounded down) of the number of existing multifamily dwelling units on the lot, but at least one unit, shall be permitted as ADU(s) constructed within the enclosed nonlivable space (e.g., a space in a dwelling not intended for human habitation, including living, sleeping, eating, cooking, or sanitation)) of the existing multifamily dwelling structures; or
 2. Maximum detached ADUs. No more than eight detached ADUs are permitted, provided that the number of accessory dwelling units allowable pursuant to this clause shall not exceed the number of existing units on the lot. The units shall be detached from every residence on site (but need not be detached from each other) with the exception of one ADU, which may be attached to the multifamily dwelling structure. This section shall apply to detached structures that are converted and new construction detached ADUs. Conversion detached ADUs are not subject to height, setbacks, and maximum square footage; or
- (5) Maximum size.
- a. Single-family.
 1. Detached. For lots with a proposed or existing single-family dwelling, a detached ADU shall not have more than 1,200 square feet.
 2. Attached. An ADU attached to a single-family dwelling shall be no more than the greater of 50% of the square footage of the existing single-family dwelling or 1,000 square feet.
 - b. Multifamily, new construction.
 1. Detached. For lots with an existing legal multifamily dwelling structure the maximum square footage for a detached ADU is 850 square feet or 1,000 square feet for an ADU that provides more than one bedroom, except as allowed in Government Code Section 66323.; or
 2. Attached. For lots with an existing legal multifamily dwelling structure, an attached ADU shall not exceed the greater of 1,000 square feet or 50% of the average floor area of the existing multiple family dwelling units.
 - c. Interior conversions. Notwithstanding subsections a and b immediately above, ADUs which are converted from space entirely within existing structures, and ADUs entirely within proposed lawful single-family dwellings, are not subject to a limit on maximum square footage.

- (6) Minimum size.
 - a. ADUs may be efficiency units. Notwithstanding the general limitation on efficiency units being no smaller than 220 square feet, ADUs may also be less than 220 square feet, provided that they are no smaller than 150 square feet, and comply with all other legal requirements.
- (7) Conversions of dwelling units.
 - a. Total conversion of single-family dwelling. An entire existing single-family dwelling may be converted to an ADU if the ADU complies with all applicable requirements of this section and a new single-family residence with a total gross floor area exceeding that of the ADU is constructed in full compliance with code requirements.
 - b. Partial conversion/addition. A portion of the existing single-family or multifamily dwelling may be converted to an ADU with new additional square footage, which additional square footage shall comply with all standards applicable to the underlying zone, and all converted square footage shall comply with standards applicable to conversions. The maximum square footage of the ADU shall be based upon the size of the existing dwelling before construction of the ADU addition.
- (8) Short-term rentals prohibited. An ADU shall not be rented for periods of less than 31 days.
- (c) Junior ADUs.
 - (1) Rule. Junior ADUs shall comply with the requirements of this subsection, in addition to the requirements of subsection (d) of this section 13-35.
 - (2) Maximum size. A Junior ADU shall not exceed 500 square feet in gross floor area.
 - (3) Owner occupancy requirement. The owner of a parcel proposed for a Junior ADU shall occupy as a primary residence either the primary dwelling unit or the Junior ADU. Owner-occupancy is not required if the owner is a governmental agency, land trust, or "housing organization" as that term is defined in Government Code section 65589.5(k)(2), as that section may be amended from time to time.
 - (4) Short-term rentals prohibited. A Junior ADU shall not be rented for periods of less than 31 days unless otherwise authorized by the municipal code.
 - (5) Location of Junior ADU. A Junior ADU shall be entirely within an existing or proposed single-family dwelling, including an attached garage.
 - (6) Kitchen requirements. A Junior ADU shall include an efficiency kitchen, including a cooking facility with appliances, outlet for a small refrigerator, food preparation counter and storage cabinets that are of reasonable size in relation to the size of the Junior ADU.
 - (7) Parking. No additional parking is required beyond that already required for the primary dwelling.

- (8) Fire protection; utility service. For the purposes of any fire or life protection ordinance or regulation or for the purposes of providing service for water, sewer, or power, a Junior ADU shall not be considered a separate or new unit, unless the Junior ADU was constructed in conjunction with a new single-family dwelling. No separate connection between the Junior ADU and the utility shall be required for units created within a single-family dwelling, unless the Junior ADU is being constructed in connection with a new single-family dwelling.
- (9) Exterior and interior access. The Junior ADU shall include an exterior entrance separate from the main entrance to the single-family dwelling. If the Junior ADU shares bathroom facilities with the main dwelling, the Junior ADU shall also have interior entry to the main dwelling's living area.
- (d) Development standards and requirements. The following development standards shall not apply to a unit built subject to Government Code section 66323 (a), which includes: 1.) all converted ADUs (converted accessory structures are eligible for a 150 square foot expansion for purposes of ingress and egress), 2.) all converted **Junior ADUs (JADUs)**, 3.) maximum 800-square-foot, new-construction, detached ADUs with four-foot side and rear setbacks and height not exceeding 18 feet (two additional feet of height may be permitted to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary unit), with single-family primary dwellings, and 4.) detached units with multifamily primary dwelling structures with four-foot side and rear setbacks and height not exceeding 18 feet (two additional feet of height may be permitted to accommodate a roof pitch on the ADU that is aligned with the roof pitch of the primary units). Otherwise, all **other ADUs and Junior ADUs** must comply with the following requirements unless the below standards and requirements preclude the development of an 800 square foot ADU with four-foot side and rear setbacks:
 - (1) Ministerial project. Any application for an ADU or Junior ADU that meets the requirements of this section or as permissible in Government Code Section 66332 shall be approved without a public hearing.
 - (2) Application by owner. An application for a building permit for an ADU or Junior ADU building permit shall be made by the owner of the parcel on which the primary unit sits and shall be filed with the city on a city-approved application form and subject to the established fee set by city council resolution as it may be amended from time to time.
 - (3) Separate sale prohibited. Except as otherwise provided by law, ADUs and Junior ADUs may not be sold or otherwise conveyed separate from the primary residence.
 - (4) Utilities.
 - a. All ADUs and Junior ADUs must be connected to public utilities (or their equivalent), including water, electric, and sewer services.

- b. Except as provided in subsection c immediately below, the city may require the installation of a new or separate utility connection between the ADU and the utility. For Junior ADUs, see subsection (c)(8), above.
 - c. No separate connection between the ADU and the utility shall be required for units created within a single-family dwelling, unless the ADU is being constructed in connection with a new single-family dwelling.
 - d. Each ADU and Junior ADU shall have a separate mailing address as assigned by the City.
- (5) Recorded covenants. Prior to final inspection and occupancy of JADUs, the owner shall file with the county recorder, in a form approved by the city attorney, a covenant which does all of the following:
 - a. Prohibit the sale of Junior ADU separate from the single-family residence; and
 - b. Unless subsequently prohibited by an amendment to state law, the JADU shall be considered legal only as long as either the primary residence or the JADU is occupied by the owner of record unless the owner is another governmental agency, land trust, or housing organization; and
 - c. Restrict the JADU to the maximum size allowed by Municipal Code section 13-35, as it may be amended from time to time; and
 - d. Confirm that the restrictions shall be binding upon any successor in ownership of the property, and lack of compliance shall result in legal action against the property owner for noncompliance.
- (6) Passageway. No passageway shall be required in conjunction with the construction of an ADU.
- (7) Building permits required. Applications for ADUs and Junior ADUs shall conform to the requirements for, and shall obtain, a building permit consistent with the requirements of Title 5 (Buildings and Structures). By way of reference only, current requirements generally require all dwellings to have no less than 220 square feet. Fire sprinklers shall not be required for ADUs or JADUs if they are not required for the primary residence; ~~if, however, the ADU is attached to the primary dwelling, and if an addition to the dwelling would require sprinklers for an addition to the primary dwelling in the same location, then sprinklers shall be required~~ The construction of an ADU or JADU alone shall not trigger the requirement for sprinklers in the primary residence.
- (8) Setbacks.
 - a. None. No setbacks are required for either: (1) those portions of ADUs that are created by converting existing living area or existing accessory structures to a new ADU; or (2) constructing new ADUs in the same location, while not exceeding the existing dimensions of an existing structure, including height. Notwithstanding the foregoing, ADUs shall, at minimum, comply with setbacks that are sufficient for fire and life safety.

- b. Other setbacks. For all other ADUs, there shall be a minimum of setbacks of four feet from side and rear property lines and full compliance with all applicable front yard setbacks for the underlying zone (except as required by (Gov. Code, § 66321, subd. (b)(3)). Second floor ADUs shall provide setbacks in conformance with the underlying zone. All mechanical equipment associated with the ADU shall maintain the minimum setbacks.
 - c. Distance between structures. The minimum required distance between a detached ADU and the primary dwelling unit, and all other structures on the property, including garages, shall be six feet unless otherwise established by the California Building Code.
- (9) Height. Except as authorized in subsection b, below, in no event may any portion of a new construction ADU exceed 27 feet or two stories. Furthermore, except as authorized in subsection a and b, below, an ADU shall be entirely only on the first floor.
 - a. Second floor or two-stories. An ADU on a lot which has an existing lawfully constructed dwelling, may be in whole or in part on a second floor, or be a two-story ADU, if all five of the following occur:
 - 1. All portions of the ADU structure on a second floor are at least 25 feet from the front property line; and
 - 2. Each stairwell for the ADU is interior or complies with subsection (10), below; and
 - 3. The second floor of any portion of the ADU, if built above a detached garage, does not exceed the footprint of the garage; and
 - 4. No windows are installed on the second floor on side elevations if such windows are within 25 feet of a neighboring dwelling and face the neighboring property unless such windows have a minimum sill height of at least five feet; and
 - 5. The second floor (or the entire two story ADU as applicable) meets the setbacks applicable to additions for the underlying zone.
 - b. Within structure. The ADU is built entirely within either:
 - 1. A proposed or existing lawfully constructed single-family dwelling, except that an external stairwell to the ADU which meets all requirements of this Code, including the requirements of subsection (10), below, may be constructed to allow access to the ADU; or
 - 2. The non-habitable space of an existing multifamily structure or within an accessory structure on a lot with a multifamily structure.
- (10) Exterior stairways, balconies.
 - a. Exterior stairways. A new exterior stairway to a second-floor ADU shall not be located on a front facade within 20 feet of a property line abutting a public right of way visible from the public right of way at the front of the property. Second floor landings using an exterior stairway shall be kept to

- the minimum size required to comply with applicable codes. Stairways and landings shall incorporate screening materials designed to eliminate views into abutting properties. Stairways and landings, which exceed building code minimum sizes, are prohibited. Stairways and landings shall not be counted toward residential open space requirements.
- b. Balconies. New balconies which face the street and are located at the front of the main residential structure are permitted provided that the balcony be set back a minimum of 20 feet from the front property line. On corner properties, balconies may face the side street provided that they maintain the setback for the underlying zone. Balconies within 25 feet of a neighboring residence shall incorporate screening to ensure there are no direct views into the abutting property. New construction balconies that are not facing the front of the property or a side street, are prohibited.
 - c. Roof decks. No new roof decks are allowed for ADUs.
- (11) Architectural standards.
- a. Attached and detached ADUs. Attached and detached ADUs shall have the same materials, finishes, and colors as the primary dwelling.
 - b. New construction Junior ADUs. New construction Junior ADUs shall match exterior appearance with the primary unit in terms of materials, finishes, and colors within the same property on which it is proposed to be constructed.
- (12) Recommended garage conversion design considerations.
- a. Blank facade. When a garage is converted to an ADU, if the facade of the converted garage is visible from a public right-of-way, the following design considerations are recommended:
 - 1. Be covered with landscaping that covers at least 50% of the wall, or
 - 2. Include openings of at least 10% of the facade with at least one door that complies with section (13) below or one window which matches the material and design of the existing windows on the residence.
- (13) Driveway removal. If a driveway leading to a garage being converted to an ADU is removed, it must be replaced with landscaping or open space, and the curb cut and driveway apron must be removed and replaced with a curb and gutter and parkway which meets city standards. If a driveway is partially removed, the remaining driveway must provide the minimum parking dimensions per subsection (15) below.
- (14) Entry. The entrance to an ADU or Junior ADU shall match the materials and color of the primary residence(s), not be located on the same building elevation as the main entrance of the primary residence(s) and shall be located along the building side, rear, or within the interior of the property, unless the economic and development services director approves an alternative configuration due to unique development circumstances.
- (15) Parking.

- a. The owner may provide parking that is at least eight and a half (8.5) feet wide and 18 feet long and may be provided as:
 1. Tandem parking on an existing driveway in a manner that does not encroach onto a public sidewalk; or
 2. Within a setback area or in locations determined feasible by the city. Locations will be determined infeasible based upon specific site or regional topographical or fire and life safety conditions, or that such parking is not permitted anywhere else in the city.
 - b. When any parking space or parking structure is converted or demolished in conjunction with the construction of an ADU or converted to an ADU, the off-street parking spaces do not have to be replaced, notwithstanding any other provision of this code to the contrary (e.g., the definition of "driveway" in section 13-6, Table 20-8(c) a driveway does not lose its status as a lawful "driveway" if it leads to a structure that was either converted from a garage into either an ADU or Junior ADU or demolished in conjunction with the construction of an ADU or Junior ADU. In no event shall the demolition of a parking space or parking structure be considered "in conjunction with" the construction of an ADU if the ADU will not be constructed within any portion of the footprint of the demolished garage.
- (16) Non-conforming. The city shall not require, as a condition of a permit for an ADU or Junior ADU the correction of nonconforming development standards.
- (17) Open space and landscaping. ADUs which exceed 800 square feet in gross floor area shall meet the open space requirements of section 13-32 and shall be subject to provide landscaping as required in section 13-106.

Section 13-36 Two-unit Housing Development

- (a) For purposes of this section, the following definition shall apply:
- (1) "Housing development" shall mean no more than two **primary** residential units within a single-family zone that meets the requirements of this section. ~~The two units may consist of two new units or one new unit and one existing unit. The total number of units, including ADUs and JADUs, shall not exceed four.~~
- (b) The city shall ministerially approve a housing development containing no more than two residential units if it meets the following requirements:
- (1) The parcel is located within a single-family residential zone.
 - (2) The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.
 - (3) The parcel is not located in any of the following areas and does not fall within any of the following categories:
 - a. A historic district or property included on the State Historic Resources

Inventory, as defined in section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.

- b. Prime farmland or farmland of statewide importance as further defined in Government Code section 65913.4(a)(6)(B).
- c. Wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2(June 21, 1993).
- d. A hazardous waste site that is listed pursuant to section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.
- e. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.
- f. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:
 - 1. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
 - 2. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);
- g. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply

with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

- h. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).
- i. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Division 2 of the Fish and Game Code).
- j. Lands under a conservation easement.

(4) The proposed housing development would not require demolition or alteration of any of the following types of housing:

- a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
- b. Housing that is subject to any form of rent or price control by the city;
- c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
- d. Housing that has been occupied by a tenant in the last three years.

(5) Demolition of an existing unit shall not exceed more than 25 percent of the existing exterior structural walls unless the site has not been occupied by a tenant in the last three years.

(c) Standards and Requirements. Except where superseded by the following provisions, two-unit housing development pursuant to Government Code Section 65852.21 shall comply with development standards applicable to the R1 Single-Family Residential District including but not limited to Section 13-32 of this code:

- (1) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.
- (2) Except for those circumstances described in section C1 above, the setback for side and rear lot lines shall be four feet. The front setback shall be as set forth in the R-1 Single-Family Residential District standards.

- (3) The applicant shall provide easements for the provision of public services and facilities as required.
- (4) All lots shall have a minimum street frontage of ten feet to provide for vehicular access, or 16-foot if the driveway serves two units. For a lot without physical street frontage, access to street frontage shall be provided by the granting of a duly recorded permanent easement for ingress and egress purposes in favor of the lot without physical street frontage.
- (5) In order to preserve the City's inventory of on-street parking, existing and proposed development pursuant to Government Code section 65852.21 shall be limited to one driveway ingress/egress **per resultant lot**.
- (6) Required off-street parking shall ~~be limited to~~ **consist of at least** one garage space per unit and the location and configuration of such parking shall be in compliance with the provisions of this code, except that no parking requirements shall be imposed in either of the following circumstances:
 - a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
 - b. There is a car share vehicle located within one block of the parcel.
- (7) For residential units connected to an onsite wastewater treatment system (septic tank), the applicant provides a percolation test completed within the last 5 years, or if the percolation test has been recertified, within the last 10 years, which shows that the system meets acceptable infiltration rates.
- (d) The city shall not require or deny an application based on any of the following:
 - (1) The city shall not impose any objective zoning, subdivision, or design review standards that would have the effect of physically precluding the construction of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet. If the city determines that the strict application of objective zoning, subdivisions or design standards would physically preclude the development of two units on a lot each with a minimum unit size of 800 square feet, the city may ministerially allow deviations from development standards generally applicable to the R-1 zoning district pursuant to city policies and/or regulations implementing this section if such deviation is in compliance with applicable building and fire code standards and regulations and if there are no other feasible means of complying with state law.
 - (2) The city shall not deny an application solely because it proposes adjacent or connected structure provided that that all building code safety standards are met and they are sufficient to allow a separate conveyance.
- (e) An applicant shall be required to sign an affidavit in a form approved by the City

Attorney to be recorded against the property stating the following:

- (1) That the uses shall be limited to residential uses.
 - (2) That the rental of any unit created pursuant to this section shall be for a minimum of thirty-one days.
 - (3) That the maximum number of units to be allowed on the parcels is two, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to section 13-35.
- (f) The city may deny the housing development if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.
- (g) The provisions of this section supersede any contrary provisions contained elsewhere in this code.

Section 13-41 Residential common interest development standards and requirements.

- (a) *Applicability.* The provisions of this section shall apply to all proposed new residential common interest development projects and the conversion of existing apartments to residential common interest developments.
- (b) *Development standards.* Table 13-41(b) identifies the development standards for residential common interest developments. See also Article 9 General Site Improvement Standards of this chapter for additional requirements. Projects shall comply with all applicable standard plans and specifications and adopted city and state codes, as well as the following provisions:
- (1) The location and orientation of all buildings shall be designed and arranged to preserve natural features by minimizing the disturbance to the natural environment. Natural features such as trees, groves, waterways, scenic points, historic spots or landmarks, bluffs or slopes shall be delineated on the site plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, playgrounds, parking areas and finished grade elevations.
 - (2) All structures proposed to be constructed within a project shall conform to the following requirements:
 - a. Structures having dwelling units attached side by side shall avoid the long-row effect by being composed of no more than six dwelling units. Alternative designs which accomplish the same purpose may be approved by the final review authority.
 - b. Structures having dwelling units attached side by side shall avoid the long-row effect with a break in the facade by having an offset in the front building line of at least four feet for every two dwelling units within such structure. Alternate designs which accomplish the same purpose may be approved by the final review authority.
 - c. Consideration shall be given to the effect of proposed development on the light, air and privacy of adjacent properties.
 - (3) Outside uncovered and unenclosed storage of boats, trailers, recreational vehicles and other similar vehicles shall be prohibited unless specifically designated areas for the exclusive storage of such vehicles are set aside on the final master plan and provided for in the association's covenants, conditions, and restrictions. Where such areas are provided, they shall be enclosed and screened from view on a horizontal plane from adjacent areas by a combination of six-foot high opaque fences and permanently maintained landscaping.
 - (4) For high-rise residential projects, see the North Costa Mesa Specific Plan for additional development standards.
 - (5) The developer shall install an on-site lighting system in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties, and shall be of a type approved by the development service department.

- (6) The development shall comply with the provisions of Chapter XI. Subdivisions, which may include, but are not limited to land dedication and improvements, such as drainage improvements and payment of fees.

TABLE 13-41(b)		
RESIDENTIAL COMMON INTEREST DEVELOPMENT STANDARDS		
STANDARDS	SINGLE-FAMILY UNITS (located on individual dwelling unit lots and excluding townhouses)	OTHER UNITS
Individual Dwelling Unit Minimum Lot Area	All zones: 3,000 square feet with an overall average of 3,500 square feet. The required common lot shall not be included in the calculation of lot area. Note: Lot sizes may be reduced proportionately if other useable open space is provided within the overall development.	No minimum requirement.
Common Lot Required	All projects shall be designed with a minimum of one lot to be held in common ownership and maintained by a homeowners association. This lot shall be used for common driveways, parking areas, and at least 10 feet of street setback landscaped areas.	
Maximum Number of Stories & Building Height	2 stories/27 feet, except as allowed in the Planned Development or Town Center zoning districts. Note: Lofts, as defined in section 13-6, without exterior access and having only clerestory windows will not be regarded as a story. See also Attic discussion below.	
Attics	Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. In zoning districts where the maximum number of stories is two stories, attics above second stories shall be an integral part of the second story roofline and not appear as a 3rd story on any building elevation. Windows in any attic space above the second story shall be incidental and limited to a dormer style.	
Maximum Density (based on gross acreage)	Same as underlying zoning district or as specified in an applicable specific plan.	
Minimum Open Space Development Lot	40% of total lot area. <i>Exception:</i> For high-rise residential projects, see the North Costa Mesa Specific Plan.	
Individual Dwelling Unit Lot	40% overall, with a minimum 400 square-foot area with no dimension less than 15 feet.	Not applicable.
Private Open Space	Same as individual dwelling unit lot above.	An adjoining patio required with no dimension less than 10 feet. <i>Exception:</i> Not applicable to high-rise residential projects in the North Costa Mesa Specific Plan.
Common Open Space	Common open space areas shall be designed and located within the development to allow maximum use by all residents. Enclosed buildings used for recreation or leisure facilities should not be used to satisfy more than 15 percent of required open space.	
Distance Between Buildings	10-foot minimum between main buildings 6-foot minimum between main buildings and accessory structures	
Driveway Width	10-foot minimum, except 16-foot minimum driveway is required if the driveway serves tenants and/or guest parking for more than one dwelling unit.	
Driveway Length	Straight-in driveways to garages shall have a minimum length of 19-feet from the ultimate property line.	
Storage	Not applicable.	Each unit shall be provided with 200 cubic feet of securable storage exterior to the unit. If this storage is provided within the garage or carport it shall be

TABLE 13-41(b) RESIDENTIAL COMMON INTEREST DEVELOPMENT STANDARDS		
STANDARDS	SINGLE-FAMILY UNITS (located on individual dwelling unit lots and excluding townhouses)	OTHER UNITS
		located at the front of the parking area so as not to obstruct the required clear dimensions of the covered parking space (per the City of Costa Mesa Parking Design Standards) at any point less than 4 feet above the finished surface level of the parking stall. <i>Exception:</i> Not applicable to high-rise residential projects in the North Costa Mesa Specific Plan.
Mechanical equipment, excluding antennas and flush-mounted solar panels on roofs	Roof-top location is prohibited.	Screening required from public rights-of-way and adjacent properties.
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways.)		
Front Development Lot	20 feet	20 feet
Individual Dwelling Unit Lot	None	Not applicable
Side (interior) Development Lot	5 feet	
Side (street side, if applicable) Development Lot	10 feet Note: Driveways providing straight-in access from a public street to a garage shall be at least 19 feet long, as measured from the property line.	
Rear (not abutting a publicly dedicated alley) Development Lot	20 feet for 2 story structures in R2-MD and R2-HD zones; 15 feet for 2 story structures in the R-3 zone. 10 feet for 1 story structures (15-foot maximum height) provided that maximum rear yard coverage is not exceeded. <i>Exception:</i> Rear yard coverage does not apply to the R-3 zone. <i>Note:</i> Accessory structures that do not exceed 15 feet in height may have a zero rear yard setback, except on corner lots. Corner lots in the R2-MD, R2-HD & R3 zones: a. Where the rear property line of a corner lot adjoins the side property line of another lot, no detached accessory structure shall be allowed on the corner lot, except within the rear quarter of the corner lot farthest from the side street. b. Where the rear property line of a corner lot abuts a public or private street, accessory structures shall maintain setbacks for main structures.	
Rear Yard Coverage (maximum) in the R2-MD and R2-HD zones	Main Buildings: 25% of rear yard area.* Accessory Buildings: 50% of rear yard area.* * Rear yard area equals lot width, measured from side property line to side property line, multiplied by 20 feet.	
Rear Abutting a Publicly Dedicated Alley	5 feet; however, garages may be required to set back further to ensure adequate back up distance. Rear Yard Coverage does not apply. <i>Note:</i> Accessory structures that do not exceed 15 feet in height may have a zero rear yard setback, except on corner lots where accessory structures shall maintain setbacks for main structures.	
Bluff Top Setback	No building or structure closer than 10 feet from bluff crest (see section 13-34 BLUFF-TOP DEVELOPMENT).	

TABLE 13-41(b) RESIDENTIAL COMMON INTEREST DEVELOPMENT STANDARDS		
STANDARDS	SINGLE-FAMILY UNITS (located on individual dwelling unit lots and excluding townhouses)	OTHER UNITS
PROJECTIONS (maximum depth of projections given)		
Roof or Eaves Overhang; Awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.	
Open, unenclosed stairways	2 feet 6 inches into required setback or building separation area.	
Chimneys	2 feet above maximum building height.	
Fireplaces	2 feet into required setback or building separation area.	
PARKING (See CHAPTER VI)		
2-car garage required	Yes	Not required.
Automatic roll-up garage door with remote controlled door opener required	Yes	Yes, if garages are provided.
Location of Covered Parking	Required covered tenant parking shall be located within a reasonable distance of the unit it serves. Detached garages that are not located within a reasonable distance to the units they are intended to serve are prohibited.	
LANDSCAPING		
A detailed landscape plan prepared pursuant to CHAPTER VII LANDSCAPING STANDARDS shall be approved by the Planning Division prior to issuance of any building permits.		
Landscape parkways with a combined width of 10 feet, but not less than 3 feet on one side, shall be provided along the sides of interior private streets and/or common driveways. The parkway on the house side of private streets or common driveways shall be a minimum of 5 feet in width.		
SIGNS (See CHAPTER VIII)		
POOLS AND SPAS		
Above-ground pools and spas shall not be located in the required front yard setback from a public street and are subject to 5-foot side and 10-foot rear yard setbacks for main structures. Additional setbacks may be applicable pursuant to building code requirements.		
RAISED DECKS		
Any raised deck with a finished floor height of 18 inches or greater, as measured from finished grade, shall comply with the main building setback requirements for the underlying zone.		
FENCES AND WALLS		
Fences and walls placed between the property line and required setback line for main buildings shall conform to the City's walls, fences, and landscaping standards. See ARTICLE 9 GENERAL SITE IMPROVEMENT STANDARDS of this chapter for further information.		

(c) *Documents required.*

- (1) A project may be approved subject to submission of all organizational documents setting forth a plan or manner of permanent care and maintenance of open spaces, recreational areas, and common facilities pursuant to state law (Civil Code 1350-1359). No such documents shall be acceptable until approved by the city attorney as to legal form and effect, and by the planning division as to suitability for the proposed use of the open areas.

- (2) The developer shall file a declaration of covenants to be submitted with the application for approval, which will govern the association. The provisions shall include, but not be limited to, the following:
- a. The homeowners' association shall be established prior to the sale of any unit(s).
 - b. Membership shall be mandatory for each owner and any successive owner.
 - c. Provisions to restrict parking upon other than approved and developed parking spaces and to require that garages be kept available for tenant parking shall be written into the covenants, conditions and restrictions for each project.
 - d. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.
 - e. The declaration of covenants shall contain language or provisions substantially as follows:
 - i. The covenants, conditions and restrictions of this declaration shall run to the City of Costa Mesa insofar as they shall apply to the maintenance of the "common areas" as herein defined.
 - ii. In the event the association or other legally responsible person(s) fail to maintain the common area in such manner as to cause same to constitute a public nuisance, the city may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon the common area, individual units or the whole thereof as provided by law.

(Ord. No. 07-17, § 1e., 10-2-07)

Section 13-42.3 Development standards and requirements.

- (a) *Applicability.* The provisions of this section shall apply to all new residential small lot subdivisions of 15 lots or less in multi-family zones and not in combination with other development standards in the overlays zones.
- (b) *Development standards.* Table 13-42 identifies the development standards for small lot subdivision developments. See also Article 9 general site improvement standards of this chapter for additional requirements. Projects shall comply with all applicable standard plans and specifications and adopted city and state codes, as well as the following provisions:
- (1) The location and orientation of all buildings shall be designed and arranged to preserve natural features by minimizing the disturbance to the natural environment. Natural features such as trees, groves, waterways, scenic points, historic spots or landmarks, bluffs or slopes shall be delineated on the site plan and considered when planning the location and orientation of buildings, open spaces, underground services, walks, paved areas, playgrounds, parking areas and finished grade elevations. Pre-existing development should guide the building setbacks and new development should preserve the existing character of the neighborhood.
 - (2) The site design must consider both the design elements of each unit and how these designs will enhance the overall neighborhood character and vitality of the street and sidewalk. Building setbacks and site planning must relate to surrounding built form, respecting the overall neighborhood character and existing topography. Additionally, each unit must exhibit a high level of design quality with well-articulated entries and façades, proportionate windows, quality building materials and contextual landscaping.
 - (3) All structures proposed to be constructed within a project shall conform to the following requirements:
 - a. Each unit shall be provided with direct pedestrian and vehicular access to a public street, or an alley or a common drive connecting to a public street/alley.
 - b. Structure shall be constructed to minimize impact of the proposed development on the light, air and privacy of adjacent properties.
 - (4) On-site lighting shall be provided in all parking areas, vehicular access ways, and along major walkways. The lighting shall be directed onto driveways and walkways within the project and away from dwelling units and adjacent properties, and shall be of a type approved by the development services department.
 - (5) The development shall comply with the provisions of Chapter XI, subdivisions, which may include, but are not limited to, land dedication and improvements, such as drainage improvements and payment of fees.
 - (6) Outside uncovered and unenclosed storage of boats, trailers, recreational vehicles and other similar vehicles shall be prohibited unless specifically designated areas for the exclusive storage of such vehicles are set aside on the final master

plan and provided for in the covenants, conditions, and restrictions. Where such areas are provided, they shall be enclosed and screened from view on a horizontal plane from adjacent areas by a combination of six-foot high opaque fences and permanently maintained landscaping.

Table 13-42 SMALL LOT SUBDIVISION STANDARDS	
STANDARDS	SINGLE-FAMILY UNITS (located on individual dwelling unit lots and excluding townhouses)
Maximum Number of Stories & Building Height	2 stories/27 feet, except as allowed in the Westside Overlay Districts. Note: Lofts, as defined in section 13-6, without exterior access and having only clerestory windows will not be regarded as a story. See also Attic discussion below.
Attics	Attics shall not be heated or cooled, nor contain any electrical outlets or operable windows. In zoning districts where the maximum number of stories is two stories, attics above second stories shall be an integral part of the second story roofline and not appear as a 3rd story on any building elevation. Windows in any attic space above the second story shall be incidental and limited to a dormer style.
Maximum Density (based on gross acreage)	Same as underlying zoning district or as specified in an applicable specific plan.
Minimum Open Space (development lot)	35% of total lot area. No asphalt shall be permitted for paved areas. Parking and driveways shall consist of decorative concrete, pavers or other materials as deemed appropriate by the Development Services Director. This requirement may be decreased to a minimum of up to 30%, if the difference in the area is provided as additional open guest parking, located in a common area, and not exclusive for any specific unit.
Minimum Open Space (individual unit)	200 square feet with no dimension less than 10 feet.
Development Lot	Separately owned private property interests or any portion thereof, necessary or desirable for common use, are subject to recordation of an easement for reciprocal access and maintenance. All areas of a development with 5 or more parcels, subject to a reciprocal access and/or maintenance easement shall be maintained by an association that may be incorporated or unincorporated. The association may be referred to as a maintenance association.
Parking	<ul style="list-style-type: none"> • Three-bedroom or more units (including a den or home office) - 2 garage spaces and 2 open parking spaces. • Two-bedroom or less units (including a den) - 2 garage spaces and one open parking. • No tandem parking is permitted for open or guest parking spaces. <p>For developments with 5 or more units (up to 10 units) where open/guest parking spaces are provided in driveways in front of garages for exclusive use of that unit, one additional on-site guest parking shall be provided. Two additional open guest-parking shall be provided for developments with more than 10 units.</p> <ul style="list-style-type: none"> • For all small lot developments subject to the provisions of this article, all open parking not located within an individual driveway shall be unassigned and nonexclusive.
Distance Between Buildings	6 feet minimum
Driveway Width (development lot)	10-foot minimum, except 16-foot minimum driveway is required if the driveway serves tenants and/or guest parking for more than one dwelling unit. Driveway width shall be a maximum of 26 feet for lots less than 50 feet wide and a maximum of 50% for lots greater than 50 feet wide.
Driveway Length	Straight-in driveways to garages shall have a minimum length of 19 feet from the ultimate public or private right-of-way. No driveways shall be more than 5 feet in length if parking is not provided in front of garage. Driveways accessing rear parcels shall be in compliance with the requirements of the Parking Design Standards, minimum separation between driveways and maximum 50% hardscape requirement.
Mechanical Equipment (excluding antennas and flush-mounted solar panels)	Roof-top location is prohibited unless completely screened from public rights-of-way and adjacent properties.

Table 13-42 SMALL LOT SUBDIVISION STANDARDS	
STANDARDS	SINGLE-FAMILY UNITS (located on individual dwelling unit lots and excluding townhouses)
on roofs)	
Front Development Lot	20 feet
Side yard (interior)	5 feet.
Rear yard (interior)	15 feet
Side (street side, if applicable)	10 feet Note: Driveways providing straight-in access from a public street to a garage shall be at least 19 feet long, as measured from the ultimate public or private right-of-way.
Rear Abutting a Publicly Dedicated Alley	5 feet; however, garages may be required to be set back further to ensure adequate back up distance. Rear Yard Coverage does not apply.
Flag Lots and Alley Fronting Lots	Flag lots are required to be accessed with a minimum 16-foot wide driveway. Parcels with alley frontage should include a minimum 8-foot wide pedestrian access to the public street in the front. Parcels with frontage only on public alleys are prohibited.
Bluff Top Setback	No building or structure closer than 10 feet from bluff crest (see section 13-34 Bluff-top development).
Roof or Eaves Overhang; Awning	2 feet 6 inches into required side setback or building separation area. 5 feet into required front or rear setback.
Open, Unenclosed Stairways	Not permitted
Chimneys	May extend 2 feet above maximum building height.
Fireplaces	2 feet into required setback of building separation area
Automatic Roll-Up Garage Doors	Required
Location of Open Parking	Guest parking shall be located within a reasonable distance of the unit it serves. Detached garages that are not located within a reasonable distance to the units they are intended to serve are prohibited.
Trash Storage	All units shall be provided with a small alcove inside or outside the unit to allow storage of at least three trash carts without encroaching into the garage space. All efforts shall be made to provide on-site trash service. Trash carts shall be stored on-site for trash pick up to the greatest extent possible.
Above-Ground Pools and-Spas	Prohibited in front yards and subject to 5-foot side and rear setback from the main structures.
Raised Decks	Any raised deck with a finished floor height of 18 inches or greater, as measured from finished grade, shall comply with the main building setback requirements for the underlying zone.
LANDSCAPING	
A detailed landscape plan prepared pursuant to Chapter VII Landscaping Standards shall be approved by the Planning Division prior to issuance of any building permits.	
SIGNS (See Chapter VIII).	
FENCES AND WALLS	
Fences and walls placed between the property line and required setback line for main buildings shall conform to the city's walls, fences, and landscaping standards. See Article 9 General Site Improvement Standards of this chapter for further information.	
PREEXISTING DEVELOPMENT	
Small lot subdivisions and structures constructed, permitted or approved under the small lot ordinance prior to October 18, 2018 shall be considered conforming with regard to the above provisions.	

(c) Documents required.

- (1) Project approval is subject to submission of complete organizational documents setting forth a plan or manner of permanent care and maintenance of any open spaces, recreational areas and commonly used areas/facilities. No such documents shall be acceptable until approved by the city attorney as to legal form and effect, and by the planning division as to suitability for the proposed use of the open areas.
- (2) Prior to entering into a sales agreement for any property within a small lot subdivision, the developer shall disclose general information regarding the property to the future homebuyers, including, but not limited to, the following:
 - a. The type, thickness, and R-value of the insulation that has been installed in the home.
 - b. Any exposed hazards during and after construction (lead-based paint, asbestos, etc.).
 - c. Uses other than residential in proximity to the project.
 - d. Unusual adjacent zoning.
 - e. Distance to airport if within two miles.
 - f. Where soils, filled ground and geologic information is available.
 - g. Any special costs that will be incurred by the lot buyer as a result of the installation of a building foundation or any other construction due to unusual soil/geological conditions.
 - h. If there is fill in excess of two feet.
 - i. Schools servicing subdivision and any special conditions.
 - j. Any unusual flooding conditions.
 - k. Conditions of approval by the city and any resale restrictions.
 - l. Dedications and easements.
 - m. Project phasing plan.
 - n. CC&Rs.
- (3) All small lot subdivisions shall file a declaration of covenants to be submitted with the application for approval. The

declaration of covenants shall include, but not be limited to, the following provisions.

- a. The homeowners' association or a maintenance association (as applicable) shall be established prior to the sale of any unit(s).
- b. Membership in the homeowners or maintenance association shall be mandatory for each owner and any successive owner.
- c. Provisions to restrict parking upon other than approved and developed parking spaces and to require that garages be kept available for resident parking shall be written into the covenants, conditions and restrictions for each project.
- d. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed, and embody one homeowners' association with common areas for the total development.
- e. The declaration of covenants shall contain language or provisions substantially as follows:
 - i. "The covenants, conditions and restrictions of this declaration shall run to the City of Costa Mesa insofar as they shall apply to the maintenance of the "common areas" as herein defined."
 - ii. "In the event the association or other legally responsible person(s) fail to maintain the common area in such manner as to cause same to constitute a public nuisance, the city may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon the common area, individual units or the whole thereof as provided by law."

(Ord. No. 14-04, § 2B., 4-1-14; Ord. No. 15-03, § 2, 4-21-15; Ord. No. 18-10, § 2, 9-18-18; Ord. No. 21-20, § 1, 12-7-21)

Section 13-74 Elevation and screening requirements.

- (a) The finished elevations of all buildings, structures, walls and fences shall be approved by the planning division ~~prior to issuance of building permits.~~
- (b) All trash containers and mechanical equipment, such as air conditioning compressors, duct work, and vents shall be screened from public rights-of-way and adjacent properties.
- (c) ~~In residential zones, or in any zone adjacent to a residential development, ground mounted mechanical or electrical equipment proposed within eight feet of a neighboring property's windows or doors must comply with one of the mitigation methods listed below (1-3):~~
 - ~~(1) A minimum six foot-high block wall separates the equipment from the abutting property's window(s) and/or door(s) with a minimum separation of four feet between equipment and neighboring window(s) and/or door(s).~~
 - ~~(2) The equipment does not generate more than 50 decibels (based on manufacturer specifications) and is not greater than the minimum distance required by the building code is setback at least five feet from between the equipment and neighboring window(s) and/or door(s).~~
 - ~~(3) The equipment maintains the same setbacks and separations required for main structures.~~
- (d) Temporary receptacles, as approved by the public services department for the purposes of public participation in the collection of recyclable products, shall not be considered a trash bin, container or receptacle subject to the requirements of this section. For the purposes of this section, *temporary* shall mean a period, or periods, of time not exceeding 90 days during any twelve-month period.
- (e) ~~Pipes and conduits including, but not limited to, plumbing pipes, vents, ducting, fire sprinkler systems and electrical conduits shall not be mounted on exterior walls and roofs.~~
 - ~~(1) For existing pipes and conduits, painting to match the surrounding façade shall satisfy this requirement.~~
 - ~~(2) If the wall, roof or other element(s) on which the pipe or conduit is located is structurally modified or demolished, the element(s) shall be relocated to conform with the standard outlined in CMMC 13-74(e).~~

Section 13-75 Fences and walls.

- (a) In residential zones, including planned development, except R-1:
 - ~~(1) In residential zones, fences, walls and landscaping shall comply with the standards outlined in figure 13-75(1).~~

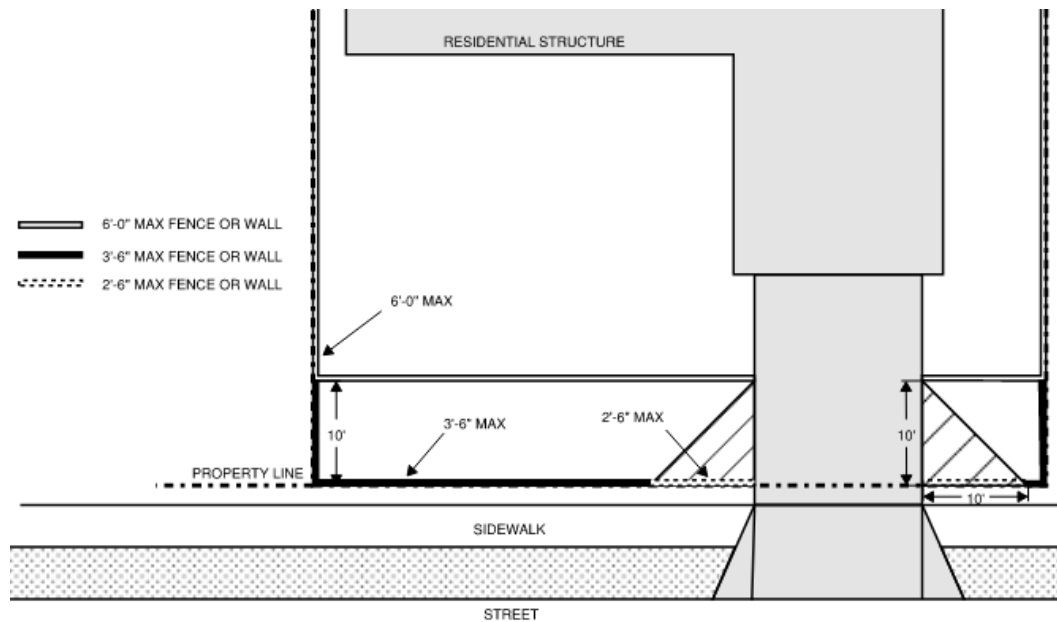
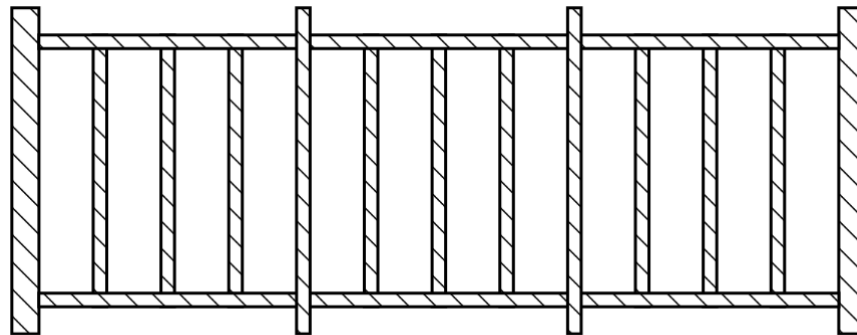


Figure 13-74(1)

- (2) On corner lots, wall and fences in excess of three and a half feet in height shall be set back five feet from the street side property line.
- (3) All interior property lines of the master development lot shall have six-foot high solid opaque walls or fences that conform to the city's walls, fences and landscaping standards.
- (4) All exterior property lines of the master development lot shall have solid masonry walls that conform to the city's walls, fences and landscaping standards in respect to height and location as well as the following standards. The final review authority shall approve the wall location, height, masonry materials, and finish.
 - (i) Only one type of wall design with the appropriate mix of masonry materials and finishes shall be permitted for the development lot.
 - (ii) Wall materials such as uncolored cinder block shall be treated with a decorative finish that complements and enhances the project and surrounding neighborhood.
 - (iii) Exceptions to the requirements stated in subsections (2)(i) through (2)(ii) may be approved by the final review authority. These exceptions may include, but are not limited to, combination masonry walls with vinyl fencing, stained/treated wood, wrought iron fencing, green wall, and green sustainable composite materials.
 - (iv) The development services director shall review and approve any future additions to the exterior walls, after project completion, which shall be constructed of materials which are either identical and/or compatible with

the original wall.

- (b) In commercial zones, including planned development: All interior property lines abutting residentially zoned property shall have solid masonry walls, at least 6 feet but no more than eight feet in height, unless an environmental study requires additional height.
- (c) In industrial zones, including planned development: A solid masonry wall, at least six feet in height shall be constructed along all property lines which abut a residential or commercial zone. The maximum wall height shall not exceed eight feet, unless an environmental study requires additional height.
- (d) Decorative details and lights such as finials, light fixtures, pilaster caps, pot and similar decorative items may extend no more than twelve inches above the maximum height limit. Decorative items shall be limited to no more than one item for every six lineal feet of fence or wall. Decorative details are prohibited within visibility triangles.
- (e) Walls and fences within a landscape setback shall be a maximum of 40% solid. This shall be measured as illustrated in Figure 13-75(2).



Hatched elements shall be counted towards solid area

Figure 13-75(2)

- (f) If a fence or wall is constructed adjacent to a public street, the fence or wall shall be approved by the planning division in terms of its compatibility and harmony with the proposed building and site development and buildings and site developments existing or approved for the general neighborhood. For arterial streets that are adjacent to residential developments, new arterial walls shall comply with the city's streetscape and median development standards. No fence or wall located in any street setback shall obscure the required street setback landscaping in the commercial and industrial zones.
- (g) ~~Fences and walls placed on interior property lines or between the property line and the required setback line for main buildings shall conform to the city's walls, fences and landscaping standards.~~

- (g) Fences and walls located ~~within a visibility triangle in proximity to street intersections or where a driveway intersects a sidewalk~~ shall be limited to two and a half feet in height, as illustrated in Figure 13-75(3) conform to the city's walls, fences and landscaping standards.

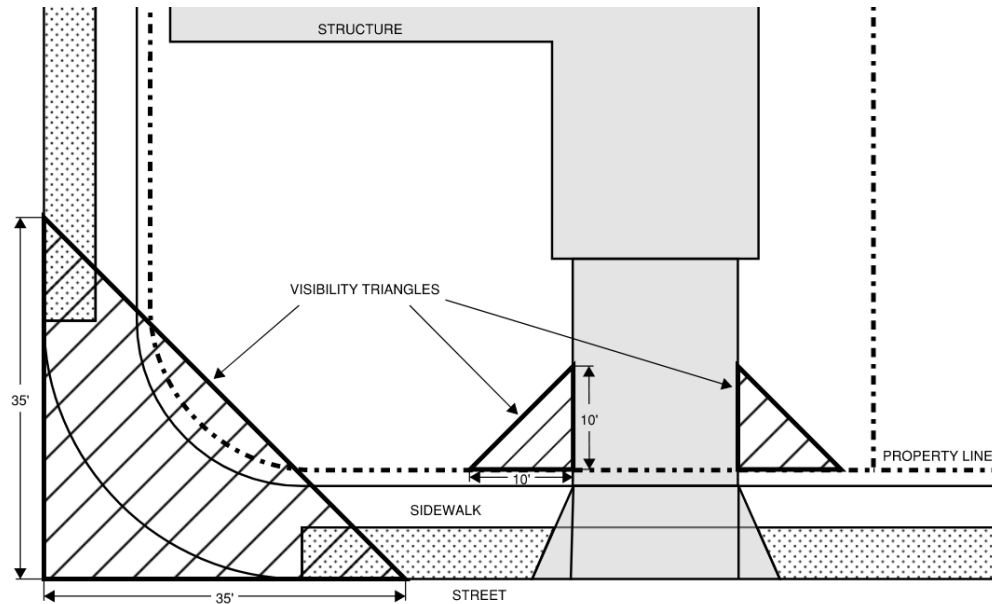


Figure 13-75(3)

- (h) ~~The standards referred to in subsections (e) and (f) shall be adopted by resolution of the city council.~~
- (h) In all zones, retaining walls shall comply with the standards outlined in figure 13-75(4).

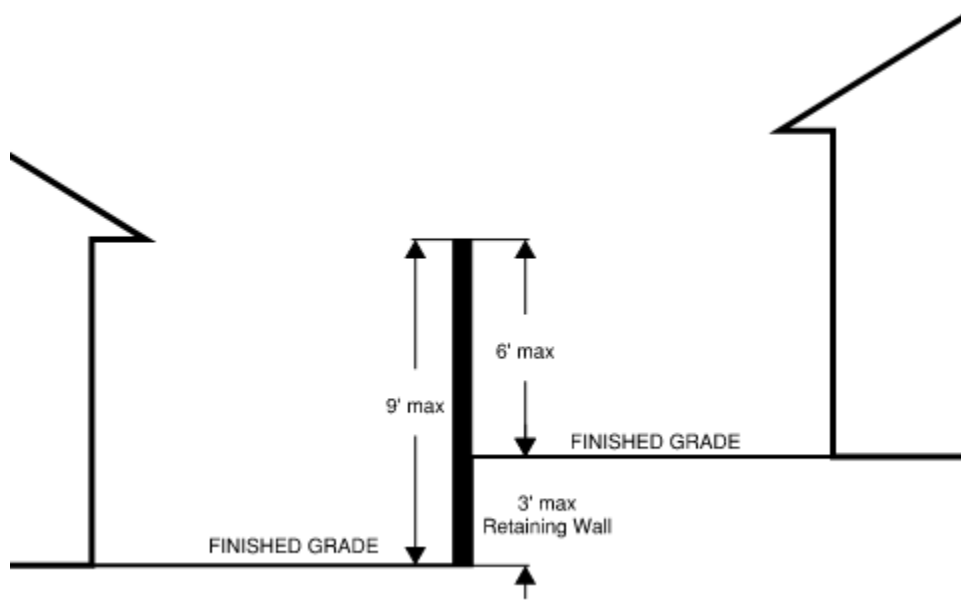


Figure 13-75(4)

- (i) Wall heights shall be measured from the highest finished grade at the base of the wall.
- (j) It is unlawful to construct, install, maintain or allow to exist any barbed wire, razor wire, concertina ribbon or similar item in any required setback abutting a public right-of-way, a required setback adjacent to a residential development or on a property with residential development. In all other locations, barbed wire, razor wire, concertina ribbon and similar items shall maintain a minimum vertical clearance of six feet eight inches from grade.
- (k) It is unlawful to install, maintain or allow to exist any electrified fence or any glass, nails or similar items embedded in walls or fences at any location.
- (l) *Chain link fences.* In all nonresidential zones, chain link fencing is prohibited in any required setback abutting a public right-of-way. In all residential zones, including planned developments, chain link fencing is prohibited in any area visible from a public street or alley.

Chain link fence removal. A property owner of any residential or planned development property that has an existing chain link fence visible from a public street or alley, shall remove the chain link fence at such time the property owner obtains a building permit, or cumulative building permits over a consecutive twelve-month period, for property improvements valued at \$30,000 or more. The chain link fence shall be completely removed prior to the finalization of the last building permit(s) that exceeds the thirty thousand dollar (\$30,000.00) valuation.
- (m) Security gates, in all zones, are subject to review and approval by the planning division in conjunction with the fire department and transportation division.

Section 13-89 Parking required.

The minimum amount of off-street parking as established in Table 13-89 shall be provided at the time:

- (a) Any building and/or structure is constructed;
- (b) Any building or structure is enlarged or increased in capacity by adding gross floor area, gross leasable area or seats;
- (c) A specific use is proposed for a building site; or
- (d) An existing use is changed to one which requires additional parking.

At all times, with the exception of the provisions of section 13-98, Declaration of land use restriction, parking shall be provided according to the requirements of Table 13-89.

TABLE 13-89 NON-RESIDENTIAL PARKING STANDARDS	
USE	PARKING RATIO PER GROSS FLOOR AREA (except as noted otherwise)
Retail; offices; central administrative offices; individual counseling ; establishments where food or beverages are served with a maximum of 300 square feet of public area ¹	4 spaces per 1,000 square feet with a minimum of 6 spaces ²
Office buildings exceeding 2 stories in height and 100,000 square feet in area	3 spaces per 1,000 square feet
Banks; savings and loans; credit unions	5 spaces per 1,000 square feet with a minimum of 6 spaces
Medical and dental offices; acupressure; massage	6 spaces per 1,000 square feet with a minimum of 6 spaces
Furniture and appliance stores with floor area greater than 5,000 square feet	2 spaces per 1,000 square feet with a minimum of 20 spaces
Churches; theaters; mortuaries; auditoriums; services and fraternal clubs and lodges; amphitheaters and other similar places of assembly	Within the main auditorium or assembly area: 1 space for each 3 fixed seats or 1 space for every 35 square feet of seating area if there are no fixed seats. 18 lineal inches of bench shall be considered equal to 1 fixed seat.
Racquetball and tennis facilities	3 spaces per court plus parking required for incidental uses such as restaurants which shall be calculated as noted below
Establishments where food or beverages are served with more than 300 square feet of public area ^{1, 4}	10 spaces per 1,000 square feet for the first 3,000 square feet; ² 12 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet. ²
Health clubs; spas; figure salons; skating rinks; game arcades	Parking requirement is 10 spaces per 1,000 square feet
Bowling alleys	3 spaces per lane plus parking required for incidental uses

	such as restaurants which shall be calculated as noted under "Establishments where food or beverages are served"
Trade schools; business colleges; dancing and music academies; group counseling	10 spaces per 1,000 square feet
Motels	1 space for each rentable unit without cooking facilities. Each rentable unit with cooking facilities shall be governed by residential parking standards
Hotels	1 space for each 2 rentable units plus 10 spaces per 1,000 square feet for the first 3,000 square feet, and 20 spaces per 1,000 square feet for each additional 1,000 square feet above the first 3,000 square feet for restaurant, banquet, meeting room and kitchen spaces
Establishments with live entertainment; i.e., go-go dancers, topless dancers, bikini dancers	1 parking space for each person for the first 100 persons as authorized by capacity signs posted by the fire department; 1 parking space for each 2 persons for every 101 to 300 persons as authorized by capacity signs posted; 1 parking space for each 3 persons for every 301 plus persons as authorized by capacity signs posted by the fire department.
Shopping centers with a minimum of 600,000 square feet of contiguous gross leasable area:	
Main structure or group of abutting structures	
Retail	5 spaces per 1,000 square feet of gross leasable area
Establishments where food or beverages are served occupying 5% or less of the total contiguous gross leasable area	1 space per 1,000 square feet of gross leasable area
Establishments where food or beverages are served in excess of 5% of the total contiguous gross leasable area	5 spaces per 1,000 square feet of gross leasable area
Office Space occupying 10% or less of the total contiguous gross leasable area	None
Office Space in excess of 10% of the total contiguous gross leasable area	4 spaces per 1,000 square feet of gross leasable area with a minimum of 6 spaces
Theaters (cumulative)	
750 seats and less	5 spaces per 1,000 square feet of gross leasable area
More than 750 seats	5 spaces per 1,000 square feet of gross leasable area plus 3 spaces for each additional 100 seats
Uses within freestanding structures	
Establishments where food or beverages are served	10 spaces per 1,000 square feet of gross leasable area
All others	Pursuant to this table
Mixed use developments	When there are mixed uses within a single development which share the same parking facilities, the total requirement for parking should be determined as outlined

	<p>in "City of Costa Mesa Procedure for Determining Shared Parking Requirements" which are included herein by this reference and which may be amended from time to time by resolution of the city council. A greater reduction in parking than would be allowed under this procedure may be approved by minor conditional use permit where it can be demonstrated that less parking is needed due to the hours of operation or other unusual features of the users involved.</p> <p>For mixed-use developments located in the mixed-use overlay zone, refer to the applicable urban plan for parking rates.</p>
Industrial	3 parking spaces shall be provided per 1,000 square feet of gross floor area for the first 25,000 square feet of building; 2 parking spaces shall be provided per 1,000 square feet of gross floor area between 25,000 and 50,000 square feet of building; and one and one-half parking spaces shall be provided per 1,000 square feet of gross floor area over 50,001 square feet of building.
Garden centers; plant nurseries	4 spaces per 1,000 square feet of gross floor area; and 2 spaces per 1,000 square feet of outdoor display area.
Smoking lounges	17 spaces per 1,000 square feet
Notes:	
1	Establishments limited to seating for 12 or fewer persons prior to June 4, 1997, shall remain at that seating limit unless additional parking is provided pursuant to this Zoning Code.
2	The outdoor patio seating area(s) shall not be included in the floor area calculations for purposes of determining the required parking.
3	The final review authority may apply a maximum credit of one parking space due to the provision of bicycle racks. This credit shall only apply to the overall parking supply and not to multiple uses.
	When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.
4	When the approval of a use permit is required, the final review authority may require additional parking spaces at a ratio not to exceed 30 spaces per 1,000 square feet of floor area of the entire building. Factors that may warrant additional parking include, but are not limited to, the provision of entertainment and/or dancing, or substantial ratio of floor area devoted to bar as compared to restaurant use. The maximum parking rate shall be applicable to uses that have substantially maximized the building's occupancy due to design and provision of concentrated uses.
5	The square footage of electrical and mechanical equipment and the surrounding three feet for clearance shall be excluded from the calculation of gross floor area for the purpose of determining parking requirements

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 16, 3-2-98; Ord. No. 02-4, § 1j, 3-18-02; Ord. No. 06-9, § 1g., 4-18-06; Ord. No. 12-4,

§ 1, 5-15-12; Ord. No. 15-10, § 2C, 9-15-15; Ord. No. 21-20, § 1, 12-7-21)

Section 13-111 Definitions.

As used in this chapter, the following terms shall have the meanings set forth below:

Advertising statuary. An imitation, representation or similitude of a person or thing which is sculptured, molded, modeled, or cast in any solid or plastic substance, material, or fabric and used for commercial purposes.

Area (of sign). The area included within the outer dimensions of a sign. The area of multiple face signs and advertising statuary shall mean one-half the total surface area. In the case of "skeleton letters" or other signs placed on a wall without any border, the area shall be the sum of the areas of each letter or figure. The area of each letter or figure shall be computed by enclosing the letter or figure within sets of parallel lines.

Balloon sign. Any inflatable object having no dimension that exceeds 24 inches, including, but not limited to, objects made of plastic, cloth, rubber, or canvas, having the shape of any object, and regardless of whether or not it contains copy.

Banner, flag, or pennant. Any cloth, bunting, plastic, paper, or similar material used for advertising purposes on private property and not within the public right-of-way. Flags of a nation or of the State of California, displayed as such in an appropriate manner, are excepted from these regulations. See also street banner.

Billboard. A sign that advertises a business, product, service or activity which is not available at or is not conducted on the premises on which the sign is located.

Changeable copy sign. A sign whose copy consists of nonelectronic detachable lettering or numbers that must be manually installed, usually on a series of parallel tracks, including, but not limited to, service station price signs and theater marquees.

Commercial portable sign. Any sign which can be moved from place to place which is not permanently affixed to the ground or to a building used for commercial purposes. The term portable sign includes, but is not limited to, any sign affixed to an automobile, truck, trailer, or other vehicle where such sign solicits patronage to a specific business by means of parking such a vehicle primarily for the purpose of advertising such business. The term portable sign shall also include a sign posted in or on a vehicle parked on public or private property without written consent of the property owner, advertising that vehicle for sale.

Construction site sign. A sign located on a construction site used to identify the name of the future site occupant and which may include the names, addresses, and telephone numbers of businesses directly related to the construction project, including but not limited to the architect, engineer, contractor and financing entity.

Contiguous window area. Total surface area of a window or individual window panes separated only by vertical or horizontal mullions **that are three inches wide or less. Window areas separated by columns, wide mullions or other elements greater than three inches in width are not considered contiguous. Window area is not considered**

contiguous if it is located on a separate façade.

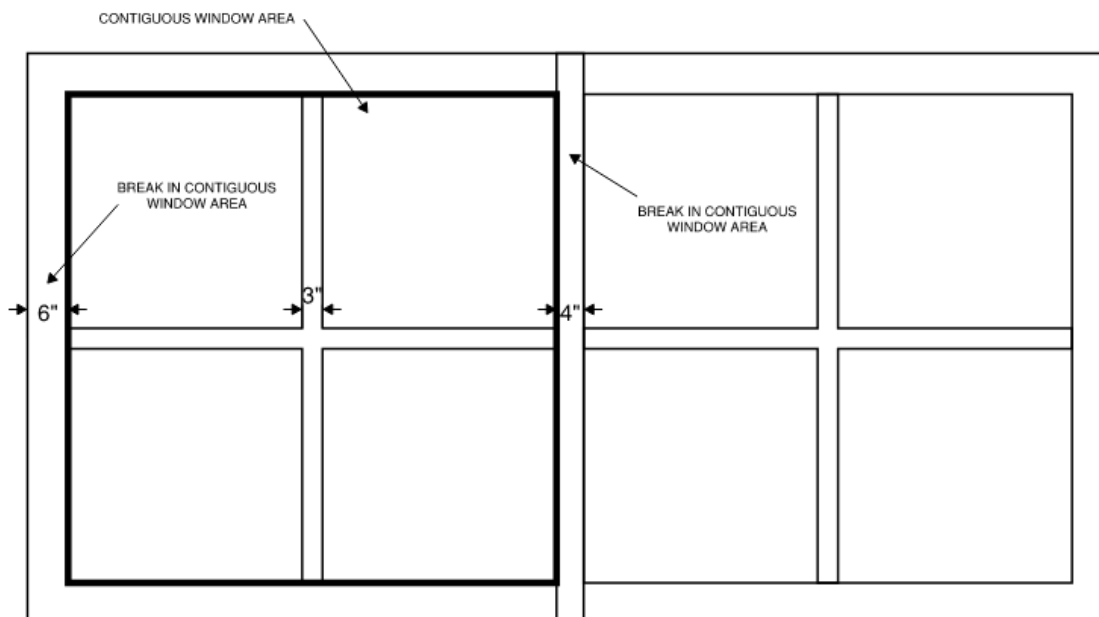


Figure 13-111(a)

Convenience sign. A sign, not larger than nine square feet, providing directional information and designed to be viewed on site or adjacent to the site by pedestrians and/or motorists. The term convenience sign shall also include electronic time/temperature signs.

Electronic changeable copy sign. A sign that uses video displays, lamps, fiber optics, light-emitting diodes (LED's) liquid crystal displays, plasma displays, or any other mechanical or light emitting medium to convey messages, movement, or animation imagery during or between messages.

For sale sign. A real estate sign indicating that the premises on which the sign is located, or any portion thereof, is for sale, lease or rent.

Freestanding sign. A sign supported permanently upon the ground by poles, braces or other supports, and not attached to any building.

Governmental sign. A sign installed by the city or other public agency pursuant to city approval, including, but not limited to, signs for motorist or pedestrian safety.

Height (of sign). The vertical distance from grade to the highest point of the sign or sign structure.

Illegal sign. Any sign installed or modified in violation of the Costa Mesa Municipal Code at the time the sign was installed or modified.

Illumination exterior. Illumination cast on a sign from an exterior source, such as a floodlight.

Illumination interior. Illumination generated from the interior of a sign.

Illumination interior with opaque background. Interior illumination of a sign where the background of the sign face is opaque and only the copy is illuminated.

Inflatable sign. Any inflatable object having any dimension in excess of 24 inches, including, but not limited to, objects made of plastic, cloth, rubber, or canvas, having the shape of any object, and regardless of whether or not it contains copy.

Mural or super graphic. A large image, picture, or design painted on or affixed to the exterior of a building or structure. A mural or super graphic is a sign only if it is related by language and/or logo to the advertisement of any product or service or the identification of any business.

Neighborhood identification sign. A sign identifying the entrance to a residential area consisting of five or more acres.

Non-commercial banner, flags, or pennants. Any cloth, bunting, plastic, paper, or similar material which is not used for advertising purposes on private property and not within the public right-of-way. Examples of non-commercial banners generally include, but are not limited to, signs that espouse a political or religious viewpoint, and signs commenting on public official(s) or matter(s) of public discourse.

Non-commercial portable sign. Any sign which can be moved from place to place which is not permanently affixed to the ground or to a building which is not used for commercial purposes. Examples of noncommercial signs generally include, but are not limited to, signs that espouse a political or religious viewpoint, and signs commenting on public official(s) or matter(s) of public discourse.

Nonconforming sign. A sign which was legally installed under laws or ordinances in effect at the time of its installation, but which is in conflict with the current provisions of this chapter.

Open house sign. A real estate sign with the words "Open House" as the primary copy for the premises on which the sign is located.

Painted wall sign. Any sign painted directly on the exterior surface of a building or structure, except awnings or canopies. (See "mural or super graphic").

Permanent window sign. A sign that is placed on or behind a window for a period of time in excess of 60 days. Paper or cardboard signs, or signs painted directly onto the surface of a window are not considered permanent window signs regardless of the duration of display.

Public baseball/softball field. Any baseball and/or softball field owned, rented, or leased by the city or used by the city under a joint use agreement.

Public property. Any building, park, grounds, structures, or other real property (collectively referred to as "property" for the purpose of this definition) owned,

rented, or leased by the city not within the public right-of-way or any such property used by the city under a joint use agreement. For the purposes of this definition, public property does not include public baseball and softball fields.

Public right-of-way. Any public sidewalk, street, alley or highway improved to allow vehicular and pedestrian access and adjacent city landscape areas including trees therein, traffic control devices, street name signs, fire hydrants and other structures, under the ownership and jurisdiction of the city or the state.

Real estate sign. A temporary sign placed for the purposes of advertising the premises on which the sign is located as either for sale, lease or rent, and includes for sale sign and open house sign.

Sign. Any medium for visual communication, including its copy, structure and component parts, which is used or intended to be used to attract attention to, or identify, or advertise a business, product, service, activity, or location or to provide information. "Sign" includes statuary and graphic wall designs used for advertising purposes. "Sign" includes billboards, but does not include handbills.

Site. One or more parcels of land identified by the assessor's records and for which an integrated building development exists or has been proposed.

Street. A public or private alley, street or highway improved to allow vehicular access.

Street banner. Any cloth, bunting, plastic, paper, or similar material used for advertising purposes on a light standard within the public right-of-way.

Temporary window sign. A non-illuminated sign placed on or behind a window for a period of time not in excess of 60 days for the purpose of advertising special sales, prices, products or services, including paper or cardboard signs, or signs painted directly onto the surface of a window.

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 99-10, § 1, 7-19-99; Ord. No. 02-8, § 1a, 4-15-02; Ord. No. 04-11, §§ 1, 2, 10-18-04; Ord. No. 11-11, § 1, 9-20-11; Ord. No. 16-04, § 2, 8-2-16; Ord. No. 18-02, § 2, 1-16-18)

Section 13-142 Development standards.

Table 13-142 identifies the development standards for antennas. Proposed antennas not in compliance with the applicable development standards shall require the approval of a minor conditional use permit pursuant to section 13-144, Minor conditional use permit requirements.

TABLE 13-142 ANTENNA DEVELOPMENT STANDARDS			
STANDARDS	SATELLITE DISH	AMATEUR RADIO	COMMUNICATION
Maximum Height (measured from the property's grade to the highest point of the antenna)			
Residential Zone or Nonresidential Zone Adjacent to a Residential Zone:	15 feet	75 feet	30 feet
Other Nonresidential Zone:	Not to exceed allowable building height	Same as above	Same as above
Front Yard Location Permitted	No		
Side and Rear Setbacks (setbacks apply to antenna support structure and to arrays and projections attached thereto, unless otherwise noted)			
Residential Zone:	Side: Comply with setbacks for accessory structures, with a minimum setback of 5 feet. Rear: Ground-mounted antenna support structures may be located in a required rear yard if located as far forward as possible from the rear property line. Minimum of 5 feet for arrays and projections attached to the antenna support structure.		
Nonresidential Zone:	Side and Rear: Comply with setbacks for main structures, with a minimum setback of 5 feet. Exception: Side and/or Rear, when adjacent to a Residential Zone: Minimum of 5 feet from the residential property line. Additionally, the antenna support structure shall be located as far as possible from the residential property line.		
Roof-mounted Location	Shall be located on the portion of the roof farthest from any adjacent street, residential zone (if applicable), bluff, and/or park, whichever location will result in the least visual impact.		
Maximum Number Residential Zone or Nonresidential Zone adjacent to a Residential Zone:	One Exception: Legally subdivided residential units in small lot subdivision projects, and units in Planned Unit Development projects with individual lots, shall each be allowed one satellite dish antenna unless otherwise prohibited.	One antenna support structure in excess of 30 feet. One whip antenna in excess of 30 feet. Note: There is no limit on the number of antennas which do not exceed 30 feet in height.	One antenna support structure
Other Nonresidential Zone:	No regulation	No regulation	No regulation
Maximum Diameter Residential Zone or Nonresidential Zone adjacent to a Residential Zone:	10 feet	Any dish-shaped element attached to an antenna: 2 feet Exception: Any dish-shaped element in excess of 2 feet in diameter that is attached to an antenna shall require approval of a minor conditional use permit and comply with the satellite dish antenna development standards regarding maximum height (applicable to dish element only) diameter, screening and materials, as applicable.	
Other Nonresidential Zone:	No regulation	Dish-shaped elements in excess of 2 feet in diameter shall comply with the satellite dish antenna development standards regarding maximum height (applicable to dish element only) and materials.	
Screening Required Residential Zone or	Screening, either partial or total, may be required by the planning division when the	Ground-mounted: No regulation. Roof-mounted: Antennas less than	Ground-mounted: Screening either partial or total, may shall

TABLE 13-142
ANTENNA DEVELOPMENT STANDARDS

STANDARDS	SATELLITE DISH	AMATEUR RADIO	COMMUNICATION
Nonresidential Zone adjacent to a Residential Zone:	antenna is visible from off-site. The screening may consist of a solid, opaque fence, wall, vegetation, landscaping and/or any other material deemed acceptable by the planning division.	30 feet in height: No regulation. Antennas 30 feet or more in height: Screening may be required in Nonresidential Zones if necessary to lessen visual impacts on the adjacent Residential Zone(s), under the direction of the planning division.	be required by the planning division when the antenna and support structures/equipment is visible from off site. Roof-mounted: Screening may be required if necessary to lessen visual impacts, under the direction of the planning division.
Other Nonresidential Zone:	No regulation		Same as above
Color	All antennas visible from off-site shall be finished in a color deemed unobtrusive to the neighborhood in which it is located, under the direction of the planning division.		
Signs	No sign of any kind shall be posted or displayed on any antenna.		
Radiofrequency (RF) Radiation	No transmitting antenna or facility, except as categorically excluded by the Federal Communication Commission, shall exceed the radiofrequency (RF) radiation and maximum permissible exposure (MPE) limits for electrical and magnetic field strength and power density established by the National Council on Radiation Protection and Measurements (NCRP) and the 1992 ANSI/IEEE for an "uncontrolled environment." It shall be the responsibility of the applicant to provide evidence of compliance with applicable standards.		
Wiring	All electrical and antenna wiring shall be encased in tubing or other devices acceptable to the planning division and/or concealed to the maximum extent feasible to minimize visual impact.		
Materials	When the antenna exceeds 6 feet in height above grade, the dish-shaped element shall be of a mesh construction. Not applicable.		
Other Requirements	Ground-mounted antennas shall not reduce the area required for parking, internal circulation or other development standards in this Zoning Code. All antennas shall be permanently mounted, and no antenna may be installed on a portable or movable structure.		

(Ord. No. 97-11, § 2, 5-5-97; Ord. No. 98-5, § 23, 3-2-98; Ord. No. 21-20, § 1, 12-7-21)

Section 13-265.5 Parcel Maps for Urban Lot Splits.

(a) Definitions. For purposes of this section, the following definition shall apply:

(1) "Urban lot split" means a lot split of a single-family residential lot into two parcels that meets the requirements of this section.

(b) The city shall ministerially approve a parcel map for a lot split that meets the following applicable requirements:

(1) The parcel is located within a single-family residential zone.

(2) The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

(3) The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.

(4) Both newly created parcels are no smaller than 1,200 square feet.

(5) The parcel is not located in any of the following areas and does not fall within any of the following categories:

a. A historic district or property included on the State Historic Resources Inventory, as defined in section 5020.1 of the Public Resources Code, or within a site that is designated or listed as a city landmark or historic property or district pursuant to a city ordinance.

b. Prime farmland or farmland of statewide importance as further defined in Government Code section 65913.4(a)(6)(B).

c. Wetlands as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).

d. A very high fire hazard severity zone as further defined in Government Code section 65913.4(a)(6)(D). This does not apply to sites excluded from the specified hazard zones by a local agency, pursuant to subdivision (b) of section 51179, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.

e. A hazardous waste site that is listed pursuant to Government Code section 65962.5 or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to section 25356 of the Health and Safety Code, unless the State Department of Public Health, State Water Resources Control Board, or Department of Toxic Substances Control has cleared the site for residential use or residential mixed uses.

f. A delineated earthquake fault zone as determined by the State Geologist

in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law and by the city's building department.

g. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by the Federal Emergency Management Agency (FEMA) in any official maps published by FEMA. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site. A development may be located on a site described in this subparagraph if either of the following are met:

1. The site has been subject to a Letter of Map Revision prepared by FEMA and issued to the city; or
2. The site meets FEMA requirements necessary to meet minimum flood plain management criteria of the Nation Flood Insurance Program as further spelled out in Government Code section 65913.4(a)(6)(G)(ii);

h. A regulatory floodway as determined by FEMA in any of its official maps, published by FEMA unless the development has received a no-rise certification in accordance with section 60.3(d)(3) of Title 44 of the Code of Federal Regulations. If an applicant is able to satisfy all applicable federal qualifying criteria in order to provide that the site satisfies this subparagraph and is otherwise eligible for streamlined approval under this section, the city shall not deny the application on the basis that the applicant did not comply with any additional permit requirement, standard, or action adopted by the city that is applicable to that site.

i. Lands identified for conservation in an adopted natural community conservation plan, habitat conservation plan, or other adopted natural resource protection plan as further spelled out in Government Code section 65913.4(a)(6)(I).

j. Habitat for protected species identified as candidate, sensitive, or species of special status by state or federal agencies, fully protected species, or species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.), the California Endangered Species Act (Chapter 1.5 (commencing with section 2050) of Division 3 of the Fish and Game Code), or the Native Plant Protection Act (Chapter 10 (commencing with section 1900) of Division 2 of the Fish and Game Code).

- k. Lands under a conservation easement.
- (6) The proposed lot split would not require demolition or alteration of any of the following types of housing:
- a. Housing that is subject to a recorded covenant, ordinance or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
 - b. Housing that is subject to any form of rent or price control by the city;
 - c. A parcel or parcels on which an owner of residential real property exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application; or
 - d. Housing that has been occupied by a tenant in the last three years.

(7) The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.

(c) Standards and Requirements. Except where superseded by the following provisions or state law, Parcel Maps for Urban Lot Splits pursuant to Government Code Section 66411.7 shall comply with the development standards applicable to the R1 Single-Family Residential District including but not limited to Section 13-32 of this code:

(1) The lot split conforms to all applicable objective requirements of the Subdivision Map Act and Title 13 of this code, except as the same are modified by this section.

(2) No setback shall be required for an existing structure or a structure constructed in the same location and to the same dimensions as an existing structure.

(3) Except for those circumstances described in section C2 above, the setback for side and rear lot lines shall be four feet. The front setback shall be as set forth in the R-1 Single-Family Residential District standards.

(4) The applicant shall provide easements for the provision of public services and facilities as required.

(5) Units constructed on sites created pursuant to Government Code Section 66411.7 shall adhere to the following:

- a. All new development shall be constructed, in accordance with code standards and design guidelines applicable to the R1 Single-Family Residential District.
- b. Each unit which is attached to an existing or proposed dwelling shall have

the same design, materials, finishes, and colors as the attached dwelling and shall be in accordance with code standards and design guidelines applicable to the R1 Single-Family Residential District.

c. Any proposed detached units on the same lot shall be compatible in exterior appearance with an existing unit in terms of design, materials, finishes, and colors within the same property on which it is proposed to be constructed, in accordance with code standards and design guidelines applicable to the R1 Single-Family Residential District.

(6) All lots shall have a minimum street frontage of ten feet to provide for vehicular access, or 16-foot frontage if the driveway serves two units. For a lot without physical street frontage, access to street frontage shall be provided by the granting of a duly recorded permanent easement for ingress and egress purposes in favor of the lot without physical street frontage.

(7) In order to preserve the City's inventory of on-street parking, existing and proposed development pursuant to Government Code section 66411.7 shall be limited to one driveway ingress/egress ~~per resultant lot~~.

(8) Required off-street parking shall ~~be limited to consist of at least~~ one garage parking space per unit and the location and configuration of such parking shall be in compliance with the standards set forth in this code, except that no parking requirements shall be imposed in either of the following circumstances:

- a. The parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined by Public Resources Code section 21155(b) or a major transit stop as defined in Public Resources Code section 21064.3; or
- b. There is a car share vehicle located within one block of the parcel.

(d) The city shall not deny an application based on any of the following:

(1) The city shall not require dedications of rights-of-way or the construction of offsite improvements for the parcels being created as a condition of issuing a parcel map.

(2) The city shall not impose any objective zoning, subdivision, or design standards that would have the effect of physically precluding the creation of two units on either of the resulting parcels or that would result in a unit size of less than 800 square feet. If the city determines that the strict application of objective zoning, subdivisions or design standards would physically preclude the development of two units on a lot each with a minimum unit size of 800 square feet, the city may ministerially allow deviations from development standards generally applicable to the R-1 zoning district pursuant to city policies and/or regulations implementing this section if such deviation is in

compliance with applicable building and fire code standards and regulations and if there are no other feasible means of complying with state law.

(3) The city shall not require the correction of nonconforming zoning provisions as a condition for the lot split.

(4) The city shall not deny an application solely because it proposes an adjacent or connected structure provided that all building code safety standards are met and they are sufficient to allow a separate conveyance.

(e) An applicant for an urban lot split shall be required to sign an affidavit in a form approved by the City Attorney to be recorded against the property stating the following:

(1) That applicant intends to occupy one of the housing units as their principal residence for a minimum of three years from the date of approval. This requirement does not apply when the applicant is a "community land trust" or a "qualified nonprofit corporation" as the same are defined in the Revenue and Taxation Code.

(2) That the uses shall be limited to residential uses.

(3) That any rental of any unit created by the lot split shall be for a minimum of thirty-one days.

(4) That the maximum number of units to be allowed on the parcels is ~~two~~ four, including but not limited to units otherwise allowed pursuant to density bonus provisions, accessory dwelling units, junior accessory dwelling units, or units allowed pursuant to section 13-36.

(f) The city may deny the lot split if the building official makes a written finding, based upon a preponderance of the evidence, that the proposed housing development project would have a specific, adverse impact, as defined and determined in Government Code section 65589.5(d)(2), upon the public health and safety or the physical environment and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

(g) This section shall not apply to:





(1) Any parcel which has been established pursuant to a lot split in accordance with this section; or

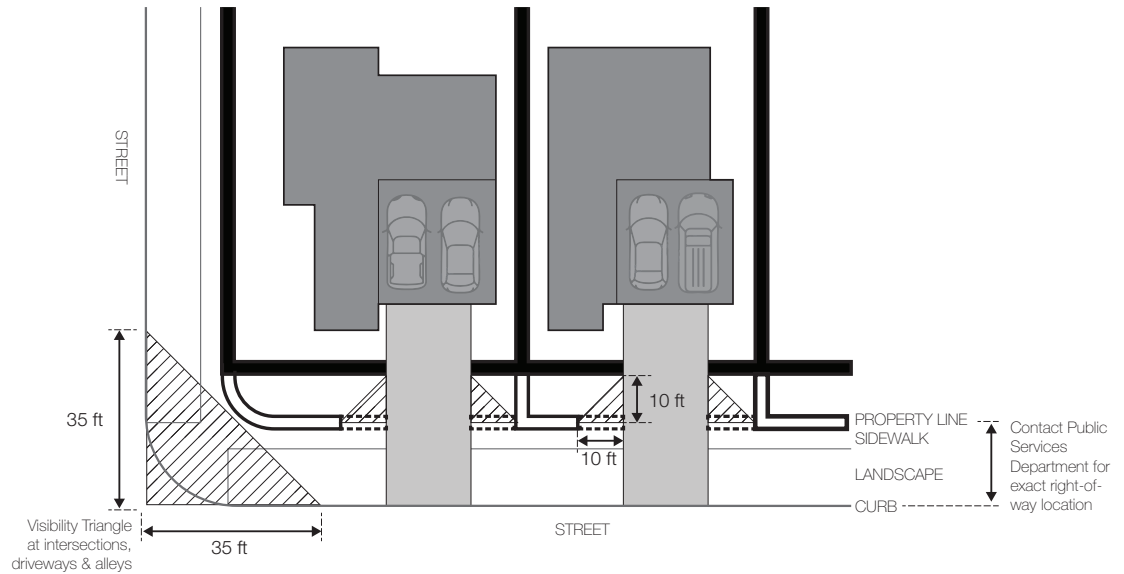
(2) Any parcel where the owner of the parcel being subdivided or any person acting in concert with the owner has previously subdivided an adjacent parcel in accordance with this section. For purposes of this section, it will be assumed that where a lot owner purchased the property from an adjacent owner who subdivided his property pursuant to this division within five years of the lot split, the owner is acting in concert with the then owner of the adjacent lot. However, acting in concert is not limited to this situation.

(h) The provisions of this section supersede any contrary provisions contained elsewhere in this code.

STANDARDS AND SPECIFICATIONS WALLS, FENCES, AND LANDSCAPING

LOCATION:

-  2'-6" max fence
-  3'-0" max fence
-  6'-0" max fence
-  Visibility Triangle



HEIGHT:



RESIDENTIAL ZONES:

- Height of walls, fences, and landscaping shall conform with the Visibility Triangle to allow for visibility at intersections and driveways.
- Corner / street cutoffs may be increased or decreased by staff due to street design / configuration.
- Any walls or fences exceeding the maximum specified height limits require discretionary review.
- Check with the Building & Safety Division for any additional requirements.
- EXCEPTION for R2-MD, R2-HD, R-3 Zones: On corner lots, wall and fences in excess of 36 inches in height shall be set back 5 feet from the street side property line.

COMMERCIAL / INDUSTRIAL ZONES:

- No fence or wall shall obscure the setback landscaping required adjacent to a public right-of-way unless approved by a specific entitlement.

ALL ZONES:

- Fence or walls constructed adjacent to a public street shall be reviewed for compatibility / harmony with surrounding buildings and site developments.
- For corner lots, the narrowest street frontage is the front of the property.