



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, August 11, 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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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.

5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or cityclerk@costamesaca.gov and staff will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.

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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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PLANNING COMMISSION REGULAR MEETING**AUGUST 11, 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. [**JULY 28, 2025 UNOFFICIAL MEETING MINUTES**](#) [**25-409**](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of July 28, 2025.

Attachments: [**JULY 28, 2025 UNOFFICIAL MEETING MINUTES**](#)

PUBLIC HEARINGS:

1. [DESIGN REVIEW \(PA-23-14\) AND TENTATIVE PARCEL MAP 25-411 2023-117 REQUEST 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 2308 SANTA ANA 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. In addition, this project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code section 21080.66; and
2. Approve Parcel Map No. 2023-117 and Design Review PA-23-14 based on findings of fact and subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Planning Commission Draft Resolution](#)
- [2. Project Description](#)
- [3. Vicinity Map](#)
- [4. Zoning Map](#)
- [5. Project Plans](#)

OLD BUSINESS: NONE.

NEW BUSINESS:

1. [STUDY SESSION REGARDING POTENTIAL ZONING CODE 25-410 AMENDMENTS](#)

RECOMMENDATION:

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

Attachments: [Agenda Report](#)
[Attachment 1](#)**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 #: 25-409

Meeting Date: 8/11/2025

TITLE:

JULY 28, 2025 UNOFFICIAL MEETING MINUTES

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of July 28, 2025.



REGULAR PLANNING COMMISSION MONDAY, JULY 28, 2025 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Jeffrey Harlan at 6:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Vice Chair Zich led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Karen Klepack

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:

Cynthia McDonald urged the Commission to uphold accountability and transparency, especially considering recent allegations involving city leadership. She emphasized that silence from officials erodes public trust and that clear justification for decisions is essential to good governance.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez asked planning staff for an update on when the ADU template plans will be available, noting that the website's timeline of "early 2025" has passed. He also raised a concern that the City Council may have made a major amendment to the Victoria Place project, which could require Planning Commission review under Municipal Code Section 13-29(h)(2). Finally, he promoted upcoming community events and expressed appreciation for the strong public support shown toward the Latino community in response to recent comments.

Commissioner Dickson shared his appreciation for the city's summer events, especially the open house and concerts in the park, encouraging the public to attend. He mentioned volunteering at the fair and praised the concerts at the Pacific

Amphitheater. Lastly, he suggested gathering public feedback on the TESSA system to address any user frustrations more proactively, based on his own experience and improvements after working with staff.

Commissioner Andrade highlighted an upcoming job fair on July 30 at the new Goodwill on Harbor Boulevard, encouraging local residents to attend for potential on-the-spot job offers. She gave a big shoutout to IKEA for hosting the annual Newport-Mesa backpack drive and partnering with Costa Mesa Unidos and Councilmember Arlis Reynolds to collect community donations for students and families in need. Andrade encouraged the public to participate by donating essentials and nonperishable items at IKEA to support struggling families across the city.

Vice Chair Zich expressed concern about a recurring approval condition that allows residential infill projects to raise the finished grade by 30 inches and then add six-foot walls, resulting in excessively tall and unattractive barriers. Using the Miraval developments in Mesa Verde as an example, he showed slides of walls reaching over 10 feet high, with unsafe sidewalk conditions and unfinished block surfaces. He urged the Commission to address this issue in the upcoming code revisions to prevent similar situations in future projects.

CONSENT CALENDAR:

1. JULY 14, 2025 UNOFFICIAL MEETING MINUTES

MOVED/SECOND: MARTINEZ/ ZICH

MOTION: to approve Consent Calendar.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0-1

ACTION:

Planning Commission approved consent calendar items.

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

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT PCUP-25-0007 TO OPERATE AN ANIMAL KENNELING FACILITY WITH ANCILLARY VETERINARY SERVICES ("PRICELESS PETS") AT 126 EAST 16TH STREET

Presentation by Assistant Planner Jeffery Rimando.

Public comments:

Cara Stewart voiced strong support for the staff recommendation to improve shelter operations for Priceless Pets. She emphasized that the current facility cannot meet contractual requirements—particularly 24/7 veterinary care and shelter space—which limits both animal welfare and public service. Stewart advocated for separating the adoption center and shelter to enhance care, volunteer experience, and preparedness for a possible rise in surrendered animals due to economic pressures.

Matthew Carver expressed appreciation for Miss Price's mission but raised concerns about the proposed shelter's impact on his adjacent mental health facility. He explained that the center is a sanctuary focused on counseling and meditation, where peace and quiet are essential. His main concern is the potential noise from 50 dogs in a metal building with minimal sound insulation, which could disrupt the therapeutic environment for the clients.

Steve Schweimer voiced strong opposition to the proposed Priceless Pets kennel, citing major noise and environmental concerns for the 60 families living just 75 feet away. He criticized the lack of an acoustic study in the staff report, noting that kennel noise can far exceed the city's legal limits and that the vague soundproofing conditions provide no measurable safeguards. Schweimer urged the Commission to deny the CUP or, at the very least, adopt the specific noise-reducing conditions outlined in his submitted exhibit, emphasizing the lasting impact this facility could have on surrounding residents.

Motion Discussion:

Commissioners expressed shared concerns about potential noise and parking impacts from the proposed kennel but acknowledged that the project is located in a general industrial zone, where louder uses are allowed by right. They emphasized that the conditions of approval—particularly those related to noise mitigation—are strong, and the city has both a contractual interest in the facility and the tools to address noncompliance if issues arise. Overall, the Commissioners felt the operator has a positive track record, the facility serves a critical community need, and any future problems can be addressed through code enforcement and potential permit review.

MOVED/SECOND: DICKSON/ ANDRADE

MOTION: To move staff recommendation with one modification to Condition of Approval Number 8 to add "including clearly defined sound attenuation methods to ensure compliance with the city's noise standards."

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0-1

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0007 based on findings of fact and subject to conditions of approval.

2. A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE TO AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO MINOR TECHNICAL UPDATES

Presentation by Assistant Planner Caitlyn Curley and Froylan Garcia

Staff clarified during the presentation that the Amendment of the Shared Parking Requirements (Item No. 11) was not under consideration at this meeting. Specifically, staff stated: "Staff recommends the Planning Commission continue the Amendment of the Shared Parking Requirements (Item No. 11) to the August 25, 2025, Planning Commission Hearing." Therefore, the Planning Commission's scope of discussion and action did not include shared parking.

Public Comments:

None.

Motion Discussion:

Commissioner Martinez made a motion to approve the proposed zoning code updates with two modifications: (1) revise the group counseling parking requirement to four spaces per 1,000 square feet, and (2) clarify that the fencing regulation applies to residential zones without requiring a six-foot wall beyond the front yard setback. In addition, the Commissioner initially included several broader items for future zoning code consideration, including: eliminating minimum parking requirements; amending the definition of "density bonus" to align with state law; updating references to reflect a seven-member City Council; correcting formatting in Table 13-3.2; allowing valet parking through Minor Conditional Use Permits;

replacing “palm trees” with “palms”; removing “meandering sidewalks” as a multifamily amenity; and requiring drive-thru uses within pedestrian priority zones to obtain Conditional Use Permits.

Commissioners expressed concern that these additions exceeded the scope of the noticed agenda. Legal counsel and staff confirmed that such items must be brought forward through a separately noticed Planning Commission item. Following this discussion, Commissioner Martinez amended the motion to remove the broader items. Staff further noted that while these ideas may be revisited in the future, broader zoning reforms will need to be phased in over time due to limited staff capacity and the department’s current priorities, including the Housing Element and the Fairview Developmental Center Specific Plan. The Commission ultimately supported the motion with the two modifications and expressed interest in revisiting broader policy topics in a future study session.

MOVED/SECOND: MARTINEZ/ HARLAN

MOTION: To move staff recommendation with the following modifications:

1. Group Counseling Parking Requirement - Updated to require four parking spaces per 1,000 square feet.
2. Fencing Regulations in Residential Zones - Modified to remove the requirement for a six-foot block wall beyond the front yard setback in residential zones.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Commissioner Klepack

Recused: None

Motion carried: 6-0-1

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.174 and CEQA Guidelines Section 15282(h), and
2. Recommend that the City Council adopt an Ordinance approving Code Amendment PCTY-25-0001, amending Title 13 of the Costa Mesa Municipal Code (Zoning Code) pertaining to minor technical updates.

OLD BUSINESS: None.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - Mr. Yang reminded the Commission that an e-bike safety course will be held at Estancia High School on August 7 during the back-to-school registration event, led by Public Works staff and their consultant. A second course will be offered by OCTA on August 13 during another registration event. He concluded with no further updates.

REPORT - DEVELOPMENT SERVICES - Ms. Tai provided updates on several topics. She explained that the release of ADU prototype plans is delayed due to timing issues with local architects, but the plans will be posted for public use once approved. She clarified that changes made by the City Council to the 220 Victoria Place project—such as adding a pedestrian barrier and adjusting architectural orientation—were minor and did not warrant returning to the Planning Commission. She also announced outreach events for the “Neighborhoods Where We All Belong” rezoning initiative, with a citywide kickoff on July 30 and neighborhood-specific events in August and September. Lastly, she noted that Development Services will host a Climate Action Plan pop-up at the concerts in the park on August 6 to gather community input.

REPORT - ASSISTANT CITY ATTORNEY - None.

ADJOURNMENT AT 8:06 p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION



CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-411

Meeting Date: 8/11/2025

TITLE:

DESIGN REVIEW (PA-23-14) AND TENTATIVE PARCEL MAP 2023-117 REQUEST 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 2308 SANTA ANA AVENUE

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES
DEPARTMENT/PLANNING DIVISION

PRESENTED BY: CAITLYN CURLEY, ASSISTANT PLANNER

CONTACT INFORMATION: CAITLYN CURLEY, 714-754-5692;
Caitlyn.Curley@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. In addition, this project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code section 21080.66; and
2. Approve Parcel Map No. 2023-117 and Design Review PA-23-14 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: AUGUST 11, 2025

ITEM NUMBER: PH-1

SUBJECT: DESIGN REVIEW (PA-23-14) AND TENTATIVE PARCEL MAP 2023-117 REQUEST 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 2308 SANTA ANA AVENUE

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

PRESENTATION BY: CAITLYN CURLEY, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: CAITLYN CURLEY
714-754-5692
Caitlyn.Curley@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. In addition, this project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code section 21080.66; and
2. Approve Parcel Map No. 2023-117 and Design Review PA-23-14 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is the property owner, Ali Sedghi of Eastside Coastal LLC.

PLANNING APPLICATION SUMMARY

Location:	2308 Santa Ana Avenue	Application Number:	PA-23-14
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:	R2-MD
General Plan:	Medium Density Residential	South:	R2-MD
Lot Dimensions:	63' x 150'	East:	R2-MD
Lot Area:	9,450 SF	West (across Santa Ana Ave):	R1
Existing Development:	One single-story, single-family dwelling with a detached, nonconforming two-car garage.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Small Lot Standards	Proposed/Provided	Code Compliant?
Lot Size			
Lot Width/Depth	No Standard	Parcel 1: 44 FT 1.5 IN / 82 FT Parcel 2: 63 FT / 150 FT	Yes
Lot Area	3,630 SF	Parcel 1: 3,862 SF Parcel 2: 5,588 SF	Yes
Density/Intensity			
DUs Per Acre (Residential)	1 DU / 3,630 SF of Lot Area 2 units maximum allowed	Total of two units	Yes
Building Height			
	2 Stories / 27 FT	2 stories / 26 FT 5 IN	Yes
Open Space			
Overall Open Space	35% of development area	4,333 SF (46%)	Yes
Private Open Space	200 SF / Min. 10 FT	Parcel 1: 1,213 SF Parcel 2: 1,598 SF	Yes
Residential Guidelines			
2 nd Floor to 1 st Floor Ratio	Maximum 100%	Parcel 1: 98.5% Parcel 2: 86.4%	Yes
Development Lot Building Setbacks			
Front	20 FT	20 FT 1 IN	Yes
Side (left)	5 FT	5 FT 1 IN	Yes
Side (right)	5 FT	5 FT 1 IN	Yes
Rear	15 FT	15 FT 1 IN	Yes
Distance Between Main Buildings	6 FT	30 FT 4 IN	Yes
Parking			
Garage	2-car garage per unit	2-car garage/unit (4 spaces)	Yes
Open	2 spaces per unit	2 spaces/unit (4 spaces)	Yes

Total Parking	8 spaces	8 spaces	Yes
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		

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 residential development.

BACKGROUND

The project site is located on the northeastern side of Santa Ana Avenue, near the intersection of Santa Ana Avenue and 23rd Street, in eastside Costa Mesa. The project site is an interior lot located on a level, rectangularly shaped 9,450 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 multi- and single-family residences. Properties abutting the project site to the north, east and south are designated under the R2-MD zone. The properties to the west, across Santa Ana Avenue, are designated under the R1 zone.

Current development on the property consists of one vacant single-family residence constructed between 1938 and 1947, based on historic aerial photographs. There is no permit on file with the City for the construction of the residence due to the age of the building. The residence has a driveway with access from Santa Ana Avenue that leads to a two-car garage. The residence has been owner occupied for more than five years and it therefore not a protected unit. This structure would be demolished to allow for the proposed project.

Exhibit 1 Project Location



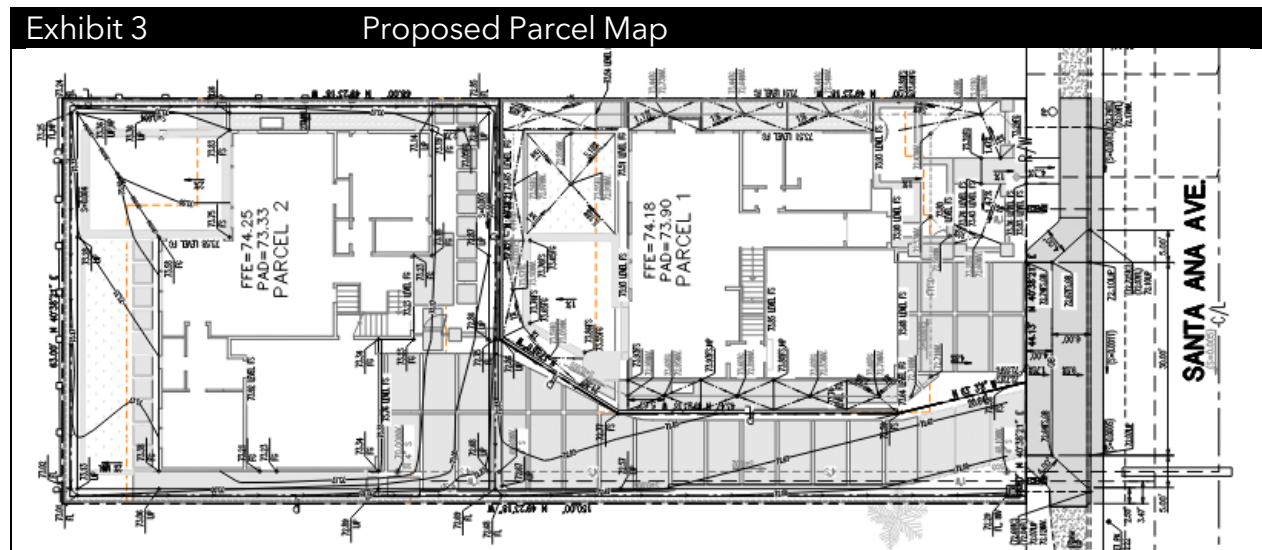
Exhibit 2 Existing Street View of 2308 Santa Ana Avenue



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 13-42, with the approval of a Tentative Parcel Map and Design Review applications. This project does not qualify for a regular subdivision because the resultant lots and structures do not meet the standards required for subdivisions and new construction in the R2-MD zone without the allowances of the Small Lot Subdivision requirements.

The proposed development, as shown in Exhibit 3 below, will subdivide the 9,540-square-foot parcel into two parcels. Parcel 1 is proposed to be 3,862 square feet and Parcel 2 is proposed to be 5,588 square feet. Each parcel proposes a two-story single-family residence with an attached two-car garage that will be oriented towards Santa Ana Avenue.



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). Parcels greater than 7,260 square feet in area are allowed a density of 1 unit per 3,630 square feet of lot area. The project proposes two parcels each with a minimum lot area greater than 3,630 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.

Additionally, the project has been reviewed by the Building Division and conditions of approval have been included to ensure compliance with the California Building Code.

The existing 9,540 square-foot property is rectangularly shaped and is 150 feet deep and 63 feet wide. The Tentative Parcel Map application proposes the creation of two lots consisting of Parcel 1 (3,862 square feet) and Parcel 2 (5,588 square feet). Parcel 1 is proposed as rectangular shaped abutting Santa Ana Avenue with 44 feet 1.5 inches of street frontage, and Parcel 2 is proposed to be located mostly behind Parcel 1 with the front property line extending to Santa Ana Avenue for driveway access. Parcel 2 has a street frontage of 18 feet 10.5 inches on Santa Ana Avenue. The City's Residential Small Lot Subdivision standards do not require a minimum lot size.

Design Review

The proposed development includes two new two-story single-family residences that are approximately 2,646 square feet (Unit 1) and 3,060 square feet (Unit 2), with attached two car garages, and four bedrooms. The maximum height of the residences is proposed to be 26 feet 5 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 (CMMC Section 13-29). 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.

	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	1,118 SF	434 SF	1,528 SF	0.985	4	4 Full	2/2	3,862 SF
Unit 2	1,444 2 SF	430 SF	1,618 SF	0.864	4	4 Full/ 1 Half	2/2	5,588SF

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) to 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 with an area of 98.5% of the first-story floor area and Unit 2 has been designed with a floor area that is 86.4% 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 mass of the second story. The elevations also include varied facades and articulations with brick veneer and horizontal wood siding and stucco.
- **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. Unit 1 is proposed at 2,646 square feet and is therefore exempt from the second-story setback requirements. Unit 2 has a floor area of 3,060 square feet and has been designed with 10-foot average side setbacks to meet this standard.
- **Elevation Treatments:** All units feature a variety of projections and include articulation on each wall, varying roof types and materials. Building materials include brick veneer and horizontal wood siding, white stucco and composite shingle 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 north, and south are located without direct views into the neighboring structures. Windows with direct views into usable side and rear yards provide privacy with either glazing or by utilizing a five-foot sill height. One window in Bedroom 2 of Unit 1 is required to meet egress requirements for the California Building Code. In this case, the window has been designed to meet the minimum size required by the Building Code to meet egress requirements in order to mitigate privacy impacts to the neighboring backyard. 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 California Coastal Modern architecture 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



Front Elevation
Unit 1



Front Elevation
Unit 2

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 1,213 square feet of private open space with a minimum of 10 feet in depth and Unit 2 provides 1,598 square feet of private open space with a minimum of 10 feet in depth. Pursuant to the CMMC, each unit will also provide adequate space outside of each unit 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 four bedrooms require two garage and two open parking spaces for each parcel (see Table 2 below).

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 feet. The project complies with a 17-foot-wide driveway on Parcel 1 and a 10-foot-wide driveway on Parcel 2. 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.

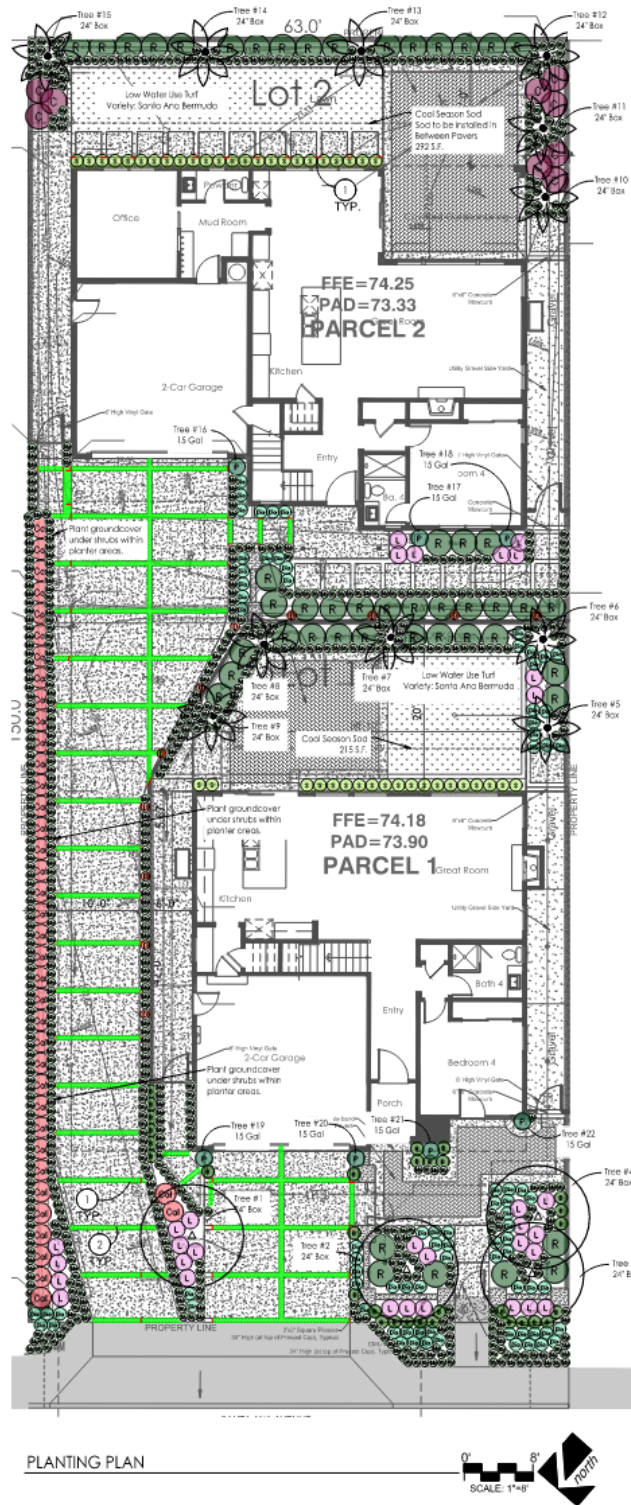
Landscaping and Lighting

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 2,428 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	15 (one, 15-gallon tree or larger per 200 square feet of landscape area)	16.5 ¹
Shrub Count	305 (one shrub for every 25 square feet of landscape area)	305
Groundcover coverage	70% with the remaining area to incorporate uncontaminated compost/mulch	70%
¹ The project proposes 11 palm trees, which each count as one-half of a tree for the purposes of meeting the Landscaping Standards.		

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



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 one single-family dwelling and one detached garage 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 single- and 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," 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 establishes a maximum allowable density of 12 units per acre. The subject parcel is 9,450 square feet in area. 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 3,630 square feet of lot 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. The subject parcel is 9,450 square feet in area. The Parcel Map proposes a residential use that would not exceed the maximum density allowed per

the General Plan. 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 3,630 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 45.8 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 unit. 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.

As indicated above, 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:

That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451:

The proposed subdivision map is consistent with the goals, objectives, policies, and land use designations of the applicable General Plan and any relevant Specific Plans adopted for the area. The project complies with all applicable land use, circulation, and development standards and furthers the intent of the City's planning documents. Therefore, this finding cannot be made.

That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans:

The design and proposed improvements of the subdivision, including lot configuration, access, and infrastructure, conform with applicable General and Specific Plan policies and standards. Improvements are consistent with the planned infrastructure network and development pattern anticipated in the area. Therefore, this finding cannot be made.

That the site is not physically suitable for the type of development:

The site is physically suitable for the type of development proposed. The topography, existing conditions, and lack of physical constraints such as flood zones or geologic hazards allow for safe and feasible development. Necessary utilities and infrastructure

can be provided to support the proposed use. Therefore, this finding cannot be made.

That the site is not physically suitable for the proposed density of development;

The proposed density of development is consistent with zoning regulations and the land use designation for the site. The site can adequately accommodate the proposed number of lots or units without resulting in overcrowding or unsafe conditions. Adequate access, open space, and public services are available to support the proposed density. Therefore, this finding cannot be made.

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;

The design of the subdivision and associated improvements will not cause substantial environmental damage or significantly and avoidably impact fish or wildlife habitat in that there are no environmentally sensitive areas within or around the site. Therefore, this finding cannot be made.

That the design of the subdivision or type of improvements is likely to cause serious public health problems; and

The design of the subdivision and proposed improvements will not result in any serious public health problems. The project will comply with all applicable building codes, health regulations, and safety standards. Required public services, including fire protection, water, and wastewater infrastructure, are available and sufficient to serve the development. Therefore, this finding cannot be made.

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."

The subdivision does not conflict with any public easements for access or use. All existing public easements of record have been identified and appropriately preserved, or alternate easements of substantially equivalent utility will be provided where necessary. The proposed map ensures continued public access and utility connectivity as required. Therefore, this finding cannot be made.

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

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 3,630 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 brick veneer and horizontal wood siding, white stucco and composite shingle roofing. 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 22 new trees on-site. 11 of which are palms. 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 an apartment complex and the two abutting properties to the southeast consist of detached single-family residences. The second story design proposes a second-floor area that will not exceed the floor area of the first floor which complies with the design guidelines.

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. In addition, this project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code section 21080.66

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 have 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 on July 30, 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 July 31, 2025.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on August 1, 2025.

As of the completion date of this report, no written public comments have been received. Any public comments received prior to the August 11, 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 PLANNING APPLICATION (PA) 23-14 AND TENTATIVE PARCEL MAP 2023-117 TO CREATE TWO PARCELS EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE IN THE MULTIPLE-FAMILY RESIDENTIAL, MEDIUM DENSITY (R2-MD) ZONE FOR PROPERTY AT 2308 SANTA ANA AVENUE

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

WHEREAS, Planning Application PA-23-14 and Tentative Parcel Map 2023-117 was filed by Ali Sedghi, the property owner, 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 August 11, 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. In addition, this project is statutorily exempt from the requirements of CEQA pursuant to Public Resources Code section 21080.66.

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 PA-23-14 and Tentative Parcel Map No. 2023-117 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 PA-23-14 and Tentative Parcel Map No. 2023-117 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 11th day of August, 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 August 11, 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 establishes a maximum allowable density of 12 units per acre. The subject parcel is 9,450 square feet in area. 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 3,630 square feet of lot 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. The subject parcel is 9,450 square feet in area. The Parcel Map proposes a residential use that would not exceed the maximum density allowed per the General Plan. 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 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 3,630 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 45.8 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 currently has connections to the public sewer system for the existing residential unit. 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.

As indicated above, 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:

Finding: *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451;*

Facts in Support of Findings: The proposed subdivision map is consistent with the goals, objectives, policies, and land use designations of the applicable General Plan and any relevant Specific Plans adopted for the area. The project complies with all applicable land use, circulation, and development standards and furthers the intent of the City's planning documents. Therefore, this finding cannot be made.

Finding: *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans;*

Facts in Support of Findings: The design and proposed improvements of the subdivision, including lot configuration, access, and infrastructure, conform with applicable General and Specific Plan policies and standards. Improvements are consistent with the planned infrastructure network and development pattern anticipated in the area. Therefore, this finding cannot be made.

Finding: *That the site is not physically suitable for the type of development;*

Facts in Support of Findings: The site is physically suitable for the type of development proposed. The topography, existing conditions, and lack of physical constraints such as flood zones or geologic hazards allow for safe and feasible development. Necessary utilities and infrastructure can be provided to support the proposed use. Therefore, this finding cannot be made.

Finding: *That the site is not physically suitable for the proposed density of development;*

Facts in Support of Findings: The proposed density of development is consistent with zoning regulations and the land use designation for the site. The site can adequately accommodate the proposed number of lots or units without resulting in overcrowding or unsafe conditions. Adequate access, open space, and public services are available to support the proposed density. Therefore, this finding cannot be made.

Finding: *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;*

Facts in Support of Findings: The design of the subdivision and associated improvements will not cause substantial environmental damage or significantly and avoidably impact fish or wildlife habitat in that there are no environmentally sensitive areas within or around the site. Therefore, this finding cannot be made.

Finding: *That the design of the subdivision or type of improvements is likely to cause serious public health problems; and*

Facts in Support of Findings: The design of the subdivision and proposed improvements will not result in any serious public health problems. The project will comply with all applicable building codes, health regulations, and safety standards. Required public services, including fire protection, water, and wastewater infrastructure, are available and sufficient to serve the development. Therefore, this finding cannot be made.

Finding: *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.”*

Facts in Support of Findings: The subdivision does not conflict with any public easements for access or use. All existing public easements of record have been identified and appropriately preserved, or alternate easements of substantially equivalent utility will be provided where necessary. The proposed map ensures continued public access and utility connectivity as required. Therefore, this finding cannot be made.

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

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 3,630 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 brick veneer and horizontal wood siding, white stucco and composite shingle roofing. 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 22 new trees on-site. 11 of which are palms. 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 an apartment complex and the two abutting properties to the southeast consist of detached single-family residences. The second story design proposes a second-floor area that will not exceed the floor area of the first floor which complies with the design guidelines.

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);
- 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 PA-23-14 and Tentative Parcel Map No. 2023-117 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 PA-23-14 and Tentative Parcel Map No. 2023-117 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 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, digital format, 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. 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.
20. 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.
21. 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.
- Bldg. 22. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Residential Code R302.1(2).

- Eng.
23. All new residential construction shall have solar system install prior to final building inspection.
 24. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.
 25. All new residential construction shall have electrical appliances ready.
 26. The Parcel shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (CMMC), 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.
 27. 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.
 28. 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 13-231.3.
 29. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Parcel Map.
 30. Submit for approval to the City of Costa Mesa, Engineering Division, Street Improvement and Storm Drain Plans, that show Sewer and Water Improvements, prepared by a Civil Engineer.
 31. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Parcel Map.
 32. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study to the City of Costa Mesa showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Parcel Map. Cross lot drainage shall not occur.
 33. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information. Water system improvements shall meet the approval of Mesa Water District; call (949) 631-1200 for information.
 34. 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.
 35. Prior to recordation of a Final Parcel Map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.
 36. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
 37. The elevations shown on all plans shall be on Orange County benchmark datum (NAVD 88).
 38. Prior to recordation of a Final Parcel Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
 39. Prior to occupancy, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Parcel Map, and approved off-site plan and nine copies of the recorded Parcel Map.

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| Fire | 40. Residential fire sprinklers (NFPA 13D) are required for new residential units. Install NFPA 13D Fire Protection System's with interconnected smoke detectors inside each home. |
| Trans. | 41. The applicant shall submit a Traffic Impact Fee to the Transportation Division prior to issuance of building permits. The fee is required in an amount determined by the Transportation Division pursuant to the prevailing schedule of charges adopted by the City Council. The fee is calculated with consideration of standardized trip generation ratios for proposed uses and includes credits for existing uses. NOTE: The estimated Traffic Impact Fee for this application is \$2,052.00. The fee will be calculated at the time of issuance of building permits and based upon the prevailing schedule of charges in effect at that time. |

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.

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| Plng. | <ol style="list-style-type: none"> 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 <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. 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. 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 |
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forwarded to the Planning Division for final approval prior to issuance of building permits.

- Bldg.
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, 2022 California Building Code, 2022 California Electrical code, 2022 California Mechanical code , 2022 California Plumbing code , 2022 California Green Building Standards Code and 2022 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 2022 California Building Code.
 18. Prior to the Building Division. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909- 396-2000 Or Visit their web site <http://www.costamesaca.gov/modules/showdocument.aspx?documentid=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 plan, 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 Division.

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| | 21. | Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. |
| | 22. | The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception. ii- 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 2019 California Building Code sec. 1808.7.4 i- 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 requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue. |
| 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. |

Eastside Coastal LLC
c/o Ali Sedghi
1024 Bayside Dr., Ste 340
Newport Beach, CA 92660

July 5, 2023

City of Costa Mesa
Development Services Department
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

Reference: 2308 Santa Ana, Costa Mesa. New Construction and Subdivision

I have submitted design plans for the development of two new single family detached residences at the above referenced address. Breakdown of the proposed homes are as follows:

Plan 1: 2,634 sq ft of living space plus 420 sq ft garage
Plan 2: 3,085 sq ft of living space plus 427 sq ft of garage

In conjunction with the design review, I have also submitted a tentative parcel map for the subdivision of the parcel into 2 lots under the city's small lot ordinance.

I believe this project will be a tremendous improvement to the Costa Mesa community and the local economy. Before I purchased the property, the property was left in a state of despair with significant deferred maintenance. Having lived in the eastside of Costa Mesa in the past, I am aware of the architectural diversity, people and character and believe this project will harmoniously blend into its environment.


The designs of the homes were created by leading architect Mark Gross & Associates. Each home is custom designed in a Coastal Modern style. It combines elements of coastal and contemporary aesthetics to create a fresh and relaxed atmosphere. It draws inspiration from beach houses, coastal landscapes, and natural materials, while incorporating clean lines, minimalism, and contemporary design principles. The interiors are well apportioned for growing families and appropriate to its surrounding and other new constructions projects.

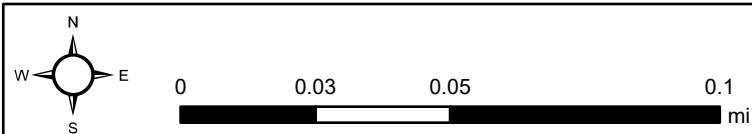
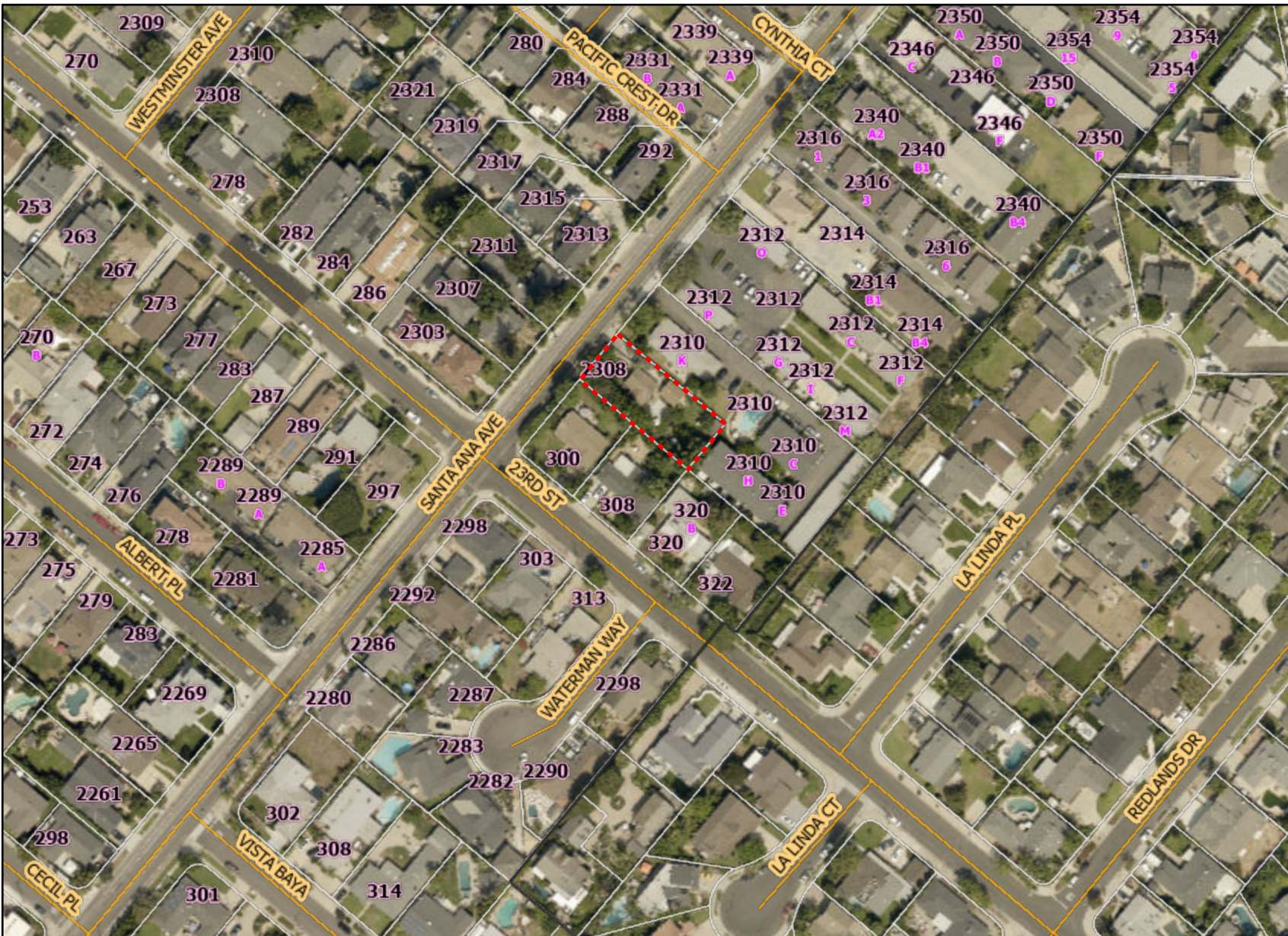
Overall, I am very excited to bring this project forth in the city known as a desired destination for living, working, and playing.

Sincerely,


Ali Sedghi

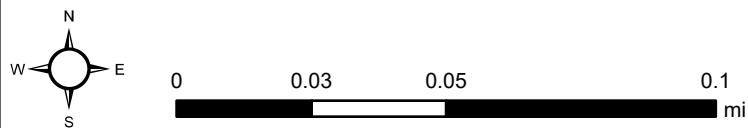
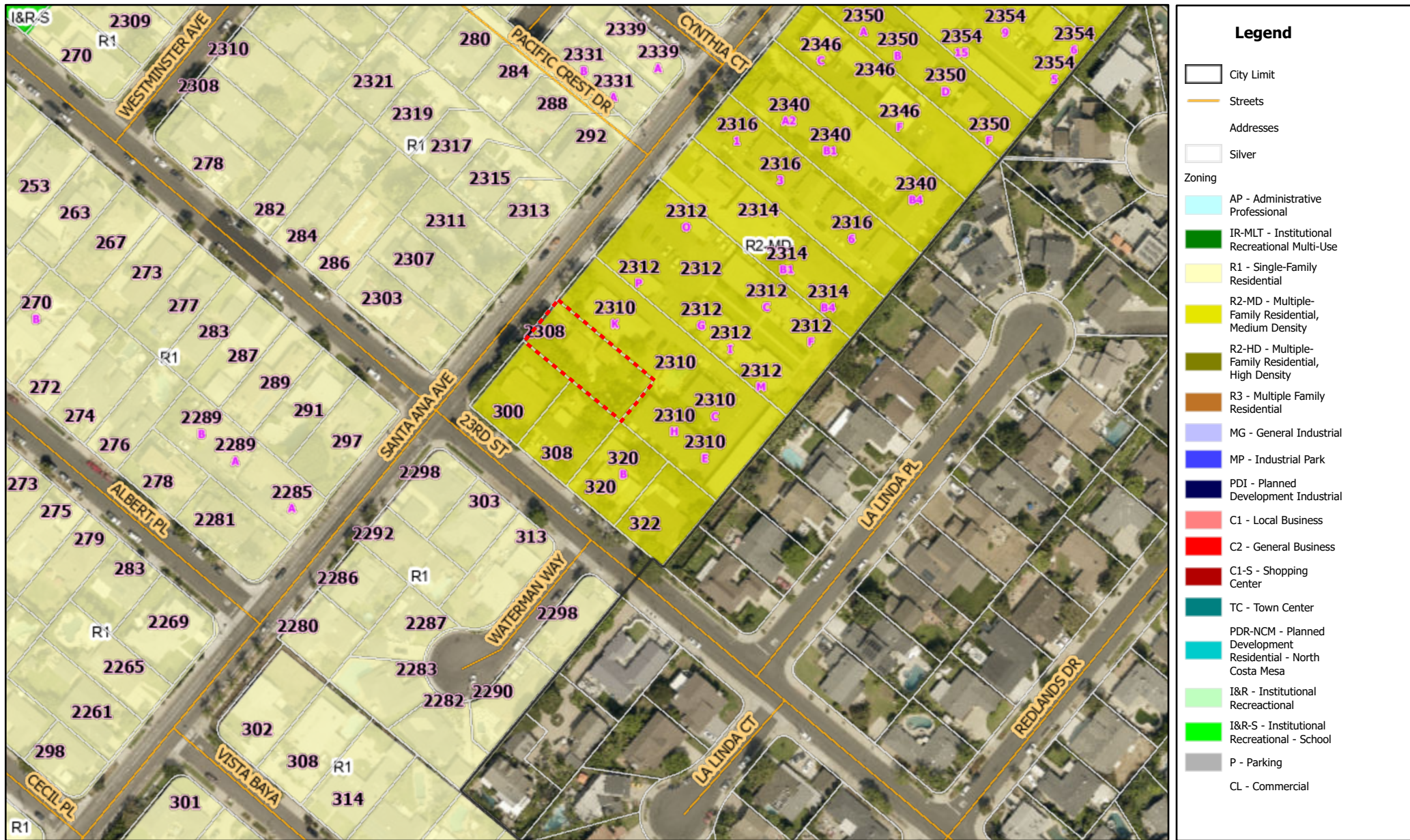
Legend

-  City Limit
-  Streets
-  Addresses
-  Silver



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.

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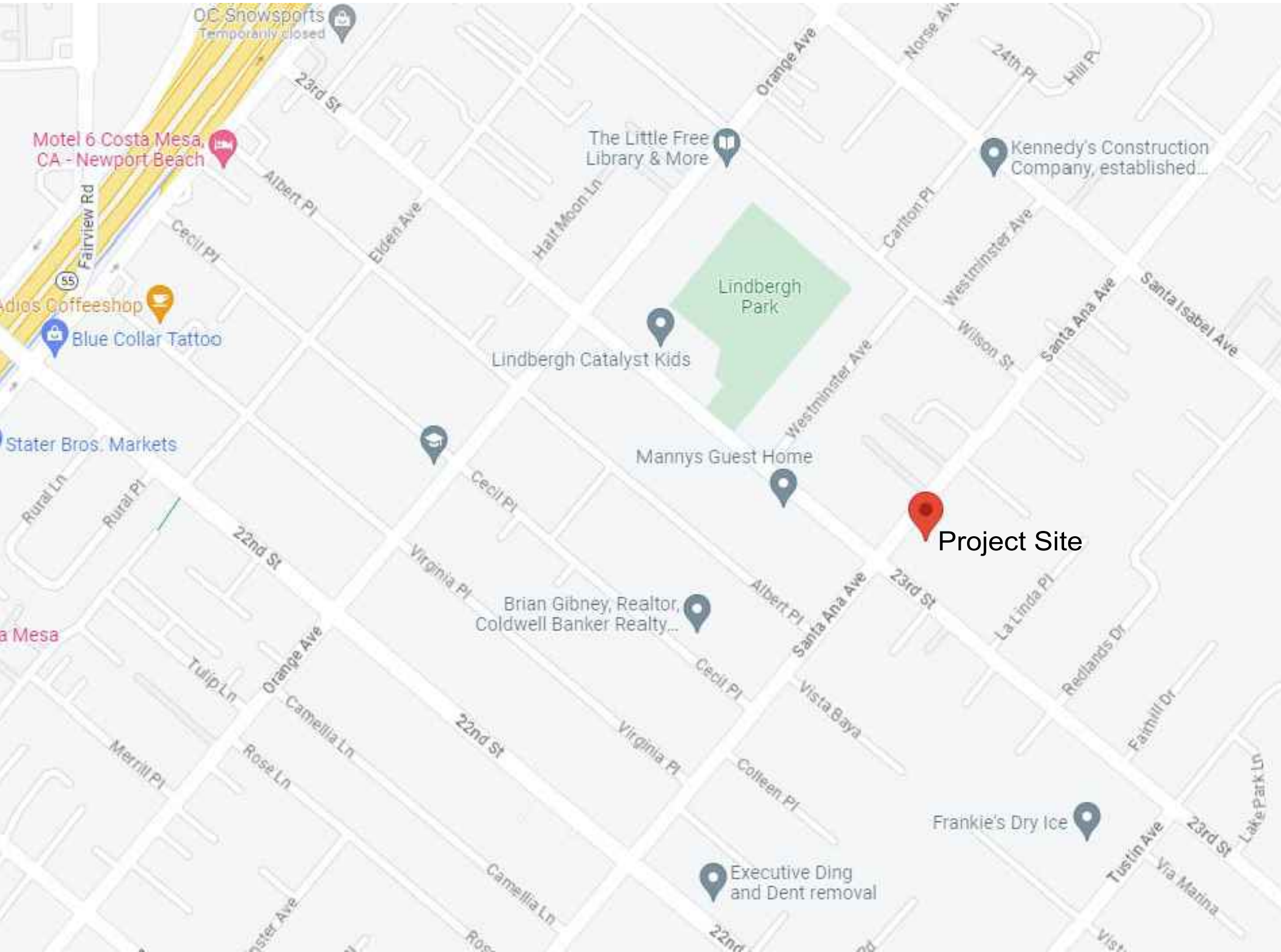


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2308 Santa Ana Ave Costa Mesa, CA

Vicinity Map:



Notes:

1.

Setbacks are to be measured from the face of finish.
2.

The subject property's ultimate finish grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property.
3.

Fences, hedges, and walls shall not exceed a height of 3 feet within the first 10' of the front property line (adjacent to Santa Ana Ave) and no more than 6 feet for the remainder of the lots.
4.

First level decks and patios shall not be raised more than 6 inches above natural grade.
5.

Fire sprinklers NFPA 13D are required for the new units and will be a deferred submittal.
6.

Project to comply with the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire and Rescue. Residential fire sprinklers (NFPA 13D) are required for the new units. Install NFPA 13D Fire Protection Systems with interconnected smoke detectors inside each home.
7.

Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil removal or excavation. Call CDFA at (714)708-1910 for information.
8.

Prior to the Building Div. (AQMD) issuing a demo 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 at <http://costamesaca.gov/modules/showdocument.aspx?documentid=23381>. The Building Division will not issue a demolition permit until an Identification no. is provided by AQMD.
9.

All new residential construction shall have solar system install prior to final building inspection.
10.

Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Residential Code R302.1(2).
11.

Submit approved plan from OC Health Department. All new residential construction shall have electrical appliances ready.
12.

Construction documents shall be prepared under the supervision of a gegistered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect of Engineer.

Project Data:

Scope:	Demolish existing improvements and construct two new 2-story SFR's using City's Small Lot Ordinance
Address:	2308 Santa Ana Ave
APN:	119-332-08
Legal:	Tract 300, Lot 102
Total Lot Area:	9,450 s.f.
Proposed Area:	Lot 1 = 3,862 s.f. Lot 2 = 5,588 s.f.
Zoning:	R-2, MD Small Lot Subdivision
Land Use Cat:	MDR

Minimum open space - 35% or 3,307.5 s.f.

Open space provided:	
Note: Floor areas for this calculation include the exterior materials. (House and garage footprints, covered patios and porches and vehicular driveways)	
Lot 1 First Floor	1,118
Lot 1 Garage	434
Lot 2 First Floor	1,444
Lot 2 Garage	430
Driveways	1,693
total	5,117 s.f.

9,450 - 5,117 = 4,333 / 9,450 = 45.8% open space

Setbacks:	
Front	20'
Side	5'
Rear	15'

Second Story Area Limit:
Note: Floor areas for this calculation include the exterior materials.

Plan 1	
First floor & Garage=	1,552 s.f.
Second floor=	1,528 s.f. / 1,552 = 98.5%
Plan 2	
First floor & Garage=	1,872 s.f.
Second floor =	1,618 s.f. / 1,872 = 86.4%

Building Codes:

Project to comply with the requirements of the adopted, 2022 California Residential Code or the California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Code, California Energy code (or most recent applicable adopted) and all current City of Costa Mesa regulations.

Owner:

Eastside Costal, LLC
1024 Bayside Drive, Suite 340
Newport Beach, CA 92660
(949)636-2666
Contact: Ali Sedghi

Architect:

Mark Gross & Associates, Inc
8881 Research Drive
Irvine, CA 92618
(949) 387-3800
Contact: Doug McBeth

Landscape Architect:

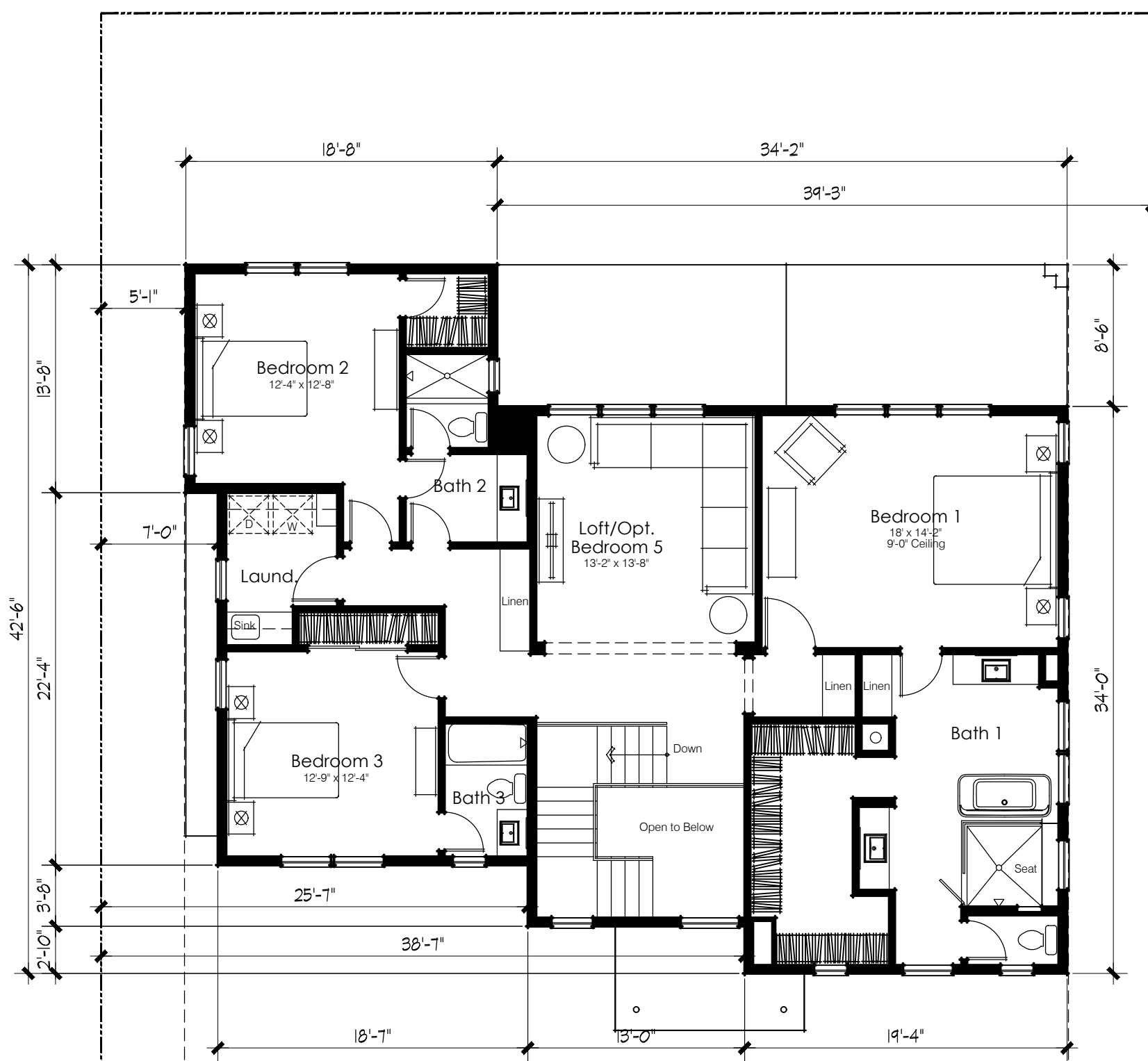
Landscape Dynamics
(951)264-8195
Contact: Greg Zoll

Civil Engineer:

Coast Engineering Designs, Inc.
1500 Adams Ave, suite 303
Costa Mesa, CA 92626
(714)593-0337
Contact: Farhad Rezai

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L4	Hydrozone Plan
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L6	Irrigation Details
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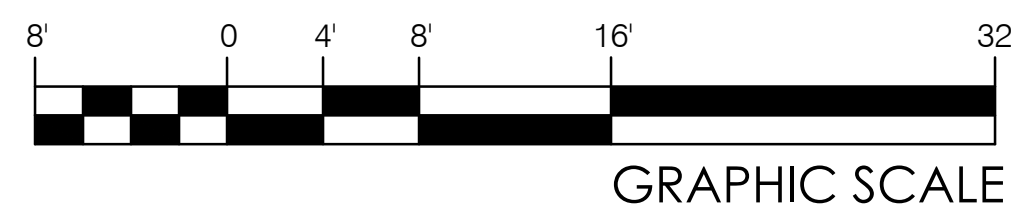
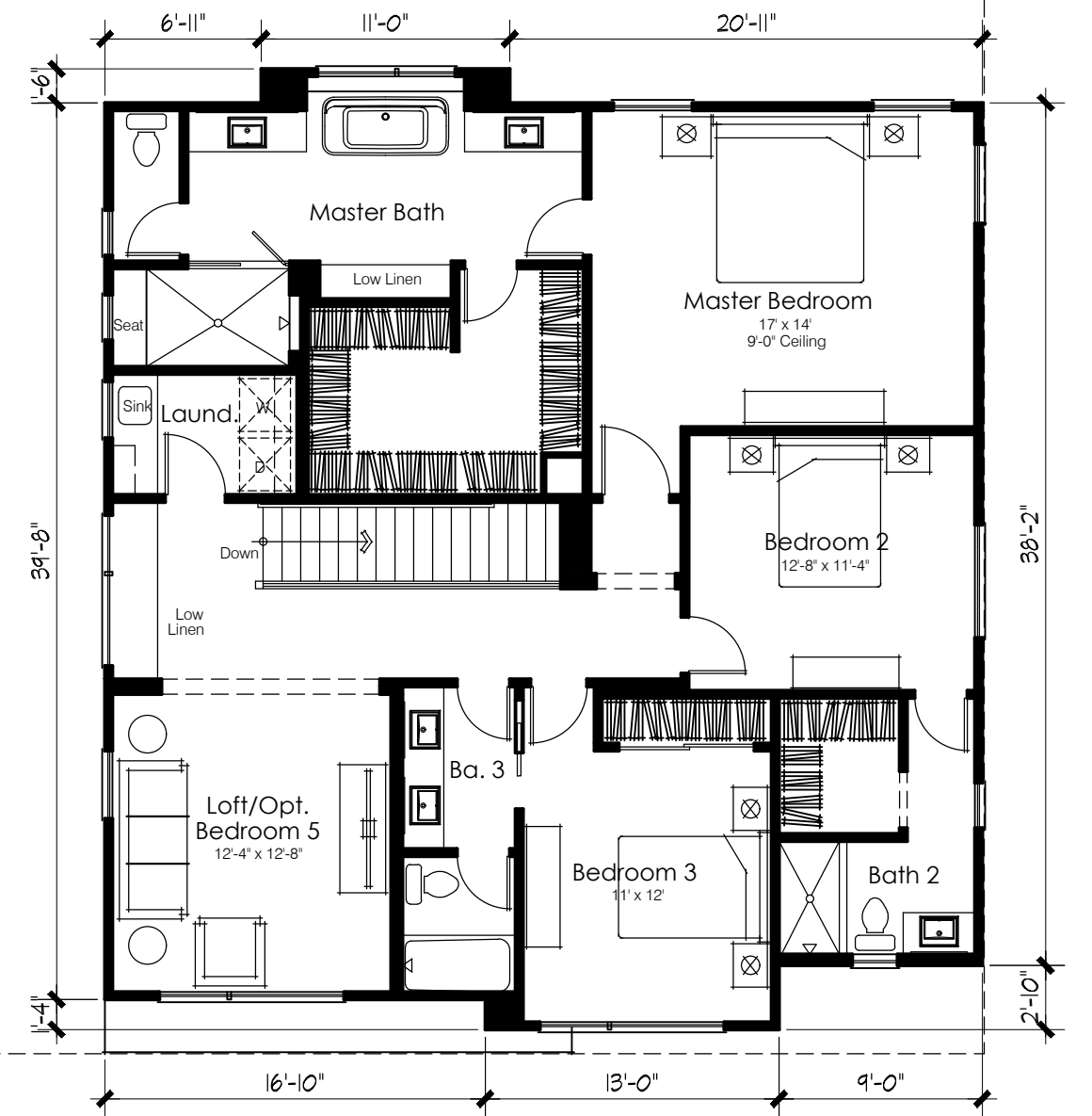


Second Story Side Setback:

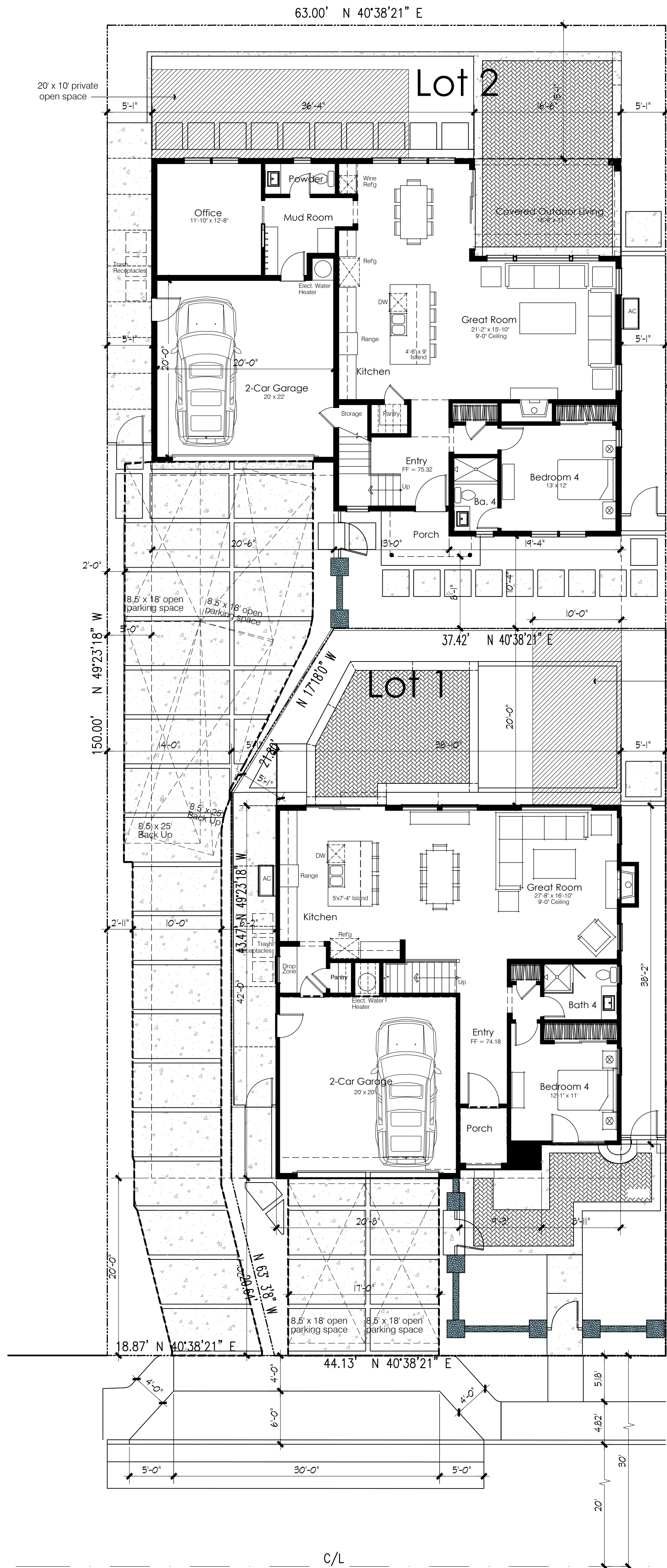
Plan 1 Exempt due to plan being under 2,700 s.f. of living area.

Plan 2
Left Side: 5'-1" x 13'-8" = 69.4719
7' x 22'-4" = 156.331
25'-7" x 3'-8" = 93.806
38'-7" x 2'-10" = 109.318
Sum of segments = 428.9296 / 42.5 = 10.09' average setback.

Right Side: 39'-3" x 8'-6" = 333.62
5'-1" x 34' = 172.83
Sum of segments = 506.45 / 42.5 = 11.91' average setback.



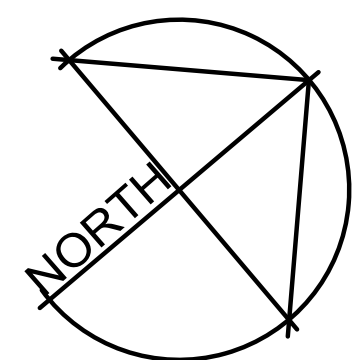
GRAPHIC SCALE



First Floor Plan Plan 2

First Floor Plan Plan 1

Site Plan



Project Data:

Scope: Demolish existing improvements and construct two new 2-story SFR's using City's Small Lot Ordinance

Address: 2308 Santa Ana Ave

APN: 119-332-08

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 (House and garage footprints, covered patios and porches and vehicular driveways)

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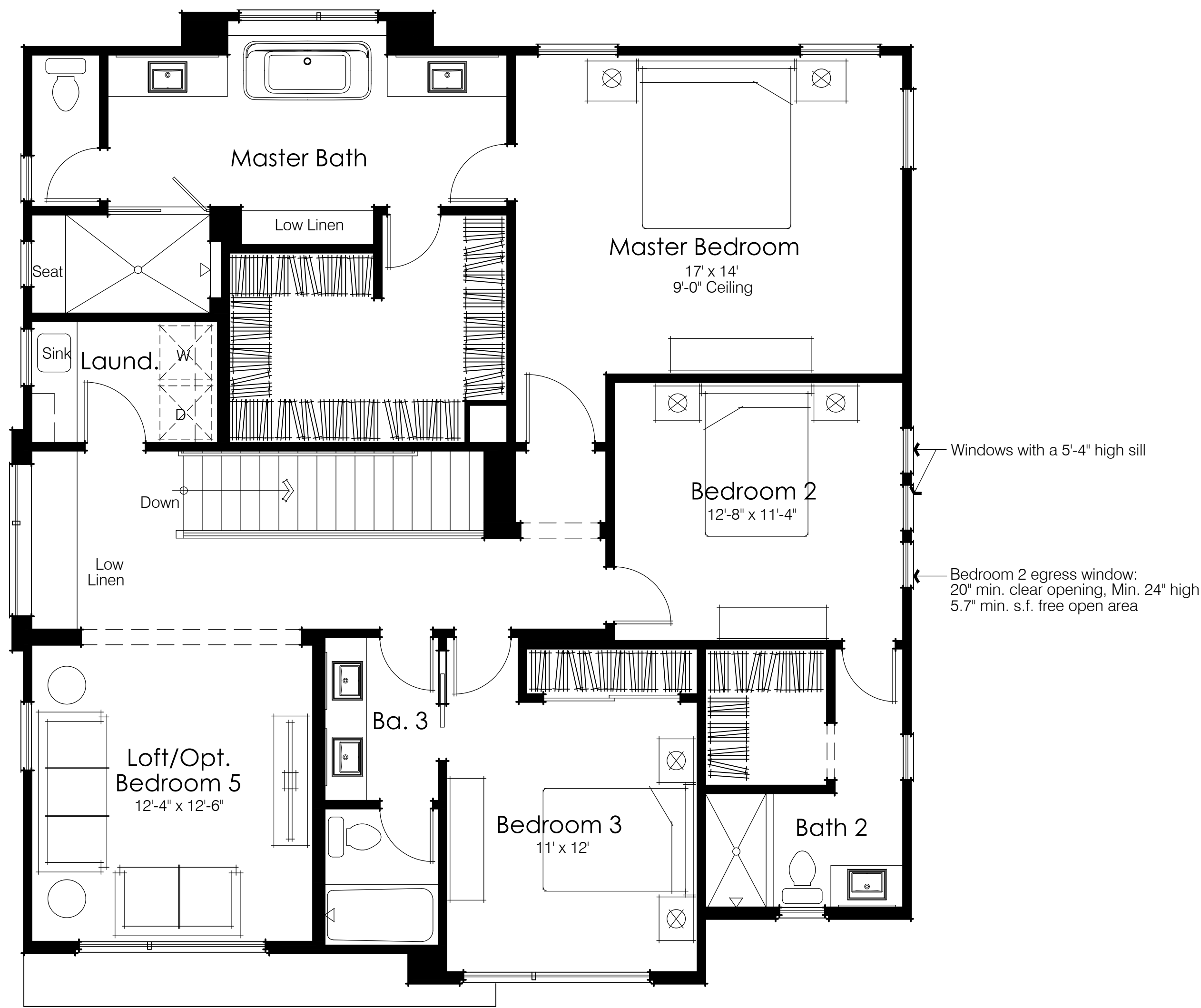
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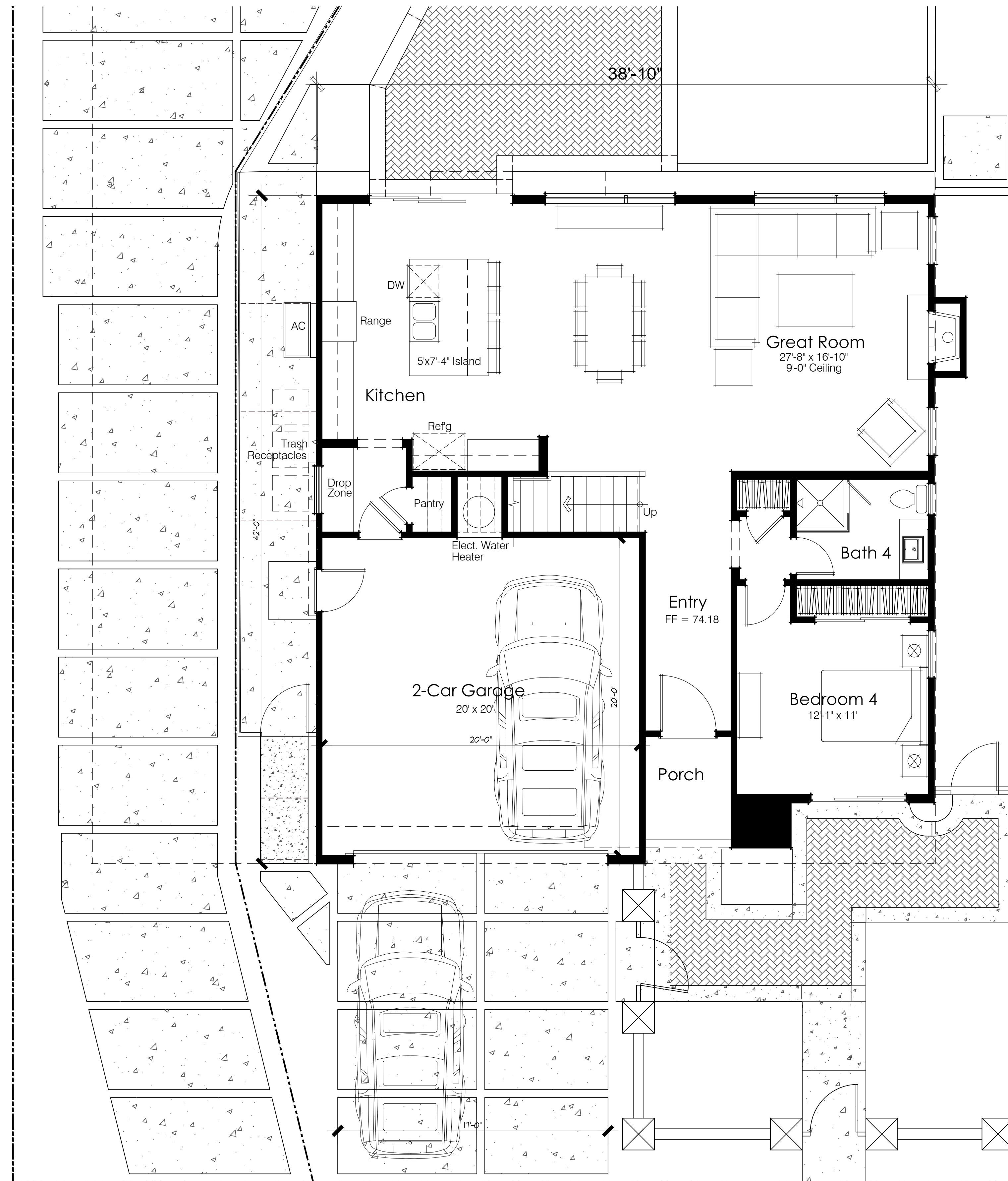
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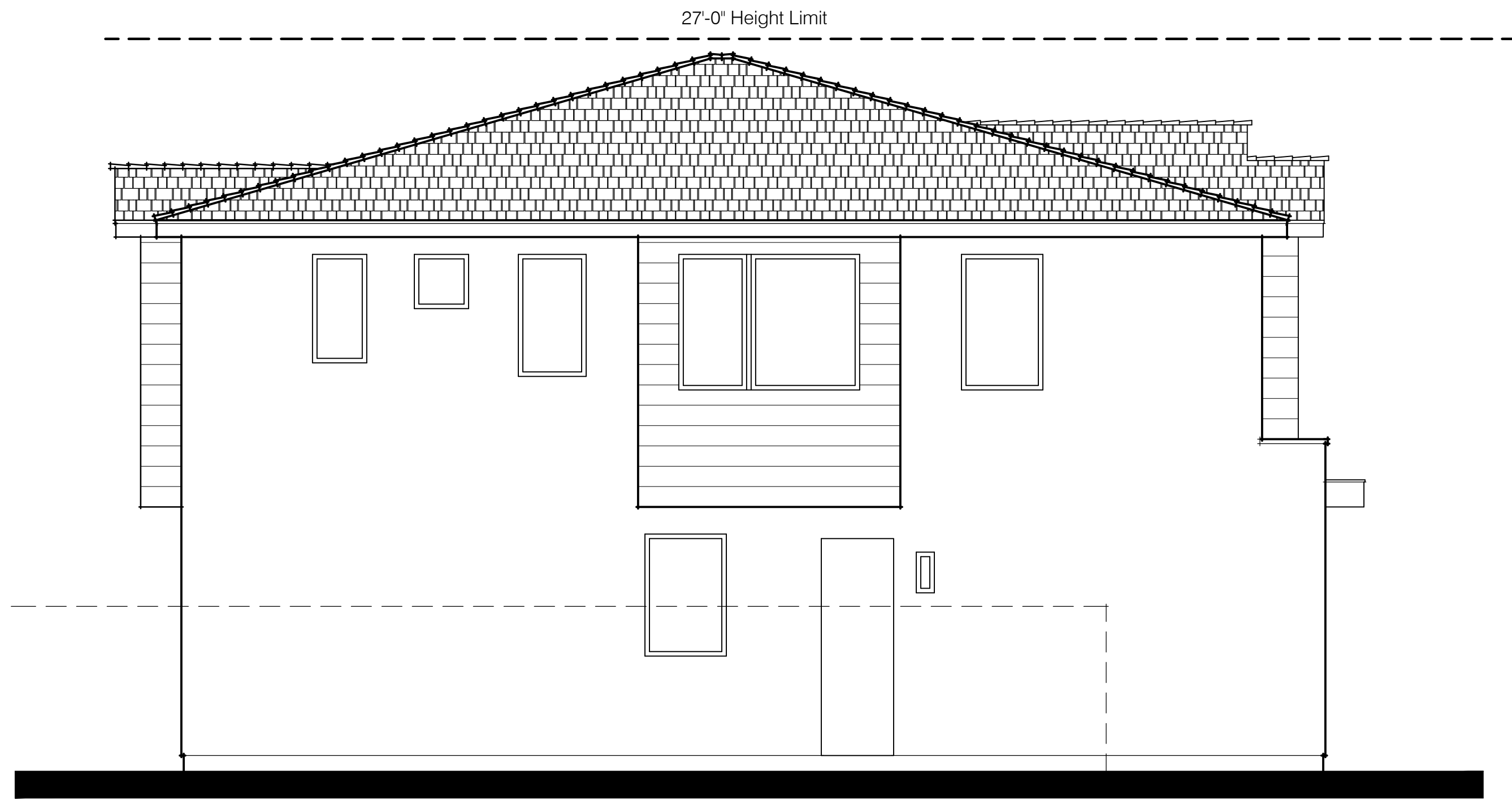


Second Floor Plan

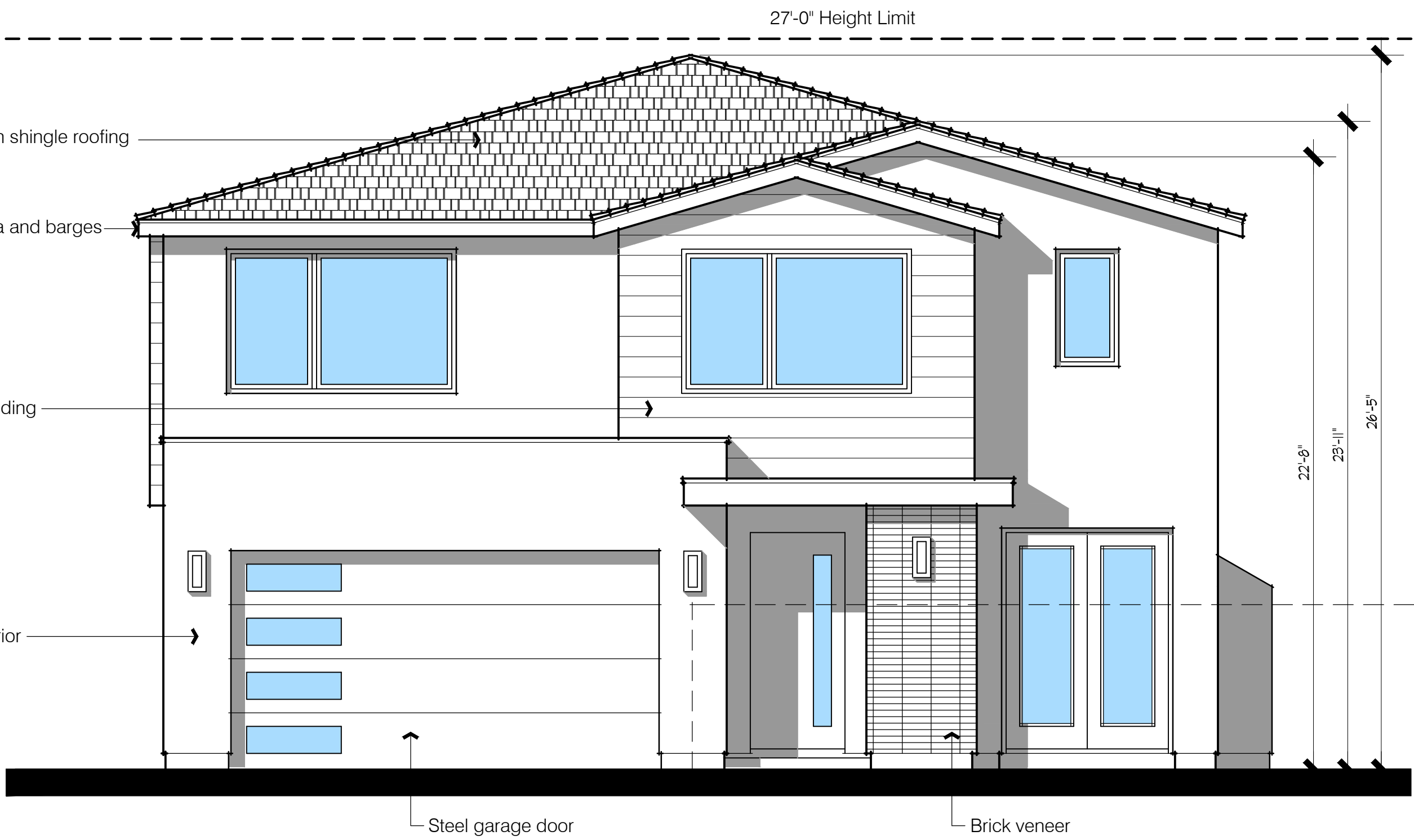


First Floor Plan Plan 1

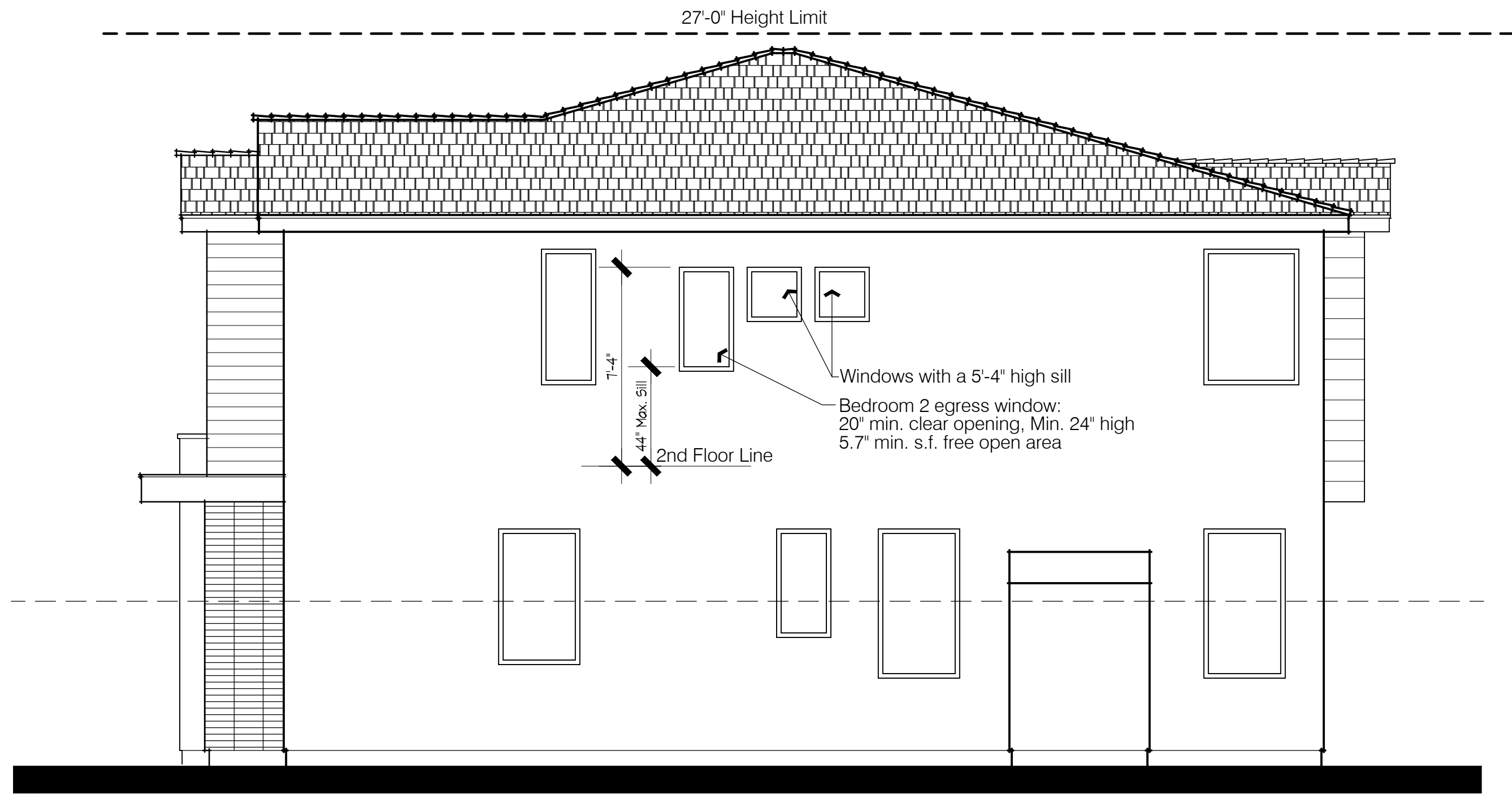
First Floor	1,108 sq. ft.
Second Floor	1,515 sq. ft.
Total:	2,623 sq. ft.
2-Car Garage	430 sq. ft.
Porch	39 sq. ft.



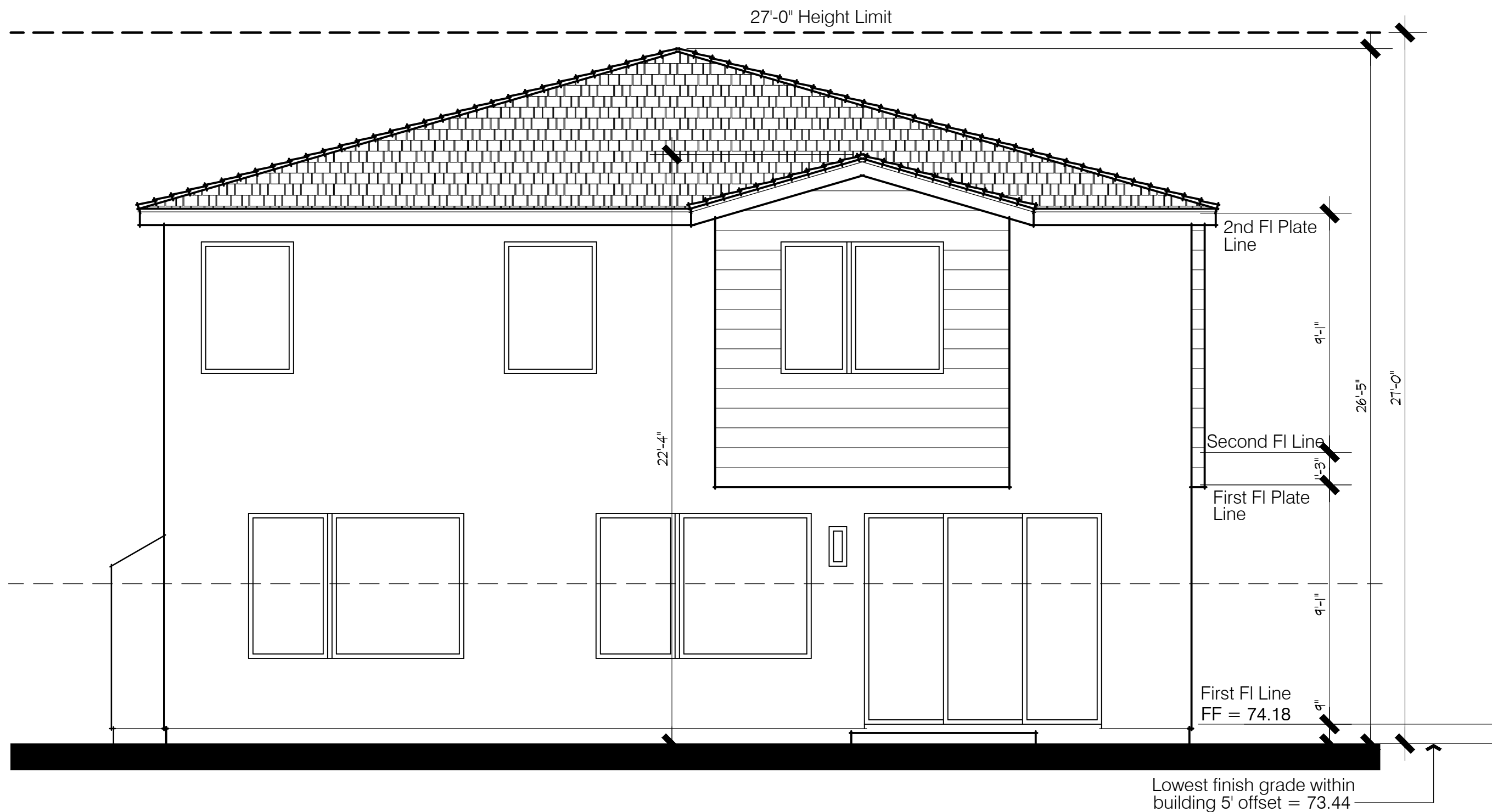
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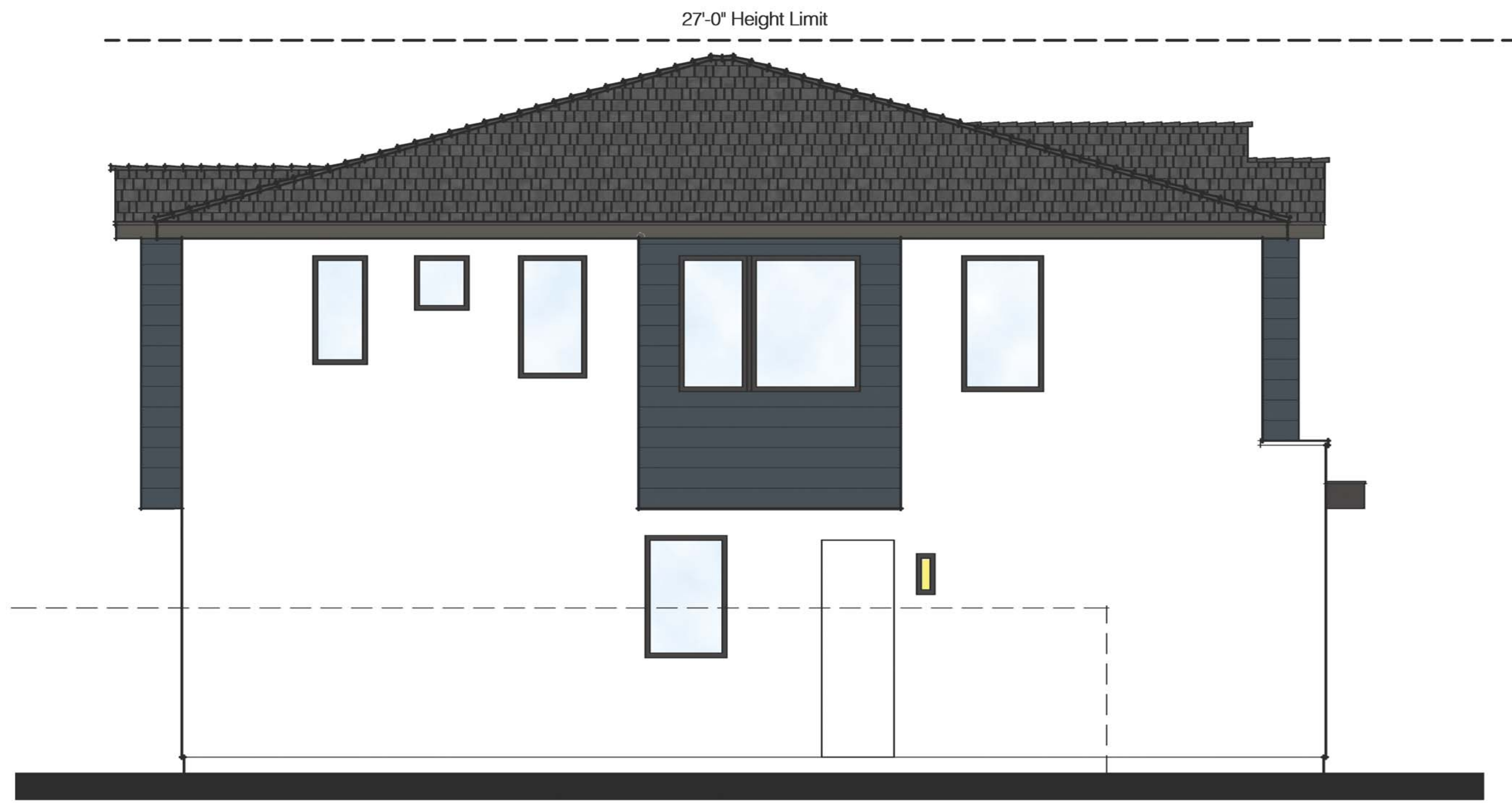
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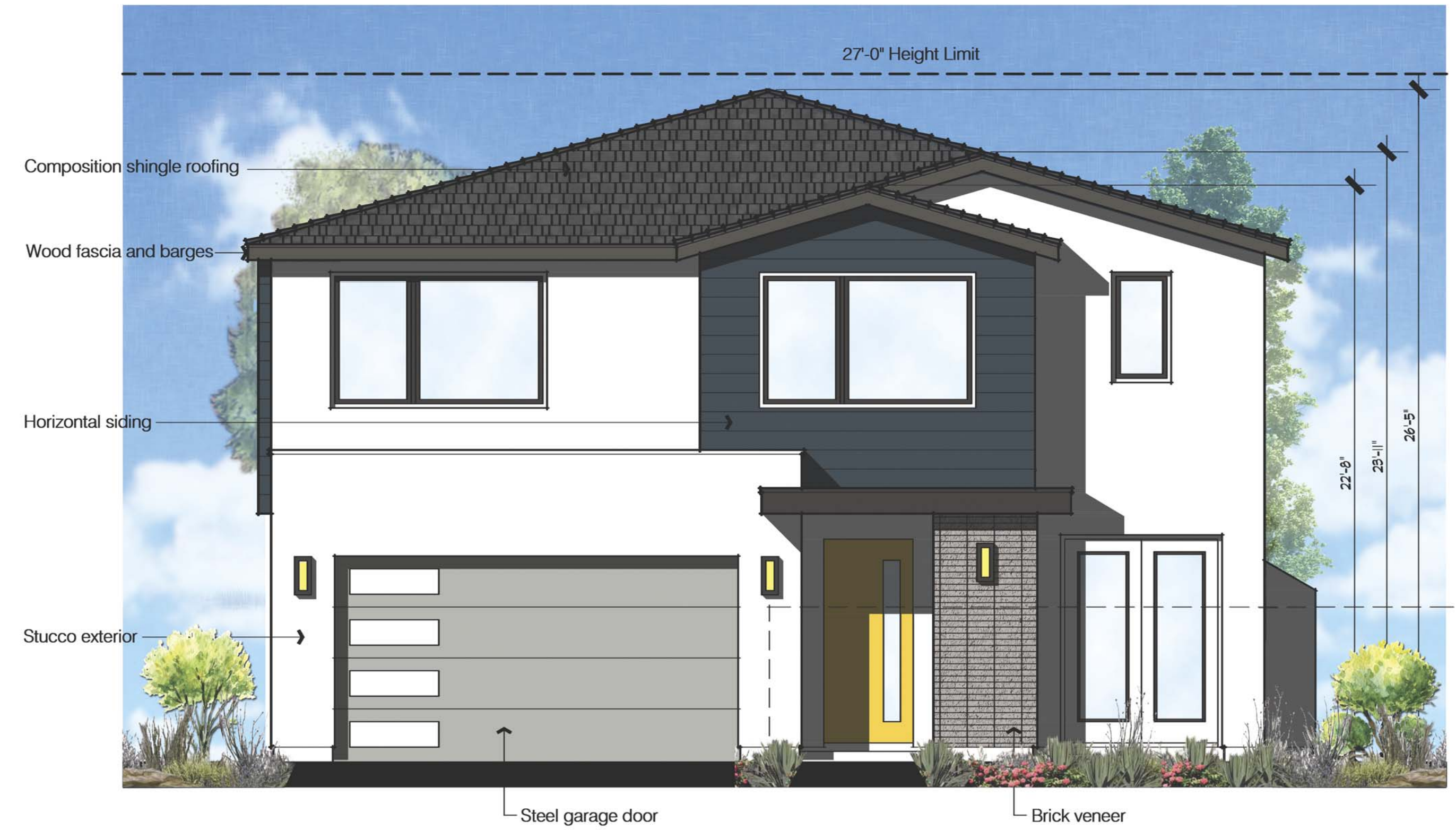
Right Elevation



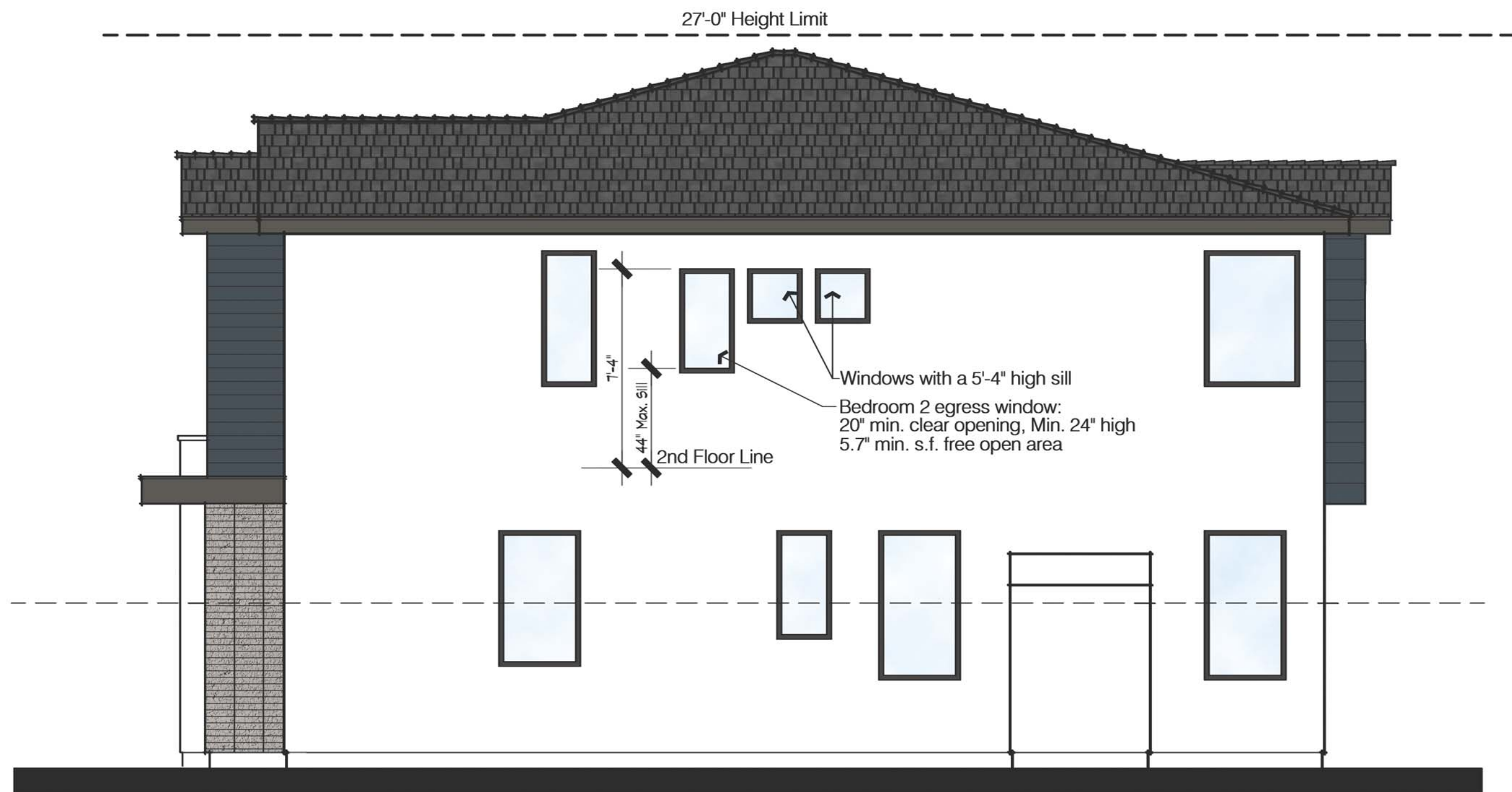
Rear Elevation



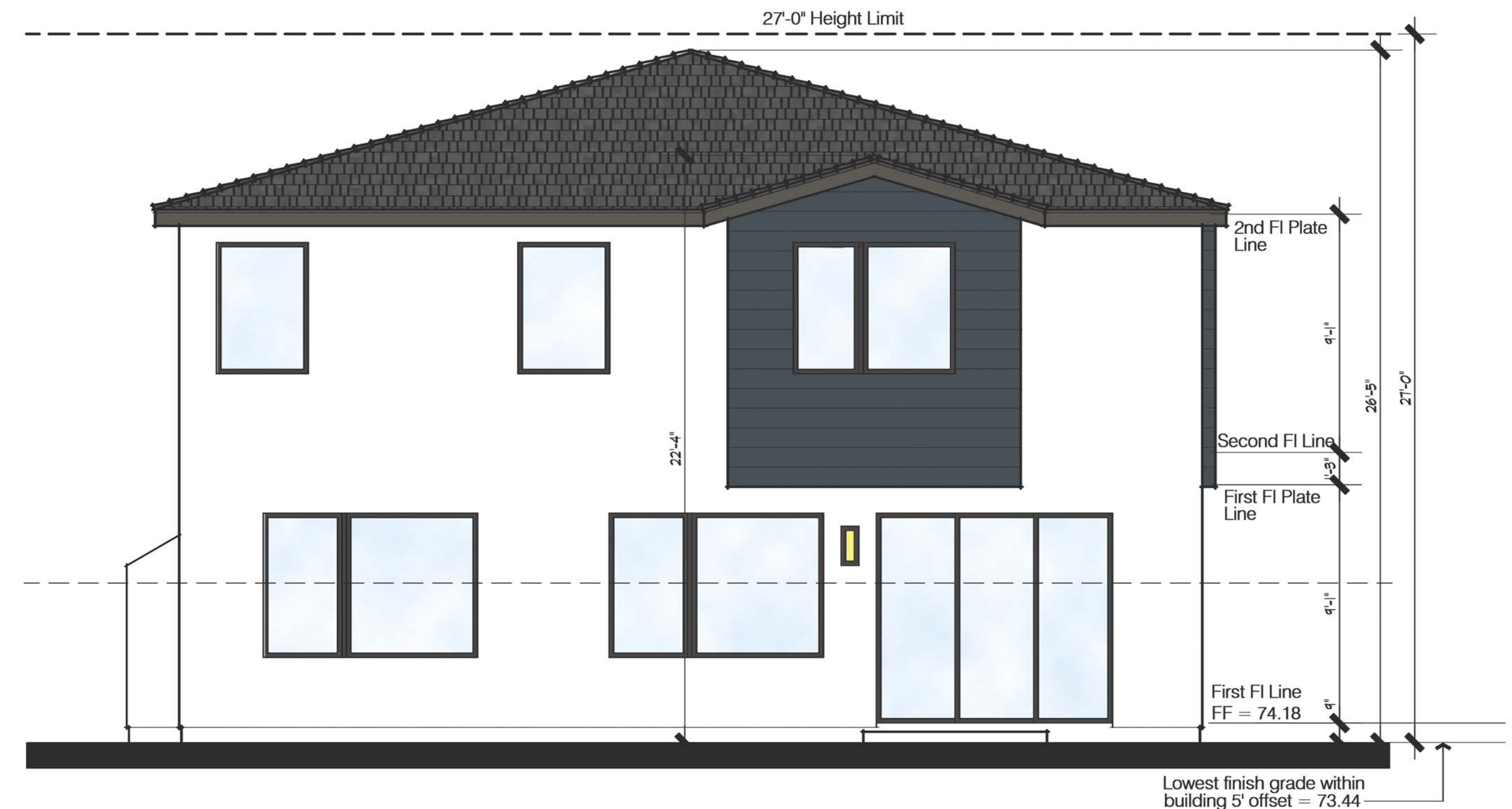
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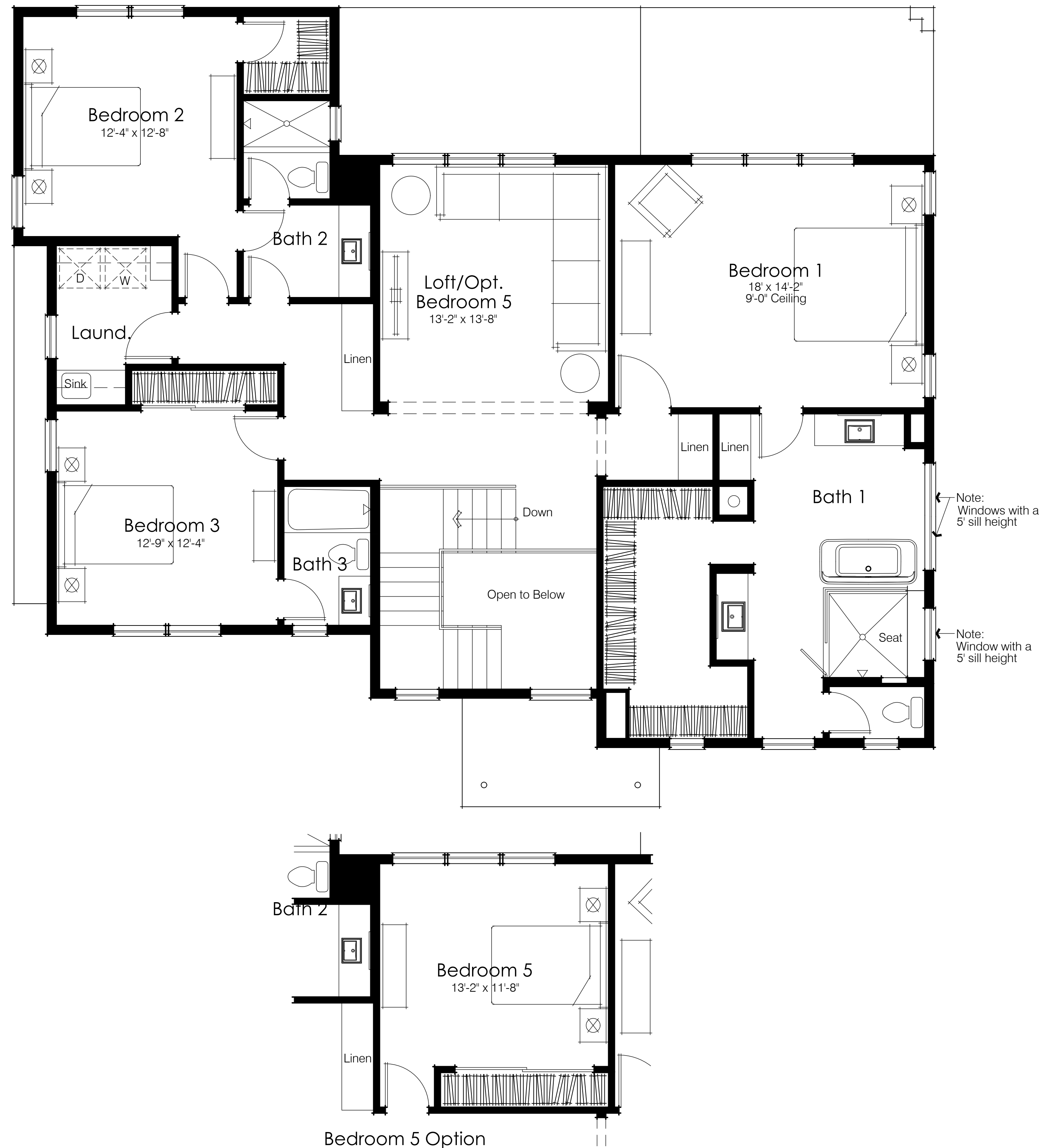
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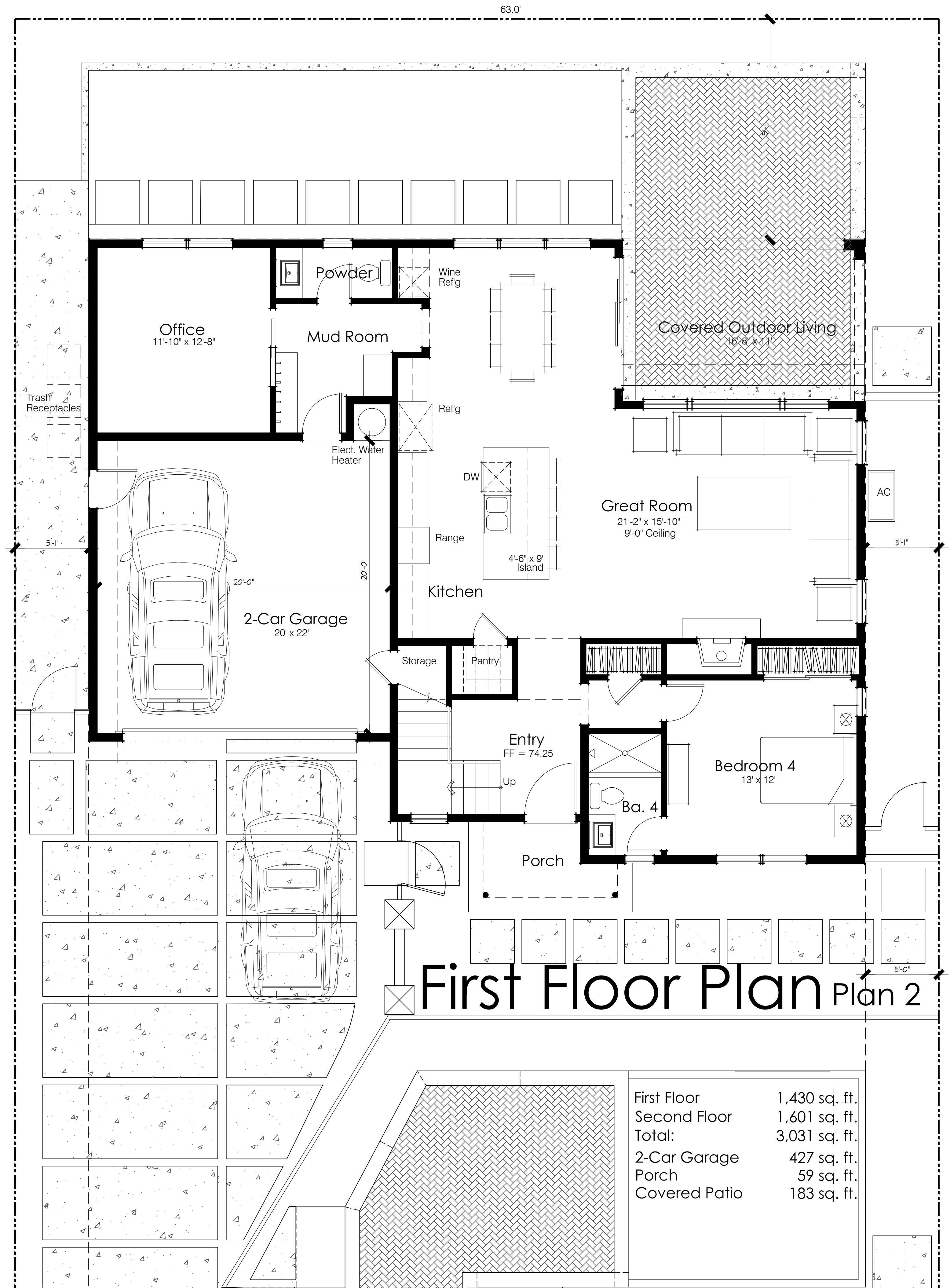
Right Elevation



Rear Elevation



Second Floor Plan



Mark Gross & Associates, Inc.

8881 Research Drive, Irvine, California 92618

(949) 387-3800 Fax (949) 387-7800

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Eastside Coastal, LLC

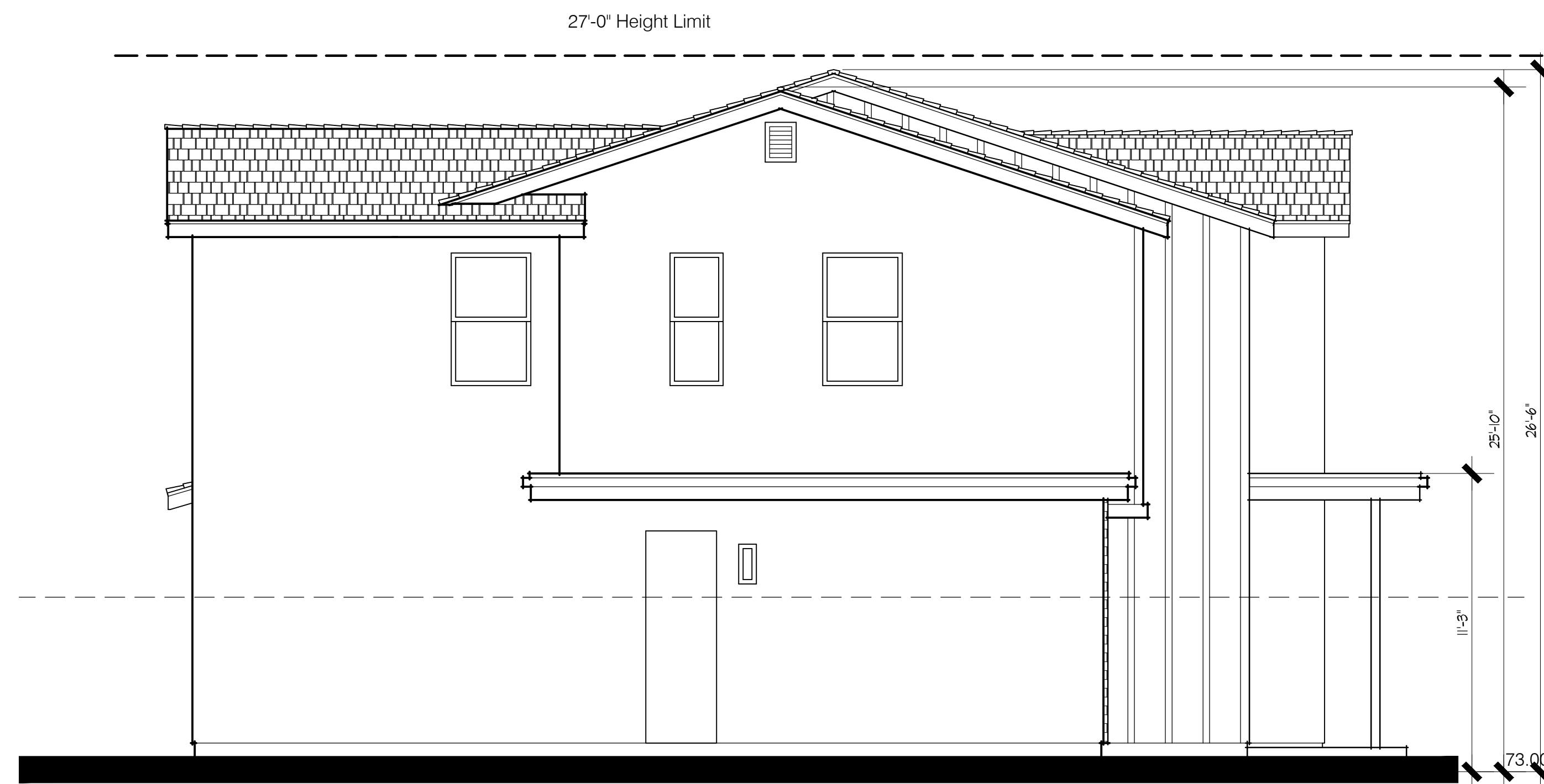
2308 Santa Ana Ave, Costa Mesa, CA

Plan 2
Floor Plan

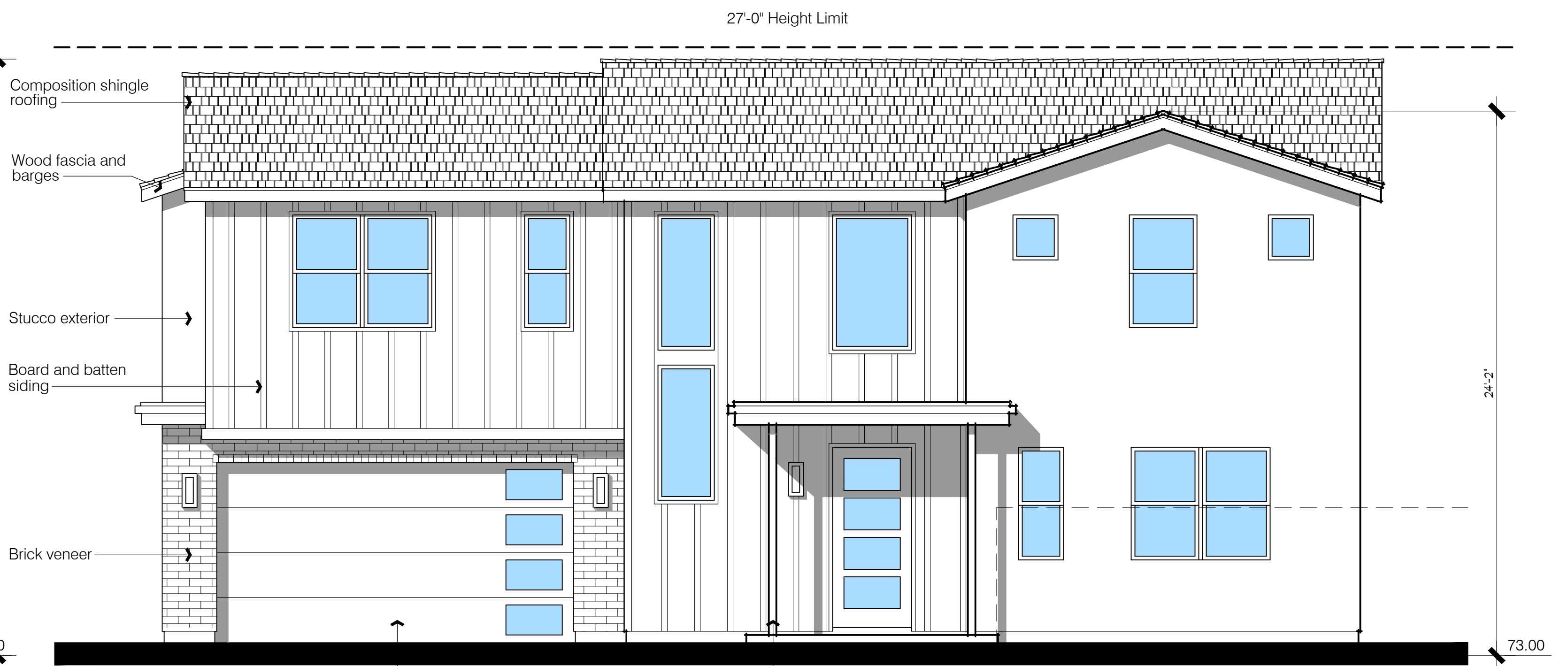
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Project Number: 4465
Scale: 1/4" = 1'-0"

Revision:
12-14-2023 Planning
6-3-2024 Planning
11-1-2024 Planning
2-25-2025 Planning

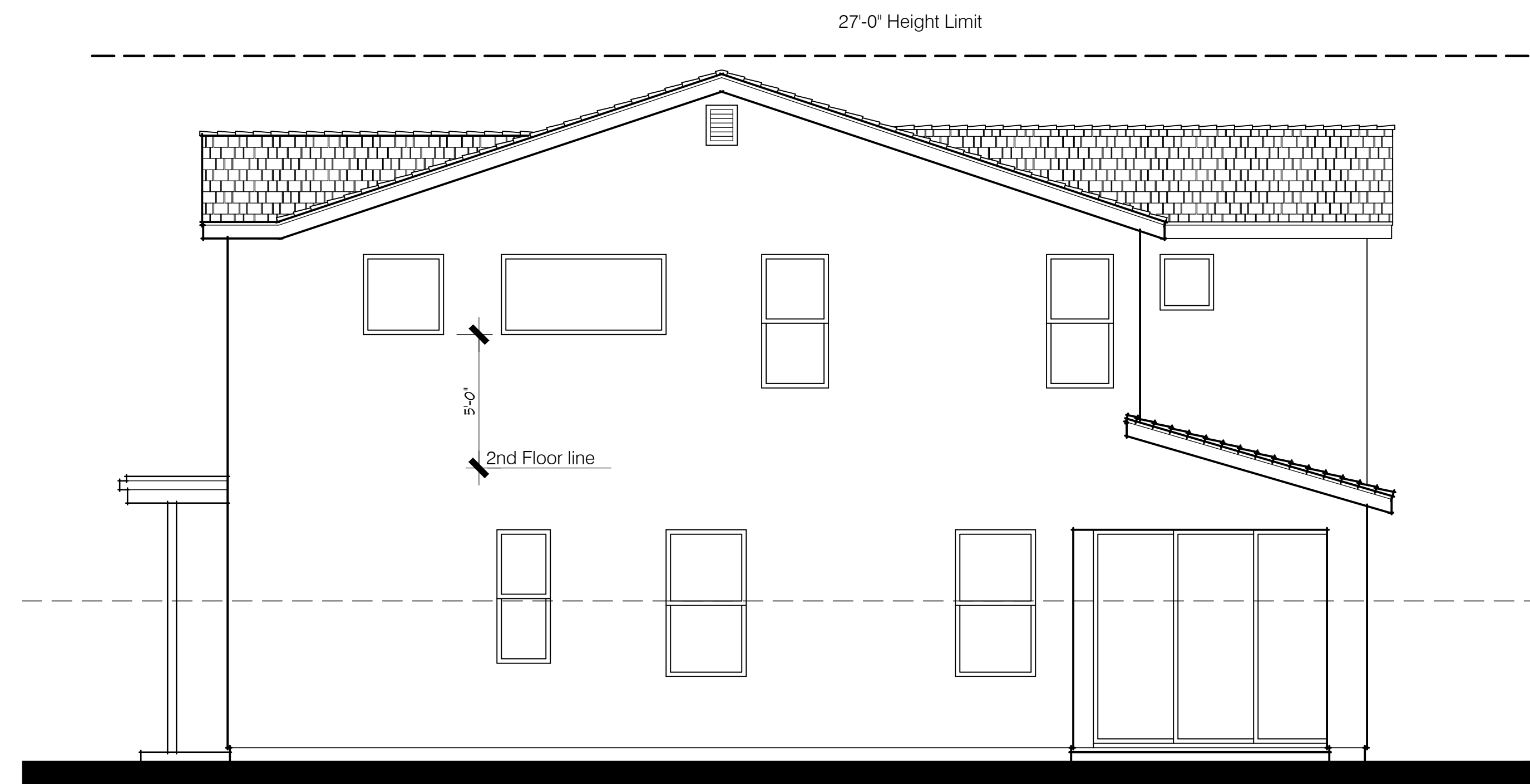
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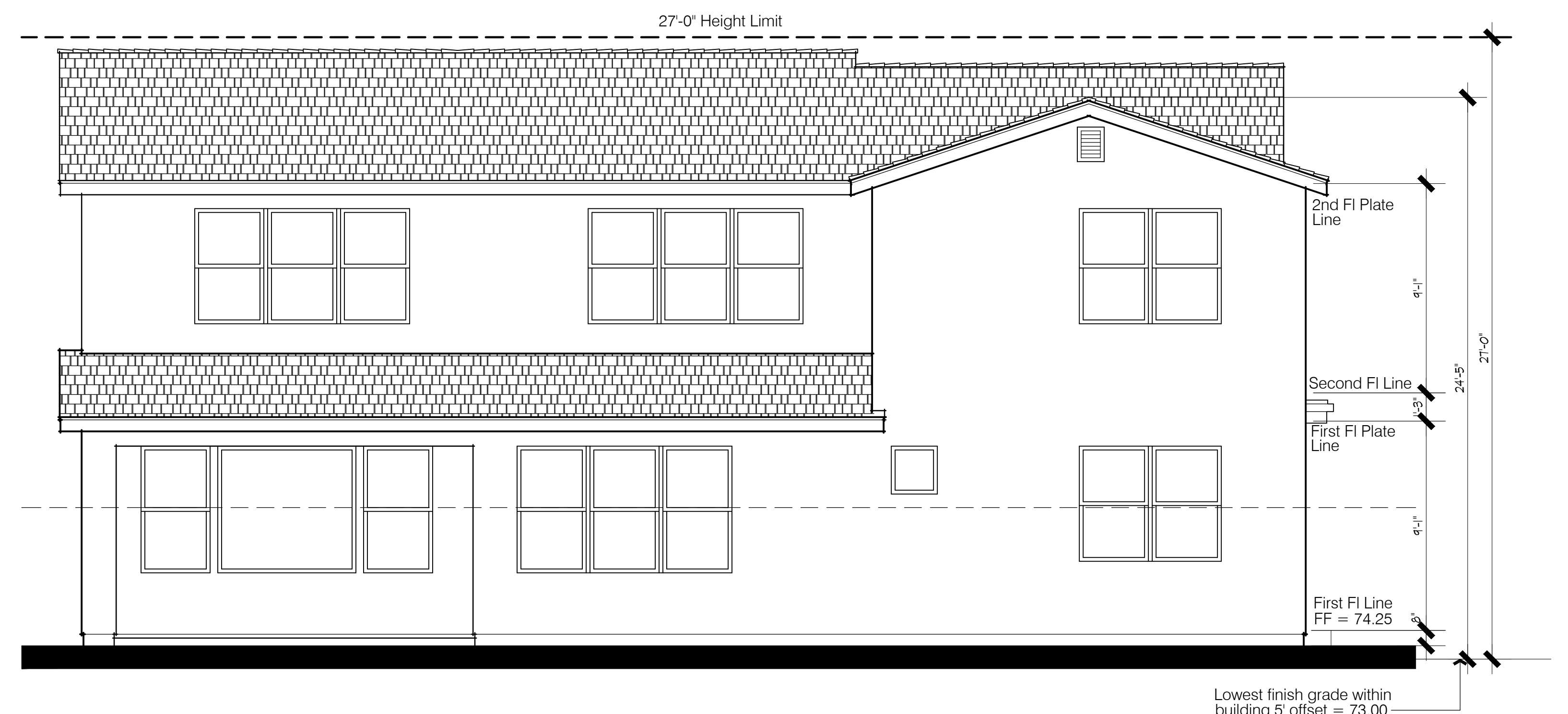
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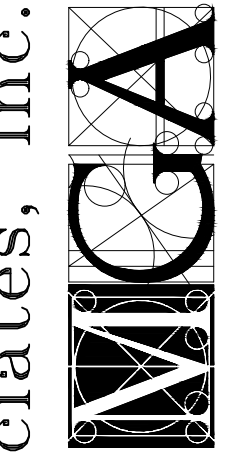
Front Elevation



Right Elevation



Rear Elevation



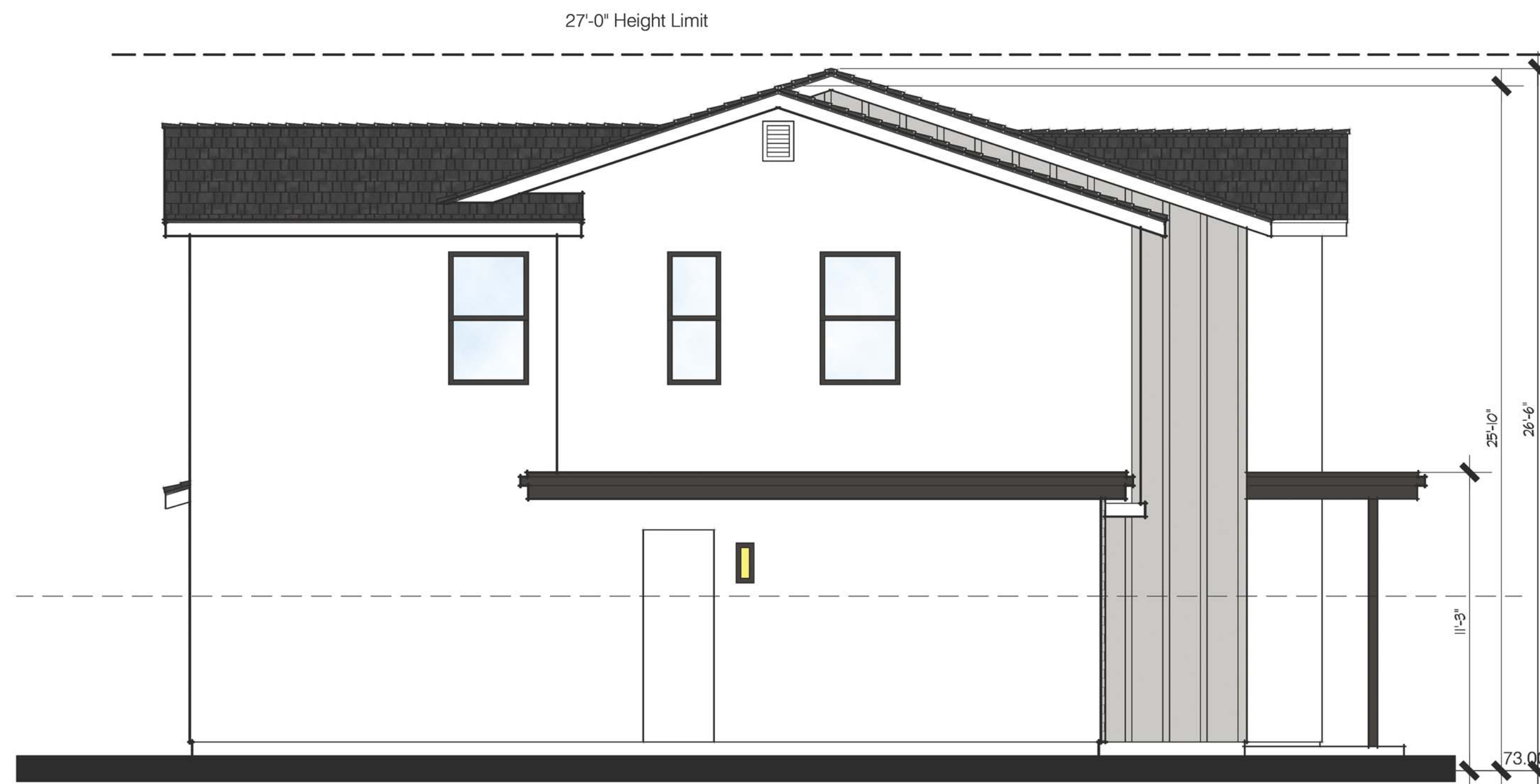
Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
(949) 387-3800 Fax (949) 387-7800
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Eastside Coastal, LLC
2308 Santa Ana Ave, Costa Mesa, CA

Plan 2
Elevations

Date
July 5, 2023
Project Number
4465
Scale
1/4" = 1'-0"
Revision
12-14-2023 Planning
6-3-2024 Planning
11-1-2024 Planning
1-22-2025 Planning
2-25-2025 Planning
Sheet No.

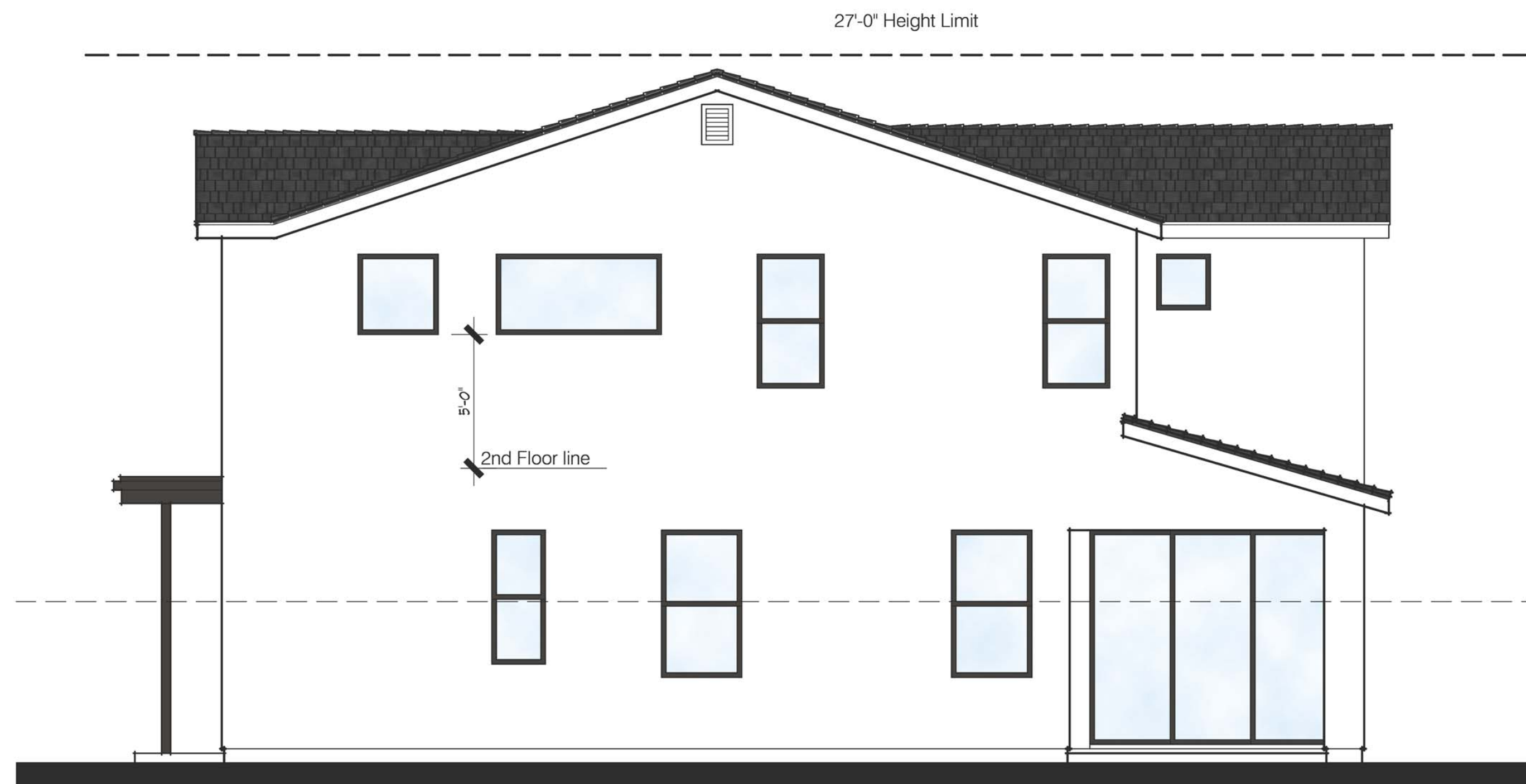
A-5



Left Elevation



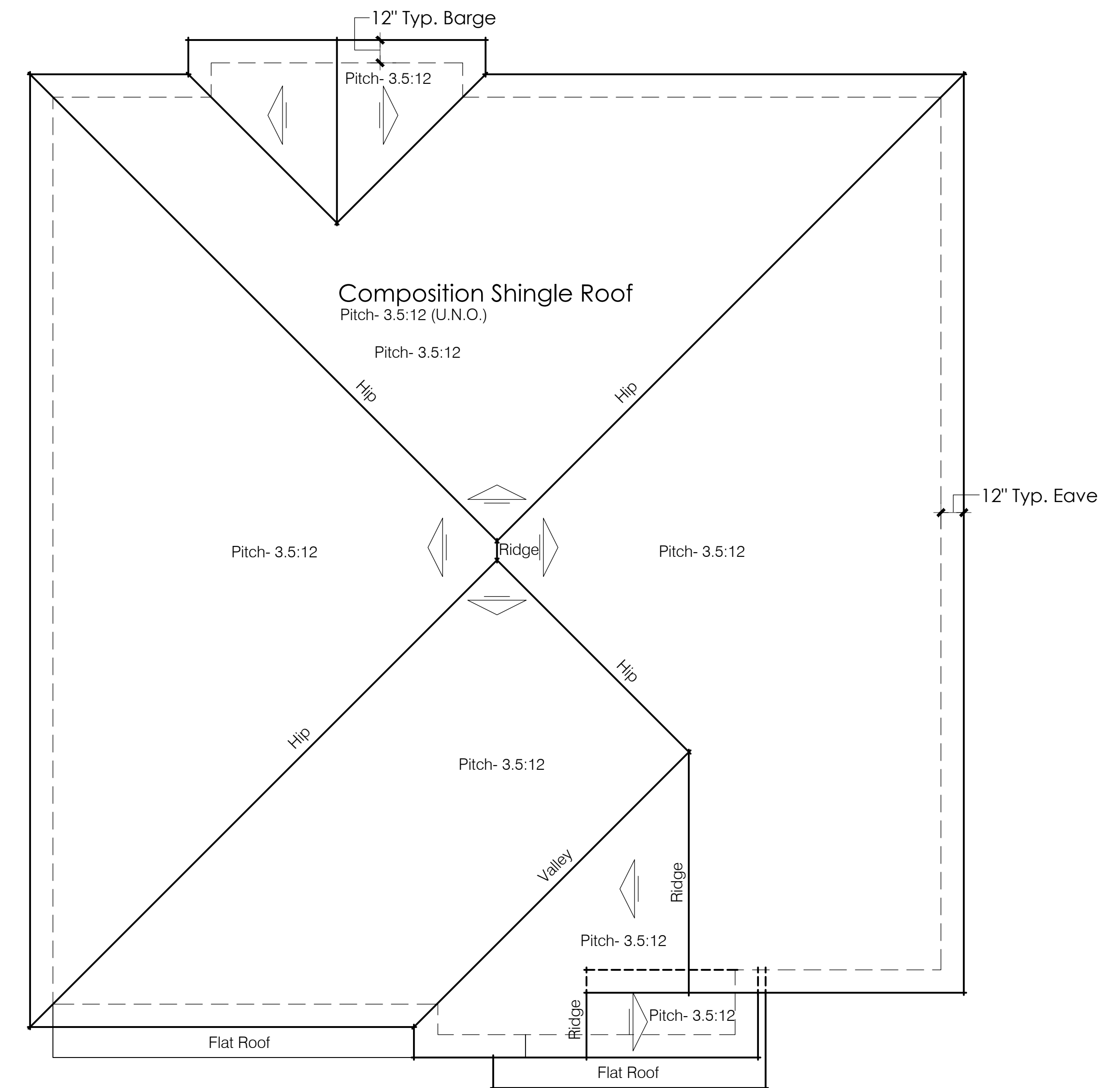
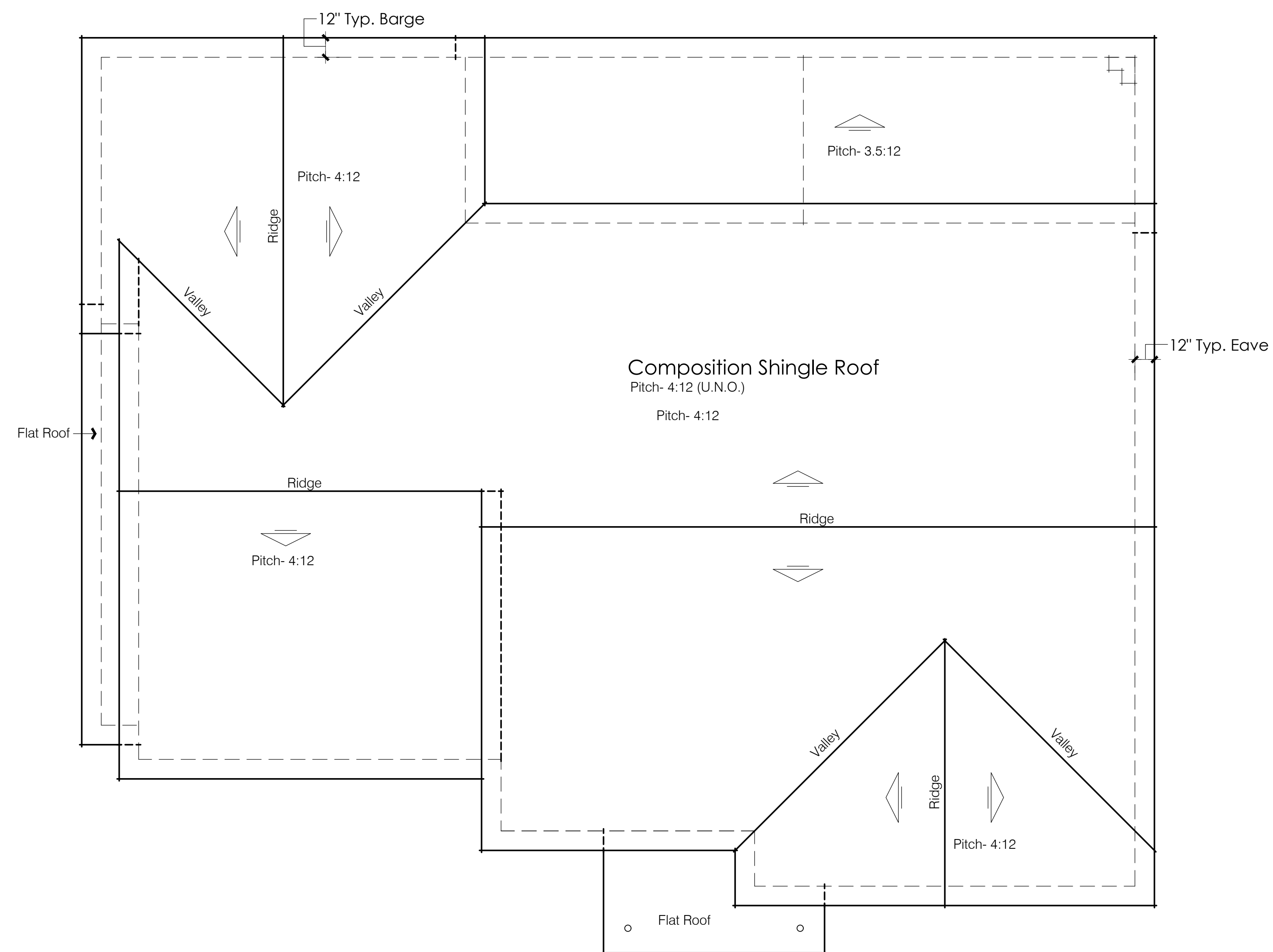
Front Elevation



Right Elevation



Rear Elevation



PRECISE GRADING PLAN

2308 SANTA ANA AVE

COSTA MESA, CA 92627

GENERAL NOTES

1. ALL OFF-SITE WORK EMBRACED HEREIN SHALL BE DONE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION EDITION," TOGETHER WITH THE CITY OF COSTA MESA AMENDMENTS TO SAID SPECIFICATIONS, WITH THE AMERICAN PUBLIC WORKS ASSOCIATIONS STANDARD PLANS AND WITH THE CITY OF COSTA MESA STANDARD PLANS: ALL AS MOST RECENTLY ADOPTED BY THE CITY.
2. REMOVAL, ADJUSTMENT OR RELOCATION OF UTILITIES OR ANY WORK ON THE AREA OF THEIR RECORDED EASEMENTS SHALL BE DONE ONLY WITH APPROVAL OF THE UTILITY OWNERS, OBTAINED BEFORE STARTING THE WORK.
3. WITHIN 72 HOURS AFTER FINAL SURFACING IS PLACED, ALL MANHOLES AND VALVE BOX FRAMES AND COVERS SHALL BE ADJUSTED BY THE CONTRACTOR TO FINISH GRADE EXCEPT THOSE OWNED BY THE GAS DEPARTMENT, ALL AT CONTRACTOR'S EXPENSE.
4. GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE UNIFORM BUILDING CODE AS MOST RECENTLY ADOPTED BY THE CITY OF COSTA MESA.
5. RECOMMENDATIONS FOR PAVEMENT REPLACEMENT SECTIONS WERE PROVIDED BY THE PROJECT CONTRACTOR.
6. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER, SHEETING, SHORING, AND BRACING FOR THE TRENCH EXCAVATION SHALL CONFORM TO THE REQUIREMENTS OF "CONSTRUCTION SAFETY ORDERS" TITLE 8, DIVISION OF INDUSTRIAL SAFETY, STATE OF CALIFORNIA.
7. A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
8. ALL PROPERTY CORNERS SHALL BE CLEARLY DELINEATED/FENCED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
9. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
10. OFFSITE DISPOSAL OF EXCAVATION MATERIAL IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCLUDED IN HIS BID.
11. WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL PROVISIONS OF THE BUILDING CODE (EXCAVATION AND FILLS).
12. FILL PLACEMENT AREAS SHALL BE INSPECTED AND APPROVED BY THE CONSULTANT GEOLOGIST AND SOILS ENGINEER PRIOR TO PLACEMENT OF ANY FILL.
13. GRADING SHALL BE DONE UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1 FOOT DEEP.
14. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATION.
15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE OWNER WITH A COMPLETE, CLEAN SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS OF ALL WORK PERFORMED UNDER THIS CONTRACT, AS SHOWN WITHIN THESE CONSTRUCTION DRAWINGS. ALL FIELD CHANGES SHALL BE SHOWN IN DETAIL ON THE "AS-BUILT" DRAWINGS AND SHALL INCORPORATE AS A MINIMUM, NEW ELEVATIONS, GRADES, AND ALIGNMENT OF UNDERGROUND FACILITIES WITH DIMENSIONAL TIES TO BUILDINGS OR OTHER VISIBLE IMPROVEMENTS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING MONUMENTS AND OTHER SURVEY MARKERS DURING CONSTRUCTION. ALL SUCH MONUMENTS OR MARKERS DESTROYED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
17. THE CONTRACTOR SHALL EXCAVATE INSPECTION HOLES (POT HOLES) AND DETERMINE THE LOCATION AND DEPTH OF ALL UNDERGROUND STRUCTURES AND UTILITIES THAT ARE BEING JOINED WITH NEW IMPROVEMENTS, ARE IN THE VICINITY OF, OR THAT MAY BE AFFECTED BY THE PROPOSED WORK. THIS INSPECTION/VERIFICATION SHALL BE PERFORMED PRIOR TO THE START OF ANY CONSTRUCTION WORK WHICH COULD DAMAGE OR CONFLICT WITH SAID STRUCTURES OR UTILITIES.
18. ADJACENT LANDSCAPED AND IRRIGATION AREAS DAMAGED OR DISTURBED BY THE CONTRACTOR AS PART OF THIS PROJECT SHALL BE REPAIRED BY THE CONTRACTOR PRIOR TO PROJECT COMPLETION AT NO EXTRA COST TO THE OWNER.
19. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND WITHOUT LIMIT TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT.



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

GRADING NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE GRADING CODE OF THE COUNTY OF ORANGE AND ANY SPECIAL REQUIREMENTS OF THE PERMIT. A COPY OF THE GRADING CODE AND MANUAL SHALL BE RETAINED ON THE JOB SITE WHILE WORK IS IN PROGRESS. WHEN REFERENCED ON THE PLANS, A COPY OF PFRD STANDARD PLANS SHALL ALSO BE RETAINED ON THE SITE.
2. GRADING SHALL NOT BE STARTED WITHOUT FIRST NOTIFYING THE DISTRICT GRADING INSPECTOR. A PRE-GRADING MEETING ON THE SITE IS REQUIRED BEFORE START OF GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOIL ENGINEER, ENGINEERING GEOLOGIST, DISTRICT GRADING INSPECTOR AND WHEN REQUIRED THE ARCHAEOLOGIST AND PALEONTOLOGIST.
3. ISSUANCE OF A GRADING PERMIT DOES NOT ELIMINATE THE NEED FOR PERMITS FROM OTHER AGENCIES WITH REGULATORY RESPONSIBILITIES FOR CONSTRUCTION ACTIVITIES ASSOCIATED WITH THE WORK AUTHORIZED ON THIS PLAN.
4. THE GRADING PERMIT AND AN APPROVED COPY OF THE GRADING PLAN SHALL BE ON THE PERMITTED SITE WHILE WORK IS IN PROGRESS.
5. PRELIMINARY SOIL AND GEOLOGY REPORTS AND ALL SUBSEQUENT REPORTS AS APPROVED BY PSDS, GRADING SECTION, ARE CONSIDERED A PART OF THE APPROVED GRADING PLAN.
6. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL PERFORM SUFFICIENT INSPECTIONS AND BE AVAILABLE DURING GRADING AND CONSTRUCTION TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND THE CODE WITHIN THEIR PURVIEW.
7. THE CIVIL ENGINEER SHALL BE AVAILABLE DURING GRADING TO VERIFY COMPLIANCE WITH THE PLANS, SPECIFICATIONS, CODE AND ANY SPECIAL CONDITIONS OF THE PERMIT WITHIN THEIR PURVIEW.
8. THE SOIL ENGINEER AND ENGINEERING GEOLOGIST SHALL, AFTER CLEARING AND PRIOR TO THE PLACEMENT OF FILL IN CANYONS, INSPECT EACH CANYON FOR AREAS OF ADVERSE STABILITY, AND TO DETERMINE THE PRESENCE OR ABSENCE OF SUBSURFACE WATER OR SPRING FLOW. IF NEEDED, SUBDRAINS WILL BE DESIGNED AND CONSTRUCTED PRIOR TO THE PLACEMENT OF FILL.
9. SUBRAIN OUTLETS SHALL BE COMPLETED AT THE BEGINNING OF THE SUBRAIN CONSTRUCTION.
10. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE/GRADE AND SHOWN ON AS-GRADED PLANS.
11. AREAS TO RECEIVE FILL SHALL BE PROPERLY PREPARED AND APPROVED IN WRITING BY THE SOIL ENGINEER AND THE BUILDING OFFICIAL PRIOR TO PLACING FILL.
12. FILLS SHALL BE BENCHMARKED INTO COMPETENT MATERIAL PER PFRD STANDARD PLAN NO. 132.
13. ALL EXISTING FILLS SHALL BE APPROVED BY THE BUILDING OFFICIAL OR REMOVED PRIOR TO PLACING ADDITIONAL FILLS.
14. FILLS SHALL BE COMPACTED THROUGHOUT TO A MINIMUM OF 90% RELATIVE COMPACTION. AGGREGATE BASE FOR ASPHALTIC AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% RELATIVE COMPACTION. MAXIMUM DENSITY SHALL BE DETERMINED BY UNIFORM BUILDING CODE STANDARD NO. 70-1 OR APPROVED EQUIVALENT AND FIELD DENSITY BY UNIFORM BUILDING CODE STANDARD NO. 70-2 OR APPROVED EQUIVALENT.
15. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2-FOOT HORIZONTAL TO 3-FOOT VERTICAL (2:1) EXCEPT WHERE SPECIFICALLY APPROVED OTHERWISE.
16. ALL CUT SLOPES SHALL BE INVESTIGATED BOTH DURING AND AFTER GRADING BY THE ENGINEERING GEOLOGIST TO DETERMINE IF ANY SLOPE STABILITY PROBLEM EXISTS. SHOULD EXCAVATION DISCLOSE ANY GEOLOGICAL HAZARDS OR POTENTIAL GEOLOGICAL HAZARDS, THE ENGINEERING GEOLOGIST SHALL SUBMIT RECOMMENDED TREATMENT TO THE BUILDING OFFICIAL FOR APPROVAL.
17. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPES IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, THE SOIL ENGINEER SHALL SUBMIT DESIGN, LOCATIONS AND CALCULATIONS TO THE BUILDING OFFICIAL PRIOR TO CONSTRUCTION. THE ENGINEERING GEOLOGIST AND SOIL ENGINEER SHALL INSPECT AND CONTROL THE CONSTRUCTION OF THE BUTTRESSING AND CERTIFY TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
18. WHEN CUT PADS ARE BROUGHT TO NEAR GRADE, THE ENGINEERING GEOLOGIST SHALL DETERMINE IF THE BEDROCK IS EXTENSIVELY FRACTURED OR FAULTED AND WILL READILY TRANSMIT WATER. IF CONSIDERED NECESSARY BY THE ENGINEERING GEOLOGIST AND SOIL ENGINEER, A COMPACTED FILL BLANKET WILL BE PLACED.
19. ALL TRENCH BACKFILL SHALL BE TESTED AND APPROVED BY THE SOIL ENGINEER PER THE GRADING CODE.
20. ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND APPROVED BY THE BUILDING OFFICIAL AND SOIL ENGINEER.
21. ANY EXISTING WATER WELLS SHALL BE ABANDONED IN COMPLIANCE WITH THE SPECIFICATIONS APPROVED BY ORANGE COUNTY, HEALTH CARE AGENCY, AND DIVISION OF ENVIRONMENTAL HEALTH.
22. ANY EXISTING CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE TO THE APPROVAL OF PSDS/BUILDING INSPECTION.
23. STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING OFFICIAL PRIOR TO EXCAVATION.
24. EXPORT SOIL MUST BE TRANSPORTED TO A LEGAL DUMP OR TO A PERMITTED SITE APPROVED BY THE DISTRICT GRADING INSPECTOR.
25. THE PERMITTEE SHALL COMPLY WITH THE GRADING CODE REQUIREMENTS FOR HAUL ROUTES WHEN AN EXCESS OF 5,000 CUBIC YARDS OF EARTH IS TRANSPORTED TO OR FROM A PERMITTED SITE ON PUBLIC ROADWAYS.
26. THE PERMITTEE IS RESPONSIBLE FOR DUST CONTROL MEASURES.
27. THE PERMITTEE SHALL GIVE REASONABLE NOTICE TO THE OWNER OF ADJOINING LANDS AND BUILDINGS PRIOR TO BEGINNING EXCAVATIONS WHICH MAY AFFECT THE LATERAL AND SUBJACENT SUPPORT OF THE ADJOINING PROPERTY. THE NOTICE SHALL STATE THE INTENDED DEPTH OF EXCAVATION AND WHEN THE EXCAVATION WILL COMMENCE. THE ADJOINING OWNER SHALL BE ALLOWED AT LEAST 30 DAYS AND REASONABLE ACCESS ON THE PERMITTED PROPERTY TO PROTECT HIS STRUCTURE, IF HE SO DESIRES, UNLESS OTHERWISE PROTECTED BY LAW.
28. ALL CONCRETE STRUCTURES THAT COME IN CONTACT WITH THE ON-SITE SOILS SHALL BE CONSTRUCTED WITH TYPE V CEMENT UNLESS DEEMED UNNECESSARY BY SOLUBLE SULFATE-CONTENT TESTS CONDUCTED BY THE SOIL ENGINEER.
29. SLOPES EXCEEDING 5 FEET IN HEIGHT SHALL BE PLANTED WITH AN APPROVED PLANT MATERIAL. IN ADDITION, SLOPES EXCEEDING 15 FEET IN HEIGHT SHALL BE PROVIDED WITH: AN APPROVED IRRIGATION SYSTEM, UNLESS OTHERWISE APPROVED BY THE BUILDING OFFICIAL.
30. ALL EXISTING DRAINAGE COURSES THROUGH THIS SITE SHALL REMAIN OPEN UNTIL FACILITIES TO HANDLE STORMWATER ARE APPROVED AND FUNCTIONAL. HOWEVER, IN ANY CASE, THE PERMITTEE SHALL BE HELD LIABLE FOR ANY DAMAGE DUE TO OBSTRUCTING NATURAL DRAINAGE PATTERNS.
31. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE.

32. THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE. APPROVED PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING GRADING.
34. GRADING OPERATIONS INCLUDING MAINTENANCE OF EQUIPMENT WITHIN ONE-HALF MILE OF A HUMAN OCCUPANCY SHALL NOT BE CONDUCTED BETWEEN THE HOURS OF 8 P.M. AND 7 A.M. DAILY, ON SUNDAY OR ON A FEDERAL HOLIDAY.
35. GRADING AND EXCAVATION SHALL BE HALTED DURING PERIODS OF HIGH WINDS. ACCORDING TO AQMD MEASURE F-4, HIGH WINDS ARE DEFINED AS 30 MPH OR GREATER. THIS LEVEL OCCURS ONLY UNDER UNUSUALLY EXTREME CONDITIONS, SUCH AS SANTA ANA WIND CONDITIONS.
36. ASPHALT SECTIONS MUST BE PER CODE. PARKING STAGS = 3' A/C OVER 6' A/B, DRIVES 3' A/C OVER 10' (COMM.) 12' (INDUSTRIAL). OR: PRIOR TO ROUGH GRADE RELEASE FOR BUILDING PERMITS BY THE DISTRICT GRADING INSPECTOR, THE SOILS ENGINEER SHALL SUBMIT FOR APPROVAL, PAVEMENT SECTION RECOMMENDATIONS BASED ON R' VALUE ANALYSIS OF THE SUB-GRADE SOILS, AND EXPECTED TRAFFIC INDICES.
37. ASPHALT CONCRETE SHALL BE CONSTRUCTED PER THE REQUIREMENTS OF PFRD STANDARD PLAN NO. 1805.
38. AGGREGATE BASE SECTION SHALL BE CONSTRUCTED PER PFRD STANDARD NO. 1804.
39. ROOF GUTTERS SHALL BE INSTALLED TO PREVENT ROOF DRAINAGE FROM FALLING ON MANUFACTURED SLOPES.
40. THE CIVIL ENGINEER, AS A CONDITION OF ROUGH GRADE APPROVAL, SHALL PROVIDE A BLUE TOP WITH ACCOMPANYING WITNESS STAKE, SET AT THE CENTER OF EACH PAD REFLECTING THE PAD ELEVATION. PRECISE WITNESS STAKES AND A BLUE TOP WITH WITNESS STAKE SET AT THE DRAINAGE SWALE HIGH-POINT REFLECTING THE HIGH POINT ELEVATION FOR PRELIMINARY PERMITS.
41. PRIOR TO FINAL APPROVAL, THE CIVIL ENGINEER SHALL CERTIFY TO, THE BUILDING OFFICIAL THE AMOUNT OF EARTH MOVED DURING THE GRADING OPERATION.
42. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS AND SUBMIT A COMPLETE REPORT AND MAP UPON COMPLETION OF THE ROUGH GRADING.
43. THE GRADING CONTRACTOR SHALL SUBMIT A STATEMENT OF COMPLIANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL APPROVAL.
44. THE COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL INDICATE THE TYPE OF FIELD TESTING PERFORMED. THE METHOD OF OBTAINING THE IN-PLACE DENSITY SHALL BE IDENTIFIED WHETHER SAND CONE, DRIVE RING, OR NUCLEAR, AND SHALL BE NOTED FOR EACH TEST SUFFICIENT MAXIMUM DENSITY DETERMINATIONS SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.
45. IN THE EVENT THAT SOIL CONTAMINATION IS DISCOVERED DURING EXCAVATION AND REMOVAL OF AN EXISTING TANK, WORK SHALL BE STOPPED UNTIL A SITE ASSESSMENT AND MITIGATION PLAN HAS BEEN PREPARED, SUBMITTED AND APPROVED BY HCA/ENVIRONMENTAL HEALTH AND PSDS/GRADING.

EROSION CONTROL

46. IN THE CASE OF EMERGENCY, CALL: HAMIT MARIFET HOME PHONE: (949) 887-4220 WORK PHONE: (949) 887-4220 47. EQUIPMENT AND WORKS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
48. EROSION CONTROL DEVICES SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
49. ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
50. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM STREETS, CHECK BERMS AND BASINS.
51. GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
52. THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDMENT CREATES A HAZARDOUS CONDITION.
53. THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.

ENVIRONMENTAL NOTES

54. THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED. SEPARATE PERMIT SHALL BE REQUIRED FOR THE FOLLOWING ITEMS:
A. WATER CONNECTION
B. SEWER CONNECTION
55. PERMITTEE SHALL MAINTAIN CONSTRUCTION SITE IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS, WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS, ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS, FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS, FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER, CONCRETE, DETERGENT OR FLOATABLE WASTES, WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
- PERMITTEE MAY DISCHARGE MATERIAL OTHER THAN STOMWATER ONLY WHEN NECESSARY FOR PERFORMANCE OR COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD, CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE, OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
57. DEWATERING OF CONTAMINATED GROUNDWATER, OR DISCHARGING CONTAMINATED SOILS VIA SURFACE EROSION IS PROHIBITED. DEWATERING OF NON-CONTAMINATED GROUNDWATER

REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.

SPECIAL NOTES

58. "SURVEY MONUMENTS SHALL BE PRESERVED AND REFERENCED BEFORE CONSTRUCTION AND REPLACED AFTER CONSTRUCTION PURSUANT TO SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE." SURVEYOR OR ENGINEER/LICENSE NO. BELOW 33,986), SHALL MONUMENT PROPERTY CORNER BEFORE STARTING GRADING, EITHER WITH PERMANENT MONUMENTS OR TEMPORARY 1 FT LONG 1/2" DIAMETER METAL RODS DRIVEN INTO THE GROUND TO NEAR FLUSH AND MARKED WITH PAINT."

GEO REPORT RECOMMENDATIONS

THE FOLLOWING SECTIONS DISCUSS THE PRINCIPLE GEOTECHNICAL CONCERNS WHICH SHOULD BE CONSIDERED FOR PROPER SITE RE-DEVELOPMENT.

EARTHWORK

GRADING AND EARTHWORK SHOULD BE PERFORMED IN ACCORDANCE WITH THE FOLLOWING RECOMMENDATIONS AND THE GENERAL EARTHWORK AND GRADING GUIDELINES INCLUDED IN APPENDIX C. IT IS OUR UNDERSTANDING THAT THE MAJORITY OF GRADING WILL BE LIMITED TO THE RE-GRADING OF THE BUILDING PAD FOR THE PROPOSED CONSTRUCTION. IN GENERAL, IT IS ANTICIPATED THAT THE REMOVAL OF THE UPPER 3 FEET WITHIN THE BUILDING FOOTPRINT (SLAB- ON-GRADE PORTION) WILL REQUIRE REMOVAL AND RECOMPACTION TO PREPARE THE SITE FOR CONSTRUCTION. WE RECOMMEND A 5 FT ENVELOPE BE EXCAVATED FOR THE BUILDING PAD, WHERE FEASIBLE. THE REMOVALS SHOULD BE ACCOMPLISHED SO THAT ALL FILL AND BACKFILL EXISTING AS PART OF THE PREVIOUS SITE USE AND DEMOLITION OPERATIONS ARE REMOVED. CARE SHOULD BE TAKEN TO PROTECT THE ADJACENT PROPERTY IMPROVEMENTS. A MINIMUM ONE FOOT THICK FILL BLANKET SHOULD BE PLACED THROUGHOUT THE EXTERIOR IMPROVEMENTS (APPROACHES, PARKING AND PLANTER AREAS). THE FILL BLANKET WILL BE ACHIEVED BY RE WORKING (SCARIFYING) THE UPPER 12 INCHES OF THE EXISTING GRADE.

SITE PREPARATION

PRIOR TO EARTHWORK OR CONSTRUCTION OPERATIONS, THE SITE SHOULD BE CLEARED OF SURFACE STRUCTURES AND SUBSURFACE OBSTRUCTIONS AND STRIPPED OF ANY VEGETATION IN THE AREAS PROPOSED FOR DEVELOPMENT. REMOVED VEGETATION AND DEBRIS SHOULD THEN BE DISPOSED OF OFF-SITE. A MINIMUM OF 3 FEET OF THE SOILS BELOW EXISTING GRADE WILL REQUIRE REMOVAL AND RECOMPACTION IN THE AREAS TO RECEIVE BUILDING PAD FILL. FOLLOWING REMOVAL, THE EXCAVATED SURFACE SHOULD BE INSPECTED BY THE SOILS ENGINEER OR HIS DESIGNATED REPRESENTATIVE PRIOR TO THE PLACEMENT OF ANY FILL IN FOOTING TRENCHES, HOLES OR POCKETS OF UNDOCUMENTED FILL RESULTING FROM REMOVAL OF BURIED OBSTRUCTIONS DISCOVERED DURING THIS INSPECTION SHOULD BE FILLED WITH SUITABLE COMPACTED FILL.

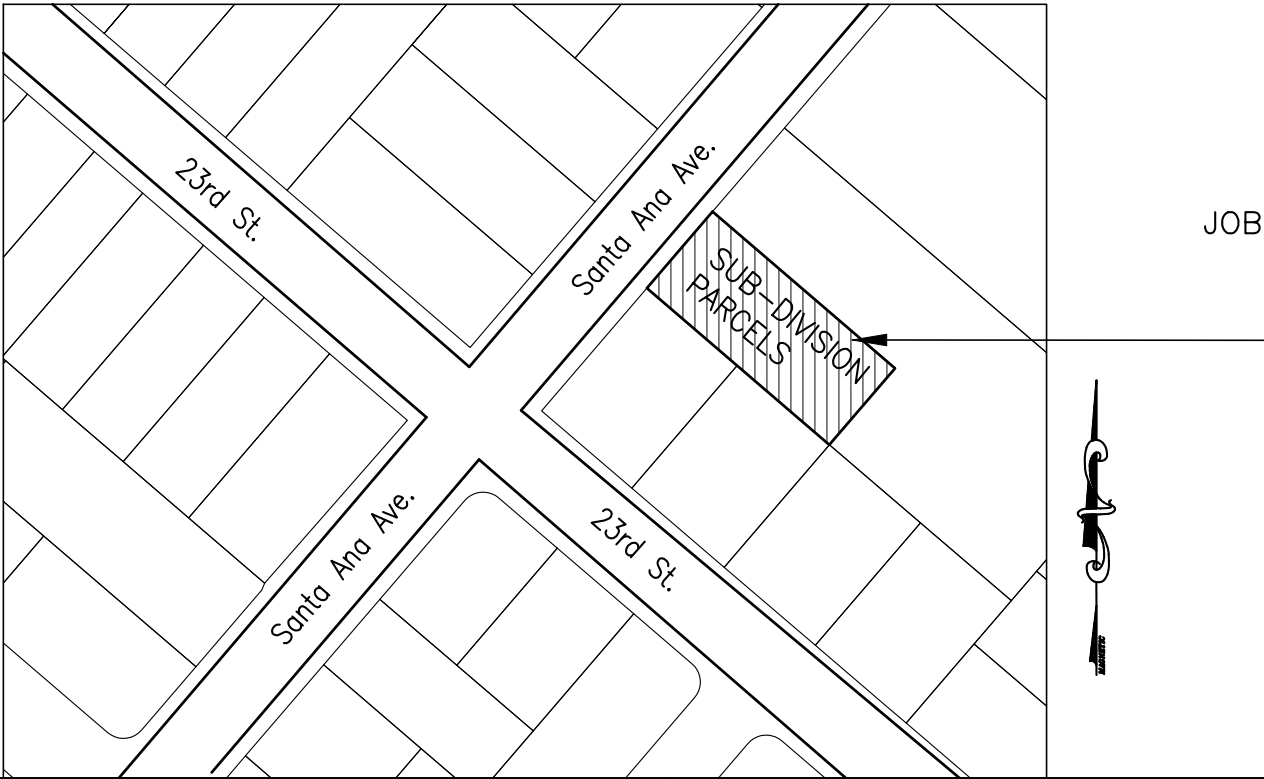
FILLS

THE ON-SITE SOILS ARE SUITABLE FOR REUSE AS COMPACTED FILL, PROVIDED THEY ARE FREE OF ORGANIC MATERIALS, DEBRIS, AND MATERIALS LARGER THAN FOUR (4) INCHES IN DIAMETER. AFTER REMOVAL OF ANY LOOSE, COMPRESSIBLE SOILS, ALL AREAS TO RECEIVE FILL AND/OR OTHER SURFACE IMPROVEMENTS SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 12 INCHES, BROUGHT TO AT LEAST 2 PERCENT OVER OPTIMUM MOISTURE CONDITIONS AND COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION (BASED ON ASTM: D 1557), IF NECESSARY, IMPORT SOILS FOR NEAR-SURFACE FILLS SHOULD BE PREDOMINATELY GRANULAR, POSSESS A LOW OR VERY LOW EXPANSION POTENTIAL, AND BE APPROVED BY THE GEOTECHNICAL ENGINEER. LIFT THICKNESSES WILL BE DEPENDENT ON THE SIZE AND TYPE OF EQUIPMENT USED. IN GENERAL, FILL SHOULD BE PLACED IN UNIFORM LIFTS NOT EXCEEDING 8 INCHES. PLACEMENT AND COMPACTION OF FILL SHOULD BE IN ACCORDANCE WITH LOCAL GRADING ORDINANCES UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL CONSULTANT. WE RECOMMEND THAT FILL SOILS BE PLACED AT MOISTURE CONTENTS AT LEAST 2 PERCENT OVER OPTIMUM (BASED ON ASTM: D 1557). WE RECOMMEND THAT OVERSIZE MATERIALS (MATERIALS OVER 4 INCHES) SHOULD THEY BE ENCOUNTERED, BE STOCKPILED AND REMOVED FROM THE SITE.

TRENCH EXCAVATIONS AND BACKFILL
SHALLOW EXCAVATIONS TO 10 FEET AT THE PROJECT SITE CAN BE EXCAVATED WITH A MODERATE EFFORT USING CONVENTIONAL CONSTRUCTION EQUIPMENT IN GOOD OPERATING CONDITION. BASED UPON THE WEATHERED NATURE OF THE SUBSURFACE SOILS AND TO SATISFY OSHA REQUIREMENTS FOR WORKMEN'S SAFETY, IT WILL BE NECESSARY TO SHORE EXCAVATIONS DEEPER THAN 5 FEET, OR SLOPE BACK THE SIDES OF THE EXCAVATION AT AN INCLINATION OF 1:1 (HORIZONTAL TO VERTICAL) IF WORKERS ARE TO ENTER SUCH EXCAVATIONS. THE GEOTECHNICAL CONSULTANT SHOULD BE PRESENT DURING THE EXCAVATION PHASE OF THE PROJECT TO OBSERVE THE SOIL CONDITIONS AND MAKE ADDITIONAL RECOMMENDATIONS IF NECESSARY.

THE ON-SITE SOILS MAY BE USED AS TRENCH BACKFILL PROVIDED THEY ARE SCREENED OF ROCK SIZES OVER 6 INCHES IN DIMENSION AND ORGANIC MATTER. TRENCH BACKFILL SHOULD BE COMPACTED IN UNIFORM LIFTS (NOT EXCEEDING 8 INCHES IN COMPACTED THICKNESS) BY MECHANICAL MEANS TO AT LEAST 90 PERCENT RELATIVE COMPACTION (ASTM: D 1557).

VICINITY MAP



PLANNING DEPARTMENT NOTES

1. EXCEPT AS NECESSARY FOR DRAINAGE, EXISTING GRADES AT PROPERTY LINES SHALL BE MAINTAINED.
2. PRIOR TO THE ISSUANCE OF PERMITS, THE DEVELOPER SHALL VERIFY THAT THERE ARE NO EASEMENTS (I.E. WATER, SEWER, OR UTILITY) OR OTHER ENCUMBRANCES WHICH AFFECT OR RESTRICT THE LOCATION OF THE BUILDING OR OTHER IMPROVEMENTS AS SHOWN ON THE PROPOSED PLANS.
3. MAINTAIN THE PUBLIC RIGHT OF WAY IN A "WET-DOWN" CONDITION TO PREVENT EXCESSIVE DUST AND PROMPTLY REMOVE ANY SPILLAGE FROM THE PUBLIC RIGHT OF WAY BY SWEEPING OR SPRINKLING.
4. ALL ON SITE UTILITY SERVICES SHALL BE INSTALLED UNDERGROUND.
5. LIGHTING SHALL COMPLY WITH ALL REQUIREMENTS OF COSTA MESA MUNICIPAL CODE SECTION 13-93(D). ALL EXTERIOR LIGHTING SHALL BE SHIELDED AND/OR DIRECTED AWAY FROM THE ADJACENT MOBILE HOME PARK.
6. CONSTRUCTION, GRADING, MATERIALS DELIVERY, EQUIPMENT OPERATION, AND OTHER NOISE-GENERATING CONSTRUCTION ACTIVITY SHALL BE LIMITED TO THE HOURS OF 7 A.M. TO 8 P.M. MONDAY THROUGH FRIDAY, AND 8 A.M. TO 7 P.M. SATURDAY, SUNDAY, AND FEDERAL HOLIDAYS. EXCEPTIONS MAY BE MADE FOR ACTIVITIES THAT WILL NOT GENERATE NOISE AUDIBLE FROM OFF-SITE, SUCH AS PAINTING AND OTHER QUIET INTERIOR WORK.

LEGAL DESCRIPTION

THE SOUTHWESTERLY 63 FEET OF THE NORTHEASTERLY 530 FEET OF THE NORTHWESTERLY 150 FEET OF LOT 102 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

119-332-08

SITE ADDRESS:

2308 SANTA ANA AVE.
COSTA MESA, CA 92627

OWNER/SUBDIVIDER:

EASTSIDE COASTAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1024 BAYSIDE DRIVE, SUITE 340
NEWPORT BEACH, CA 92660
ATTENTION: ALI SEDGHI

AREA SUMMARY:

EXISTING PARCEL: 9450 S.F. (0.2169 ACRES)

PROPOSED PARCELS:

PARCEL 1: 3908.56 S.F. (0.0897 ACRES)
PARCEL 2: 5541.44 S.F. (0.1272 ACRES)

EXISTING LAND USE:

ONE PARCEL OF SINGLE STORY HOUSE AND DETACHED GARAGE

PROPOSED LAND USE

SMALL LOT SUBDIVISION - SINGLE FAMILY RESIDENTIAL

WATER RESOURCES:

FEMA FIRM FLOOD ZONE = X, MAP NUMBER 06059C0269K
EFFECTIVE DATE, 03/21/2019

NOTES:

1. ALL ON-SITE PLUMBING SHALL COMPLY WITH 2022 CPC.
2. CONSTRUCTION/ IMPROVEMENTS THAT ENCRROACH WITHIN PUBLIC UTILITY EASEMENTS SHALL REQUIRE WRITTEN APPROVALS FROM THE UTILITY COMPANIES ASSOCIATED WITH THAT EASEMENT

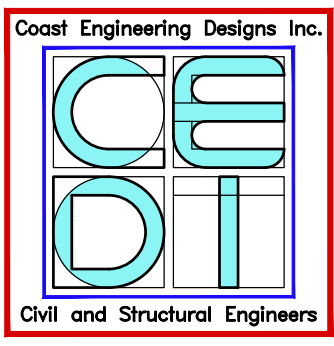
REVISION	BY	DATE	APP'D.	BY	DATE
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△					

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.

1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH. (714) 593-0337

CIVIL AND STRUCTURAL ENGINEERS

J.N. 08-2023



OWNER INFORMATION:

ALI SEDGHI
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

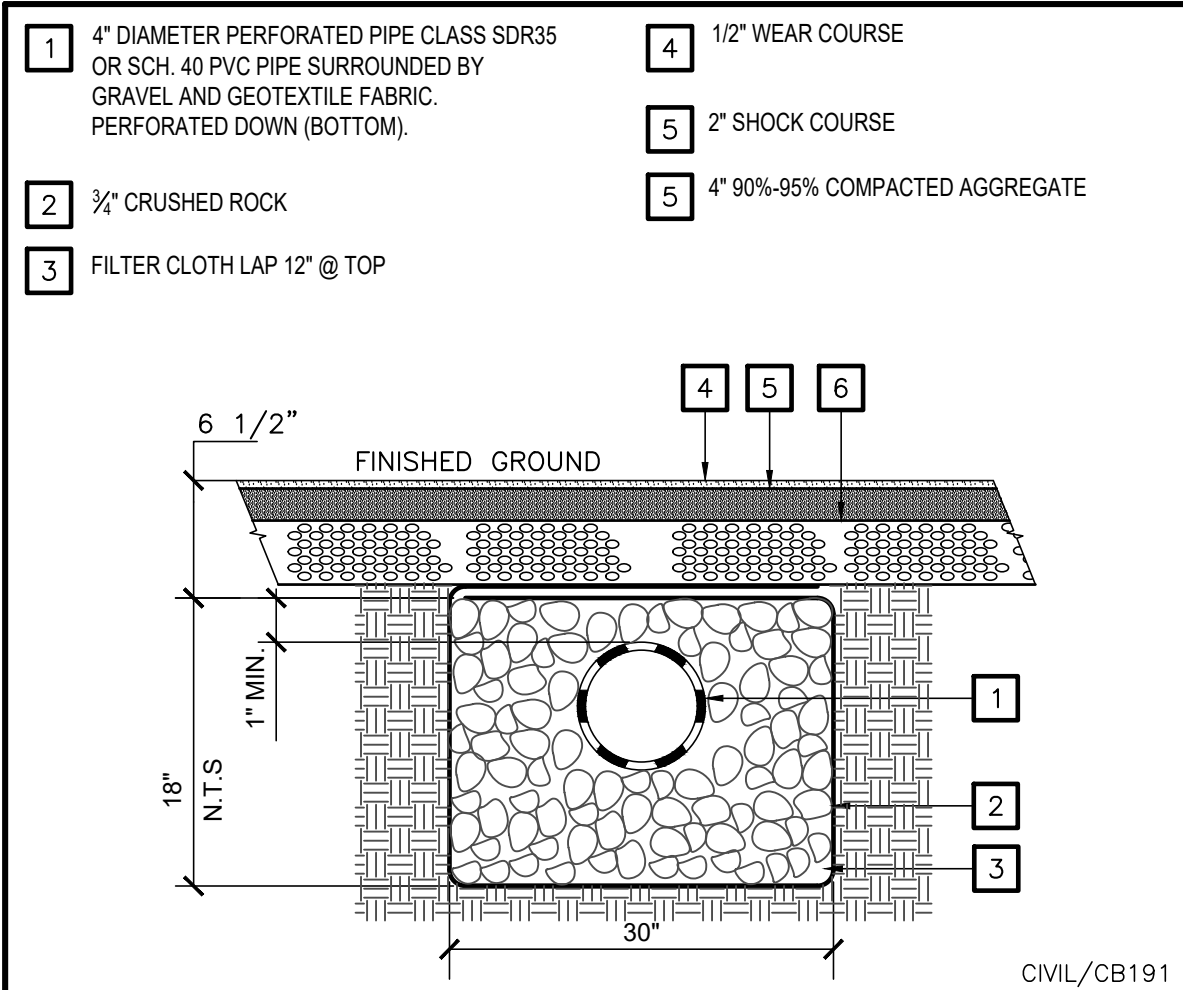
PREPARED UNDER SUPERVISION OF FARHAD REZAI R.C.E. 39868	DATE 4/30/2025
DRAWN:	
CHECKED BY:	
RECOMMENDED:	
APPROVED	

2308 SANTA ANA AVE
COSTA MESA, CA 92627

GENERAL NOTES

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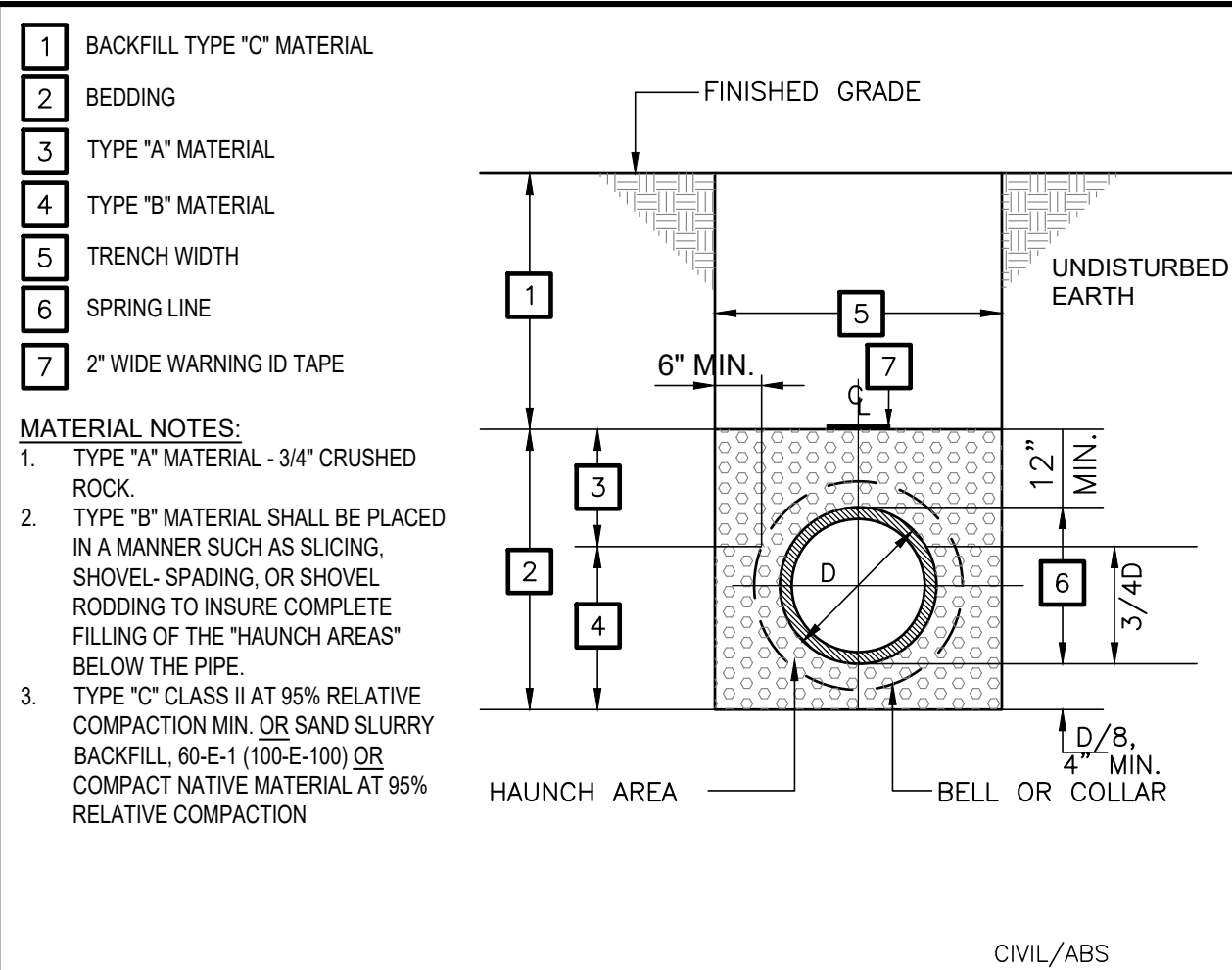
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GROUND INFILTRATION / PIPE DETAIL

SCALE NONE

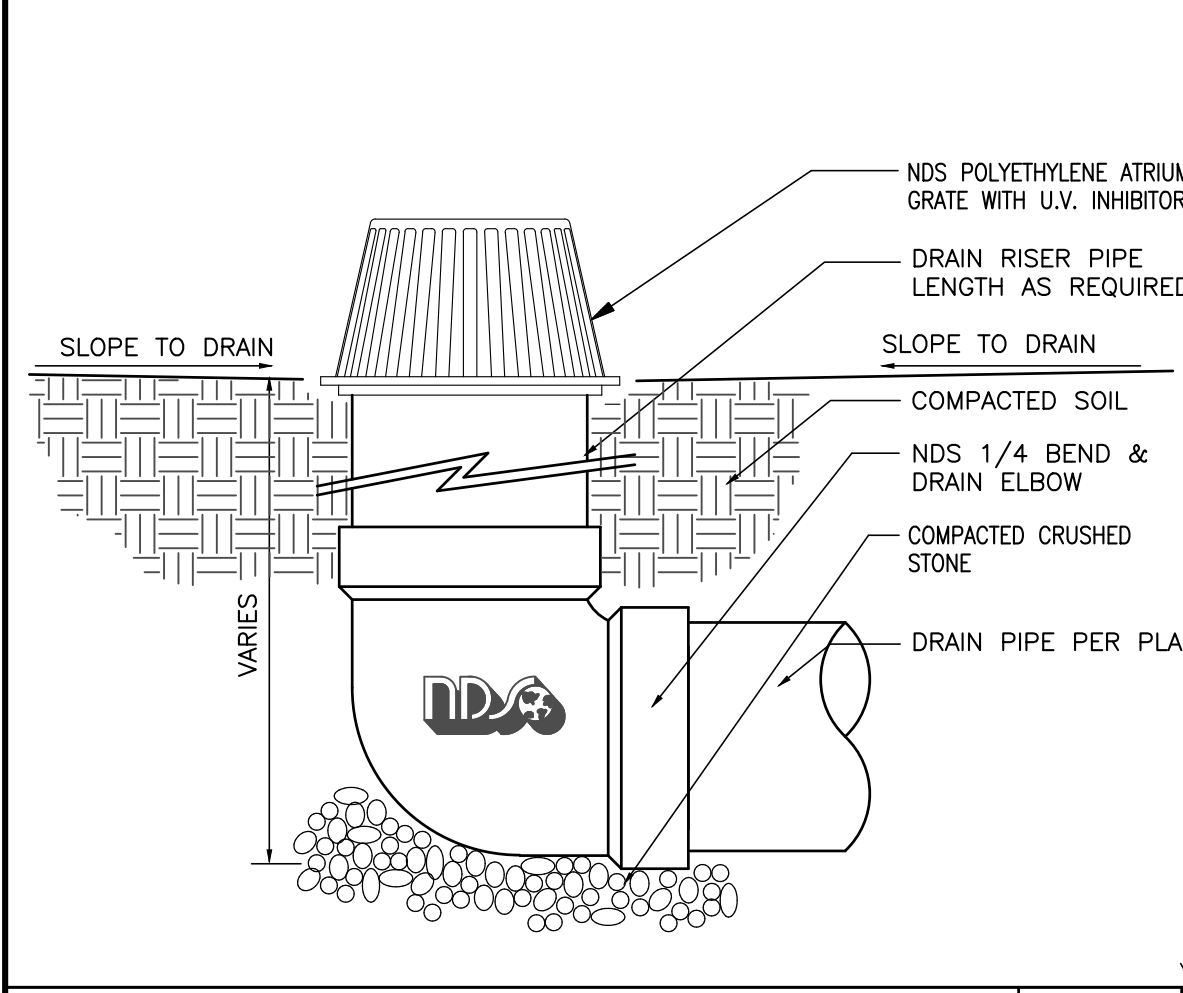
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SDR AND PVC BEDDING DETAIL

SCALE NONE

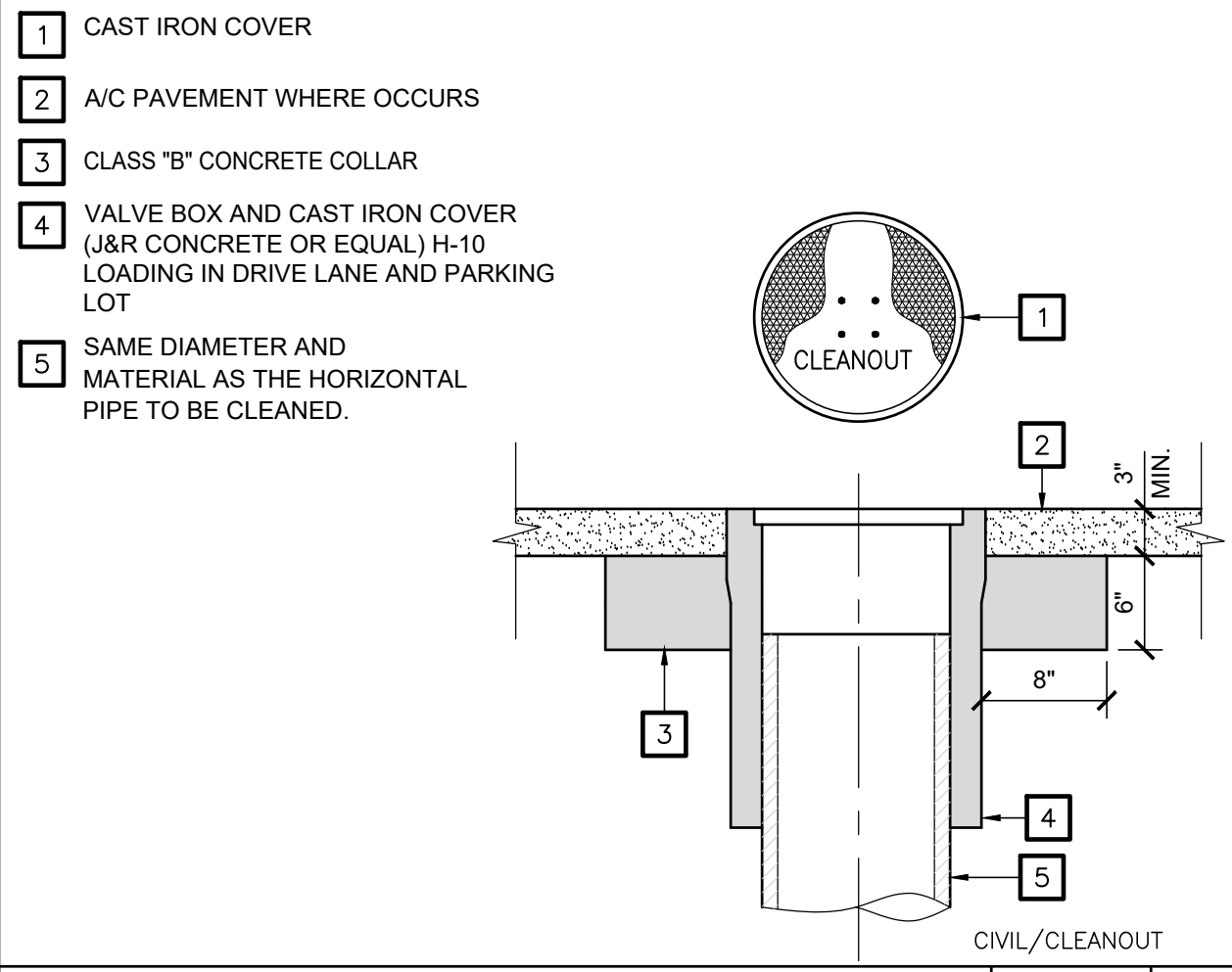
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NDS ATRIUM GRATE

SCALE NONE

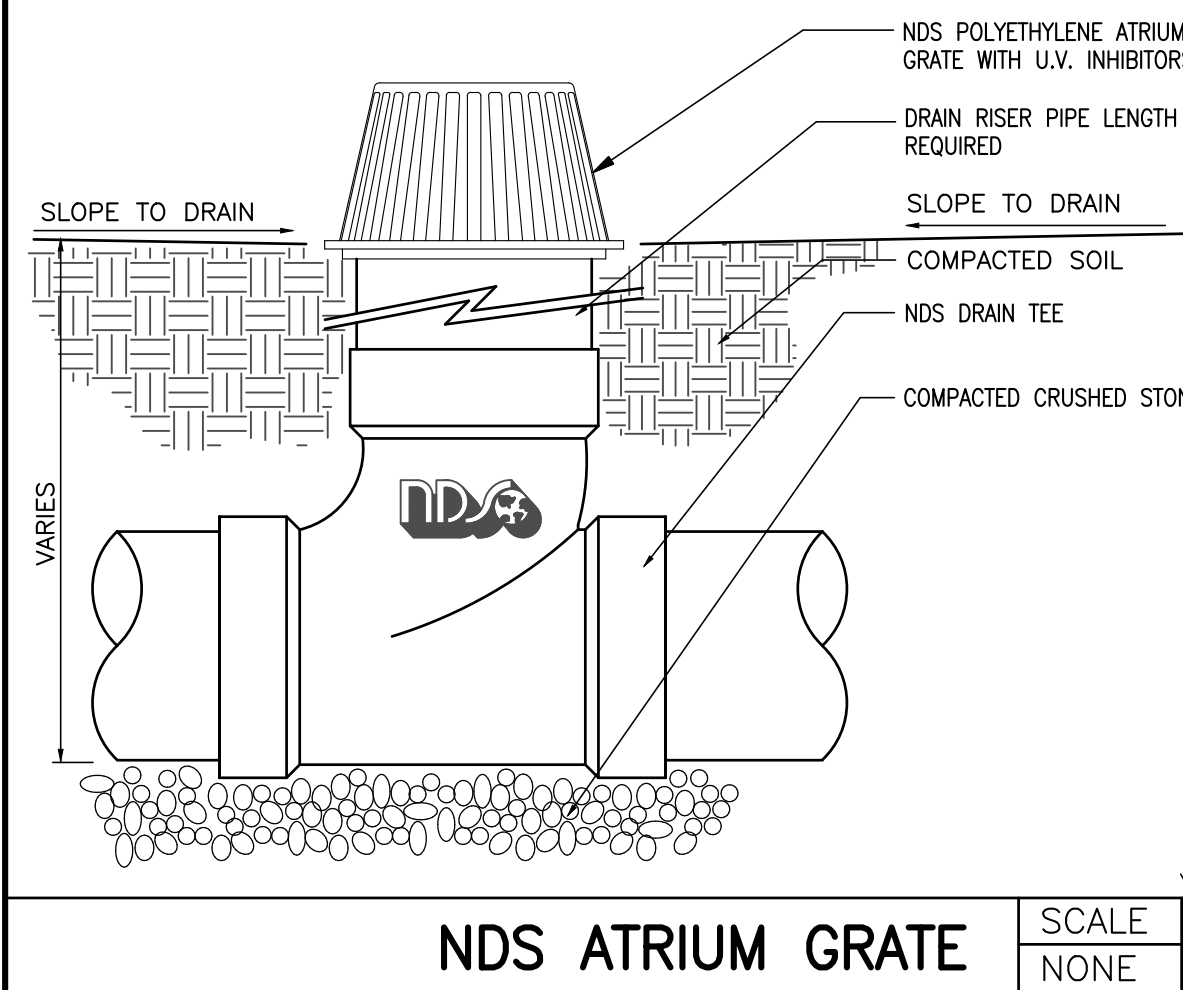
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STANDARD CLEAN-OUT

SCALE NONE

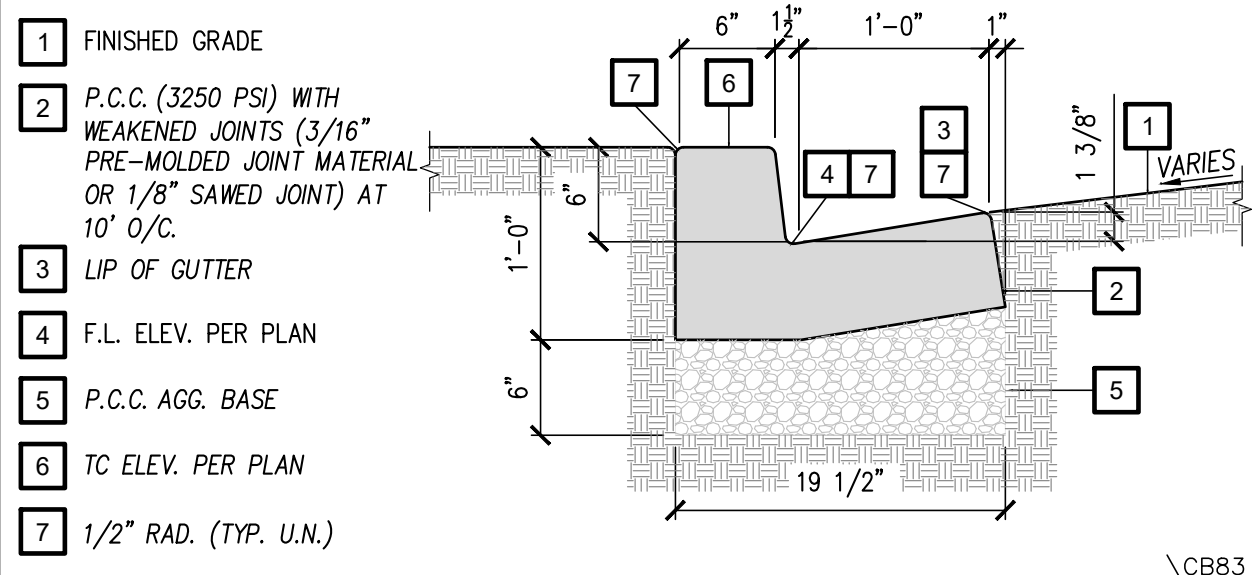
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NDS ATRIUM GRATE

SCALE NONE

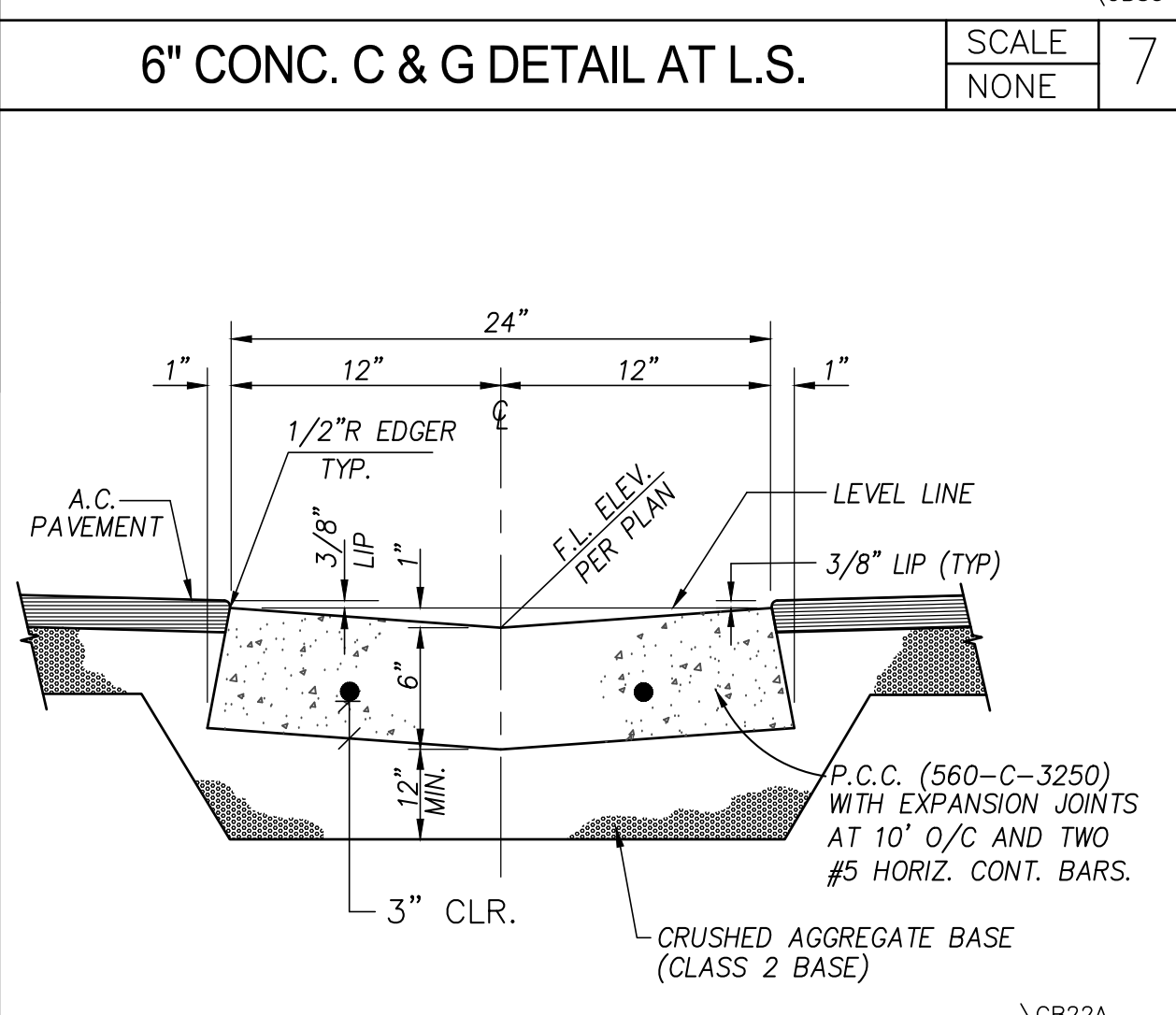
4



6" CONC. C & G DETAIL AT L.S.

SCALE NONE

7



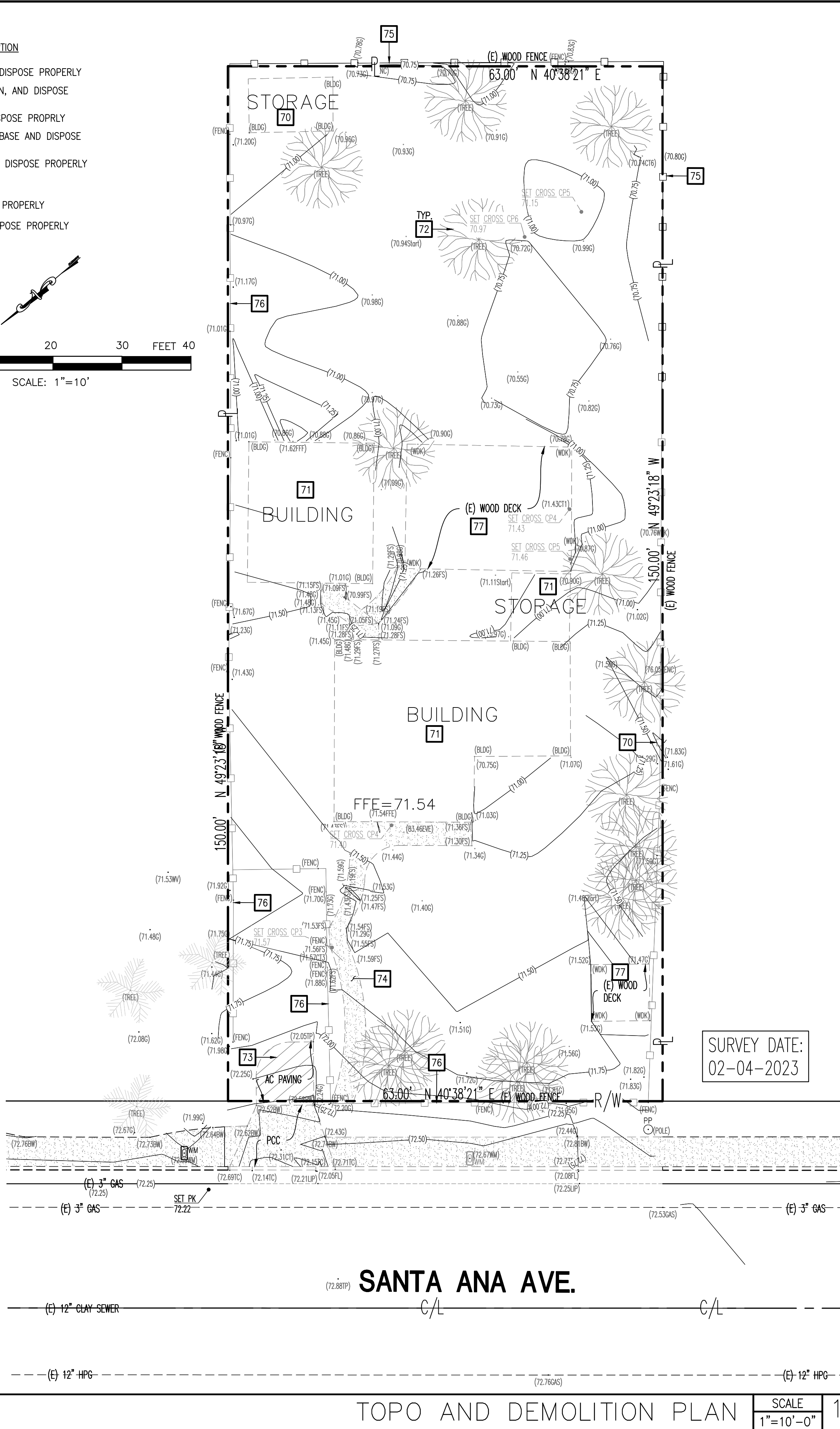
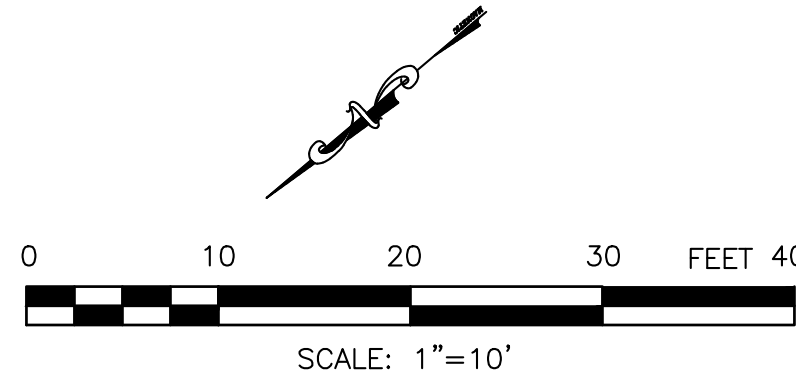
24" WIDE VALLEY GUTTER DETAIL

SCALE NONE

8

DEMOLITION NOTES:

- DESCRIPTION
- 70 REMOVE STORAGE SHED AND DISPOSE PROPERLY
- 71 REMOVE BUILDING, FOUNDATION, AND DISPOSE PROPERLY
- 72 REMOVE TREE, ROOT, AND DISPOSE PROPERLY
- 73 REMOVE A/C PAVEMENT AND BASE AND DISPOSE PROPERLY
- 74 REMOVE CONCRETE WALK AND DISPOSE PROPERLY
- 75 PROTECT IN PLACE
- 76 REMOVE FENCE AND DISPOSE PROPERLY
- 77 REMOVE WOOD DECK AND DISPOSE PROPERLY



SANTA ANA AVE.

TOPO AND DEMOLITION PLAN

SCALE 1"=10'-0"

LEGEND

AMERICAN PUBLIC WORKS ASSOCIATION	APWA
ASPHALT CONCRETE	AC
BACK OF WALK	BW
BLOCK WALL	
BOTTOM	BOT.
BUILDING	BLDG.
CATCH BASIN	C.B., CBSIN
CHAIN LINK FENCE	
COMMUNICATION BOX	COM. BX.
COMMUNICATION VAULT	COM. VLT.
CONCRETE	CONC.
CONSTRUCT	CONST.
CORNER BUILDING	CB
CORNER CONCRETE	CC
CRUSHED AGGREGATE BASE	CAB
CURB FACE, CURB BACK	CF, CB
DOUBLE DETECTOR CHECK VALVE	DDCV
DOWN SPOUT	DS
ELECTRICAL BOX, ELECTRICAL CABINET	ELEC BOX, ELEC CAB
EXISTING	EX, EXIST.
EXISTING CONTOUR	-(XX.XX)-
EXISTING DRIVEWAY APPROACH	
EXISTING ELEVATION	(71.5)
FIRE HYDRANT	FH, FHY
FINISH FLOOR ELEVATION	FFE
FINISH GRADE	FG
FINISH SURFACE	FS
GAS LINE	G
GOLDEN STATE WATER COMPANY	-
GRADE BREAK	GB
HIGH POINT	HP
INVERT	INV
IRRIGATION BOX, IRRIGATION VALVE	IRRBX, IRRVLV
LANDSCAPING, PLANTER AREA	L.S., P.A.
LIGHT POLE	LPOLE
LIP OF GUTTER, GUTTER EDGE	LIP
LOW POINT	LP
NEW CONTOUR	XX.XX
ON CENTER	O/C, O.C.
ORANGE COUNTY ENVIRONMENTAL MANAGEMENT	OCEMA
ORANGE COUNTY FIRE AUTHORITY	OCCA
OVER HEAD LINES	OHL
PLANTING AREA	PA
PORTLAND CEMENT CONCRETE	PCC
POWER POLE	PP
PRESSURE TREATED	PT
PROPERTY LINE	
PROPOSED ELEVATION	72.0
PULL BOX	PBX
QUANTITY	QTY.
ROOF DOWN SPOUTS AND SPLASH BLOCK	RD SP
SANITARY SEWER	S
SANITARY SEWER HOUSE CONNECTION	S
SANITARY SEWER MANHOLE	SSMH
SEWER CLEANOUT	SCO
SITE LIGHT BASE	SLB
STORM DRAIN	SD
STORM DRAIN MAN HOLE	SDMH
STREET	ST.
STREET LIGHT	STLT
STREET LIGHT PULL BOX	SLPB
TELEPHONE BOX	TBX
TOP OF BRICK	TB
TOP OF CONCRETE	FS
TOP OF CURB, FLOW LINE	TC, FL
TOP OF GRATE	TG
TOP OF PAVING	TP
TOP OF WALL, TOP OF FOOTING	TW, TF
TRAFFIC SIGNAL PULL BOX	TSPB
VITRIFIED CLAY PIPE	V.C.P.
WATER LINE	W
WATER METER	WM
WATER SERVICE LINE	W
WATER VALVE	WV

DIGALERT

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

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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

REVISION	BY	DATE	APP'D.	BY	DATE
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△					
△					

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.

1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH. (714) 593-0337

CIVIL AND STRUCTURAL ENGINEERS

Coast Engineering Designs Inc.

CE
DI

Civil and Structural Engineers

REGISTERED PROFESSIONAL ENGINEER
FARHAD REZAI
No. 39868
12.31.2025

OWNER INFORMATION:

ALI SEDGHI
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

4/30/2025

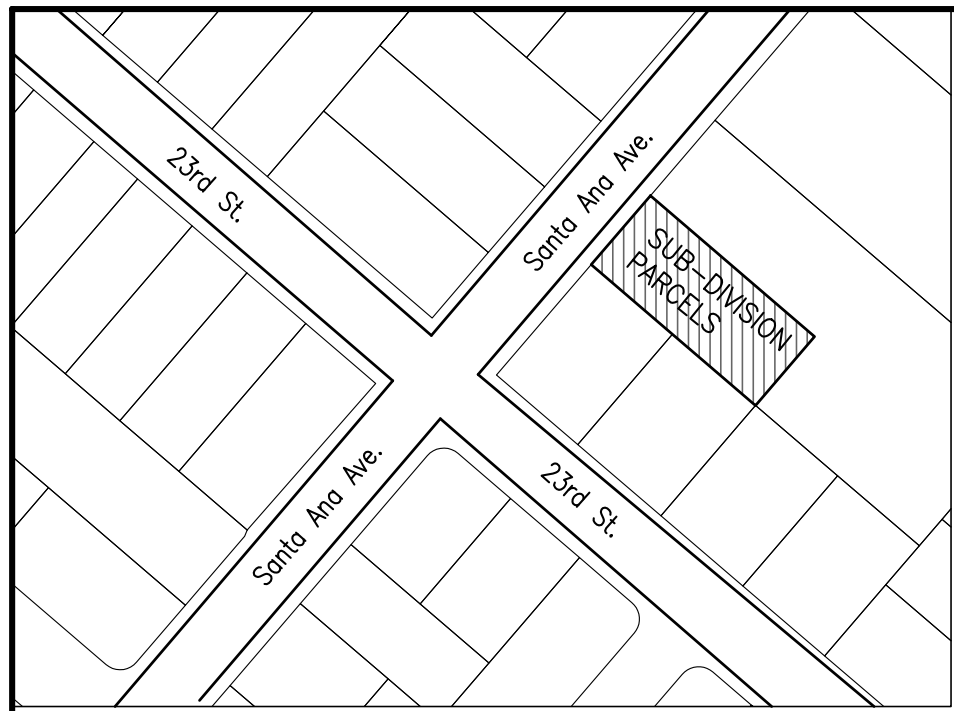
PREPARED UNDER SUPERVISION OF FARHAD REZAI R.C.E. 39868	DATE 4/30/2025
DRAWN:	
CHECKED BY:	
RECOMMENDED:	
APPROVED	

2308 SANTA ANA AVE
COSTA MESA, CA 92627

TOPO & DEMOLITION PLAN, LEGEND, AND
DETAILS

C-2

SHEET OF



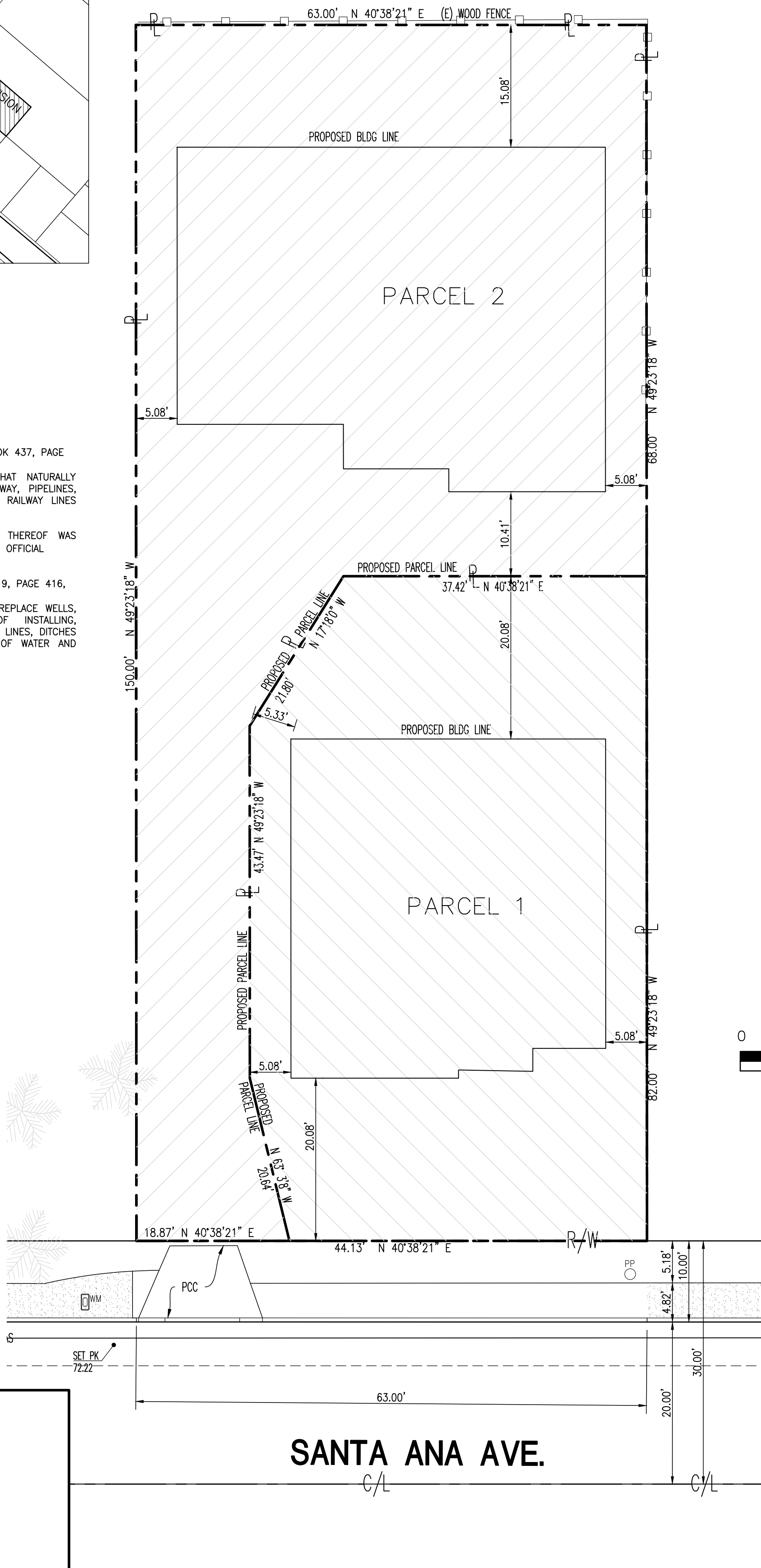
VICINITY MAP
N.T.S.

EASEMENTS:

1. AN EASEMENT RECORDED SEPTEMBER 13, 1922 IN BOOK 437, PAGE 231, DEEDS (NON PLOTTABLE)
FOR : DITCH TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS, AND ROADS, HIGHWAY, PIPELINES, TELEPHONE, TELEGRAPH, POWER AND ELECTRIC RAILWAY LINES AND INCIDENTAL PURPOSES

AN INSTRUMENT DECLARING A MODIFICATION THEREOF WAS RECORDED 6/21/1960 IN BOOK 5296, PAGE 239, OFFICIAL RECORDS

2. AN EASEMENT RECORDED JANUARY 31, 1927 IN BOOK 9, PAGE 416, OFFICIAL RECORDS (NON PLOTTABLE)
FOR : INSTALL, MAINTAIN AND OPERATE, REPAIR AND REPLACE WELLS, PUMPING PLANT, AND THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING, REPAIRING, WATER PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES



LEGAL DESCRIPTION

THE SOUTHWESTERLY 63 FEET OF THE NORTHEASTERLY 530 FEET OF THE NORTHWESTERLY 150 FEET OF LOT 102 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

119-332-08

SITE ADDRESS:

2308 SANTA ANA AVE.
COSTA MESA, CA 92627

OWNER/SUBDIVIDER:

EASTSIDE COASTAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1024 BAYSIDE DRIVE, SUITE 340
NEWPORT BEACH, CA 92660
ATTENTION: ALI SEDGHI

AREA SUMMARY:

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

PROPOSED PARCELS:

PARCEL 1: 3862 S.F. (0.089 ACRES)
PARCEL 2: 5588 S.F. (0.128 ACRES)

EXISTING LAND USE:

ONE PARCEL OF SINGLE STORY HOUSE AND DETACHED GARAGE

EXISTING SURROUNDING PROPERTY LAND USE:

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

PROPOSED LAND USE

SMALL LOT SUBDIVISION - SINGLE FAMILY RESIDENTIAL

WATER RESOURCES:

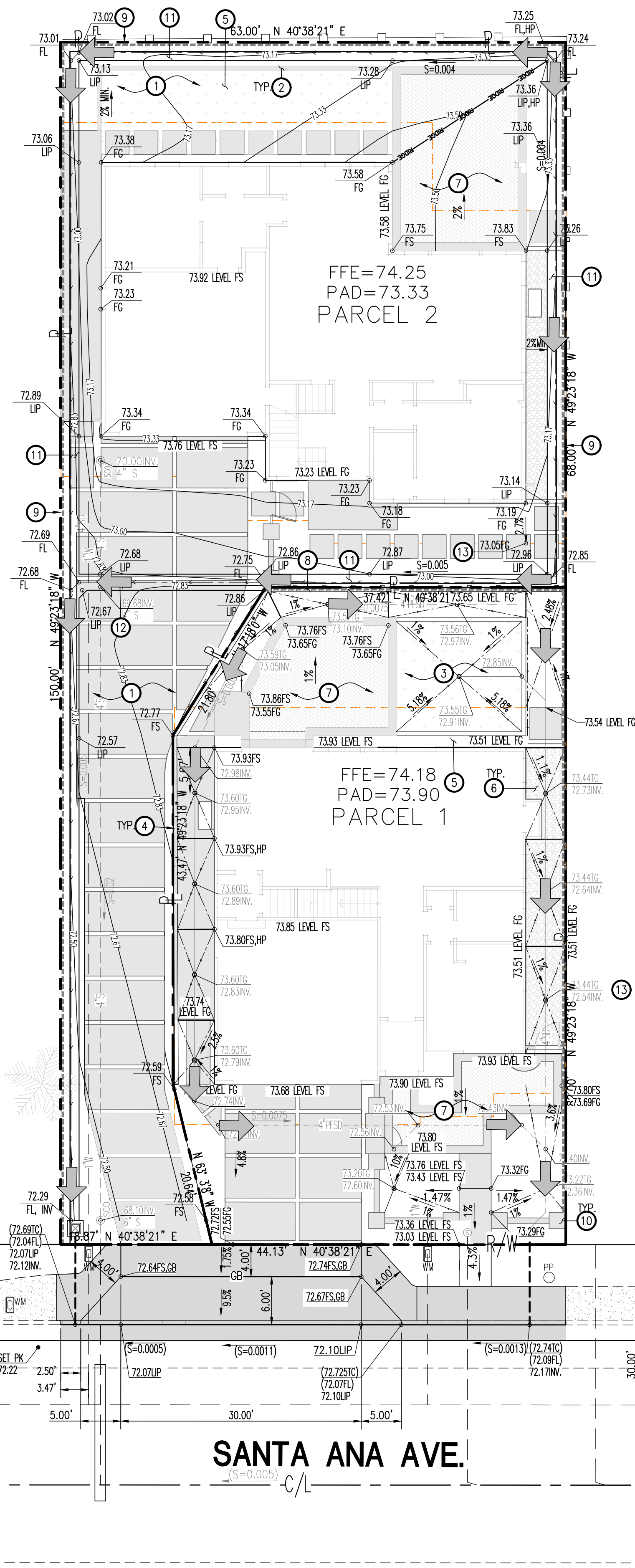
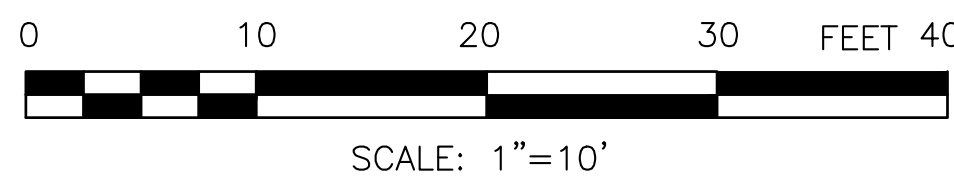
THERE ARE NO WATERCOURSE CROSSING THE SITE OR ADJOINING PROPERTIES, LAND IS NOT SUBJECT TO OVERFLOW.

WATER RESOURCES:

FEMA FIRM FLOOD ZONE = X, MAP NUMBER 06059C0269K
EFFECTIVE DATE, 03/21/2019

LEGEND

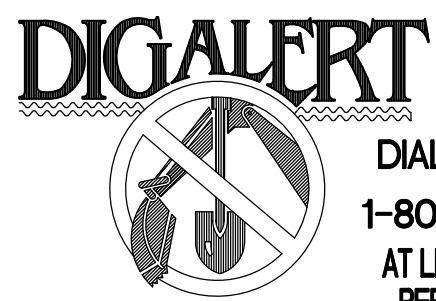
SITE SETBACK
CURB
PROPERTY LINE



ON SITE CONSTRUCTION NOTES:

- DESCRIPTION
1. CONSTRUCT CONCRETE WALK PER LANDSCAPING PLANS
 2. CONC. MOW STRIP PER LANDSCAPING PLAN
 3. CONSTRUCT TURF PER LANDSCAPING PLANS
 4. CONSTRUCT FENCE PER LANDSCAPING PLANS
 5. PLANTER PER LANDSCAPING PLANS
 6. GRAVEL PER LANDSCAPING PLANS
 7. CONSTRUCT PAVER PER LANDSCAPING PLANS
 8. CONCRETE CURB RETAINING WALL WITH FENCE ON TOP PER LANDSCAPING PLANS (BY SEPARATE PERMIT)
 9. RETAINING WALL AND FENCE ON TOP PER LANDSCAPING PLANS (BY SEPARATE PERMIT)
 10. CONSTRUCT DECORATIVE WALL PER LANDSCAPING PLANS (BY SEPARATE PERMIT)
 11. CONSTRUCT CONC. CURB & GUTTER PER DETAIL 7/C-2
 12. CONSTRUCT CONC. V-GUTTER PER DETAIL 8/C-2
 13. LOWEST FINISH GRADE WITHIN 5' BUILDING LINE

BUILDING CODE SEC. 1808.7.4
TOP OF EXTERIOR FOUNDATION = FFE-5 INCH SLAB THICKNESS TOP OF EXT.
FOUNDATION FRONT BUILDING = 74.18-0.42=73.76 >73.27
TOP OF EXT. FOUNDATION REAR BUILDING = 74.25-0.42=73.83 >73.27
STREET GUTTER ELEVATION AT POINT OF DISCHARGE = 72.07
72.07+1+0.02(10') = 73.27



UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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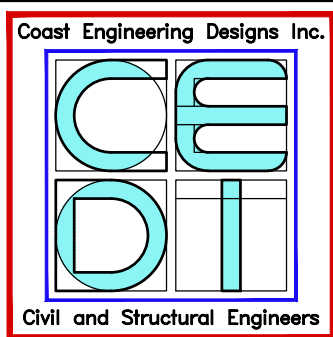
REVISION	BY	DATE	APP'D.	DATE
△				
△				
△				

PREPARED BY:
COAST ENGINEERING DESIGNS, INC.

1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH. (714) 593-0337

CIVIL AND STRUCTURAL ENGINEERS

J.N. 08-2023



4/30/2025

OWNER INFORMATION:

ALI SEDGHI
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

PREPARED UNDER SUPERVISION OF FARHAD REZAI R.C.E. 39868	DATE 4/30/2025
DRAWN:	
CHECKED BY:	
RECOMMENDED:	
APPROVED	

2308 SANTA ANA AVE
COSTA MESA, CA 92627

PRECISE GRADING PLAN

PRECISE GRADING PLAN

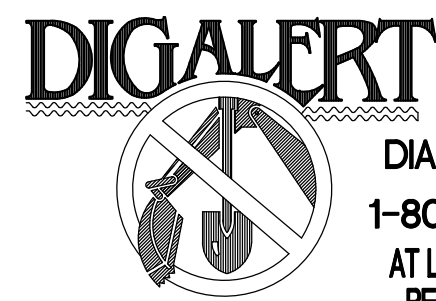
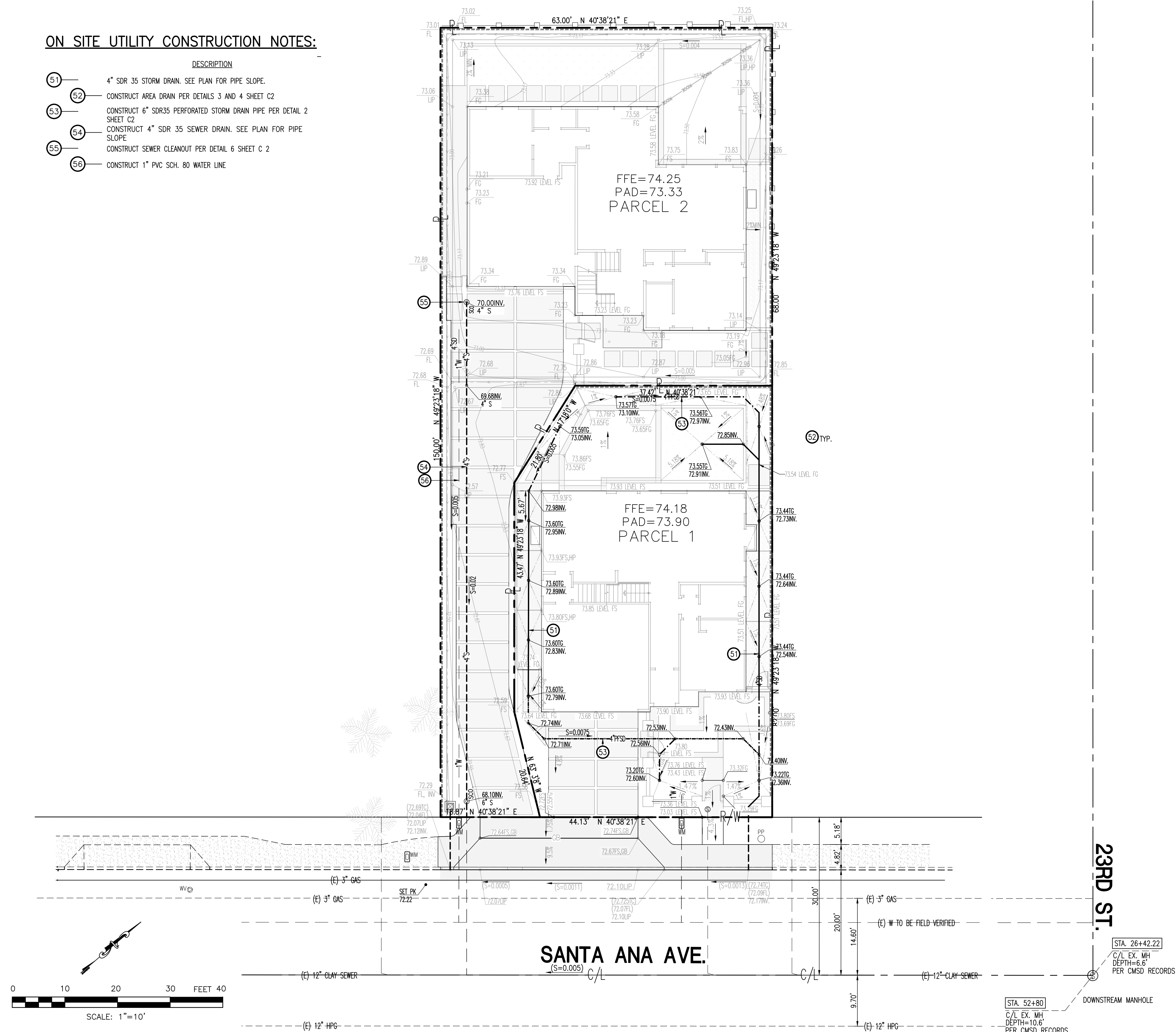
SCALE
1"=10'-0" 1

C-3

SHEET OF

ON SITE UTILITY CONSTRUCTION NOTES:

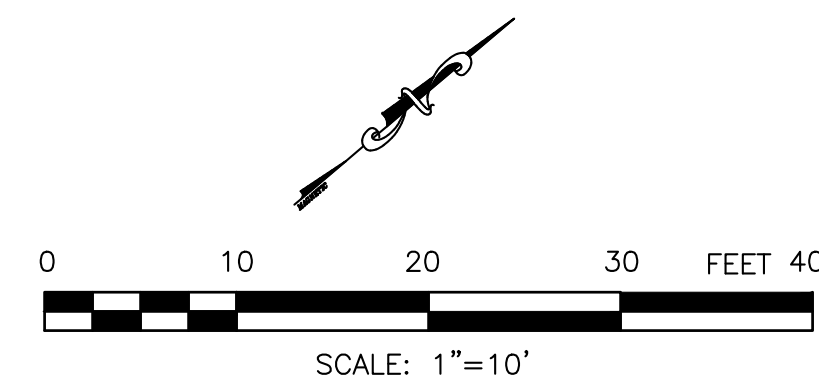
- | | DESCRIPTION |
|----|--|
| 51 | 4" SDR 35 STORM DRAIN. SEE PLAN FOR PIPE SLOPE. |
| 52 | CONSTRUCT AREA DRAIN PER DETAILS 3 AND 4 SHEET C2 |
| 53 | CONSTRUCT 6" SDR35 PERFORATED STORM DRAIN PIPE PER DETAIL 2 SHEET C2 |
| 54 | CONSTRUCT 4" SDR 35 SEWER DRAIN. SEE PLAN FOR PIPE SLOPE |
| 55 | CONSTRUCT SEWER CLEANOUT PER DETAIL 6 SHEET C 2 |
| 56 | CONSTRUCT 1" PVC SCH. 80 WATER LINE |



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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

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UTILITY PLAN

SCALE
1"=10'-0"

C-4

SHEET OF

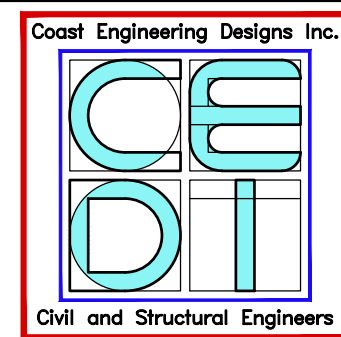
REVISION	BY	DATE	APP'D.	DATE
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PH. (714) 593-0337

CIVIL AND STRUCTURAL ENGINEERS

J.N. 08-2023



4/30/2025

OWNER INFORMATION:

ALI SEDCHI
1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

PREPARED UNDER SUPERVISION OF
FARHAD REZAI R.C.E. 39868

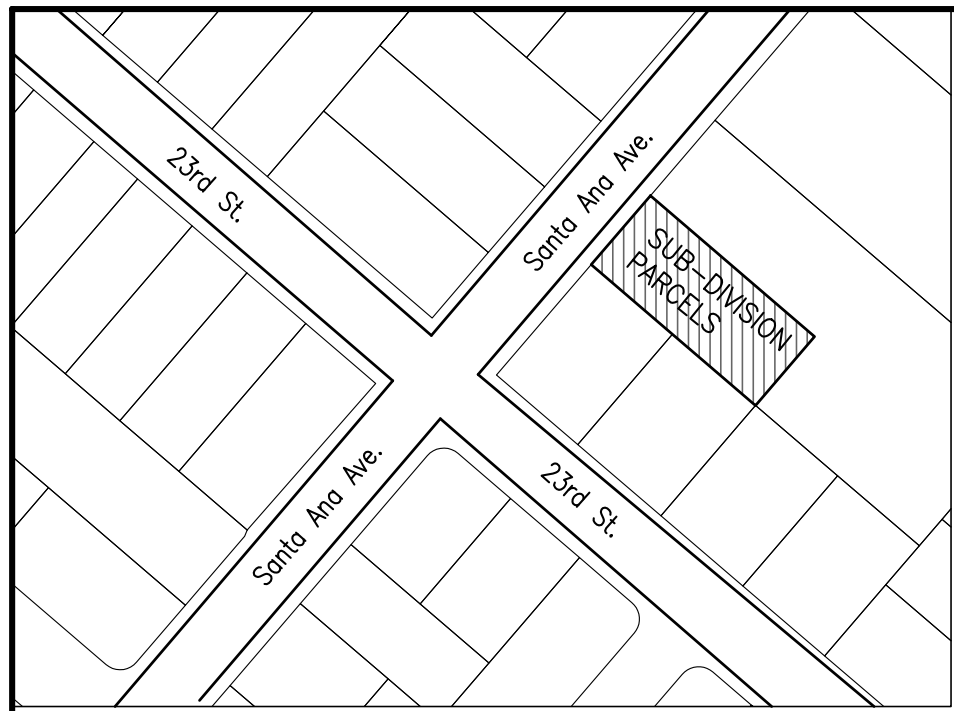
DRAWN:
CHECKED BY:
RECOMMENDED:

APPROVED

DATE
4/30/2025

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COSTA MESA, CA 92627

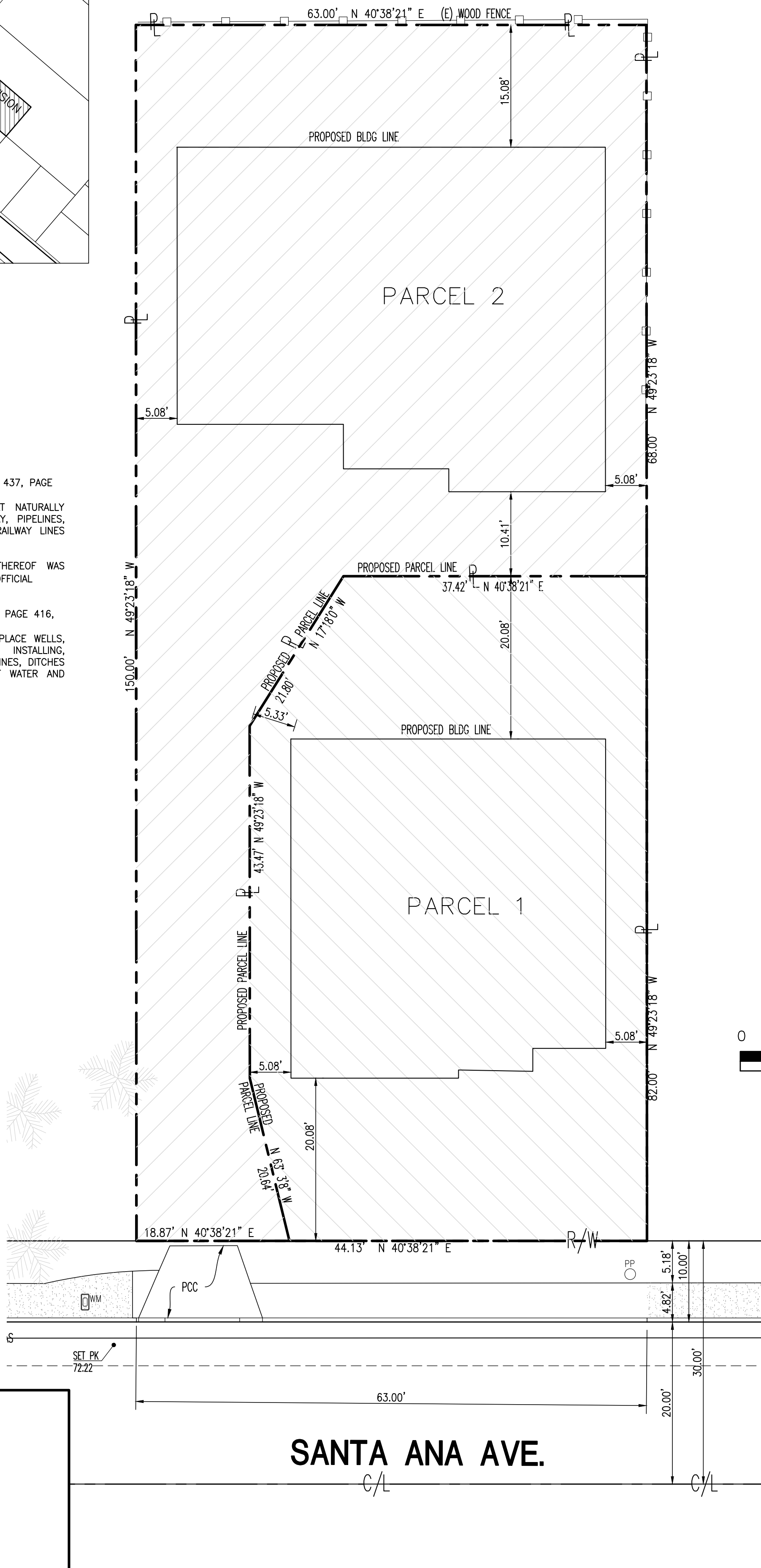
UTILITY PLAN



VICINITY MAP
N.T.S.

EASEMENTS:

1. AN EASEMENT RECORDED SEPTEMBER 13, 1922 IN BOOK 437, PAGE 231, DEEDS (NON PLOTTABLE)
FOR : DITCH TO CARRY OFF AND DRAIN WATER THAT NATURALLY COLLECTS ON AND FLOWS, AND ROADS, HIGHWAY, PIPELINES, TELEPHONE, TELEGRAPH, POWER AND ELECTRIC RAILWAY LINES AND INCIDENTAL PURPOSES
AN INSTRUMENT DECLARING A MODIFICATION THEREOF WAS RECORDED 6/21/1960 IN BOOK 5296, PAGE 239, OFFICIAL RECORDS
2. AN EASEMENT RECORDED JANUARY 31, 1927 IN BOOK 9, PAGE 416, OFFICIAL RECORDS (NON PLOTTABLE)
FOR : INSTALL, MAINTAIN AND OPERATE, REPAIR AND REPLACE WELLS, PUMPING PLANT, AND THE PURPOSE OF INSTALLING, MAINTAINING, REPLACING, REPAIRING, WATER PIPE LINES, DITCHES OR OTHER CONDUITS FOR THE DISTRIBUTION OF WATER AND INCIDENTAL PURPOSES



LEGAL DESCRIPTION

THE SOUTHWESTERLY 63 FEET OF THE NORTHEASTERLY 530 FEET OF THE NORTHWESTERLY 150 FEET OF LOT 102 OF TRACT NO. 300, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14, PAGES 11 AND 12 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:

119-332-08

SITE ADDRESS:

2308 SANTA ANA AVE.
COSTA MESA, CA 92627

OWNER/SUBDIVIDER:

EASTSIDE COASTAL LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
1024 BAYSIDE DRIVE, SUITE 340
NEWPORT BEACH, CA 92660
ATTENTION: ALI SEDGHI

AREA SUMMARY:

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

PROPOSED PARCELS:

PARCEL 1: 3862 S.F. (0.089 ACRES)
PARCEL 2: 5588 S.F. (0.128 ACRES)

EXISTING LAND USE:

ONE PARCEL OF SINGLE STORY HOUSE AND DETACHED GARAGE

EXISTING SURROUNDING PROPERTY LAND USE:

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

PROPOSED LAND USE

SMALL LOT SUBDIVISION - SINGLE FAMILY RESIDENTIAL

WATER RESOURCES:

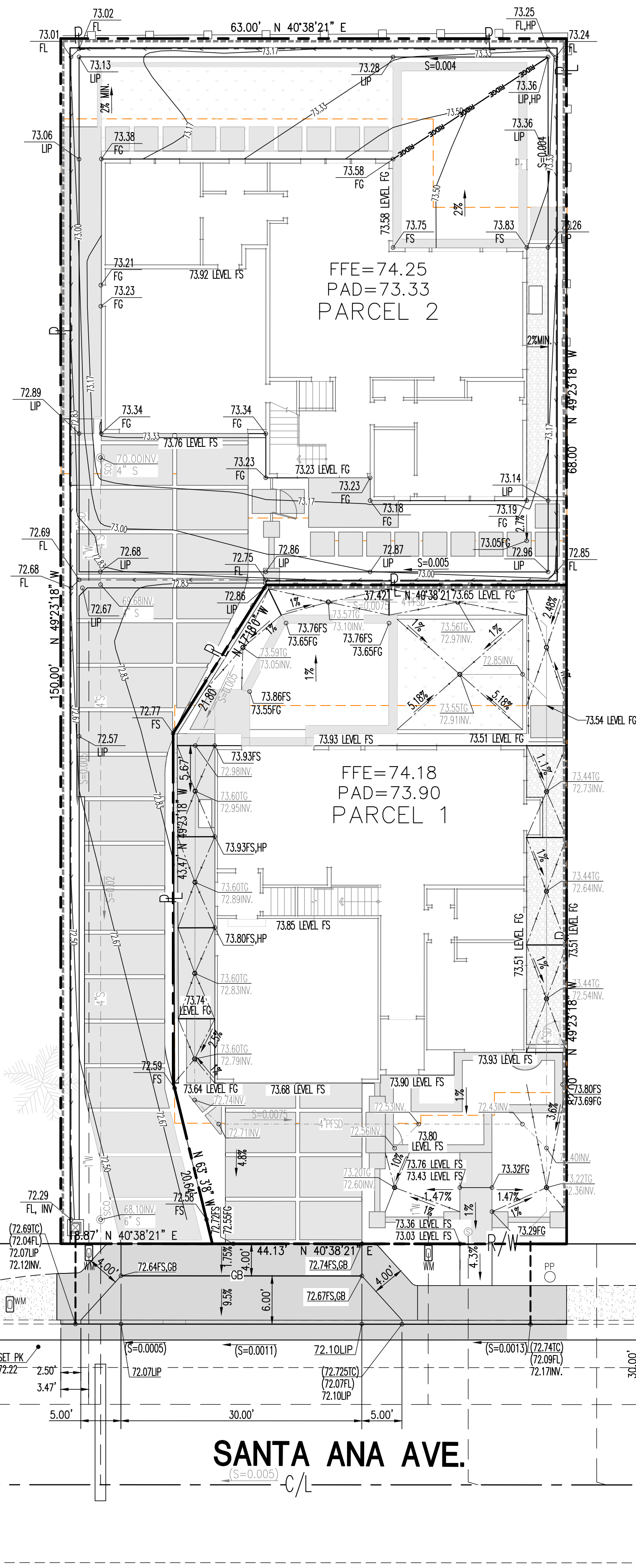
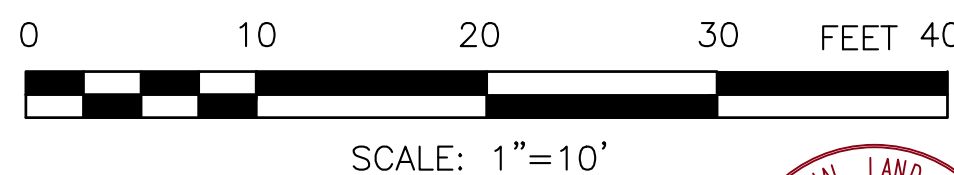
THERE ARE NO WATERCOURSE CROSSING THE SITE OR ADJOINING PROPERTIES, LAND IS NOT SUBJECT TO OVERFLOW.

WATER RESOURCES:

FEMA FIRM FLOOD ZONE = X, MAP NUMBER 06059C0269K
EFFECTIVE DATE, 03/21/2019

LEGEND

SITE SETBACK
CURB
PROPERTY LINE



BUILDING CODE SEC. 1808.7.4
TOP OF EXTERIOR FOUNDATION = FFE-5 INCH SLAB THICKNESS TOP OF EXT.
FOUNDATION FRONT BUILDING = 74.18-0.42=73.76 >73.27
TOP OF EXT. FOUNDATION REAR BUILDING = 74.25-0.42=73.83 >73.27
STREET GUTTER ELEVATION AT POINT OF DISCHARGE = 72.07
72.07+1+0.02(10') = 73.27



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SANTA ANA AVE.
C/L

SANTA ANA AVE.
C/L

23RD ST.

TENTATIVE PM SCALE 1"=10'-0" 1

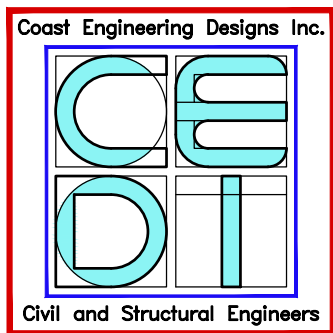
REVISION	BY	DATE	APP'D.	DATE
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PREPARED BY:
COAST ENGINEERING DESIGNS, INC.

1500 ADAMS AVE., SUITE 303
COSTA MESA, CA 92626
PH. (714) 593-0337

CIVIL AND STRUCTURAL ENGINEERS

J.N. 08-2023



OWNER INFORMATION:

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1024 BAYSIDE DR. STE. 340
NEWPORT BEACH, CA 92660
949-636-2666

PREPARED UNDER SUPERVISION OF FARHAD REZAI R.C.E. 39868	DATE 4/30/2025
DRAWN:	
CHECKED BY:	
RECOMMENDED:	
APPROVED	

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TENTATIVE PARCEL MAP NO 2023-117

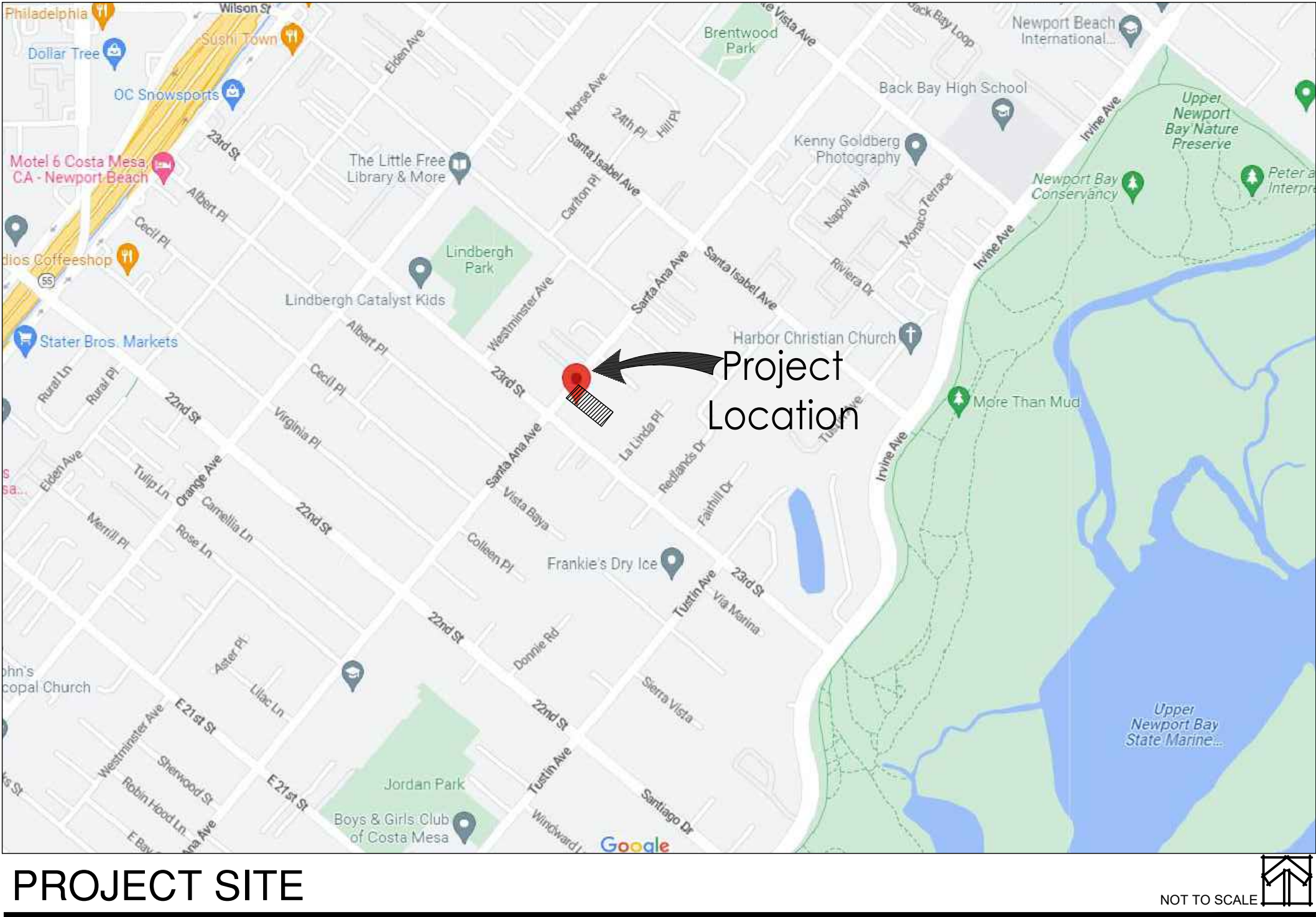
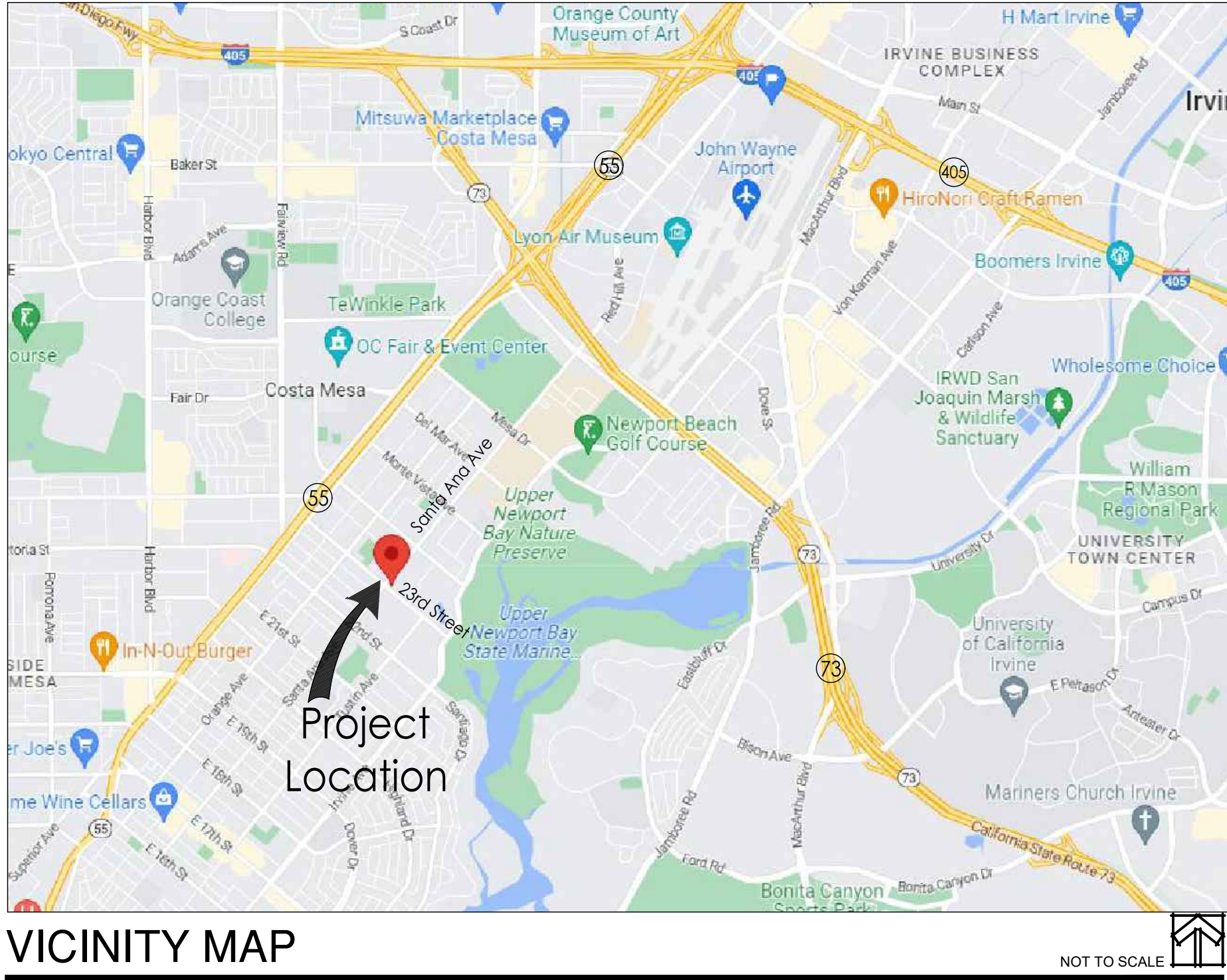
SHEET 2 OF

Landscape Plans

Eastside Coastal, LLC

2308 Santa Ana Avenue

Costa Mesa, CA 92627



Project Information:
Type: New Landscape Installation
Irrigation Water Source: Potable

Total Landscape Area - 2,428 S.F.

Applicant:
Landscape Dynamics, Greg Zoll
(951) 264-8195
gregzoll@landscape-dynamics.net

Owner:
Eastside Coastal, LLC

Sheet List Table	
Sheet No.	Sheet Title
L1	Coversheet
L2	Fence and Wall Conceptual Plan
L3	Irrigation Plan
L4	Hydrozone Plan
L5	Irrigation Details
L6	Irrigation Details
L7	Planting Plan
L8	Planting Details

Landscape Architectural Plans

Eastside Coastal, LLC

2308 Santa Ana Avenue, Costa Mesa Ca 92627

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LICENSED LANDSCAPE ARCHITECT

STATUS PAID 2025

5204

April 30, 2025
Renewal Date
April 28, 2025
Date

STATE OF CALIFORNIA

COVER SHEET

April 28, 2025

DESCRIPTIONJOB NO. 582

L1

SHEET

1 of 8

PLOT DATE: 4/28/2025 12:35 PM

IRRIGATION EQUIPMENT LEGEND

SYM.	MANF.	DESCRIPTION
A B	RainBird	12 station Rainbird Controller with Rain Sensor and Wifi Remote Control Module Model: TM2-12, LNKWIFI, WR2-48
M		Assumed Water Meter Location

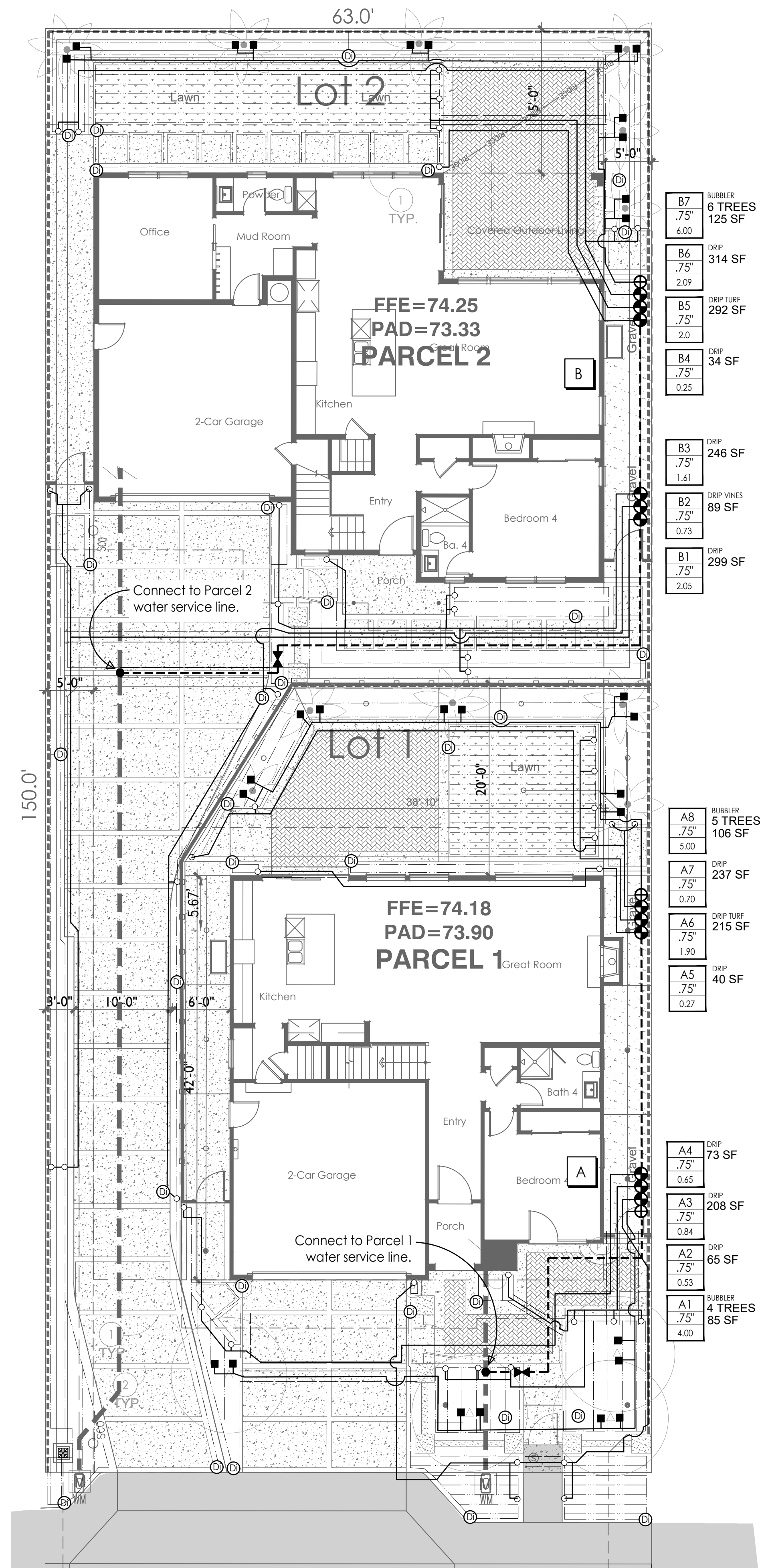
✱	Nibco	Line Size Brass ball valve T580-A Installed in 10" Round Box
⊙	RainBird	3/4" Anti-Siphon Drip Irrigation control valve with Pressure Regulating Filter (For Drip Areas) Model: 075-ASVF with PRF-075-RBY
⊕	RainBird	3/4" Anti-Siphon Drip Irrigation control valve (For Tree Bubblers) Model: 075-ASVF

VALVE LEGEND

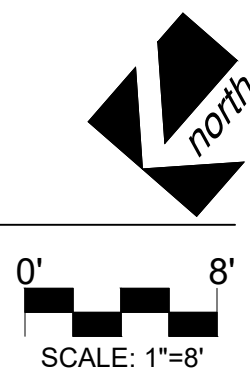
Valve Label	Zone Description	Valve Size	GPM
A2	79 SF	.75"	2.00

- Existing Water Supply Feed to Residence
- Irrigation Mainline to be SCH 40, Size 1"
- Laterals SCH 40 pvc pipe, Size 3/4" (all Laterals)
- SCH 40 PVC Sleeve. All pipes that cross under pavement and structures are installed in a SCH 40 sleeve 2 times the pipe diameter.

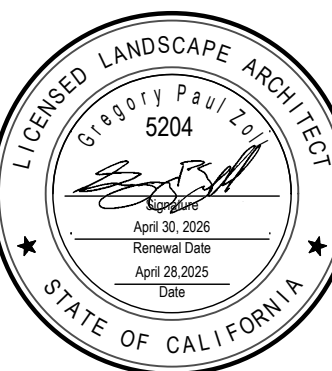
SYM.	MANF.	DESCRIPTION
---	Netafim (Turf)	Techline CV Dripperline .60 gph emitters spaced at 12" O.C. & lines spaced at 12". Model: TLCV6-12 Bury dripline evenly 4" below grade throughout entire zone.
---	Netafim (Shrubs)	Techline CV Dripperline .90 gph emitters spaced at 18" O.C. & lines spaced at 18". Model: TLCV6-18 Install on-grade in planters and place mulch over dripline.
---	Netafim	PVC Thread to Drip Tubing Connection (3/4" or 1/2") TL050MA
⊙	RainBird	Drip System Operation Indicator Model: OPERIND (with yellow cap)
■	RainBird	Root Water System - 0.5 GPM PER RWS Model: RWS-B-C-1402 with RWS-SOCK & RWSGRATE



IRRIGATION PLAN



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IRRIGATION PLAN

April 28, 2025

DESCRIPTION L3 JOB NO. 582

SHEET

3 of 8

Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETo): 45.6

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
Regular Landscape Areas							
A1-TREES	0.4	DRIP	0.81	0.49	85	42	1,187
A2-FRONTAGE	0.2	DRIP	0.81	0.25	148	37	1,033
A3-COURTYARD	0.4	DRIP	0.81	0.49	208	103	2,904
A4-HEDGE	0.4	DRIP	0.81	0.49	73	36	1,019
A5-FOUNDATION	0.2	DRIP	0.81	0.25	40	10	279
A6-TURF	0.7	DRIP	0.81	0.86	215	186	5,253
A7-PLANTER	0.4	DRIP	0.81	0.49	237	117	3,309
A8-PALM	0.4	DRIP	0.81	0.49	106	52	1,480
B1-FRONTAGE	0.2	DRIP	0.81	0.25	305	75	2,129
B2-FENCELINE	0.2	DRIP	0.81	0.25	89	22	621
B3-FRONT DOOR	0.4	DRIP	0.81	0.49	246	121	3,435
B4-FOUNDATION	0.2	DRIP	0.81	0.25	34	8	237
B5-TURF	0.7	DRIP	0.81	0.86	292	252	7,134
B6-PLANTER	0.4	DRIP	0.81	0.49	314	155	4,384
B7-PALMS	0.4	DRIP	0.81	0.49	125	62	1,745
				Totals	(A) 2,517	(B) 1,279	
						ETWU Total	36,150
						Maximum Allowed Water Allowance (MAWA) ^e	37,894

^aHydrozone #/Planting Description

E.g.
1.) front lawn
2.) low water use plantings
3.) medium water use planting

^bIrrigation Method
Overhead spray,
drip or bubbler

^cIrrigation Efficiency
0.75 for spray head
0.81 for drip, bubbler

^dETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
where 0.62 is a conversion
factor that converts acre-
inches per acre per year to
gallons per square foot per
year. Complete ETWU for
each hydrozone.

^eMAWA (Annual Gallons Allowed) =

(Eto) (0.62) [(ETAF x TLA) + ((1-ETAF) x SLA)]
where 0.62 is a conversion factor, TLA is the total
landscape area in square feet, SLA is the total special
landscape area in square feet, and ETAF is .55 for
residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be
0.55 or below for residential areas, and 0.45 or below
for non-residential areas.

Regular Landscape Areas

Total ETAF x Area	(B)	1,279
Total Area	(A)	2,517
Average ETAF	B ÷ A	0.51

All Landscape Areas

Total ETAF x Area	(B+D)	1,279
Total Area	(A+C)	2,517
Site wide ETAF	(B+D) ÷ (A+C)	0.51

Hydrozone Descriptions

Total Landscape Area - 2,437 sf

Lot 1

Controller A

Front Yard

A1 - 4 Trees - Moderate, 85 sf

A2 - Frontage and Dianella - Low, 148 sf

A3- Roses in Courtyard - Moderate, 208 sf

A4 - Frontage - Low, 73 sf

Backyard -

A5 - Foundation Sansevieria - Low, 40 sf

A6 - Turf - High, 215 sf

A7- Planter - Moderate, 237 sf

A8 - (5) Palm Trees - Moderate, 106 sf

Lot 2

Controller B

Front Yard

B1 - Hedge at Property & Frontage - Low, 305 sf

B2 - Vines on Fence - Low, 89 sf

B3- Roses at Front Door - Moderate, 246 sf

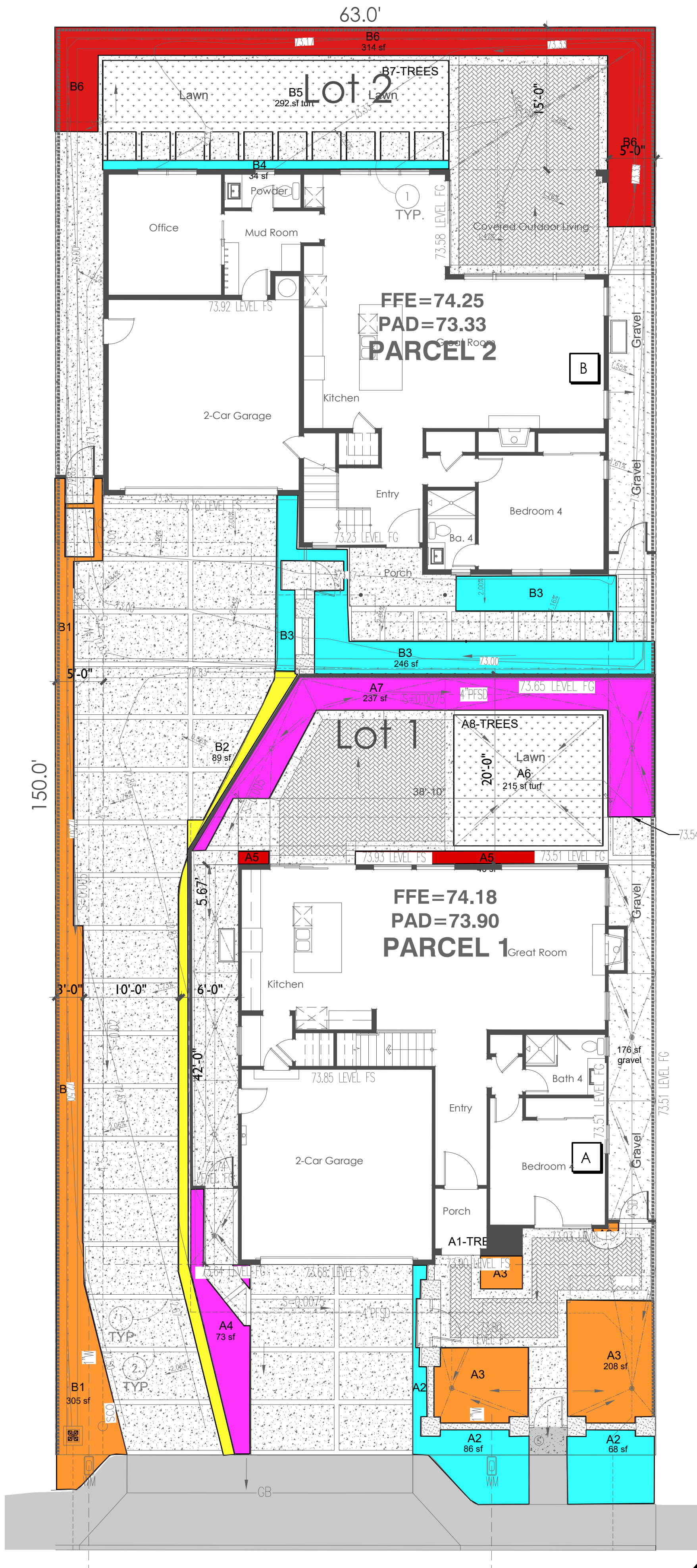
Backyard

B4- Foundation Sansevieria - Low, 34 sf

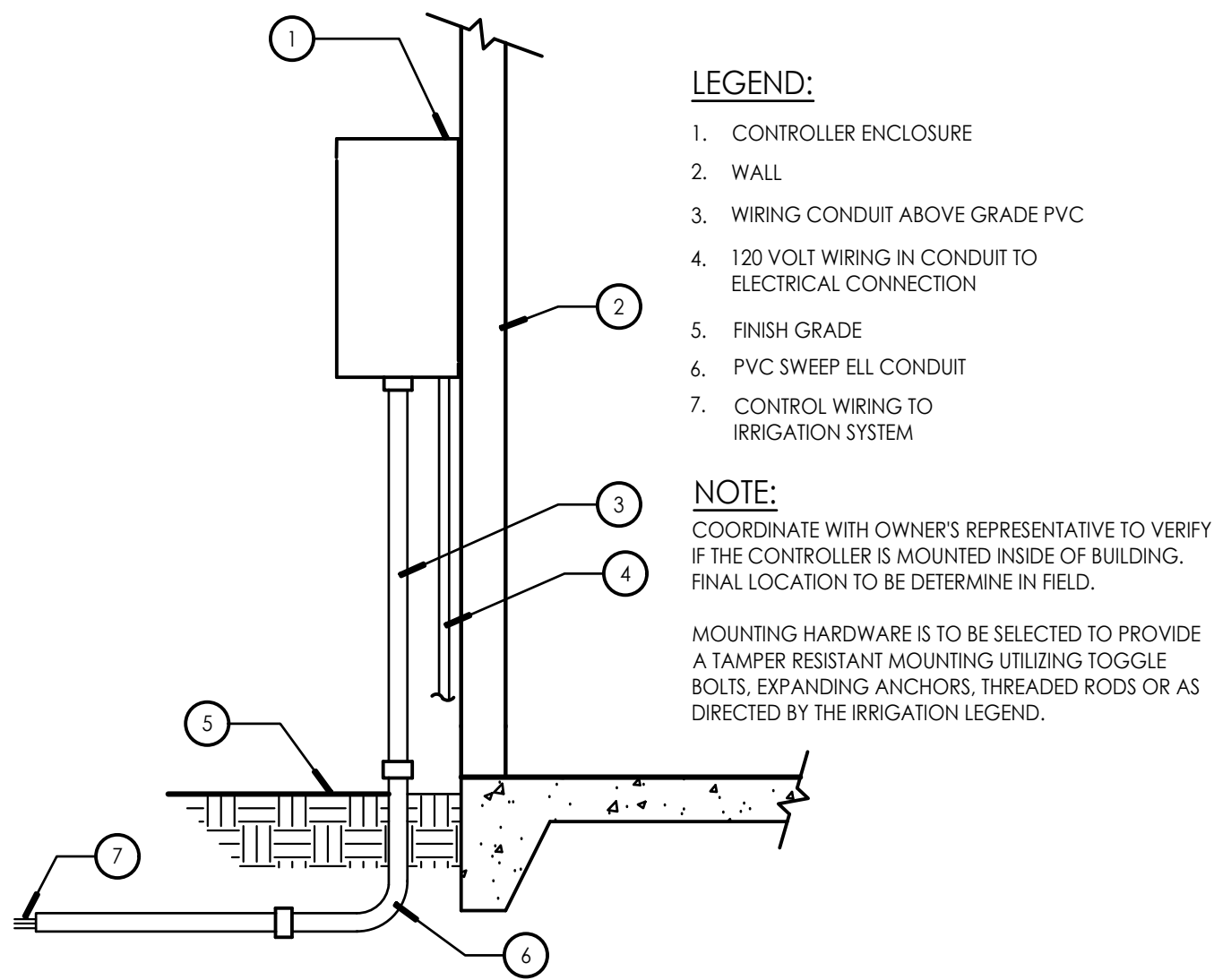
B5- Turf - High, 292 sf

B6 - Planter - Moderate, 314 sf

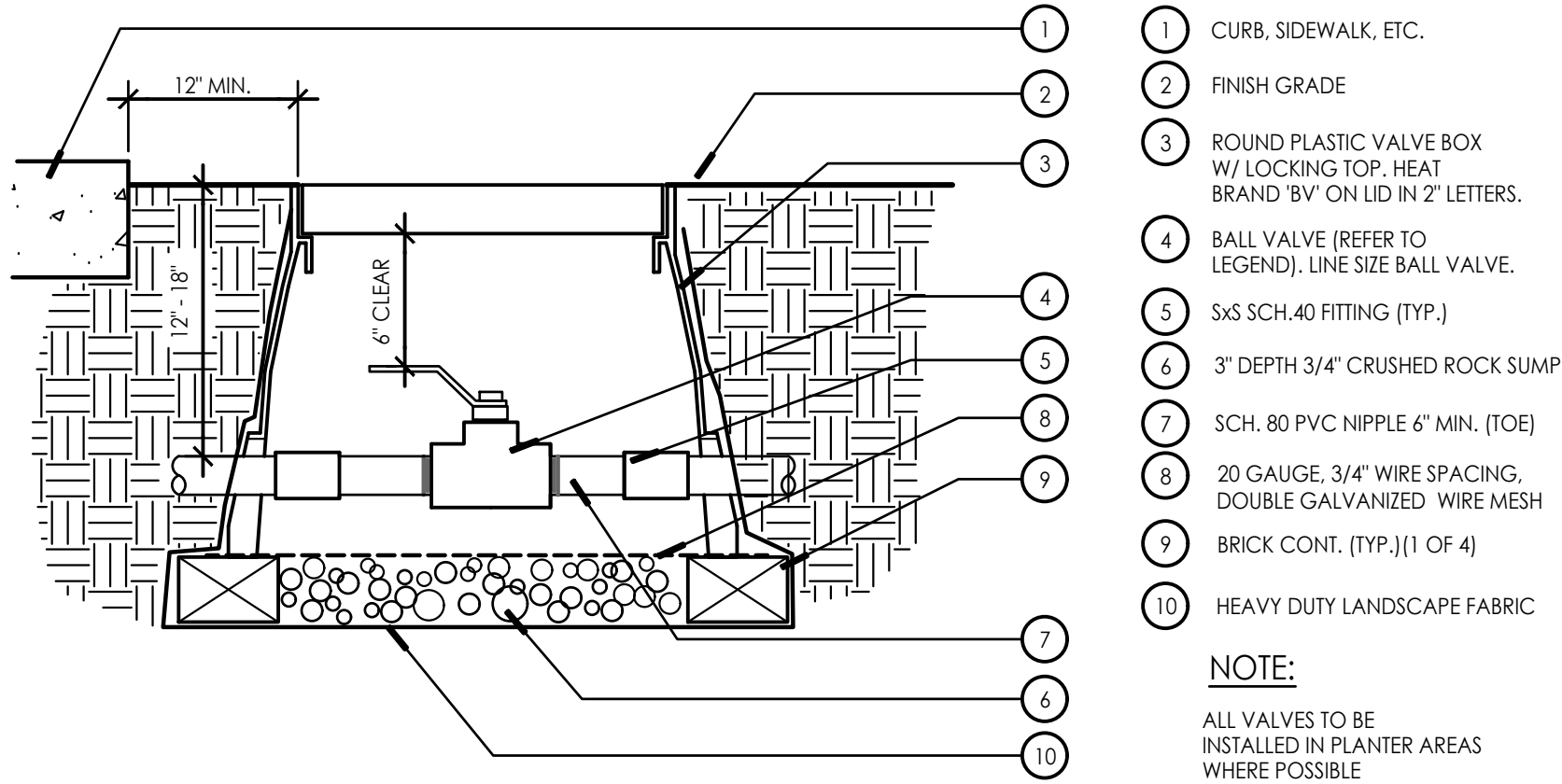
B7- (6) Palm Trees - Moderate, 125 sf



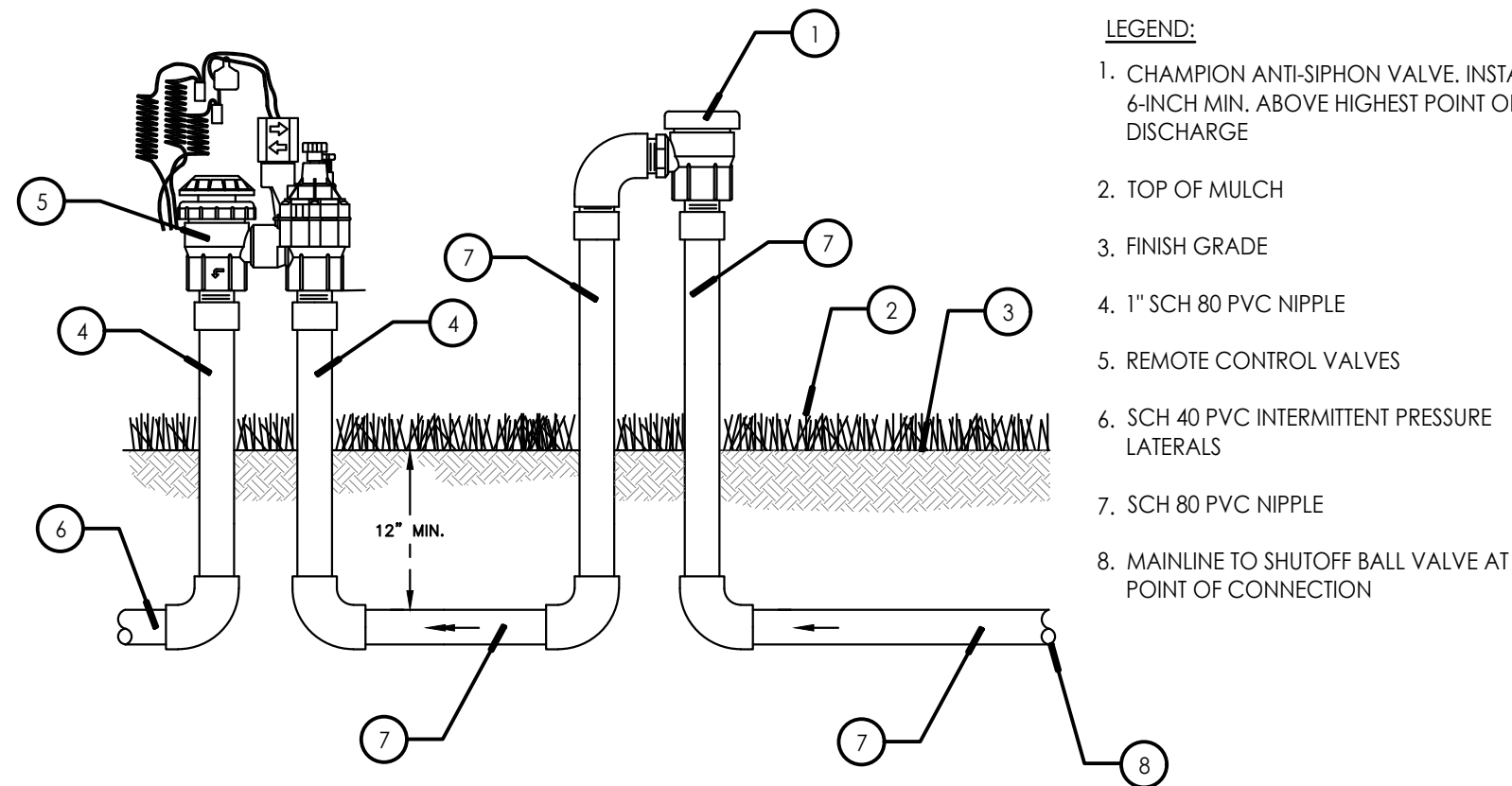
HYDROZONE PLAN



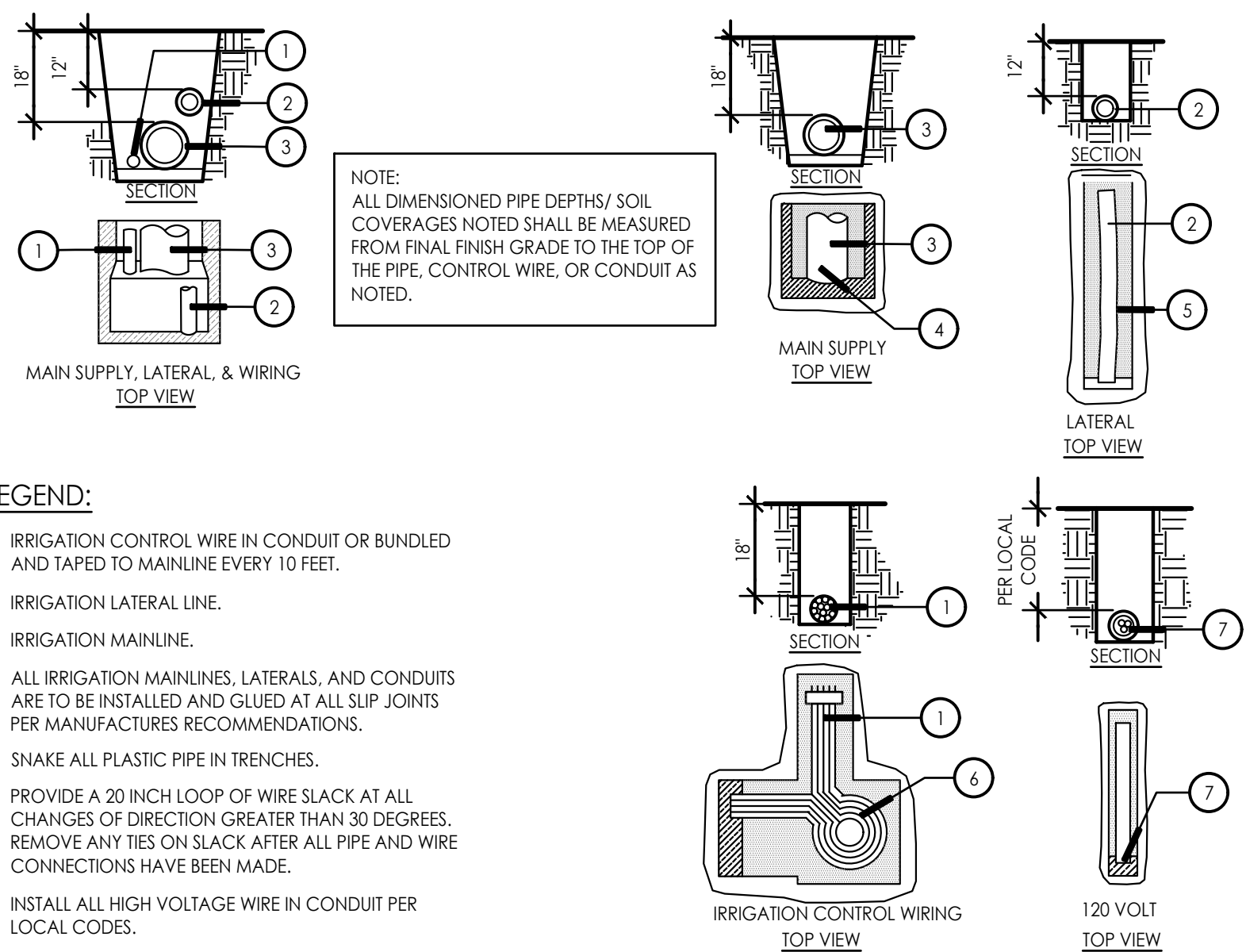
IRRIGATION CONTROLLER



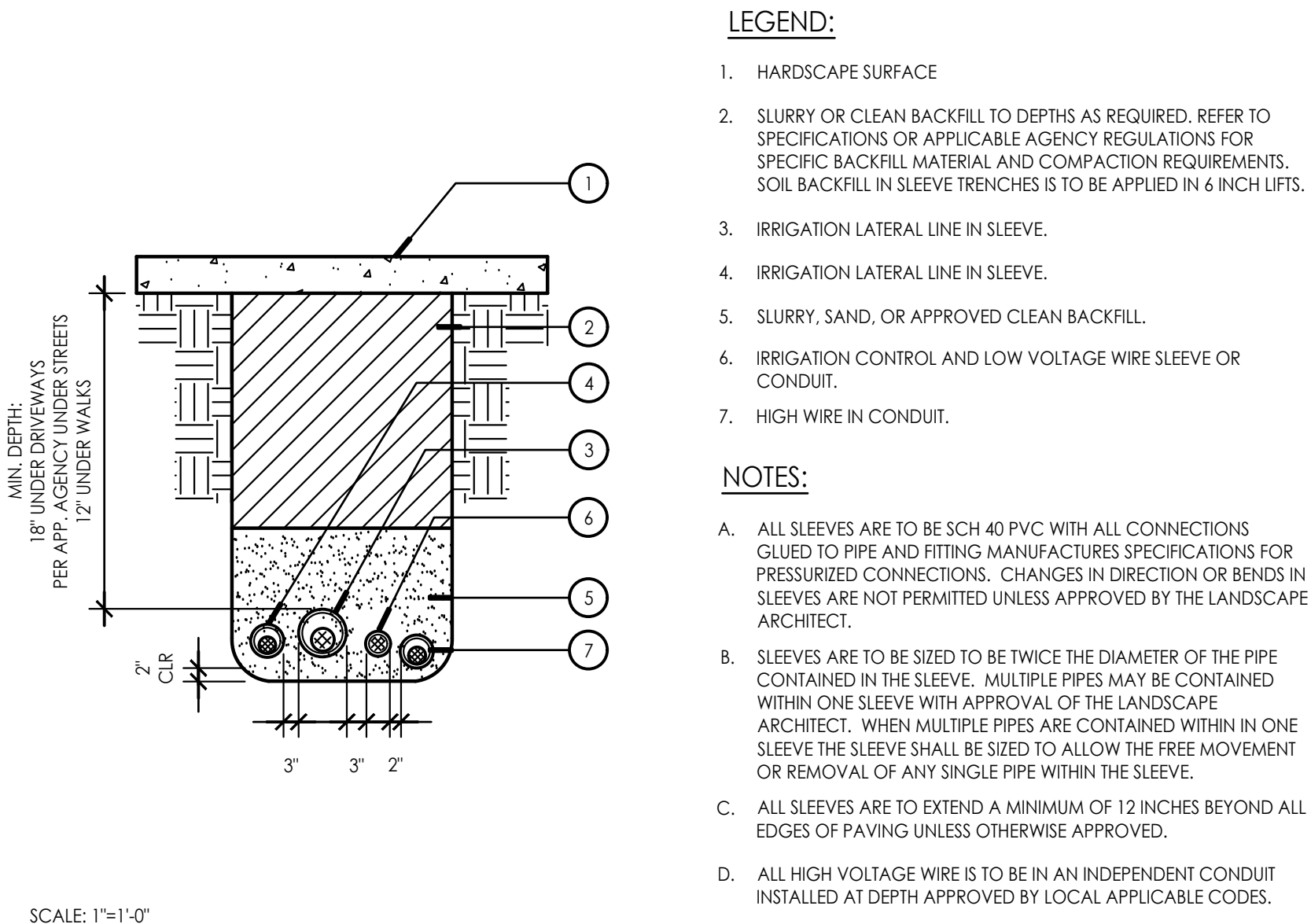
BALL VALVE



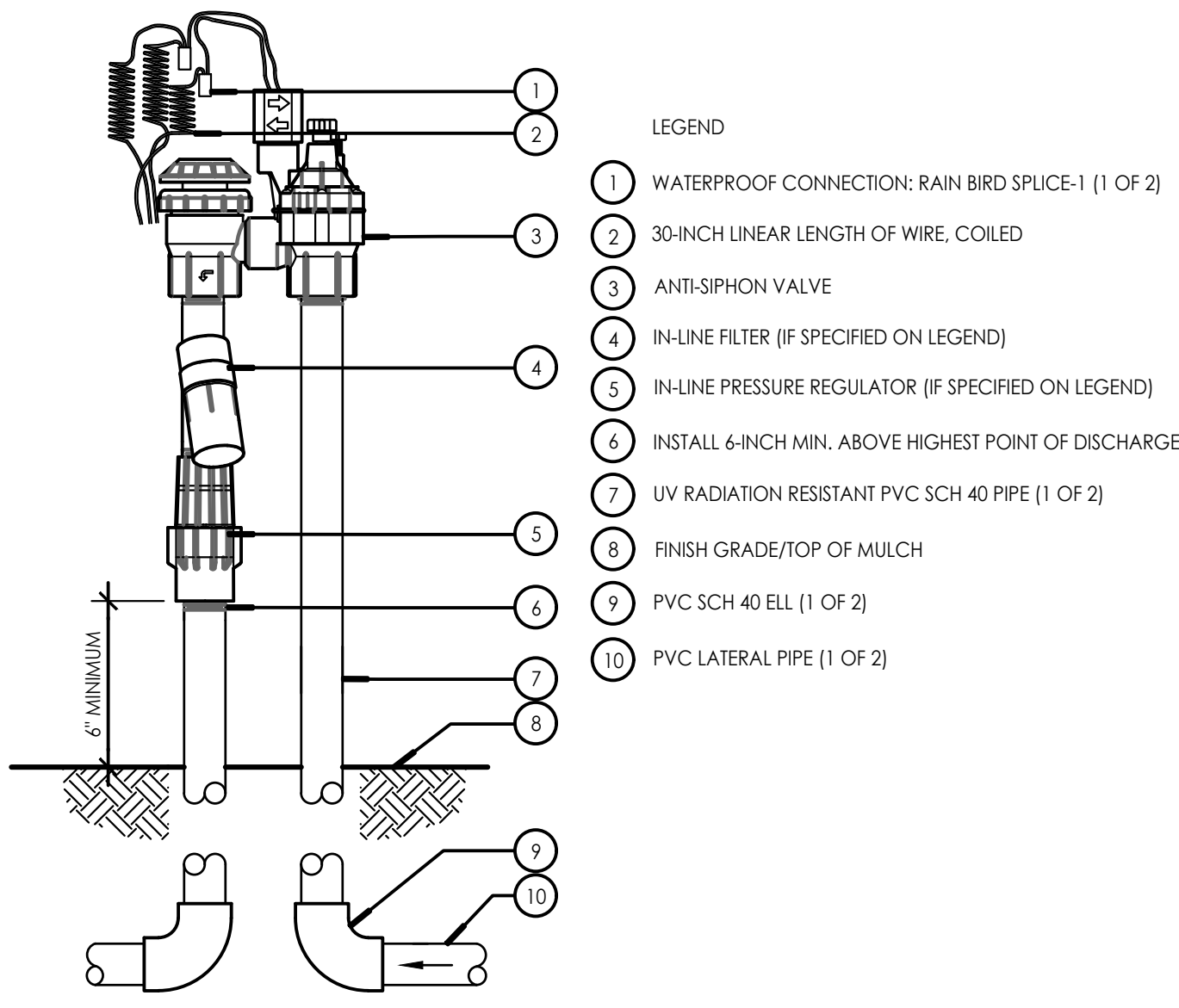
RESIDENTIAL BACKFLOW DEVICE



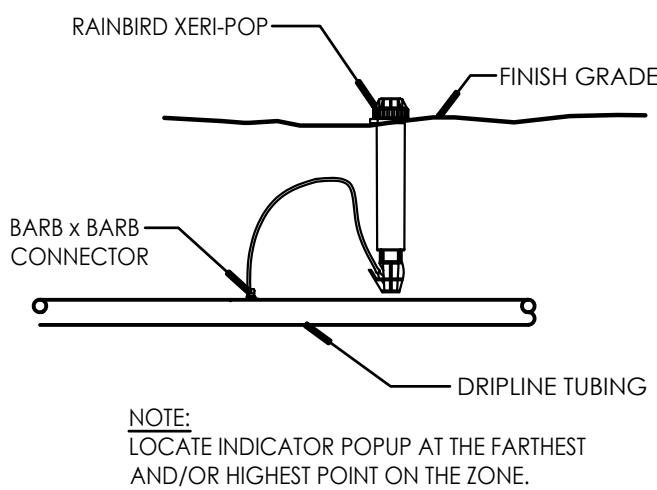
TRENCHING



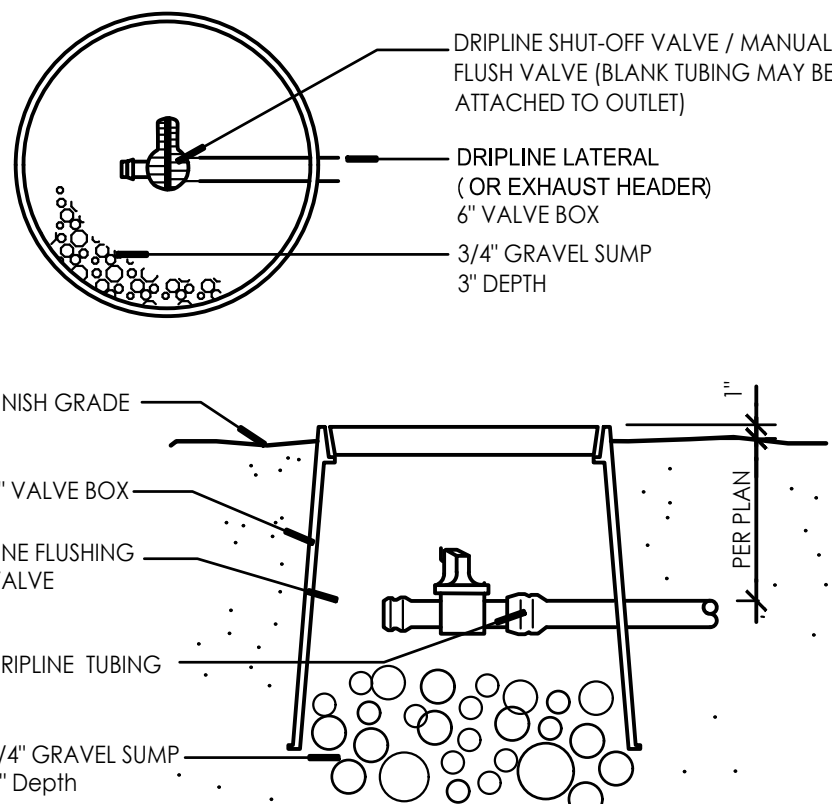
SLEEVING



ANTI SIPHON VALVE DRIP CONTROL ZONE



POP-UP SPRAY HEAD / DRIP ZONE INDICATOR SPRAY



MANUAL FLUSH VALVE

Ecosystem
Urban LES
Solutions
LandscapeDynamics.net

URBAN | ECOSYSTEM | SOLUTIONS
A division of Landscape Dynamics
Landscape Architecture - Consulting
Water Management - Certified Arboriculture
(951) 264-4839

DESIGN PROJECT MANAGER
Greg Zoll
gregzoll@landscapeDynamics.net
(951) 264-4839

Landscape Architectural Plans
Eastside Coastal, LLC
2308 Santa Ana Avenue, Costa Mesa Ca 92627

DIALERT

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SOUTHERN CALIFORNIA

LICENSED LANDSCAPE ARCHITECT
GREGORY PAUL ZOLL
5204
April 30, 2020
Renewal Date
April 28, 2025
State of California

IRRIGATION
DETAILS

April 28, 2025

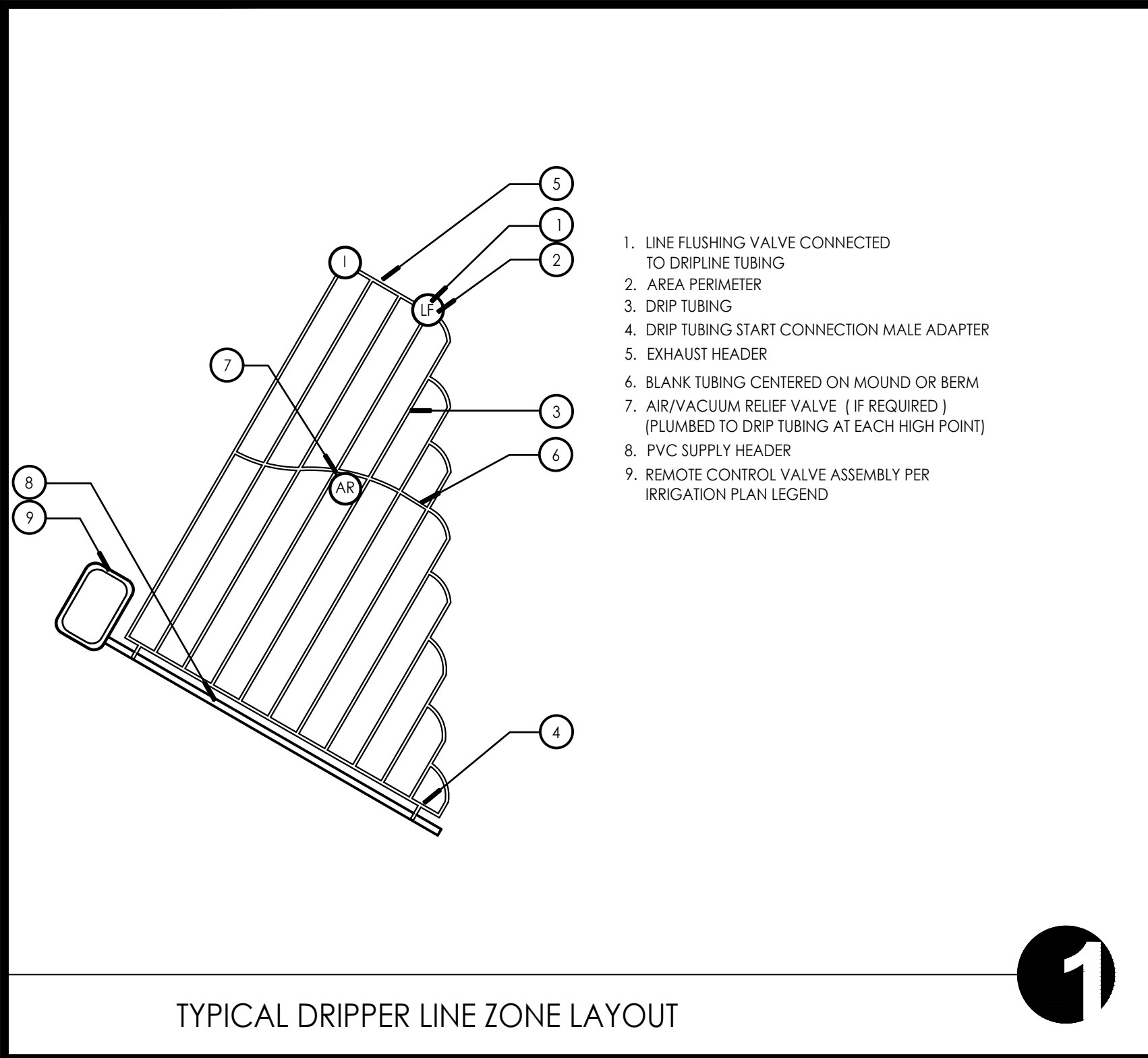
DESCRIPTION JOB NO.

L5

SHEET

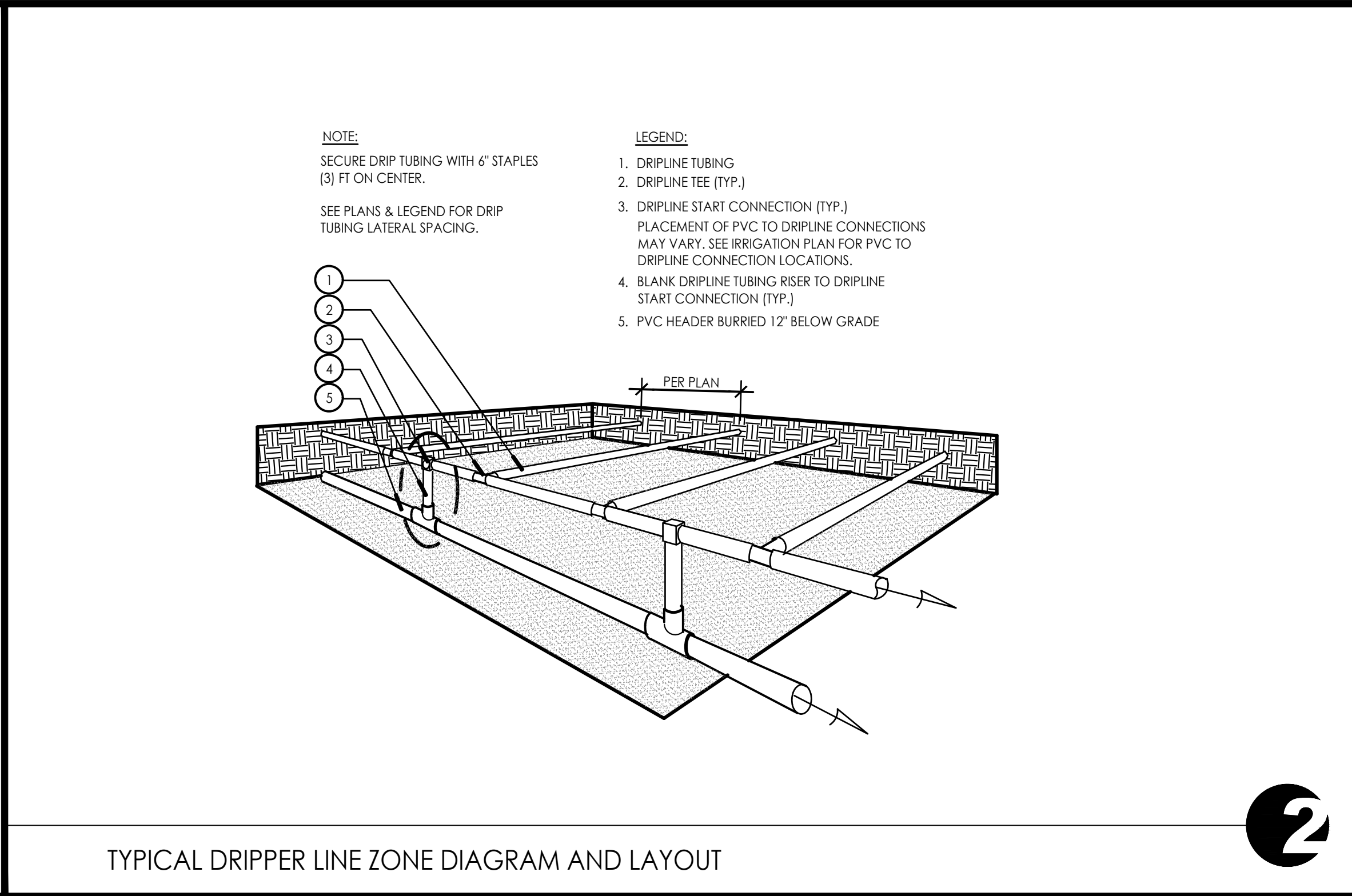
5 of 8

PLOT DATE: 4/28/2025 12:35 PM



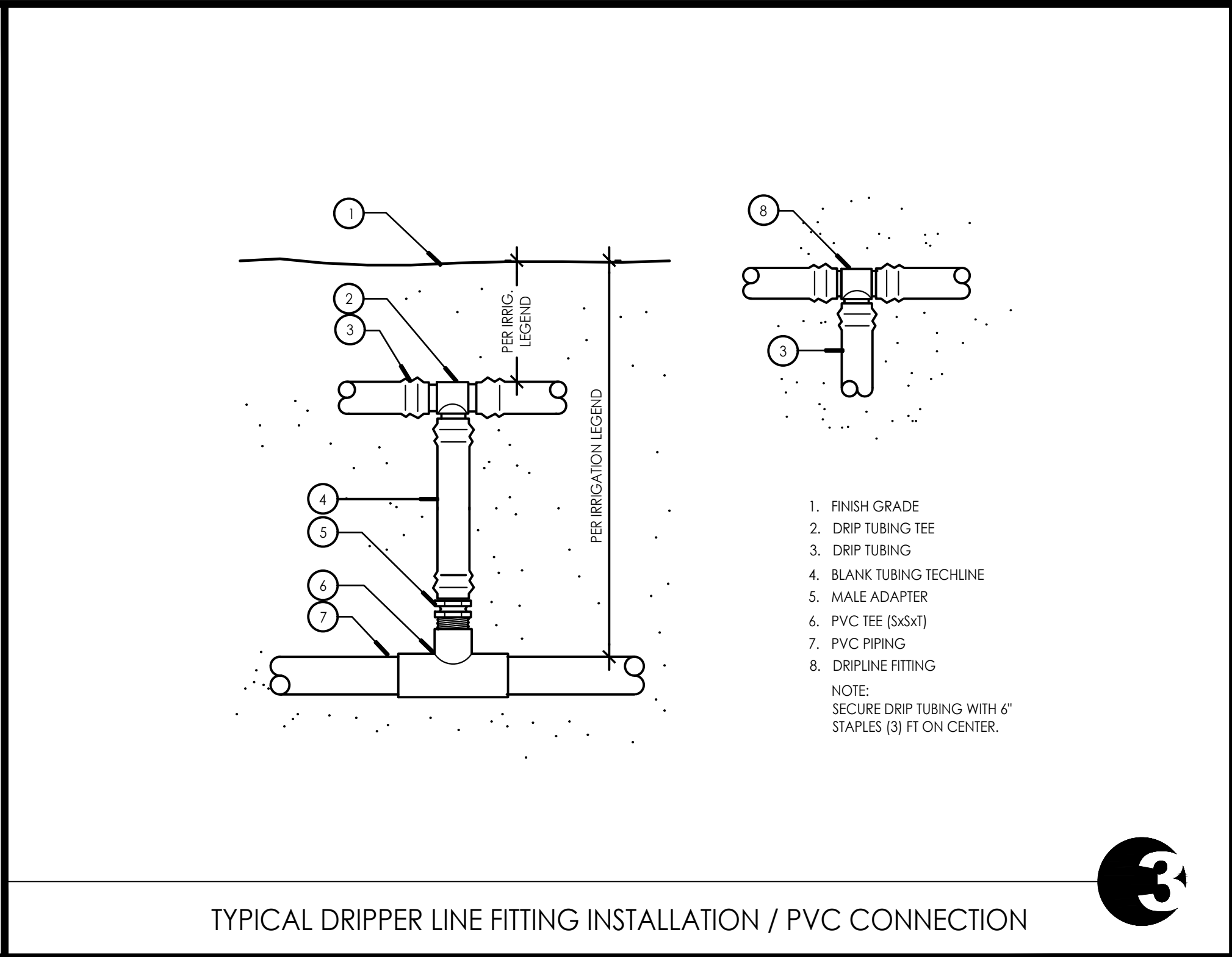
TYPICAL DRIPPER LINE ZONE LAYOUT

1



TYPICAL DRIPPER LINE ZONE DIAGRAM AND LAYOUT

2



TYPICAL DRIPPER LINE FITTING INSTALLATION / PVC CONNECTION

3

IRRIGATION NOTES

General

- IT IS THE INTENT OF THESE DRAWINGS TO INDICATE A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM GIVING FULL COVERAGE AND READY FOR USE BY THE OWNER. THE DRAWINGS ARE BASED ON LANDSCAPE AND GRADING DRAWINGS IN EFFECT AT THE TIME THESE DRAWINGS WERE MADE. ANY DISCREPANCIES, OMISSIONS, ERRORS, ETC. ON THESE DRAWINGS OR ON SITE CHANGES, DO NOT AND SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROVIDE A COMPLETE SYSTEM AS SHOWN. IF NECESSARY, THE CONTRACTOR MAY, WHERE CHANGES OCCUR, ADD OR DELETE SPRINKLERS, REROUTE PIPE, ETC. TO ASSURE ADEQUATE AND FULL COVERAGE.
- IRRIGATION SYSTEM SHALL CONFORM TO STATE AND LOCAL CODES.
- THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.
- IRRIGATION SYSTEM IS STRICTLY DIAGRAMMATIC, THEREFORE, CONTRACTOR MUST MAKE ADJUSTMENTS IN THE FIELD TO INSURE ADEQUATE COVERAGE.
- LOCATE ALL VALVES IN PLANTING AREAS WHEN PRACTICALLY POSSIBLE.
- FINAL LOCATION OF AUTOMATIC CONTROLLER AND THE BACKFLOW PREVENTER SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE AND/OR LANDSCAPE ARCHITECT.

Existing Site Conditions

- IRRIGATION CONTRACTOR SHALL VERIFY ALL PRESSURES ON SITE PRIOR TO CONSTRUCTION.
- LOCATION OF P.O.C. IS ONLY DIAGRAMMATIC. LOCATION MUST BE VERIFIED IN FIELD.
- DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE; OTHERWISE, THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
- FIELD ADJUST IRRIGATION SYSTEM WHEN VERTICAL OBSTRUCTIONS (FIRE HYDRANT, STREET LIGHTS, TREES, SIGNAGE, ETC.) INTERFERE WITH THE IRRIGATION SPRAY PATTERN. THE CONTRACTOR SHALL INSTALL QUARTER OR HALF CIRCLE ON EACH SIDE OF THE OBSTRUCTION TO PROVIDE PROPER IRRIGATION COVERAGE. ALL ADJUSTMENT SHALL BE MADE AT NO ADDITIONAL COST TO THE OWNER, TYPICAL.

Controller Power / Controller Wiring

- 120 VOLT ELECTRICAL POWER OUTLET FOR CONTROLLERS SHALL BE PROVIDED AS NOTED. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HOOK-UP FROM OUTLET / JUNCTION BOX TO CONTROLLER.
- ALL WIRE FROM CONTROLLER TO ELECTRIC CONTROL VALVES SHALL BE COPPER UF #14 DIRECT BURIAL. USE BLACK FOR PILOT, WHITE FOR COMMON. COMMON WIRE SHALL BE 12 GAUGE WIRE. INSTALL IN COMMON TRENCH WITH MAIN LINE PIPING WHERE POSSIBLE.
- THE CONTRACTOR SHALL STUB OUT A MINIMUM OF 2 (TWO) EXTRA SPARE VALVE WIRES (OR AS SHOWN ON IRRIGATION PLANS) AND 1 (ONE) COMMON WIRE FROM IRRIGATION CONTROLLER(S) TO EACH END OF MAINLINE RUN. THE SPARE WIRES SHALL BE STUB OUT INSIDE THE FARTHEST VALVE BOX AT EACH END OF MAINLINE RUN.

Irrigation Piping

- PROVIDE MINIMUM 18\"/>
- MAINLINE FEEDER BETWEEN POINT OF CONNECTION, METER AND BACKFLOW PREVENTER TO BE OF MATERIAL AS REQUIRED BY CURRENT WATER DISTRICT.
- POLYETHYLENE PIPE TO BE BURIED NO DEEPER THAN 4\"/>
- IN ADDITION TO THE SLEEVES SHOWN ON THE PLAN, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS PRIOR TO PAVING UPON APPROVAL OF THE OWNER'S REPRESENTATIVE, IF REQUIRED TO OPERATE SYSTEMS.
- ALL SLEEVES ARE TO TERMINATE 6\"/>

Dripline Layout

- PVC TO DRIPLINE PRESSURE SIDE CONNECTIONS SHOULD BE MADE AT THE HIGHEST ELEVATION OF THE DRIP-ZONE AS PRACTICALLY POSSIBLE.
- FINAL DRIPLINE CONNECTIONS SHOULD BE MADE UNDER PRESSURE TO ENSURE PROPER FLUSHING OF THE SYSTEM.
- INSTALL TUBING STAKES PER DETAIL AT A MINIMUM, WHERE TUBING SURGES TO SOIL SURFACE DURING NORMAL OPERATION. ADDITIONAL STAKES ARE REQUIRED.
- ALL PVC TO DRIPLINE CONNECTIONS MUST BE MADE 6\"/>

Final Field Adjustments

- FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO SIDEWALKS, WALLS/FENCES, ELECTRIC/CABLE BOXES, ETC. AS MUCH AS POSSIBLE.
- CONTRACTOR SHALL INSTALL CHECK VALVES IN ALL HEADS IN WHICH LOW HEAD DRAINAGE OCCURS.

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2308 Santa Ana Avenue, Costa Mesa Ca 92627

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LICENSED LANDSCAPE ARCHITECT
GREGORY PAUL ZOLL
5204
April 30, 2020
Renewal Date
April 28, 2025
State of California

**IRRIGATION
DETAILS**

April 28, 2025

DESCRIPTION L6 JOB NO. 582

SHEET

6 of 8

Synthetic Turf

- Symbol Description
- 1 — Install synthetic turf edging per turf contractor and manufacturer's recommendations.
*Select turf color to match 'Santa Ana' natural turf planed per this plan.
- 2 — Install synthetic turf between concrete pads.
Total - 190 S.F.
- Note: All synthetic turf at edges of driveway shall be tucked under at edge per manufacturer's recommendations or use an edging specific for synthetic turf. .

Trees



Podocarpus elongatus
'Monmal'
ICEE BLUE PODOCARPUS



Magnolia 'Litte Gem'
LITTLE GEM MAGNOLIA



Trachycarpus fortunei
WINDMILL PALM

Shrubs and Groundcovers



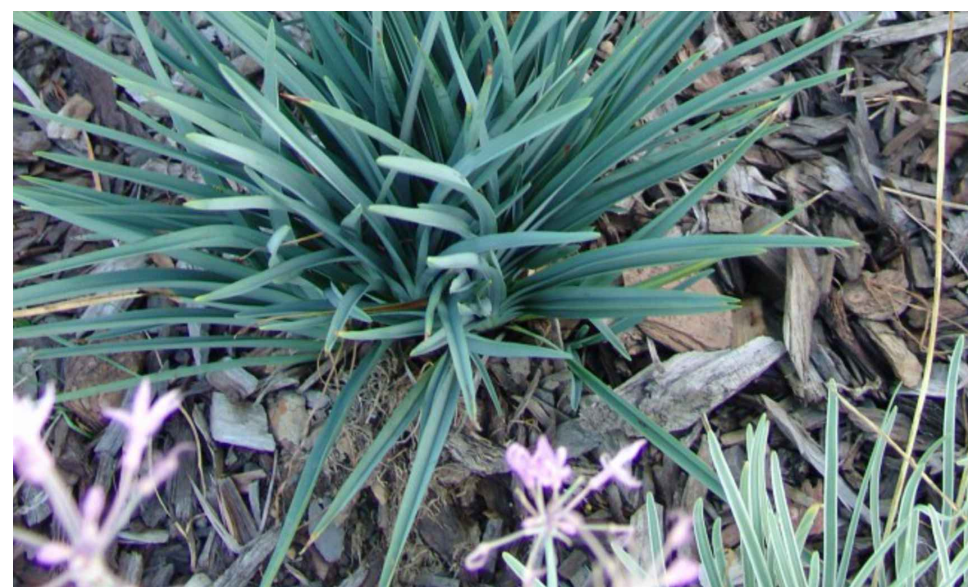
Buxus microphylla 'Green Beauty'
GREEN BEAUTY BOXWOOD



Callistemon viminalis 'CV01' PP
#24,444
SLIM BOTTLE BRUSH



Cordyline x 'JURred'
FESTIVAL BURGUNDY
CORDYLINE



Dianella revoluta 'Baby Bliss'
BABY BLISS FLAX LILY



Lavandula stoechas 'Otto Quast'
SPANISH LAVENDER



Myoporum parvifolium 'Pink'
PINK AUSTRALIAN RACER



Rosa 'Iceberg'
ICEBERG ROSE

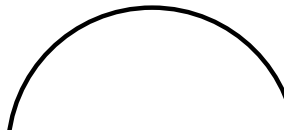




Sansevieria trifasciata 'Laurentii'
Striped Mother-in Law's Tongue



Distictis 'Rivers'
ROYAL TRUMPET VINE

PLANTING LEGEND

TREES		Total Trees Required	15			*(2) Palms = 1 Tree			
		Total Trees on Plan	16.5					Height	Width
Symbol	Botanical / Common Name	Container	Kc	Qty					
	Magnolia 'Litte Gem'	24" Box	0.5	4			20'-25'		
	LITTLE GEM MAGNOLIA						10'-15'		
	Trachycarpus fortunei	24" Box	0.5	11			25'-30'		
	WINDMILL PALM						8'-10'		
	Podocarpus elongatus 'Monmal'	15 Gallon	0.5	7					
	ICEE BLUE PODOCARPUS								

SHRUBS	Total Shrubs		305	Note: All planters shall receive a 3" layer of shredded bark mulch or Mexican Beach Pebbles per owner's approval.
	(Required) 60% 5 Gallon	183		
	Total 5 Gallons on Plan	194		

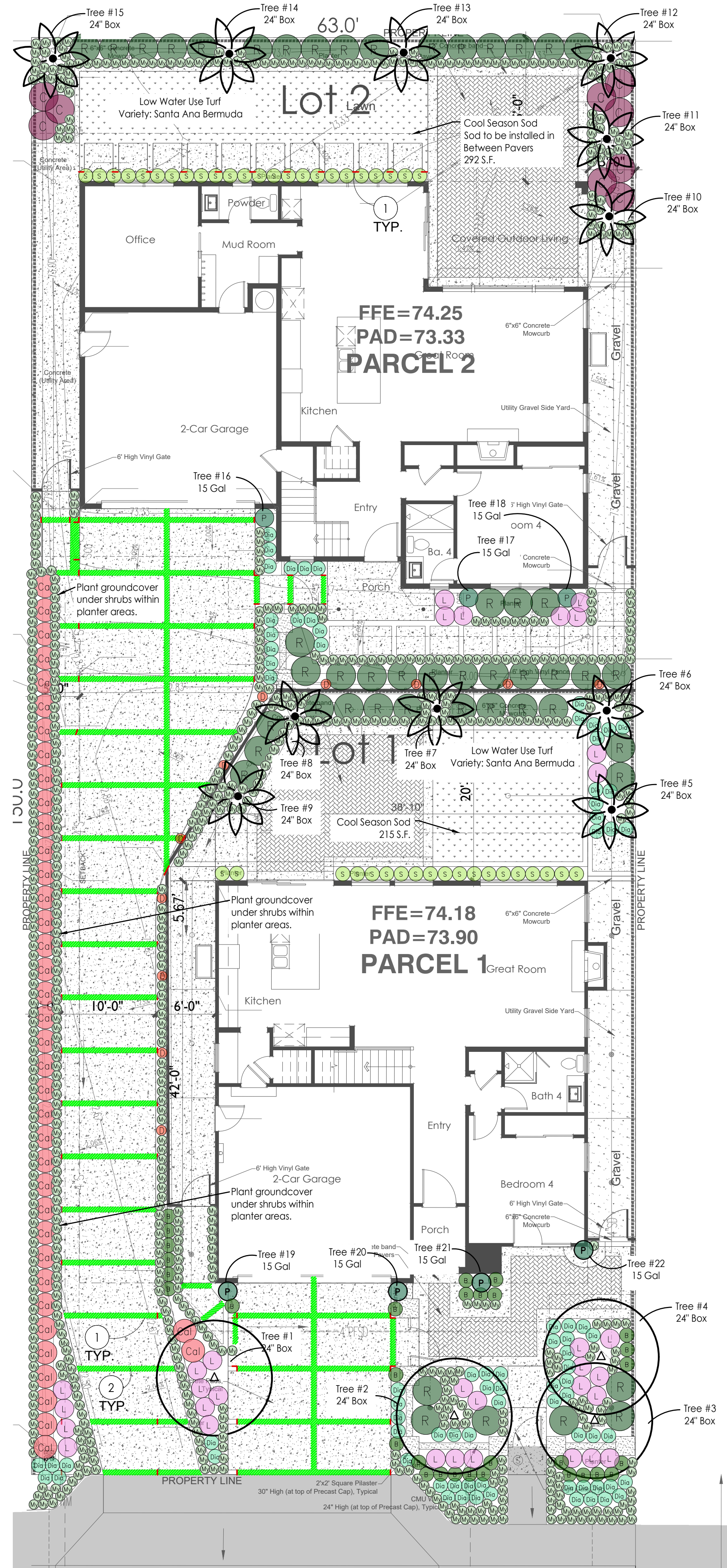
Symbol	Botanical / Common Name	Container	Kc	Qty	Height	Width
—	Buxus microphylla 'Green Beauty' GREEN BEAUTY BOXWOOD (@ 18" On Center)	5 Gallon	0.5	31	4'-6'	(Hedged)
—	Callistemon viminalis 'CV01' PP #24,444 SLIM BOTTLE BRUSH	5 Gallon	0.3	39	8'-10'	3'-4'
—	Cordyline x 'JURred' FESTIVAL BURGUNDY CORDYLINE	5 Gallon	0.5	9	3'	3'
—	Dianella revoluta 'Baby Bliss' BABY BLISS FLAX LILY	1 gallon	0.3	81	1'-2'	1'-2'
—	Lavandula stoechas 'Otto Quast' SPANISH LAVENDER	1 gallon	0.3	32	2'	2'
—	Rosa 'Iceberg' ICEBERG ROSE	5 Gallon	0.5	50	3'	4'
—	Sansevieria trifasciata 'Laurentii' Striped Mother-in Law's Tongue	5 Gallon	0.5	43	3'-4'	Clumping
VINES						
—	Distictis 'Rivers' ROYAL TRUMPET VINE	5 Gallon	0.3	11	25'-30' long	

GROUNDCOVER						
—	Myoporum parvifolium 'Pink' Pink Australian Racer	Rooted Cuttings From Flats	0.3	727	Less than 12"	6'

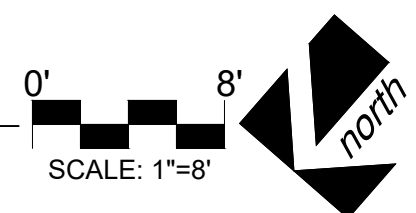
Groundcover 70% Coverage Note:
Additional Myoporum rooted cuttings (groundcover) are to be installed as required by the city landscape inspector to achieve the targeted 70% under-planting in shrub areas. Groundcovers shall be installed where the stem and canopy height of the primary shrub plant material allows such installations and where the installation of groundcover will not be detrimental the the health and growth of the primary shrub plant material. Understory groundcover planting of shrub areas shall be completed to achieve 70% groundcover coverage.

Turf Grass

—	Supplier: West Cost Turf Variety: Santa Ana Drought tolerant water saving Bermudagrass sod cultivated for warmer areas.	Sod	0.6	507 SF
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PLANTING PLAN



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PLANTING PLAN

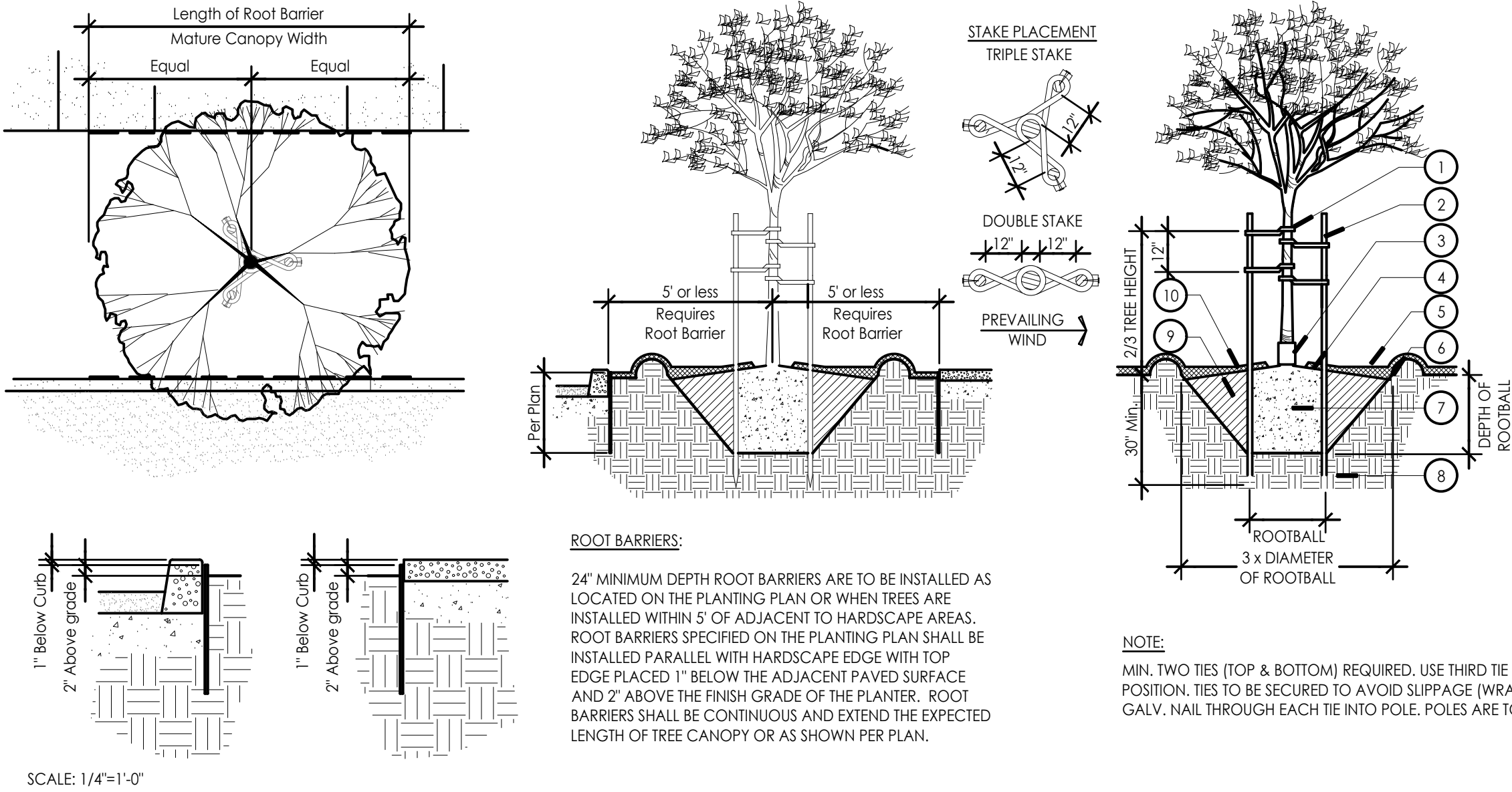
April 28, 2025

DESCRIPTION L7 JOB NO. 582

SHEET

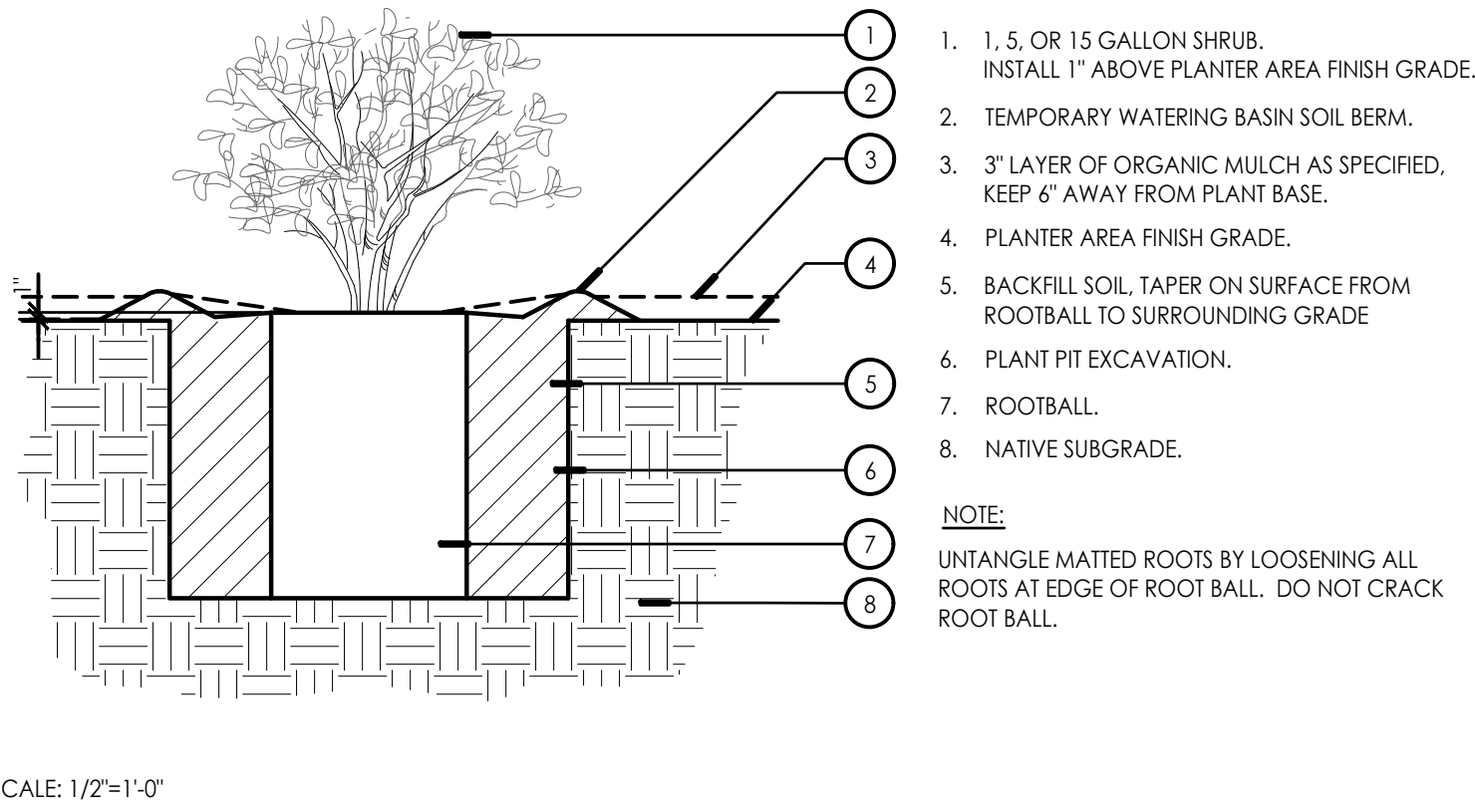
7 of 8

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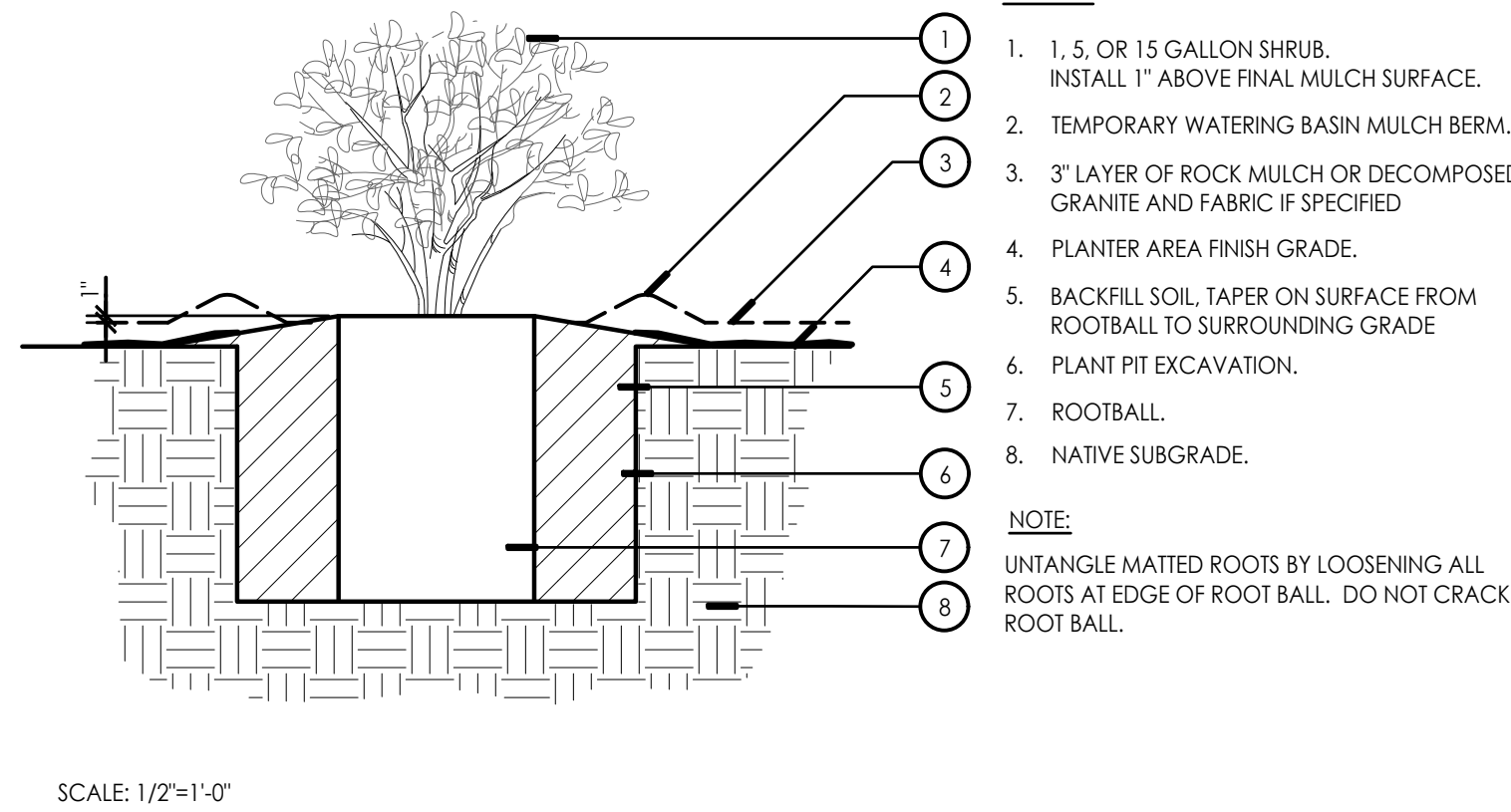
TREE PLANTING, ROOT BARRIER INSTALLATION, AND STAKING

1



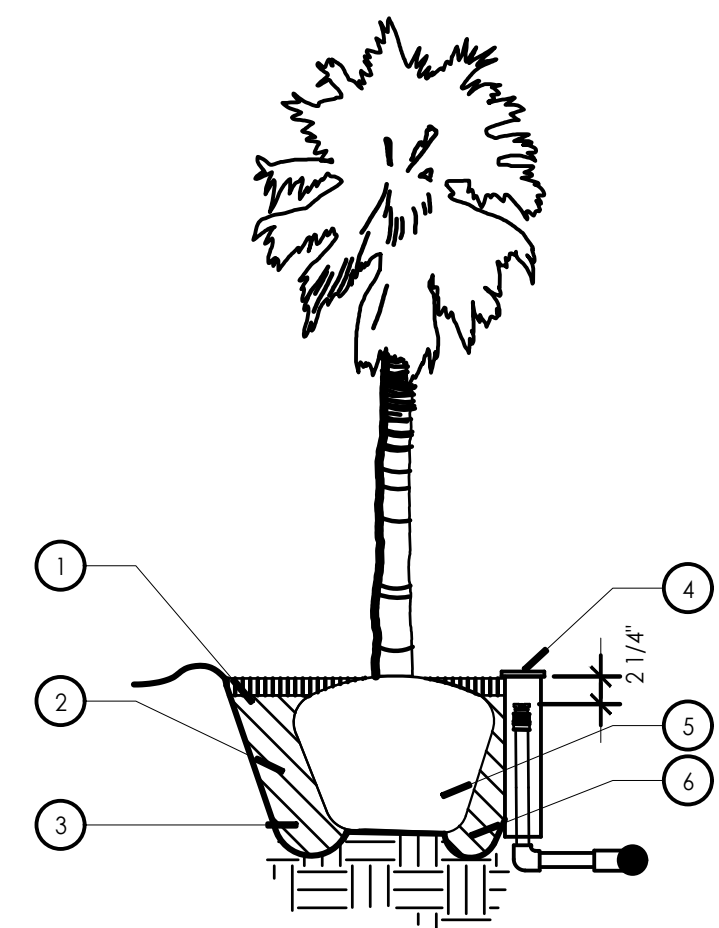
CONTAINER PLANTING IN ORGANIC MULCH AREA

2



CONTAINER PLANTING IN ROCK MULCH AREAS

3



PALM TREE PLANTING

4

- FINE GRADING AND MULCHING NOTES**
1. All planters shall receive a 2-3 inch layer of Mexican Beach Pebble mulch.
 2. Contractor shall excavate and remove the required soil from the site for plant and mulch installation and dispose of the soil at an approved off-site location.

PLANTING SPECIFIC NOTES

PLANT QUALITY REQUIREMENTS
All plant materials shall be full vigorous & healthy nursery stock - including the top of plant and the root system. All plant materials shall meet the current American Standard For Nursery Stock (ANSI Z60.1-2004) the Landscape Architect must be contacted regarding all plant materials as they arrive on-site, prior to their installation. The plant material supplier and/or landscape contractor shall provide guaranteed evidence to the landscape inspector that all plant material is consistent with the approved plant legend considering genus, species, cultivars, and size specified. All plant material not consistent with the plant legend may be rejected. The Landscape Architect shall approve plant materials for installation on-site or shall be sent representative photographs of same. The Landscape Architect reserves the right to reject unacceptable plant materials.

UNACCEPTABLE CONDITIONS FOR PLANTS IN GENERAL:
Plant materials that are the incorrect species.
Plants materials with apparent fungal disease (mildew, rust, black-spot, etc.). Plants that are defoliated due to stress or disease. Foliage that is chlorotic, wind or frost burned, or in any other way damaged.

UNACCEPTABLE CONDITIONS FOR ROOT SYSTEMS:
Plants with exposed roots, girdled roots, overgrown or undersized root systems will be considered unacceptable.

TREE SELECTION:
Trees are required to stand on their own without the support of the nursery stake. Trees must also be free of disease, infestations, signs of heavy pruning within the canopy, broken primary limbs or leaders, and damage. New trees planted within the project area are to be installed per the detail below. The tree pit is to be excavated to measure 3x root ball at the finish grade surface and be tapered to root ball width at pit bottom. Do not over-excavate the tree pit depth. After tree placement the tree pit is to be backfilled with clean native soil only. Trees are to be triple stake as shown on details.

ROOT BARRIER:
Use Unired Root Barrier when tree is within 5' min. distance adjacent to hardscape areas. Root Barriers shall be installed in sheets parallel with hardscape w/ top edge placed 1\"/>

SOIL MANAGEMENT PLAN:
When mass grading is complete, landscape contractor shall submit soils samples to a laboratory for analysis and recommendations. Results shall be provided to landscape architect for certificate of compliance. Laboratory procedures shall account for adequate depth for the intended plants.

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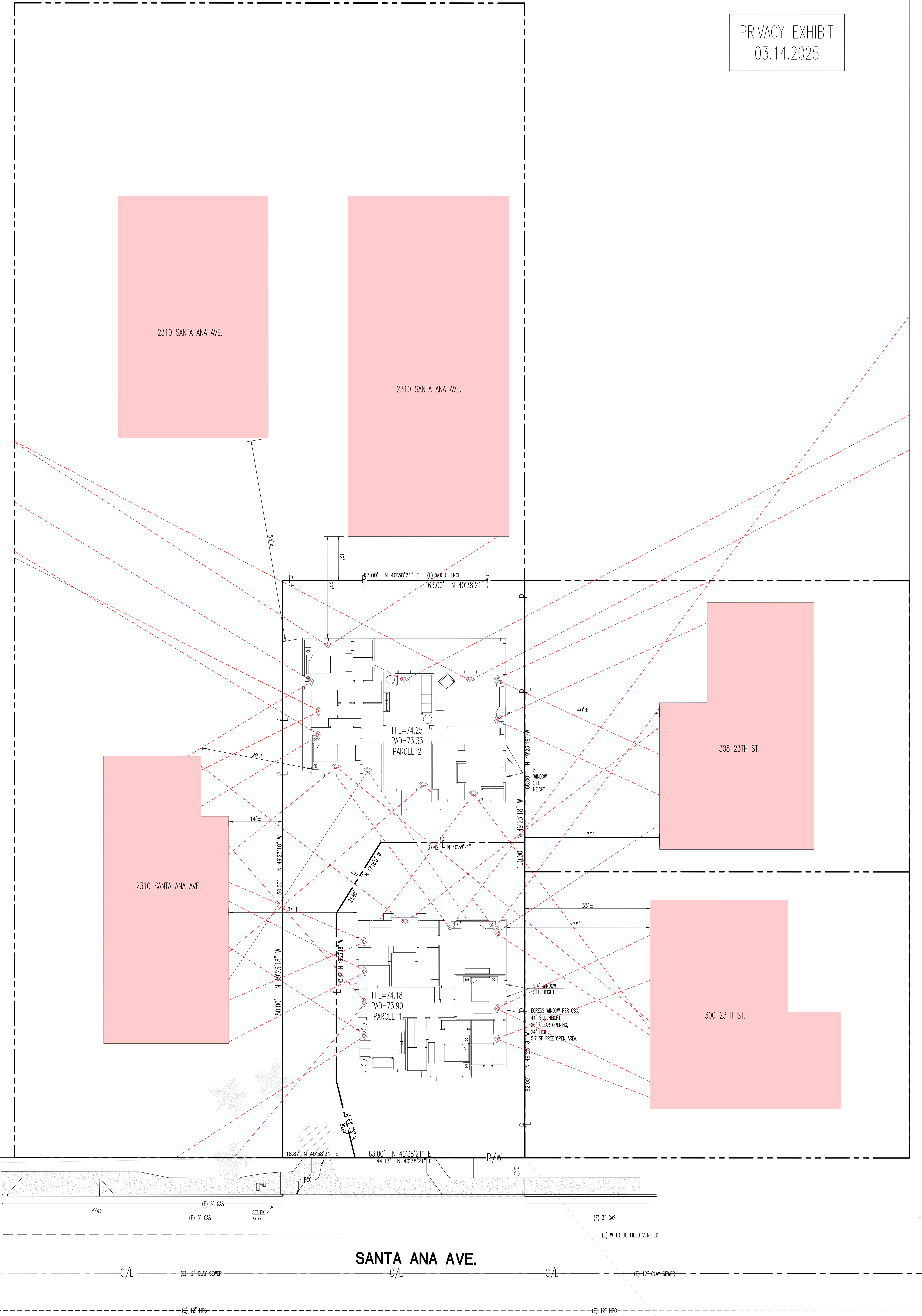
PLANTING DETAILS

April 28, 2025

DESCRIPTION L8 JOB NO. 582

SHEET

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CITY OF COSTA MESA

Agenda Report

77 Fair Drive
Costa Mesa, CA 92626

File #: 25-410

Meeting Date: 8/11/2025

TITLE:

STUDY SESSION REGARDING POTENTIAL ZONING CODE AMENDMENTS

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CARRIE TAI, AICP, ECONOMIC AND DEVELOPMENT SERVICES
DIRECTOR

CONTACT INFORMATION: 714-754-5245, planninginfo@costamesaca.gov

RECOMMENDATION:

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



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: August 11, 2025 ITEM NUMBER: NB-1

SUBJECT: STUDY SESSION REGARDING POTENTIAL ZONING CODE AMENDMENTS

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

**PRESENTATION BY: CARRIE TAI, AICP, ECONOMIC AND
DEVELOPMENT SERVICES DIRECTOR**

**FOR FURTHER
INFORMATION 714-754-5245
CONTACT: planninginfo@costamesaca.gov**

RECOMMENDATION:

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

BACKGROUND

At its July 28, 2025 meeting, the Planning Commission conducted a public hearing on a Zoning Code Amendment to make minor technical updates to the Zoning Code for State law consistency, formalizing Zoning Administrator determinations, and clarifying language for ease of use. During the approval action, Commissioners embarked on a discussion of other potential zoning changes that would benefit land use and development in the City. Planning Commissioners have also submitted ideas previously for Zoning Code Amendments.

For at least 2-3 years, staff has convened a list of Zoning Code Amendments needed to further the City's economic development efforts and business friendly climate, reflect updated business types and uses looking to locate in the City, and increase transparency and objectivity to the development review process.

Staff recently embarked on the first of many periodic updates to the Zoning Code, which ensure that the City's Zoning Code meets State law, clarify code sections, align the Code to current practices and procedures and modify procedures to increase efficiency in

entitlement and permit reviews. Given recent staffing challenges as well as the increased volume of strategic planning initiatives and development work levels, periodic updates are currently expected to take place annually. However, as workloads allow, staff anticipates about two or three periodic updates annually.

Zoning Code Amendments vary substantially in levels of work effort. Amendments that affect a high volume of properties with minimal policy change can typically be accomplished quickly. Amendments that represent significant policy changes require a substantial work effort, public participation, study of examples, and environmental review. Therefore, the complexity of a particular Zoning Code Amendment dictates the time needed for that work effort.

DESCRIPTION

The purpose of this discussion is for staff to present the list(s) of needed Zoning Code Amendments that has thus far been identified, and for Planning Commission to provide feedback on the level of interest and prioritization for these Zoning Code Amendments.

The list of Zoning Code Amendments is included as Attachment 1. The potential Zoning Code Amendments are sorted by Categories, Subject, Description, as well as a "Level" 1 through 3, which demonstrates the anticipated complexity of the Zoning Code Amendment. The Levels are as follows: Level 1 represents a minor update, Level 2 represents a moderate work effort, and Level 3 represents a substantial work effort. The purpose of including the Levels is to provide insight into the capability of staff resources. This list is not exhaustive and is expected to be dynamic as continuing discussions will trigger other topics.

Note that with the exception of corrections, there is no policy direction proposed or indicated on the list of potential Zoning Code Amendments. The purpose of this discussion is for the Planning Commission to determine what issues should be prioritized. All policy framework, discussions, and recommendations for the respective topics will be presented when the actual items return to Planning Commission.

Other Zoning Code Amendments

There are several categories of Zoning Code Amendments that are being addressed as separate work efforts, as described below.

Housing-Element-related Zoning Code Amendments

Zoning Code Amendments identified as Housing Element-related or requested by the California Department of Housing and Community Development (HCD), will be undertaken as part of the "Neighborhoods Where We All Belong" effort. The scope of

this category of amendments includes housing review procedures, objective design standards for residential uses,

Minor Technical Updates

Staff periodically updates the Zoning Code to respond to State law (particularly the months following a legislative session) and correct ambiguities to ensure that there are minimal conflicts between the City's Zoning Code and State law. Some recent examples of this are the Accessory Dwelling Unit Ordinance updates and the Senate Bill 9 update.

ENVIRONMENTAL DETERMINATION

There is no environmental determination needed for this discussion item. However, each Zoning Code Amendment will be evaluated pursuant to the California Environmental Quality Act at the time of its analysis and recommendation.

PUBLIC NOTICE

There is no public notice requirement for a discussion item. However, staff anticipates future topic-specific Study Sessions for which courtesy notice (newspaper or social media) will be provided. Furthermore, all Zoning Code Amendments are subject to public hearing notices pursuant to State law and the Municipal Code.

CONCLUSION

The list of potential Zoning Code Amendments is substantial. Staff recommends that the Planning Commission conduct a discussion and provide consensus feedback for prioritizing categories or types of Zoning Code Amendments.

ATTACHMENTS

1. List of Potential Code Amendments

Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
1.	Definition	Bedroom	Needs definition	1
2.	Definition	Lot Coverage	Need a definition	2
3.	Definition	Main Structure	Need a definition	2
4.	Definition	New construction	Differentiate between new construction and addition	2
5.	Definition	Open Space - Covered Patios	Review how many sides should be open	2
6.	Definition	Park	Need definition of park for purposes of blufftop setbacks	1
7.	Definition	Public Area	Confirm what counts toward public area	2
8.	Definition	Rear Yard Coverage	Need definition on what constitutes rear yard coverage	2
9.	Definition	Single Story	Needs Definition	2
10.	Events	Events Uses	Adding Event Uses within the Land Use Matrix; establish review process/	3
11.	Fee	Major thoroughfare and bridge fee	Review to determine if necessary	3
12.	Fee	Measure Z	Codify Open Space and Public Park Impact Fee. (Already in fee resolution)	2
13.	Formatting	Line Break Missing	A line break should be added when the "interior lot" and "corner lot" minimum lot widths are listed for Table 13-32.	1
14.	Guidelines	Codify Residential Design Guidelines	Residential Design Guidelines not referenced in the Municipal Code.	1
15.	Landscaping	Applicability of R1 for Landscaping Requirements	Need to clarify which sections are exempt and which are not	2
16.	Landscaping	Artificial Turf as landscaping (ZA Determination 09-1)	Evaluate use of artificial turf, what zones, and what percentage	2
17.	Landscaping	Landscape Ordinance	Clarity of applicability of Landscape Ordinance	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
18.	Noise	Noise Level Measurement Locations (08-9)	Need to clarify the appropriate locations for measuring noise levels on private property	3
19.	Parking	Assembly Bill 2097	Proposed change of language to allow for flexible parking per AB 2097	1
20.	Parking	Medical Uses	Consider updating the medical parking rate (6/1,000) to the office/retail rate (4/1,000).	3
21.	Parking	Office Parking in Industrial Zones 08-4)	Need to clarify parking requirements for permitted office uses within industrial zoning districts	2
22.	Parking	Parking Minimums	Consider removing parking minimums in the City to facilitate future development and incentivize walkability and public transportation.	3
23.	Parking	Small Lot Parking Requirements	Review whether tandem parking is permitted for open of guest parking spaces.	2
24.	Parking	Spaces required for 5 bedroom single-family residences	Code is vague on bedroom additions to SFRs that are going from 4 to 5 bedrooms. Interpretation over the years is that a 4-bedroom SFR going to 5 bedrooms does not need 3 garage spaces.	2
25.	Parking	Various uses need parking ratios	This table should include Event Centers, Experiential Uses, Mixed Uses	3
26.	Process	Administrative Adjustments	Need findings different from a variance.	2
27.	Process	City Council amendments	Clarification for major or minor changes	2
28.	Process	Correcting Nonconformities	Codify how nonconformities must be corrected.	2
29.	Process	Density Bonus	Appropriate hearing body	1
30.	Process	Drive-throughs	Review process	3
31.	Process	Microbrewery permitting process	Review process required for a microbrewery in a commercial or industrial zone.	2
32.	Process	Murals	Review process (if any) for murals	3
33.	Process	Non Residential Common Interest	If we require the buildings to be brought up to code, what is purpose of inspections	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
		Development Inspections		
34.	Process	Religious Service	Review process	2
35.	Process	Temporary Use Permit	Potentially make ministerial	2
36.	Process	Valet Parking	Needs regulations and review process	2
37.	Reference	Add Regulatory Maps and Overlays in Code	Reference maps for overlay, urban plan, bluff properties, zoning, etc.	1
38.	Signs	Number of Multi-Tenant Wall Signs	Code allows one wall sign per multi-tenant business on each street frontage, which commonly results in required deviations	2
39.	Signs	Offsite Signs	Address Offsite Signage (prohibited use?)	2
40.	Signs	Prohibited Signs	Unclear if a sign program, variance, or Code change is required to allow a prohibited sign type.	1
41.	Signs	Raceways	Need standards	2
42.	Standards	Backyard Visibility	Standards for Visibility of Backyards for second story development, and line of site requirements for projects surrounded by single story development.	2
43.	Standards	Bike Storage Facilities	Needs standards	2
44.	Standards	Blank Walls / Public Art	Discuss possible approaches	3
45.	Standards	Bluff-top Development	Review standards and ensure adequate bluff protection	2
46.	Standards	Building Height	Review Definition	1
47.	Standards	Distance between structures	Clarify how to measure and from where	2
48.	Standards	Electronic Game Machines	Update regulations	2
49.	Standards	Fences and Walls	Discuss two walls running along the same property line; next to each other	1

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
50.	Standards	Fencing	Address concertina or razor wire placement	1
51.	Standards	Floor Area Ratio	Review City regulation of floor area ratios	3
52.	Standards	General Site Improvements	Discuss how to apply standards to new construction or major alterations.	2
53.	Standards	Height - roof - equipment commercial buildings	Code currently allows existing commercial buildings a 5% increase for building height to site roof-mounted equipment.	2
54.	Standards	Length of Driveways	Review for lengths for different situations	3
55.	Standards	Limit on Grade Filling	Need to review and determine whether there should be a limit	2
56.	Standards	Meandering Sidewalks	Review applicability and standards	2
57.	Standards	Non Residential Common Interest Development Criteria	Review Criteria	2
58.	Standards	Outdoor Showers	Clarification needed on whether outdoor showers are permitted	1
59.	Standards	Parking Design Standards (All Zones Except R1)	Currently relies on a handout	1
60.	Standards	Parking Lot Landscaping	Review number of trees appropriate to parking lots	2
61.	Standards	Pools and Spas / Decks	Clarification needed on what constitutes "above ground" and rear setback requirements	1
62.	Standards	Private Play Equipment	Review Setback requirements for Play Equipment, Such as Slides, Skateboard Ramps, Play Houses, and Forts in the R1 Zone. (ZA Determination 08-2)	1
63.	Standards	Residential Required Garage Dimensions (Non-R1 Zone)	Current code provides garage dimensions for R1 zone lots under Section 13-85(a)(1) but not for the other residential zones	2
64.	Standards	Setback Regulation; Irregular Lots	Add section detailing process for establishing location and measurement of setbacks, including irregularly shaped lots.	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
65.	Standards	Sexually-Oriented Material in Hotel/Motel Rooms (08-10)	Review regulations	2
66.	Standards	Trash Bins Limit	Update to reflect State law	1
67.	Standards	Vehicle Parking on Driveways (08-6)	Need clarification and regulation	2
68.	Standards	Walls Adjacent to Arterial Streets	Currently relies on a handout	1
69.	Standards	Wireless Small Cell Design Guidelines - Additional Location Requirements	Replacement pole to be placed within 5 feet of a property line is infeasible for most sites.	2
70.	State Law	Density Bonus	Remove Pro Forma Requirement if unlawful	1
71.	State law	Density Bonus	Update the multiple areas of Density Bonus to meet current state law.	1
72.	Terminology	Department Director Name	Economic and Development Services Director	1
73.	Terminology	Department Name	Update Department name	1
74.	Terminology	Number of Council Members	Update number of City Council members	1
75.	Terminology	Palm Trees vs Palms	The correct name for palm trees is "palms."	1
76.	Use	Amusement Center Use	Incorporate more experiential retail, simulation spaces, axe throwing, escape rooms, smaller venue amusement centers	3
77.	Use	Facialist in AP zones (and others)	Need clarification on use	2
78.	Use	Hookah Lounges (ZA Determination 11-1)	Codify that hookah and smoking lounges are prohibited.	2
79.	Use	Indoors Vehicle Storage	Need process for vehicle storage indoors (except residential) (MCUP?)	2
80.	Use	Learning Center / Tutoring Uses	Need standards	2
81.	Use	Medical Uses	Medical Offices / Med Spas / Botox & Fillers / Wellness Centers / Holistic Medicine	3

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process

Zoning Code Amendment - Study Session - ATTACHMENT 1

#	Category	Subject	Issue	Level (1 - 3)
82.	Use	Office Uses	Various office uses are not defined which can delay processing business licenses.	2
83.	Use	Parking Districts	Specifically zoned for parking lots. Still needed?	3
84.	Use	Repair Services in Industrial Zones	Vehicle Repair Service and parking in Industrial Zones (ZA Determination 09-2)	2
85.	Use	Special land use - animal keeping	Need development standards	2
86.	Use	Special land use - animal services and sales	Need development standards	2
87.	Use	Special land use - day care	Need development standards	2
88.	Use	Special land use - drive through uses	Need development standards	2
89.	Use	Special land use - service stations	Need development standards	2
90.	Use	Unlisted Land Uses	Current Code (13-30(d)) states any unlisted use not similar to another listed use requires CUP. Need implementation guidance	2

Level 1 - Minor Updates

Level 2 - Moderate Work Effort

Level 3 - In-Depth Process