



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, October 28, 2024

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.

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Note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

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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

OCTOBER 28, 2024 – 6:00 P.M.

**ADAM ERETH
CHAIR**

**RUSSELL TOLER
VICE CHAIR**

**JOHNNY ROJAS
PLANNING COMMISSIONER**

**ANGELY ANDRADE
PLANNING COMMISSIONER**

**KAREN KLEPACK
PLANNING COMMISSIONER**

**JON ZICH
PLANNING COMMISSIONER**

**DAVID MARTINEZ
PLANNING COMMISSIONER**

**TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY**

**SCOTT DRAPKIN
ASSISTANT 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: NONE.

PUBLIC HEARINGS:

1. [DESIGN REVIEW 23-0001 AND TENTATIVE PARCEL MAP 23-0002 24-389 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.](#)

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15) Minor Divisions of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Parcel Map PTPM-23-0002 (Parcel Map No. 2023-180) and Design Review PDES-23-0001 based on findings of fact and subject to conditions of approval.

Attachments: [Agenda Report](#)

1. [Planning Commission Draft Resolution](#)
2. [Applicant Letter](#)
3. [Vicinity Map](#)
4. [Zoning Map](#)
5. [Tentative Parcel Map](#)
6. [Site Photo](#)
7. [Plans](#)

OLD BUSINESS: NONE.

NEW BUSINESS: NONE.

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 #: 24-389

Meeting Date: 10/28/2024

TITLE:

DESIGN REVIEW 23-0001 AND TENTATIVE PARCEL MAP 23-0002 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.

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/
PLANNING DIVISION

PRESENTED BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

CONTACT INFORMATION: CHRISTOPHER ALDANA, 714-754-4868;
Christopher.Aldana@costamesaca.gov

RECOMMENDATION:

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2. Approve Parcel Map PTPM-23-0002 (Parcel Map No. 2023-180) and Design Review PDES-23-0001 based on findings of fact and subject to conditions of approval.



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 28, 2024

ITEM NUMBER: PH-1

SUBJECT: DESIGN REVIEW 23-0001 AND TENTATIVE PARCEL MAP 23-0002 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.

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

PRESENTATION BY: CHRISTOPHER ALDANA, ASSISTANT PLANNER

**FOR FURTHER INFORMATION CONTACT: CHRISTOPHER ALDANA
714-754-4868
Christopher.Aldana@costamesaca.gov**

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1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15) Minor Divisions of Land, and Section 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Parcel Map PTPM-23-0002 (Parcel Map No. 2023-180) and Design Review PDES-23-0001 based on findings of fact and subject to conditions of approval.

APPLICANT OR AUTHORIZED AGENT:

The applicant and authorized agent is Mehrzad Rafeei representing the property owner, Farshad Sha.

PLANNING APPLICATION SUMMARY

Location:	146 Rochester Street	Application Numbers:	PDES-23-0001 and PTPM-23-0002 (PM 2023-180)
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-HD (Multiple-Family Residential District, High Density)	North:	R3 (Multiple-Family Residential District) improved with an apartment complex.
General Plan:	High Density Residential (HDR)	South:	R2-HD (Multiple-Family Residential District, High Density) improved with a duplex.
Lot Dimensions:	50 FT x 140.18 FT	East:	R2-HD (Multiple-Family Residential District, High Density) improved with two condominiums.
Lot Area:	7,004 sq. ft.	West:	R2-HD (Multiple-Family Residential District, High Density) improved with a single-family residence.
Existing Development:	Single-family dwelling having 894 square feet and a 361 square foot detached garage.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Small Lot Standards	Proposed/Provided
Lot Size		
Lot Width/Depth	No Standard	Parcel 1: 40-foot/80-foot Parcel 2: 50-foot /57-foot
Lot Area	No Standard	Parcel 1: 3,027 square feet Parcel 2: 3,967 square feet
Density/Intensity		
DUs Per Acre (Residential)	15 Lots or Less and 1 DU / 3,000 SF of Lot Area (14.52 DUA)	Total of two units (6.2 DUA)
Building Height		
	2 stories / 27 FT	2 stories / 26 FT 11 IN
Open Space		
Overall Open Space	35% of development area	2,495 SF (35.6%)
Private Open Space	200 SF / Min. 10 FT	Unit 1: Provides 200 Sq. Ft Unit 2: Provides 750 Sq. Ft
Residential Design Guidelines		
2 nd floor to 1 st floor ratio	Maximum 100%	Unit 1: 100% Unit 2: 92%
Development Lot Building Setbacks		
Front	20 FT	20 FT
Side (left (west) / right (east))	5 FT / 5 FT	Unit 1: 13 FT 3 IN/ 5 FT Unit 2: 5 FT / 5 FT
Rear	Main Buildings – 15 FT	Main Buildings – 15 FT
Distance Between Main Buildings	10 FT	13' – 1"

Parking		
Garage	2-car garage per unit	2-car garage/unit (4 spaces)
Open	2 spaces per unit	2 spaces/unit (4 spaces)
TOTAL:		
	8 spaces	8 spaces
CEQA Status	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 lots, each developed with a two-story, detached single-family residence and an attached two-car garage. The proposed subdivision would allow for individual ownership of the units. Staff supports the request because the proposed small lot subdivision project is consistent with applicable goals, objectives, and policies of the General Plan, complies with applicable provisions of the Zoning Ordinance and respective findings, and would be compatible with surrounding residentially zoned development.

SETTING

The project site is located on the north side of Rochester Street between Newport Boulevard and Orange Avenue, in eastside Costa Mesa. The project site is an interior lot located on a level, rectangularly shaped 7,004 square foot parcel.

The property has a General Plan Land Use designation of High Density Residential (HDR) and is zoned Multi-Family Residential District, High Density. The project site is surrounded by residential development that consists of condominiums, multi-tenant apartment complexes, duplexes, and single-family residences. Properties abutting the project site to the north are zoned Multi-Family Residential District (R3). The adjacent properties to the west and east are zoned Multi-Family Residential District, High Density (R2-HD). The properties to the south across Rochester Street are zoned Multi-Family Residential District, High Density (R2-HD).

Exhibit 1 - Project Location



BACKGROUND

Current development on the property consists of an 894 sq. ft. single-family dwelling (SFD) that was constructed in approximately 1923 (as indicated by Orange County records). An approximate 50-foot-long driveway with access from Rochester Street abuts the north side of the residence and leads to a 361 square-foot single-car detached garage.

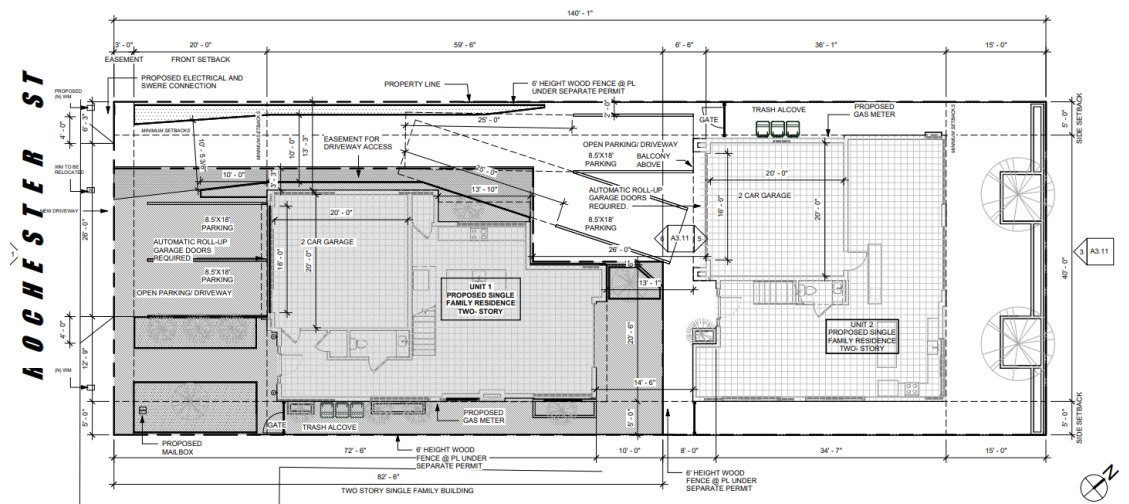
EXHIBIT 2 - Existing Street View of 146 Rochester Street



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-HD zoning district pursuant to Costa Mesa Municipal Code (CMMC) Section 13-30 with the approval of a Parcel Map and Design Review applications.

EXHIBIT 3 – Proposed Site Plan



ANALYSIS

Residential Small Lot Subdivision / Tentative Parcel Map

Pursuant to CMMC Section 13-42.1, a residential small lot subdivision is allowed in multi-family residential districts and is intended to provide flexible development standards to promote a wider range of homeownership opportunities in the City. Pursuant to CMMC, small lot subdivisions shall be processed according to the City's "Design Review" and State "Parcel Map" procedures.

The CMMC requires that the maximum density of a small lot subdivision is the same as the underlying zoning district (R2-HD, Multiple-Family Residential District, High Density) and required development standards are specified pursuant to CMMC Section 13-42.3(b)(1-6). The R2-HD, Multiple-Family Residential District, High Density is intended to promote the development of multi-family rental as well as ownership dwelling units. The maximum density allowed is one unit for every 3,000 square feet of lot area, which equals 14.52 units per gross acre. A comparison of the Small Lot Subdivision standards and the proposed project is provided above in the "Development Standards Comparison" table. As indicated in this table, the project is designed in compliance with the City's standards.

The existing 7,004 square-foot property is rectangular shaped and is 140 feet deep by 50 feet wide. The Tentative Parcel Map application proposes the creation of two lots consisting of Parcel 1 (3,027 square feet) and Parcel 2 (3,976 square feet). Parcel 1 is proposed relatively rectangular shaped with 40 feet of street frontage on Rochester Street, and Parcel 2 is proposed to be located generally behind Parcel 1 with an approximate 10-foot-wide driveway access that also has frontage on Rochester Street. The City's Residential Small Lot Subdivision standards do not require a minimum lot size.

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

- *That the map is consistent with the general plan, applicable specific plan(s), and the Zoning Code;*
- *The proposed use intended for the subdivision is compatible with the general plan;*
- *That the property is physically suitable to accommodate the subdivision;*
- *That the design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities;*
- *That the division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements; and*

- *That the discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Control Board.*

As indicated in the below “Findings” section of this report, the project complies with above findings to approve the Tentative Parcel Map. In addition, pursuant to the Subdivision Map Act, Government Code Section 66474, a parcel map must be denied if one or more findings are made:

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

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

Design Review

The proposed development includes two new two-story single-family residences that are proposed to be approximately 2,400 square feet of living area each, with attached two car garages, and four bedrooms. The maximum height of the residences is proposed to be 26’ - 11”.

Pursuant to CMMC Section 13-42.2, a new residential small lot development project shall be processed according to the City’s Design Review procedures. The City’s Design Review application process ensures that the proposed development complies with the Costa Mesa Zoning Code and meets the intent of the *Residential Design Guidelines*. Table 1 below provides a summary of the residential development proposed on each Parcel.

Table 1 - Unit Characteristics

	1 st Floor Area (including Garage)	2 nd Floor Area	2 nd Floor/ 1 st Floor Ratio	Bedroom Count	Bathroom s (Full/Half)	Parking Spaces (Garage/ Open)	Lot Area
Unit 1 (Parcel 1)	1,767 SF	1,409 SF	0.79	4	3 Full / 1 Half	2/2	3,027.23 SF
Unit 2 (Parcel 2)	1,835 SF	1,407 SF	0.76	4	4 Full/ 1 Half	2/2	3,976.77 SF

To grant Design Review approval, the Planning Commission must find that the improvements:

- *Comply with the Zoning Code and meets the intent of the residential design guidelines;*
- *The visual prominence of a two-story house in a predominantly single-story neighborhood provides appropriate transitions between first and second floors and complies with second floor offsets; and*
- *Comply with maximum density standards pursuant to the General Plan and provides affordable housing to low or very-low-income households for affordable multi-family housing developments.*

As indicated in the below “Findings” section of this report, the project complies with all required findings to approve the requested Design Review application.

Residential Design Guidelines

As indicated in the above Design Review findings, small lot subdivisions are subject to the City’s *Residential Design Guidelines*. The proposed development meets the intent of the City’s *Residential Design Guidelines* as follows:

- **Second-Story Design and Building Mass:** 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. The elevations also include varied facades and articulations with concrete and vertical wood siding.

- **Second-Story Setbacks:** According to the *Residential Design Guidelines*, "the second-story interior side building elevation should be set back an average of 10 feet but shall be no closer than five feet from the side property line". However, the *Guidelines* specify that only a five-foot second-story setback is required for units less than 2,700 square feet of living area. Both units are proposed less than 2,700 square feet and with five-foot secondary setback, and therefore are in compliance with the second-story setback requirements.
- **Elevation Treatments:** All units feature a variety of projections and include articulation on each wall, varying roof types and materials. Building materials include concrete and vertical wood siding and seam metal 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 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. Second-story windows facing north, west and east are located without direct views into the neighboring properties.
- **Consistency in Architectural Design:** The proposed design includes modern farmhouse features with materials and finishes that remain durable and require minimal maintenance. In addition, each façade features a variety of overhangs, materials, and roof forms, which provides visual interest and façade articulation (see the below Exhibit 4).

Exhibit 4 - Architectural Renderings



The immediately surrounding neighborhood features a diverse collection of architectural styles including other residences with modern and eclectic influences, and residences with midcentury modern and traditional styles (see the below Exhibit 5).

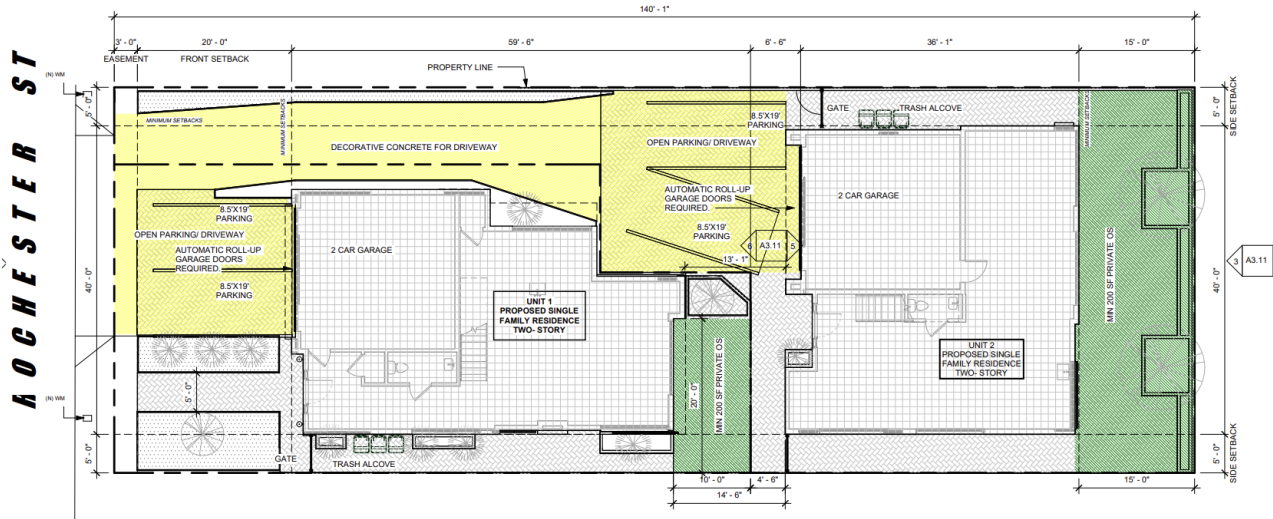
Exhibit 5 – Neighboring Property Street View Examples



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 comply with the CMMC required private open space (see the below Exhibit 6). Unit 1 provides 200 square feet of private open space and Unit 2 provides 750 square feet of private open space. Pursuant to the CMMC, each unit will also provide adequate space outside for three trash containers without encroaching into the garage space and without being visible from the public right of way.

Exhibit 6 - Open Space Plan



Parking and Circulation

Pursuant to the City’s Small Lot Subdivision Standards, each unit is proposed with four bedrooms and therefore requires two covered and two open parking spaces for each parcel (see the below Table 2). As required by the CMMC, the proposed open parking

spaces are located directly adjacent to the proposed garages and are surrounded by landscaped areas.

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

The project proposes one 26-foot-wide vehicular ingress/egress (“driveway-apron”) that serves two driveways. Each proposed driveway provides access to a separate two-car garage and two open-parking spaces located on each parcel. Pursuant to the Residential Small Lot Subdivision standards, driveway width is required to be 10-foot minimum, except 16-foot when serving multiple dwelling units. The proposed project access design complies with the minimum 10-foot width requirement for each proposed driveway. Pursuant to CMMC Section 13.42.3(b)(3)(a), each parcel is provided adequate driveway and walkways that are connected to the existing public sidewalk. Both the City’s Fire Department and Public Works Department have reviewed the project access design for conformance with minimum safety and access criteria.

Lastly, the CMMC requires that all parking and driveways consist of decorative concrete, pavers, or other material subject to review by the Development Services Director. Condition of Approval (COA) No. 15 is included to ensure driveway material compliance, to be approved prior to issuance of a building permit.

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

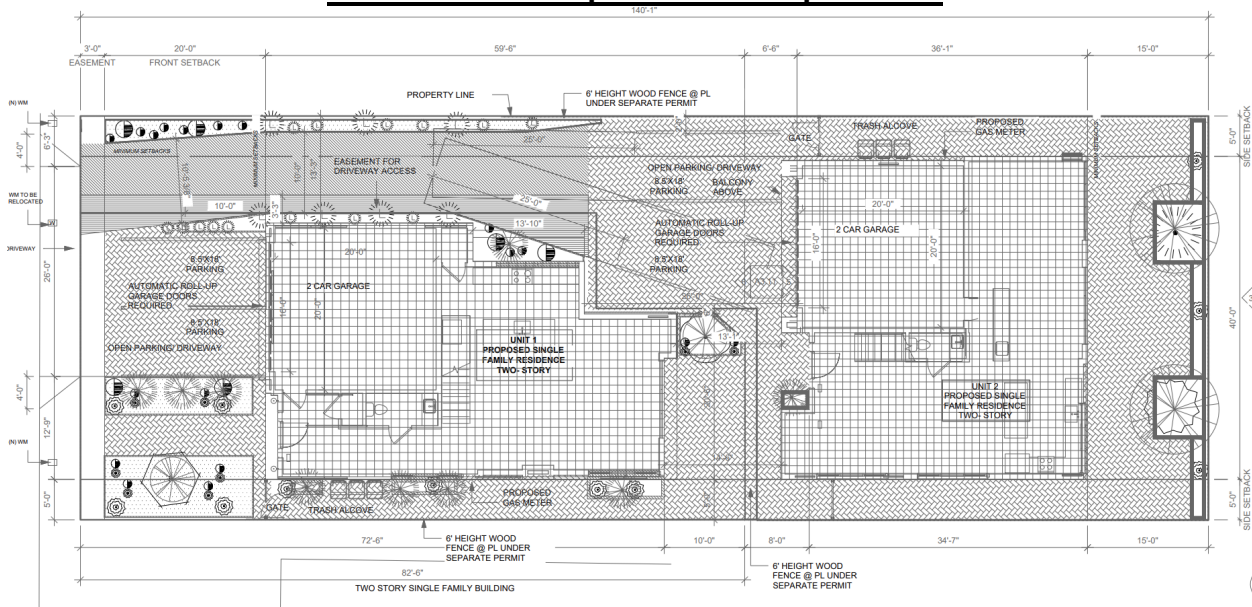
Per CMMC Section 13-106, all required landscape areas shall consist of drought tolerant plant material and shall meet the minimum number of plant types based on the total landscape square footage. The project proposes a total of 480 square feet of landscaping with a mixture of usable and decorative landscaping. The number of plants and trees required and proposed is provided in Table 3 below.

Table 3 - Landscaping Requirements

	Requirement	Proposed
Tree Count	2.4 (one, 15-gallon tree or larger per 200 square feet of landscape area)	4
Shrub Count	19.2 (one shrub for every 25 square feet of landscape area)	20
Groundcover coverage	70% with the remaining area to incorporate uncontaminated compost/mulch	70%

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 Exhibits 7 which shows the proposed landscape plans for Parcels 1 and Parcel 2).

Exhibit 7 - Conceptual Landscape Plans



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

Utilities

The CMMC requires that new construction provide undergrounding of all utilities on site, including existing utility poles. As required, all new and existing utilities will be installed underground. Conditions of approval require that any new backflow preventers or related equipment be installed outside of the front landscape setback and be screened from view from any location on- or off-site. As required by the CMMC, all utility meters shall be

screened from view from the public right of way and neighboring properties. Conditions of approval will require that prior to building permit approval, the applicant shall submit for approval of a comprehensive utilities plan to ensure that the water and sewer mains are adequate, and utility upgrades will be required if the existing infrastructure is not adequate. The plan will be reviewed by both the City's Building Division and Public Works Department.

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 a single-family dwelling and detached garage located on a multi-family zoned parcel (R2-HD) to construct two, two-story detached single-family dwelling units with attached garages, which will increase the City's housing stock and maximize the ownership opportunities and density 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 encompassed by multi-family zoned parcels featuring various types of single and multi-family development. The proposed project complies with General Plan Objective LU-2A in that the proposed multi-unit development is consistent with the types of development within the surrounding neighborhood and contributes to architectural design that complies with the residential design standards in the neighborhood.

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

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

FINDINGS

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

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

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

The parcel map would allow for a new residential project that would not exceed the maximum allowable density of 14.52 units per acre and, therefore, would be consistent with the General Plan land use designation of Multiple-Family Residential District, High Density, and the R2-HD zone that allows for one unit per 3,000 square feet of lot area. The project design also complies with the applicable development standards for a residential small lot subdivision. The project would provide an additional housing unit consistent with satisfying the City’s required Regional Housing Needs Assessment (RHNA). 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 High Density Residential, which allows multi-family residential uses at a maximum of 14.52 dwelling units per acre. The Parcel Map proposes a residential use that does not exceed the maximum density allowed per the General Plan and therefore the proposed use is compatible with 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 in regards to topography, located within an established residential neighborhood, currently improved with residential development and suitable to accommodate two residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes to subdivide a parcel into two lots that does not exceed the minimum R2-HD maximum density of one dwelling unit for 3,000 square-feet of lot area. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, result in a negative impact on the environment as a whole or require extensive infrastructure improvements to provide service to the site.

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

The project provides 35.6 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 will be graded similar to existing conditions and currently has connections to the public sewer system for the existing onsite 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.

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

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

The project proposes a maximum density of one dwelling unit per 3,000 square feet of lot area, which is consistent with the maximum allowable density for the R2-HD Zone and the Multiple-Family Residential District, High Density 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, articulation of roof forms, and projections including eaves and overhangs to provide visual interest as viewed from the street. The exterior materials include a metal roof and a combination of primarily vertical sheet metal clad siding, vertical wood siding with cement plaster accents. The aesthetic of the homes include 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 four new trees on-site. The project will not result in privacy impacts to the surrounding residences based on the proposed window fenestration patterns and the proposed setbacks from the neighboring properties.

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

The neighborhood includes a mixture of one and two-story residential properties consisting of apartments, duplexes, condos, and single-family residences. The abutting property to the west consists of a one-story residence and the abutting properties to the north and east consist of two-story residential development. The second-story design proposes a second-to-first floor ratio in compliance with the design guidelines with articulation on both roof forms and wall planes.

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

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

ENVIRONMENTAL DETERMINATION

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

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

- The project is located within the City of Costa Mesa and is consistent with the R2-HD Zoning Designation and the High 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 (14.52 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 an existing single-family residence 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 or directs a reduction in the proposed density of the housing project, and the development is determined to be consistent with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, the Planning Commission must make the following written findings:

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

LEGAL REVIEW

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

PUBLIC NOTICE

Pursuant to CMMC Section 13-29(d) three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. **Mailed notice.** A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site on October 16, 2024. 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 October 18, 2024.
3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on October 18, 2024.

As of the completion date of this report, no written public comments have been received. Any public comments received prior to the October 28, 2024, Planning Commission meeting will be provided separately.

CONCLUSION

Staff supports the applicant's request to develop a Residential Small Lot Subdivision in that the proposed development is consistent with the City's R2-HD zoning designation which emphasizes the development of multi-family ownership dwelling units, and the General Plan which strongly encourages 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-2024-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DESIGN REVIEW PDES-23-0001 AND TENTATIVE PARCEL MAP 23-0002 TO CREATE TWO PARCELS EACH CONTAINING A NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE WITH AN ATTACHED TWO-CAR GARAGE IN THE R2-HD ZONE FOR PROPERTY AT 146 ROCHESTER STREET

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

WHEREAS, Planning Application PDES-23-0001 and Tentative Parcel Map 23-0002 was filed by Mehrzad Rafeei, authorized agent for the property owner, Farshad Sha requesting approval of the following: A residential small lot subdivision to create two parcels, and for the construction of two new detached residential units, one on each parcel. The applicant proposes to demolish the existing residential unit and covered parking;

WHEREAS, a duly noticed public hearing held by the Planning Commission on October 28, 2024 with all persons having the opportunity to speak for and against the proposal; and

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

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

NOW, THEREFORE, based on the evidence in the record and the findings contained in Exhibit A, and subject to the conditions of approval contained within Exhibit B, the Planning Commission hereby **APPROVES** Planning Application PDES-23-0001 and Tentative Parcel Map PTPM-23-0002 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PDES-23-0001 and Tentative Parcel Map PTPM-23-0002 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 28th day of October, 2024.

Adam Ereth, Chair
Costa Mesa Planning Commission

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

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2024-__ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on October 28, 2024 by the following votes:

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

Scott Drapkin, Secretary
Costa Mesa Planning Commission

Resolution No. PC-2024-__

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 parcel map would allow for a new residential project that would not exceed the maximum allowable density of 14.52 units per acre and, therefore, would be consistent with the General Plan land use designation of Multiple-Family Residential District, High Density and the R2-HD zone that allows for one unit per 3,000 square feet of lot area. The project design also complies with the applicable development standards for a residential small lot subdivision. Lastly, the project would provide an additional housing unit consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA). 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 High Density Residential, which allows multi-family residential uses at a maximum of 14.52 dwelling units per acre. The Parcel Map proposes a residential use that does not exceed the maximum density allowed per the General Plan and therefore, the proposed use is compatible with 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 in regards to topography, located within an established residential neighborhood, currently improved with residential development and suitable to accommodate two residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes to subdivide a parcel into two lots that does not exceed the minimum R2-HD maximum density of one dwelling unit for 3,000 square-feet of lot area. Adequate infrastructure exists to serve the proposed project and the project will not result in the loss of any habitat, result in a negative impact on the environment as a whole or require extensive infrastructure improvements to provide service to the site.

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

Facts in Support of Findings: The project provides 35.6 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. The project is proposed to include operable windows and will be fully insulated as required by the building code.

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

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

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

Facts in Support of Finding: The lot will be graded similar to existing conditions and currently has connections to the public sewer system for the existing onsite 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 preparation and implementation of a Stormwater Pollution Prevention Plan (SWPPP) for construction-related activities, which will specify the “best management practices” (BMPs) that the project will be required to implement during construction activities to ensure that all potential pollutants of concern (including sediment) are prevented, minimized, and/or otherwise appropriately treated prior to being discharged from the subject property.

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

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

Facts in Support of Findings: The project proposes a maximum density of one dwelling unit per 3,000 square feet of lot area, which is consistent with the maximum allowable density for the R2-HD Zone and the Multiple-Family Residential District, High Density 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, articulation of roof forms, and projections including eaves and overhangs to provide visual interest from the street. The exterior materials include a metal roof and a combination of primarily vertical sheet metal clad siding, vertical wood siding with cement plaster accents. The aesthetic of the homes include 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 four new trees on-site. The project will not result in privacy impacts to the surrounding residences based on the proposed window fenestration patterns and the proposed setbacks from the neighboring properties.

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

Facts in Support of Finding: The neighborhood includes a mixture of one and two-story residential properties consisting of apartments, duplexes, condos, and single-family residences. The abutting property to the west consists of a one-story residence and the abutting properties to the north and east consist of two-story residential development. The second-story design proposes a second-to-first floor ratio in compliance with the design guidelines with articulation on both roof forms and wall planes.

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; 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-HD Zoning Designation and the High 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 (14.52 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 an existing single-family residence 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.

EXHIBIT B

CONDITIONS OF APPROVAL

- Plng.
1. Approval of Design Review 23-0001 and Tentative Parcel Map No. 23-0002 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 23-0001 and Tentative Parcel Map 23-0002 shall be blueprinted on the face of the site plan as part of the plan check submittal package. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 3. Second floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners. Prior to issuance of a building permit, applicant shall provide a window placement study demonstrating compliance with this condition.
 4. The final subdivision map shall be recorded with the County prior to the issuance of grading permits or building permits for the proposed development.
 5. The applicant shall install a six-foot high decorative block wall around the perimeter of the proposed development lot pursuant to the CMMC. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them and/or provide adequate privacy screen by trees and landscaping.
 6. Prior to building permit final, the developer shall construct decorative block walls or wood fencing on the interior property lines of the master development lot pursuant to the CMMC. Any future modifications to the fencing on the interior property lines after project completion shall be first reviewed and approved by the Development Services Director and any required permits obtained prior to installation. The location and height of walls and fences shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
 7. No modification(s) of the approved building elevations including, but not limited to, change of architectural type, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Elevations shall not be modified unless otherwise approved by Development Services Director as consistent with the architectural design and features of the

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

8. Prior to issuance of building permits, the Developer shall pay a park impact fee (estimated at \$13,572) or dedicate parkland to meet the demands of the proposed development.
9. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
10. 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.
11. Any ground floor exterior decks/patios shall not be built higher than six inches above natural grade.
12. 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.
13. 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.
14. 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.
15. 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.

16. 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, 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.
 - f. Details of the arranged maintenance of the common easement for driveway access/parking shown within the tentative parcel map
17. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
18. 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.
19. Prior to issuance of Certificate of Occupancy (C of O) the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on a digital storage device, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
20. All utilities servicing irrigation, project lighting and other commonly serving improvements, shall be provided by (a) common meter(s) that is the shared responsibility for all property owners in the development project.
21. 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.
22. 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.
23. Prior to the issuance of Building Permits, the Applicant shall submit a Lighting Plan and Photometric Study for the approval of the City's Development Services Department. The Lighting Plan shall demonstrate compliance with the following:

- (a) Lighting design and layout shall limit spill light to no more than 0.5 foot candle at the property line of the surrounding neighbors, consistent with the level of lighting that is deemed necessary for safety and security purposes on site; (b) Glare shields may be required for select light standards.
24. 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
- TRANS 25. Fulfill mitigation of off-site traffic impacts when issuing Building Permits by submitting the required Traffic Impact Fee to the Transportation Division according to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based on the average daily trip generation rate of 9.43 trip ends per dwelling unit for the proposed project. It includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$2,115.00 NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of the Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and 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.

- Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
 2. The location and height of walls, fences, and landscaping shall comply with Code requirements, as well as any visibility standards for traffic safety related to ingress and egress.
 3. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
 4. Development shall comply with all requirements of Section 13-32 and Article 2.5, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
 5. Prior to the issuance of building permits, the applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suits, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
 7. All on-site utility services shall be installed underground.
 8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.

- Bldg.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
 10. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
 11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
 12. A minimum 20-foot by 20-foot clear inside dimension shall be provided for the two-car garages, with minimum garage door width of 16 feet and automatic garage door openers. The proposed garages shall be used for parking as required by code as it is not habitable space; further excess storage which prevents parking the required number of vehicles is prohibited.
 13. Comply with the requirements of the most recent adopted California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code, 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. Additional Requirement #D Building shall be equipped with Fire-Sprinkler system NFPA 13D. [CRC 313.2]
 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. Maximum area of exterior wall openings shall be determined in accordance with the applicable provisions of California Residential Code.
 17. Comply with the requirements of the following adopted codes Code, 2019 California Building Code, 2019 California Electrical code, 2019 California Mechanical code , 2019 California Plumbing code , 2019 California Green Building Standards Code and 2019 California Energy Code (or the applicable adopted, California Building code California Electrical code, California Mechanical code California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. Requirements for accessibility to sites, facilities, buildings and elements by individuals with disability shall comply with chapter 11B of the 2019 California Building Code.
 18. Prior to the Building Div. (AQMD) issuing a demolition permit contact South Coast Air Quality Management District located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178 Tel: 909- 396-2000 Or Visit their web site <http://www.costamesaca.gov/modules/showdocument.aspx?documentid=2338> 1 The Building Div. will not issue a demolition permit until an Identification no.is provided By AQMD
 19. Sanitary Code Requirements #19 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.

- Eng.
20. Additional requirements #A - All single-family residential buildings shall have a newly installed photovoltaic (PV) system or newly installed PV modules prior to building final inspection. [T-24 150.1(c)14]
 21. Additional Requirement #C - Submit a precise grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: (1) An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area); (2) A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course; and (3) A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit , the rough grading certificate shall be submitted to the Building Div.
 22. Additional Requirement #D - Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
 23. Additional requirement #E - 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 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
 24. Additional Requirement #C - All single-family residential buildings shall have an electric outlet install ready for heat pump, cooktop, dryer, and shall be future ready for ESS and EV charger. [T-24 150.0(s), (t), (u), and (v); CGC 4.106.4.1]
 25. The elevations shown on all plans shall be on Orange County benchmark datum.
 26. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of Final Tract Map
 27. 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 Tract Map. Cross lot drainage shall not occur
 28. 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.
 29. 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.
 30. Prior to occupancy on the Tract, 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 Tract Map.
 31. 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.
 32. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

33. 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.
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. The Parcel shall be developed in full compliance with the State Map Act and the City of Costa Mesa Municipal Code (C.C.M.M.C.), except as authorized by the Costa Mesa City Council and/or Planning Commission. The attention of the Subdivider and his engineer is directed to Section 13-208 through 13-261 inclusive, of the Municipal Code.
36. 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.
37. 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.
38. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Parcel Map.
- Fire 39. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.
- Water 40. Residential fire sprinklers shall be provided for the new units
- Water 41. 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.
- AQMD 42. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000
OR
Visit their web site:
<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>
The Building Division will not issue a demolition permit until an identification number is provided by AQMD.
- Sani. 43. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- School 44. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

**146 ROCHESTER ST,
COSTA MESA, CA 92627**

PROJECT DESCRIPTION

The proposed project is to develop two-unit two-story single-family homes. Submitted under small lot subdivision ordinance. The site is in the R2-HD zone and is approximately 7,004 square feet in size, parcel number 425-443-10. A single-family resident is currently located at the site that will be demolished.

The current parcel will be divided into two parcels. Parcel A will be about 3,027.23 SF and parcel B would be 3,976.77 SF, including the access driveway.

The home at parcel A has been designed to have approximately 2,376 SF of living space with 4 bedrooms. This building has a unique private open space located at the rear side of the building with a fence around it that makes it functional and efficient without disturbing the privacy of adjacent neighbors.

Visibility to the rear building has been minimized to respect the privacy of the parcel B residents.

The home at parcel B has been designed to have approximately 2,442 SF of living space with 4 bedrooms. Taking advantage of rear yard setback made a spacious private open space with some landscape areas. Planting areas have been covered with draught tolerant landscape materials and watered with low flow irrigation system.

Each home will have an attached, two car garage with two additional open parking spaces, in front of the garage.

The proposed development plan provides opportunity for new hope ownership with respect to residents and neighbors privacy and complying with small lot ordinance requirements.

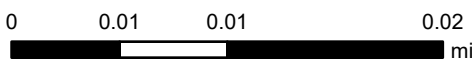
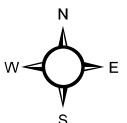
Vicinity Map - 146 Rochester Street

Legend

-  City Limit
-  Addresses
-  Aqua
-  Silver



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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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Zoning Map - 146 Rochester Street



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TWO SINGLE FAMILY RESIDENCES

FARID DADASHI

PLS 9650

EXISTING RESIDENCE APN 425-443-11

LOT 121 NEWPORT HEIGHTS M.M 4/83

APARTMENT HOUSE (5+ UNITS)

BENCH MARK:

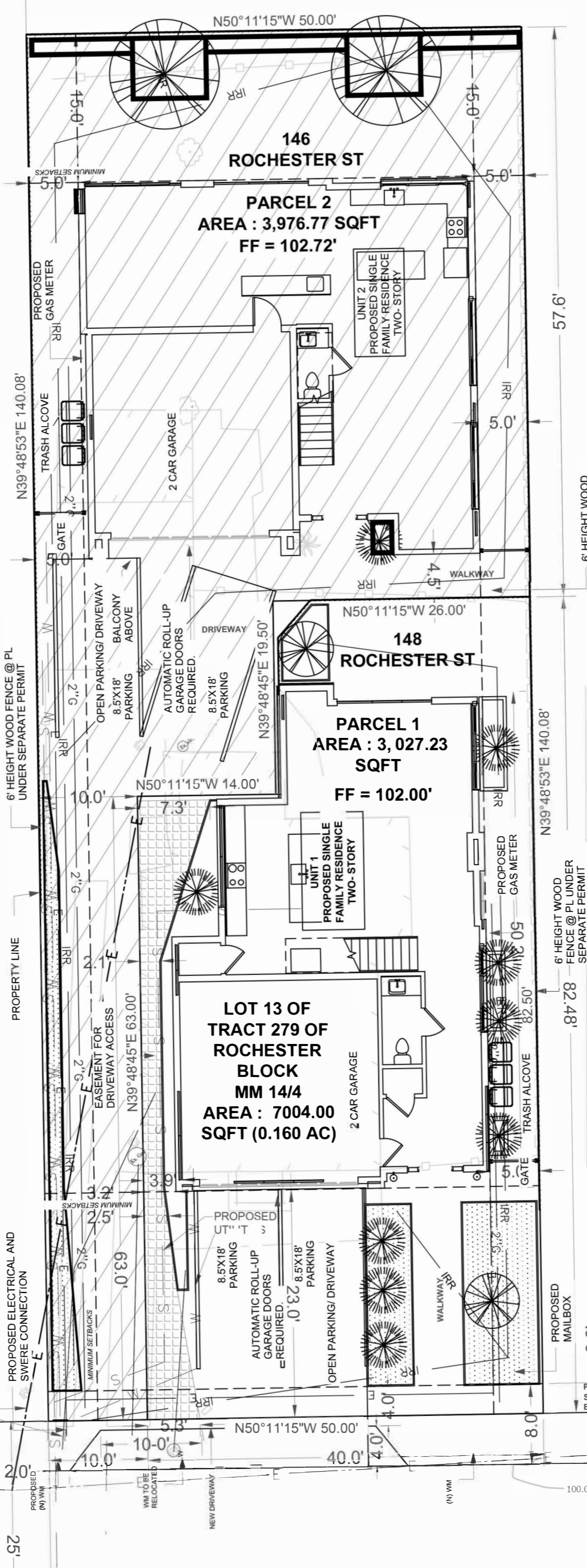
ORANGE COUNTY B.M. #1E-100-74

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "1E-100-74", SET IN THE SOUTHERLY CORNER OF A 4 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE EASTERLY CORNER OF THE INTERSECTION OF NEWPORT BOULEVARD AND BROADWAY, 77 FT. NORTHEASTERLY OF THE CENTERLINE OF BROADWAY AND 54 FT. SOUTHEASTERLY OF THE CENTER OF THE CENTER MEDIAN ALONG NEWPORT BOULEVARD. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEVATION: 95.63' (NAVD 88. YEAR LEVELLED 2005)

LEGEND:

- PROPERTY BOUNDARY
PROPOSED LOT LINE
CENTERLINE



LEGAL DESCRIPTION

FOR APN/PARCEL ID(S): 425-443-10

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CRY OF COSTA MESA. COUNTY OF ORANGE. STATE OF CAUFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 13 IN TRACT 279 OF ROCHESTER BLOCK, IN THE CITY OF COSTA MESA, AS PER MAP SHOWN IN BOOK 14, PAGE 4 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID ORANGE COUNTY.

EASEMENTS

THERE IS NO EASEMENT AFFECTING SAID PROPERTY BASED ON TITLE REPORT, PACIFIC COAST TITLE COMPANY, ORDER NO. 10277473, DATED AUGUST, 07, 2023.

BASIS OF BEARINGS:

THE BEARING N 50°11'15" W AS BEING THE CENTERLINE OF ROCHESTER STREET AS SHOWN ON TRACT 279, MAP OF ROCHESTER BLOCK, AS PER MAP SHOWN IN BOOK 14, PAGE 4 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE RECORDER OF SAID CONTY.

GENERAL NOTES:

PROJECT ADDRESS: 146 ROCHESTER ST, COSTA MESA, CA 926927
EXISTING ZONING: RESIDENTIAL
EXISTING LAND USE: RESIDENTIAL
PROPOSED LAND USE: RESIDENTIAL
DEVELOPMENT AREA: GROSS AREA: 7004 SF, 0.161 AC
NET AREA: 7004 SF, 0.161 AC
DATE MAP PREPARED: SEPTEMBER 2023
NUMBERED LOTS: 2 LOTS SINGLE FAMILY RESIDENCE

DEVELOPER/OWNER:

OWNER: FARAZ KOOSHA LLC
CONTACT: FARSHAD SHA
EMAIL: W.24158@GMAIL.COM
TEL: (949)202-8903

UTILITY PROVIDERS:

ELECTRICITY
GAS
WATER
BUILDING OFFICIAL
SEWER DISTRICT

LAND SURVEYOR:

FARID DADASHI PLS
26253 SOLRIO
MISSION VIEJO CA 92692
ORANGE COUNTY

PROPOSED UTILITIES LEGEND:

- W WATER LINE
2" GAS LINE
S SEWER LINE
IRR IRRIGATION LINE

EXISTING RESIDENCE 144 ROCHESTER STREET
LOT 12 TRACT NO 279 M.M. 14/4 APN 425-443-09
SINGLE FAMILY RESIDENTIAL

EXISTING RESIDENCE 150 ROCHESTER STREET
EXISTING RESIDENCE 152 ROCHESTER STREET
APN 937-35-026
937-35-027
PM 2007-150 CONDOMINIUM UNIT (RESIDENTIAL)

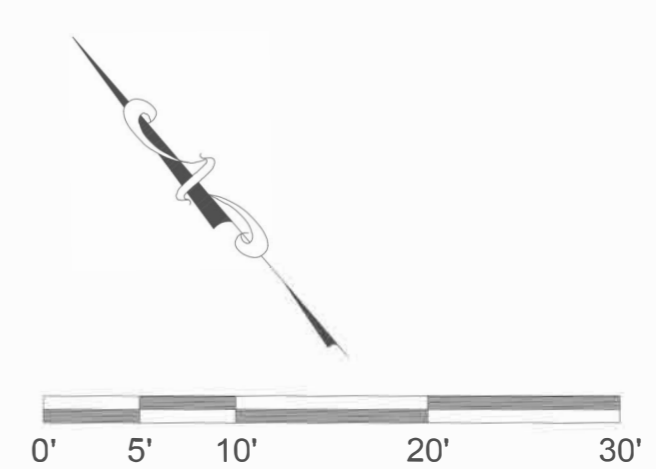
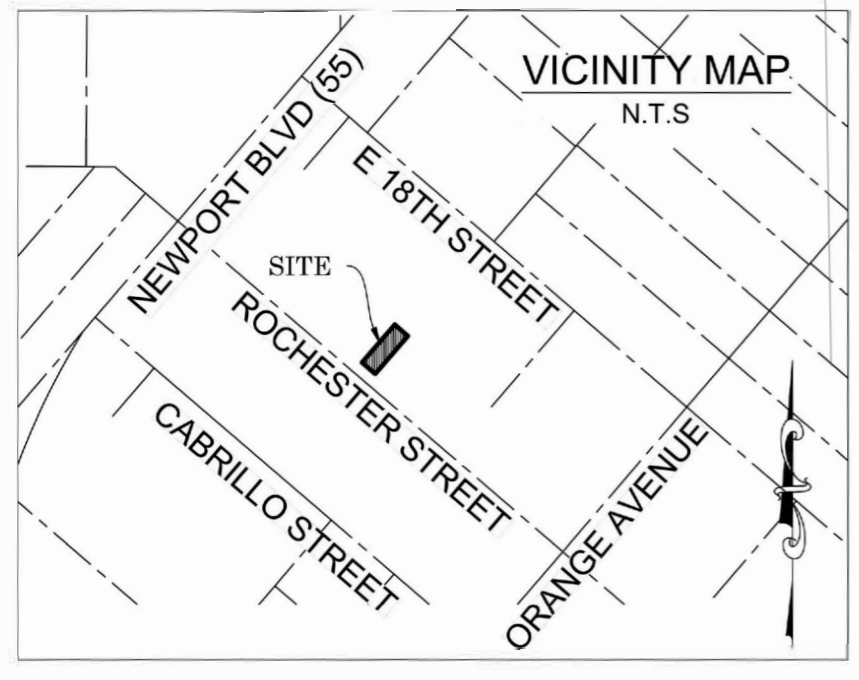
LAND SUBJECT OVERFLOW:

SPECIAL FLOOD HAZARD AREA = OUT
FLOOD ZONE CODE = X

ROCHESTER STREET

(BASIS OF BEARINGS)

N50°11'15"W 1345.24'



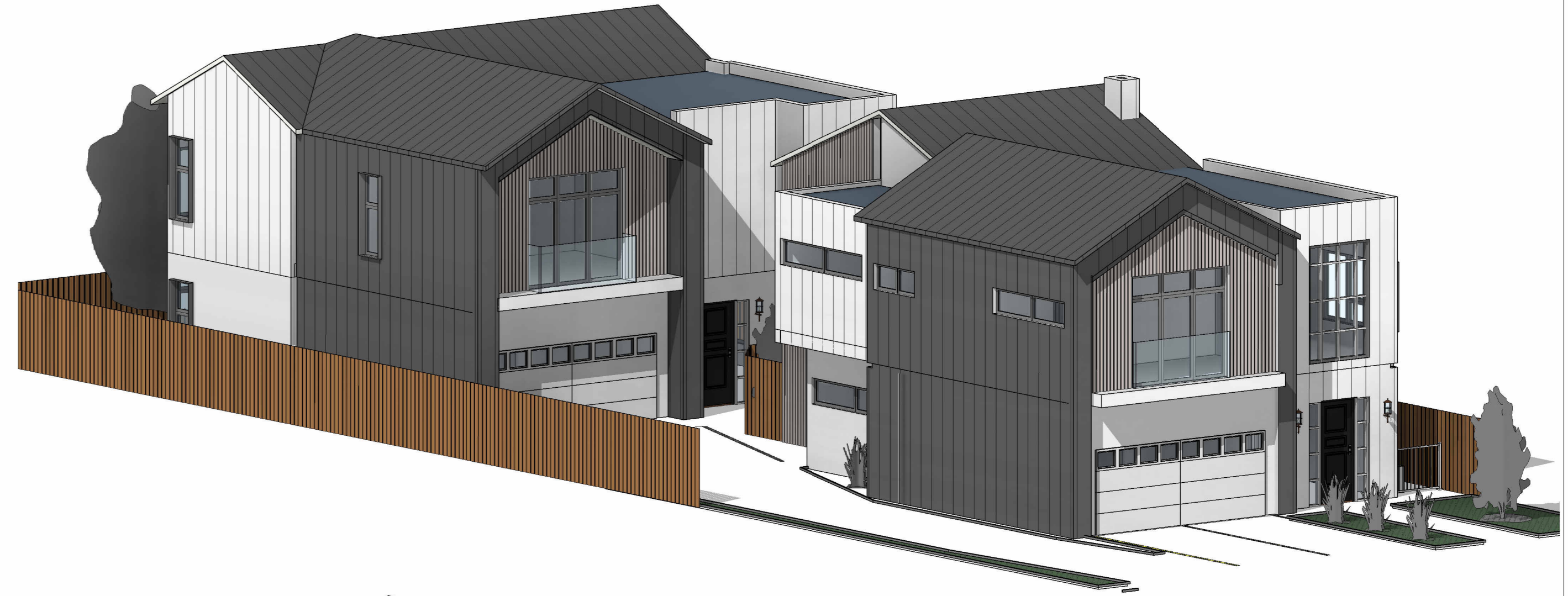
SCALE: 1" = 10'
CONTOUR INTERVAL: 2'

Site Photo



ROCHESTER RESIDENCES

146 ROCHESTER ST, COSTA MESA, CA 92627



The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.

THE ABOVE DRAWINGS, SPECIFICATIONS, AND SCHEDULES ARE FOR INFORMATION ONLY AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY OTHER WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Revision N.	Revision Desc.	Revision Date

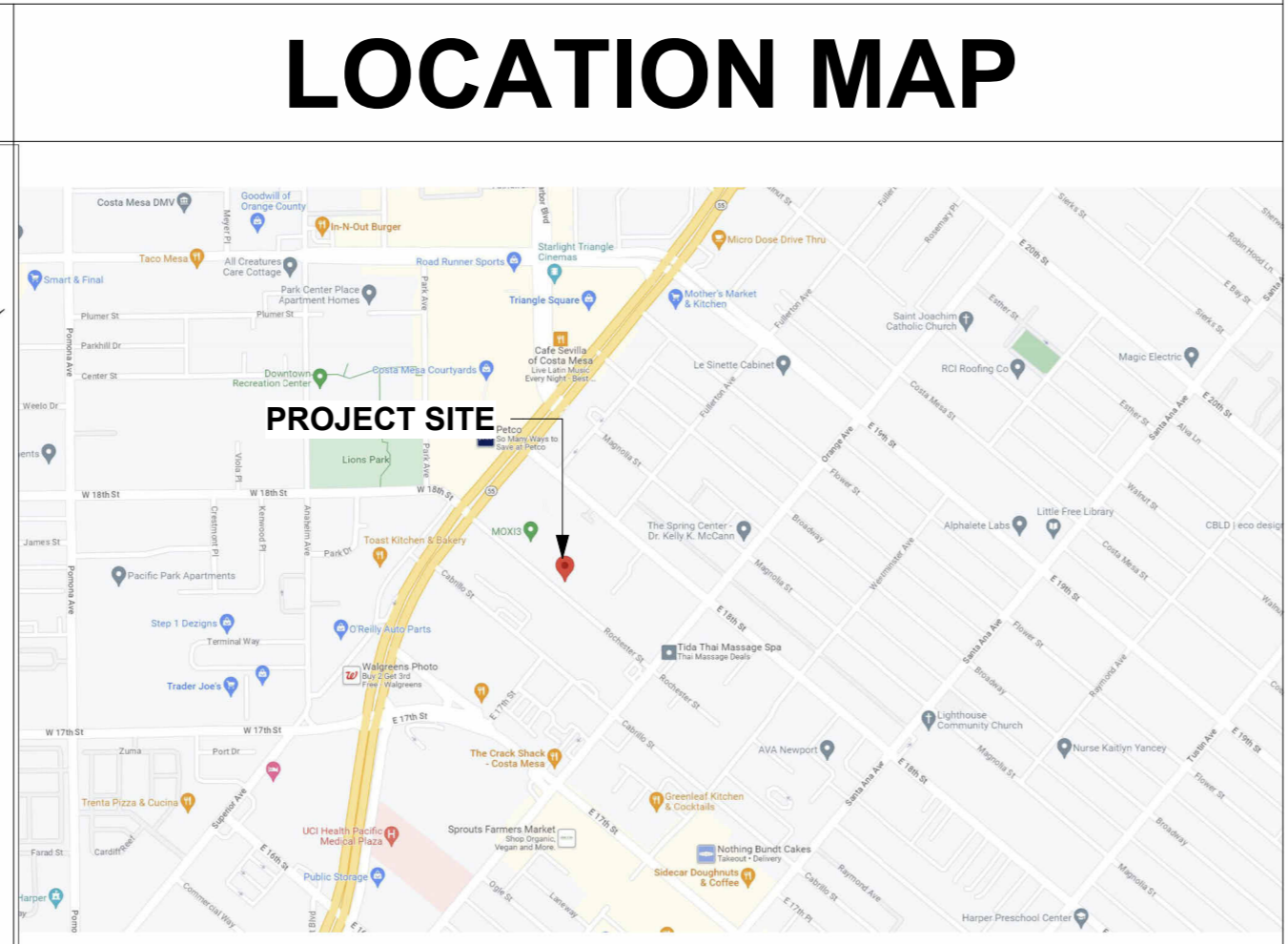
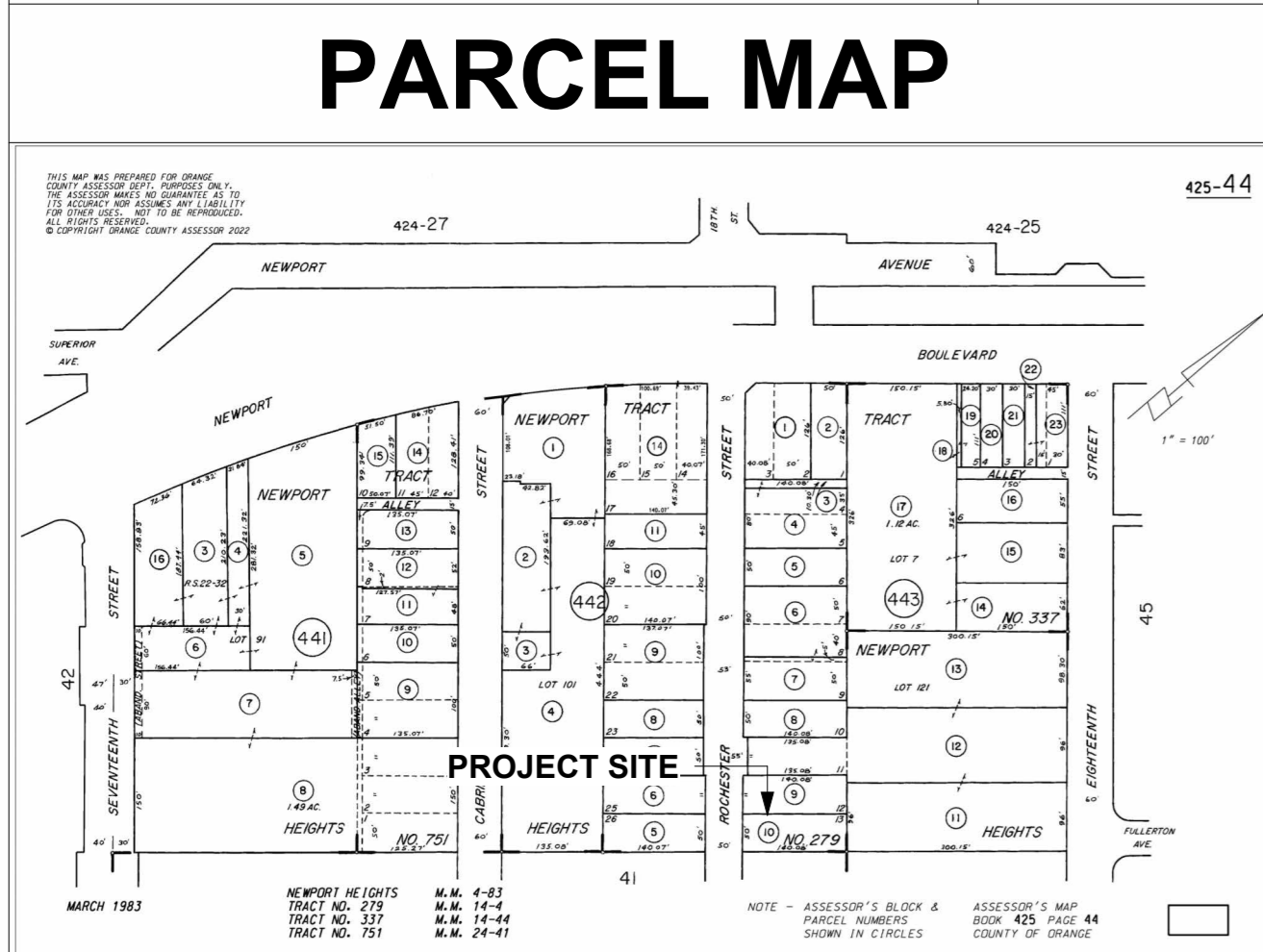
SYMBOLS		ABBREVIATIONS	
	SLOPE ARROWS	ABV. A.F.F. A.F.S.	ABOVE ABOVE FINISH FLOOR ABOVE FINISH SURFACE
	SLOPE ARROWS	BD. BEL. BLK. BLKG. BM. BOT. BLDG. BTW.	BOARD BELOW BLOCK BLOCKING BEAM BOTTOM BUILDING BETWEEN
	ELEVATION CALLOUTS	C.L. C.B. CEM. CER. C.I.P. CLG. CLO. CLR. C.O. COL. COM. CONC. CONT. C.W. C.Y. C.Y.D.	CENTER LINE CATCH BASIN CEMENT CERAMIC CAST IRON PIPE CEILING CLOS. CLEAR CLEAN OUT COLUMN COMMON CONCRETE CONTINUOUS COLD WATER CERAMIC TILE CUBIC YARD
	GRID BUBBLE	H.B. HWD. HGT. H.P.T. HDR. HTR. H.W. HORIZ. H.C.	HOSE BIBB HARDWOOD HEIGHT HIGH POINT HEADER HEATER HOT WATER HORIZONTAL HOLLOW CORE
	BUILDING ELEVATION SHEET NUMBER	I.D. INT. INSUL. INV. I.P.S. I.I.C.	INSIDE DIAMETER INTERIOR INSULATION INVERT IRON PIPE SIZE IMPACT INSULATION CLASS
	INTERIOR ELEVATIONS SHEET NUMBER	LAV. LGTH LKR.	LAVATORY LENGTH LOCKER
	BUILDING SECTION SHEET NUMBER	MIN. MAS. MAX. MECH. MEMB. MTL. M.H. MISC. M.O. M.R. MFG.	MINIMUM MASONRY MAXIMUM MECHANICAL MEMBRANE METAL MANHOLE MISCELLANEOUS MASONRY OPENING MOISTURE RESISTANT MANUFACTURER
	WALL SECTION SHEET NUMBER	N.I.C. NO. NOM. N.T.S.	NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE
	DETAIL NUMBER SHEET NUMBER	OBSC. O.C. O.D. O.V. O.P.P.	OBSCURE ON CENTER OUTSIDE DIAMETER OFFICE OPENING OVERFLOW OPPOSITE
	DETAIL TICK	PL. PARTN. PLAS. PLYWD. PAIR. P.L.	PROPERTY LINE/PLATE PARTITION PLASTER PLYWOOD PAIR PLASTIC LAMINATE
	MATCHLINE	F.D. F.E.C. F.G. F.H.C. FIN. FLR. FLRG. FTG. F.G.L. F.S. FLUOR. F.O.C. F.O.M. F.O.S. F.F. F.J.	FLOOR DRAIN FIRE EXTINGUISHER CABINET EXHAUST FIRE HOSE CABINET FINISH FLOOR FLOORING FOOTING FIXED GLASS FLOOR SINK FLUORESCENT FACED CONCRETE FACE OF MASONRY FACE OF STUD FACE OF FINISH FINISH FLOOR FLOOR JOIST
	BREAK LINE	GA. GALV. G.I. GL. GR. GYP. BD. G.D.	Gauge GALVANIZED GALVANIZED IRON GLASS GRADE GYPSUM BOARD GARBAGE DISPOSAL
	KEYNOTES	R. RAD. REINF. RESIL. RD. RM. R.O. REF. REQ'D.	RISER RADIUS REINFORCING RESILIENT ROOF DRAIN ROOM ROUGH OPENING REFRIGERATOR REQUIRED
	CEILING HEIGHT	S.C. SHIT. SIM. SHTG. SQ. STD. STL. STRUCT. S.S. SUSP. SPECS. STOR. S.T.C. S.F. T. T.O.P.L.	SOLID CORE SHEET SIMILAR SHEATHING SQUARE STANDARD STEEL STRUCTURAL STAINLESS STEEL SUSPENDED SPECIFICATIONS STORAGE SOUND TRANSMISSION CLASS SQUARE FOOT SEE STRUCTURAL DRAWINGS
	CEILING HEIGHT	TEL. TERR. T & G T.O.C. T.O.W. TYP. THRU TEMP. T.O.P. T. T.O.P.L.	TELEPHONE TERRAZZO TONGUE AND GROOVE TOP OF CURB TOP OF WALL TYPICAL THROUGH TEMPERED TOP OF PARAPET TREAD TOP OF PLATE
	CEILING HEIGHT	U. U.O.N.	URINAL UNLESS OTHERWISE NOTED
	CEILING HEIGHT	EA. ELEC. ELEV. ENCL. EXH. EXIST. EXP. EXT. E.J.	EACH ELECTRICAL ELEVATION ENCLOSURE EXHAUST EXISTING EXPANSION EXTERIOR EXPANSION JOINT
	CEILING HEIGHT	FLOOR FINISH	FLOOR FINISH

PROJECT DATA	
PROJECT DESCRIPTION	
<p>PROPOSED TWO-UNIT TWO-STORY SMALL LOT SUBDIVISION ON A 7,004 SQUARE FOOT PARCEL. THE TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY PROPOSED TO BE 4 BEDROOMS. THE TWO-STORY DETACHED SINGLE-FAMILY RESIDENCE AT THE FRONT OF THE PROPERTY PROPOSED TO BE 4 BEDROOMS.</p>	
<p>DEFERRED PLAN CHECK SUBMITTALS/SEPARATE PERMIT- IF APPLICABLE- SEPARATE PERMIT FOR EACH BUILDING:</p> <ol style="list-style-type: none"> 1. AUTOMATIC FIRE SPRINKLER SYSTEM (NFPA13) & MONITORING 2. DEMOLITION OF EXISTING STRUCTURE 3. GRADING 4. SOLAR PV 7. SHORING 8. ACCESSORY BUILDING 9. HAZARDOUS MATERIAL ABATEMENT & REMOVAL 10. EMERGENCY RESPONDER RADIO COVERAGE 	

ZONING ANALYSIS	
ZONE:	R2-HD
REQUIRED / PROVIDED YARDS FOR DEVELOPMENT LOT:	FRONT: 20' SIDE: 5' REAR: 15'
ALLOWABLE HEIGHT:	2 STORIES/27'
SITE GROSS AREA:	7,004 SF
MAX ALLOWABLE DENSITY:	1 DU/3,000 SF=2 UNITS
PROPOSED DENSITY:	2 UNITS
PARKING REQUIRED:	3 BEDROOM AND MORE: 2 GARAGE SPACES + 2 OPEN PARKING SPACES
PARKING PROVIDED:	UNIT 1 (4-BEDROOM): 2 GARAGE+ 2 OPEN PARKING UNIT 2 (4-BEDROOM): 2 GARAGE+ 2 OPEN PARKING
OPEN SPACE REQUIRED= 35% OF LOT AREA=	2,451 SF
TOTAL LOT AREA =	7,004 SF
DRIVEWAY, OPEN PARKING =	-1,707 SF
TOTAL BUILDING FOOTPRINT(1,367+1,435)=	-2,802 SF
OPEN SPACE PROVIDED	= 2,495 SF

PROPERTY INFORMATION	
SITE ADDRESS:	146 ROCHESTER ST, COSTA MESA, CA 92627
APN'S:	425-443-10
LEGAL DESCRIPTION:	TRACT 279 BLOCK 13
LAND AREA:	7,004 SF

DIRECTORY	
OWNER	OWNER: FARAZ KOOSHA LLC CONTACT: FARSHAD SHA EMAIL: W.24158@GMAIL.COM TEL: (949)202-8903
ARCHITECT	CONTACT: MEHRZAD RAFAEEI EMAIL: MEHRZAD.RAFAEEI@GMAIL.COM TEL: (804) 461-8562
STRUCTURAL	COMPANY: CONTACT: EMAIL: TEL: ADDRESS:
BUILDING AND SAFETY (B&S) NOTES:	<ol style="list-style-type: none"> 1. DWELLING UNITS SHALL BE ELECTRIC READY FOR FUTURE WATER HEATER, COOK TOP, DRYER, HEAT PUMP, EV CHARGING, AND ESS. (T-24 150.0.CCG 4.106.4) 2. ALL RESIDENTIAL UNITS SHALL HAVE SOLAR INSTALL UNDER SEPARATED PERMIT. (T-24 150.1(C)14) 3. GRADING, DEMOLITION, AND EACH STRUCTURE SHALL BE SUBMITTED UNDER SEPARATED PERMIT. 4. SINGLE FAMILY DWELLING SHALL COMPLY WITH THE LATEST BUILDING CODE ADOPTED BY THE STATE. 5. DWELLING UNITS SHALL BE EQUIPPED WITH FIRE SPRINKLER SYSTEM. 6. ENGINEER STRUCTURAL PLAN, CALCULATION AND SOIL REPORT SHALL BE SUBMITTED FOR REVIEW. 7. EACH UNITS SHALL HAVE INDEPENDENT AND SEPARATE UTILITIES. THE UTILITIES SHALL NOT BE LOCATED IN A LOT OTHER THAN THE LOT THAT IS THE SITE OF THE BUILDING STRUCTURE, OR PERMISES SERVED BY SUCH FACILITIES



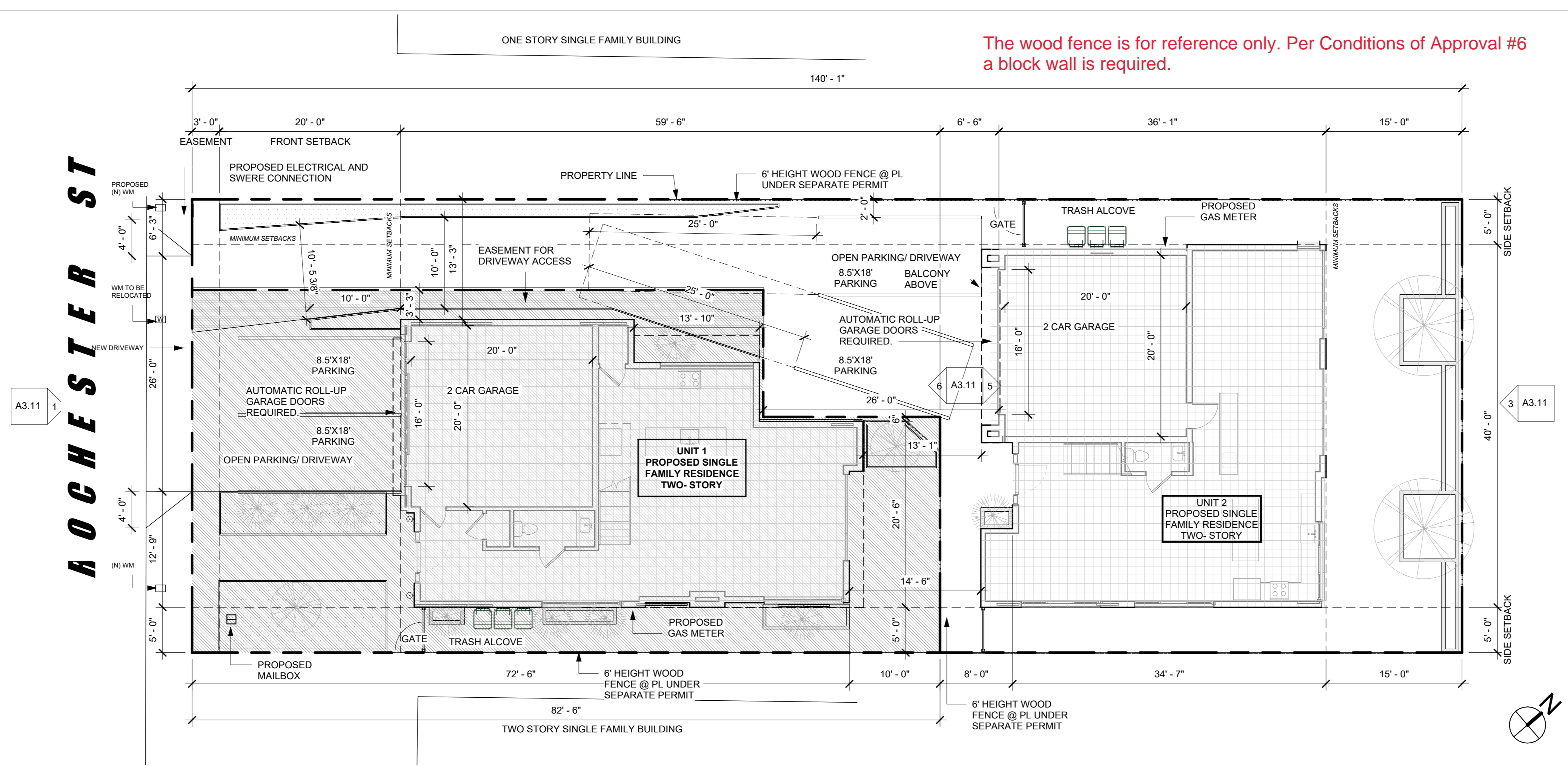
PARCEL 1	
TOTAL LOT 1 =	3,027.23 SF
BUILDING FOOTPRINT =	1,367 SF
1ST FLOOR =	1,367 SF
2ND FLOOR =	1,409 SF
TOTAL BUILDING AREA =	2,776 SF (GARAGE INCLUDED)
GARAGE =	400 SF
TOTAL BUILDING AREA =	2,376 SF (GARAGE EXCLUDED)
PRIVATE OPEN SPACE =	200 SF

PARCEL 2	
TOTAL LOT 2 =	3,976.77 SF
BUILDING FOOTPRINT =	1,435 SF
1ST FLOOR =	1,435 SF
2ND FLOOR =	1,407 SF
TOTAL BUILDING AREA =	2,842 SF (GARAGE INCLUDED)
GARAGE =	400 SF
TOTAL BUILDING AREA =	2,442 SF (GARAGE EXCLUDED)
PRIVATE OPEN SPACE =	200 SF

SHEET INDEX	
A0.00	TITLE SHEET
A2.00	SITE PLAN
A2.01	PRIVACY PLAN
A2.11	1ST & 2ND FLOOR PLAN
A2.13	ROOF FLOOR PLAN
A3.11	BUILDING ELEVATIONS
A3.12	SITE PHOTO

ROCHESTER RESIDENCES
 146 ROCHESTER ST
 COSTA MESA, CA 92627

PROJECT NUMBER:	23010
PROJECT PHASE:	DESIGN REVIEW SUBMITTAL
SHEET ISSUE DATE:	09/13/24
SHEET NAME:	TITLE SHEET
SHEET NUMBER:	A0.00



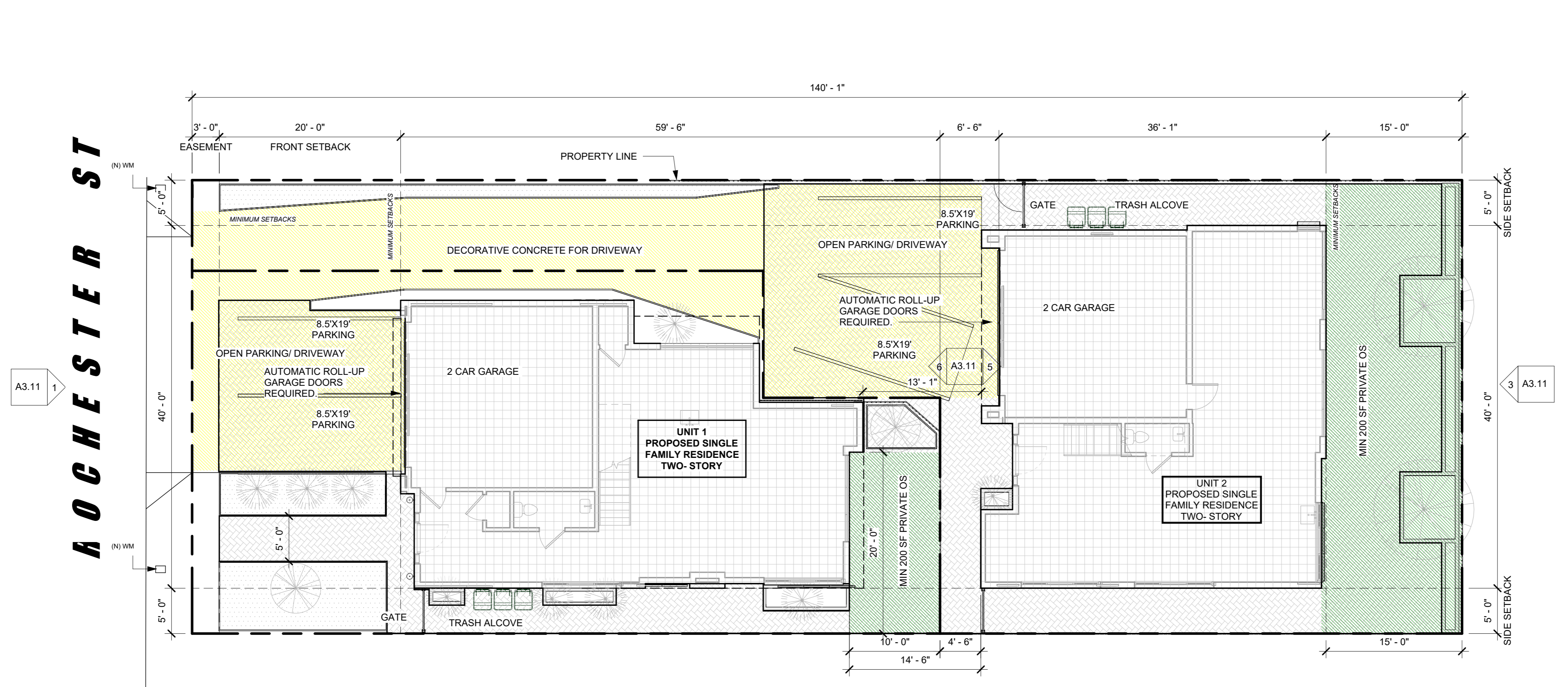
The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.

Revision N.	Revision Desc.	Revision Date

SITE PLAN SCALE: 1/8" = 1'-0" **1**

OPEN SPACE REQUIRED= 35% OF LOT AREA=2,451 SF
TOTAL LOT AREA = 7,004 SF
DRIVEWAY, OPEN PARKING= -1,707 SF
TOTAL BUILDING FOOTPRINT(1,367+1,435)= -2,802 SF
OPEN SPACE PROVIDED = 2,495 SF

PARCEL 1
TOTAL LOT 1 = 3,027.23 SF
BUILDING FOOTPRINT= 1,367 SF
1ST FLOOR= 1,367 SF
2ND FLOOR=1,409 SF
TOTAL BUILDING AREA= 2,776 SF (GARAGE INCLUDED)
GARAGE= 400 SF
TOTAL BUILDING AREA= 2,376 SF (GARAGE EXCLUDED)
PRIVATE OPEN SPACE= 200 SF



LEGEND

- DRIVEWAY
- PRIVATE OPEN SPACE
- PROPOSED STRUCTURE
- PAVED AREA

PARCEL 2
TOTAL LOT 2 = 3,976.77 SF
BUILDING FOOTPRINT= 1,435 SF
1ST FLOOR= 1,435 SF
2ND FLOOR= 1,407 SF
TOTAL BUILDING AREA= 2,842 SF (GARAGE INCLUDED)
GARAGE= 400 SF
TOTAL BUILDING AREA= 2,442 SF (GARAGE EXCLUDED)
PRIVATE OPEN SPACE= 200 SF

ROCHESTER RESIDENCES

146 ROCHESTER ST
COSTA MESA, CA 92627

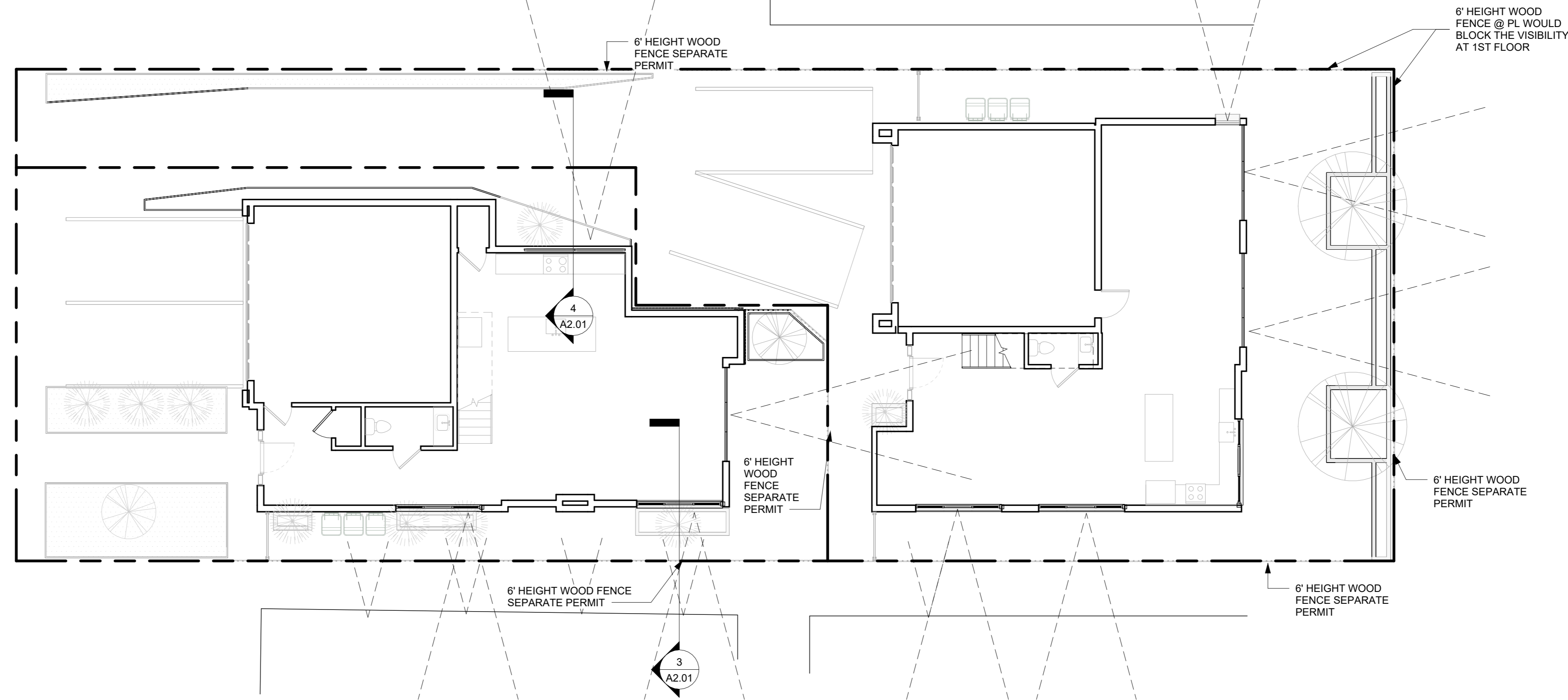
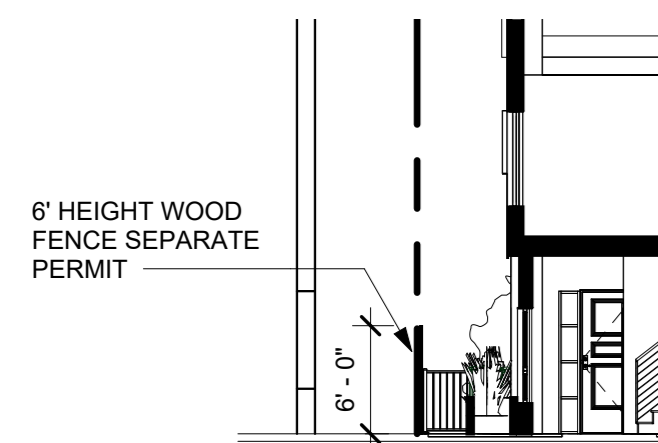
PROJECT NUMBER: **23010**
PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**
SHEET ISSUE DATE: **09/13/24**
SHEET NAME: **SITE PLAN**
SHEET NUMBER:

SITE PLAN-AREA SCALE: 1/8" = 1'-0" **2**

ONE STORY SINGLE FAMILY BUILDING

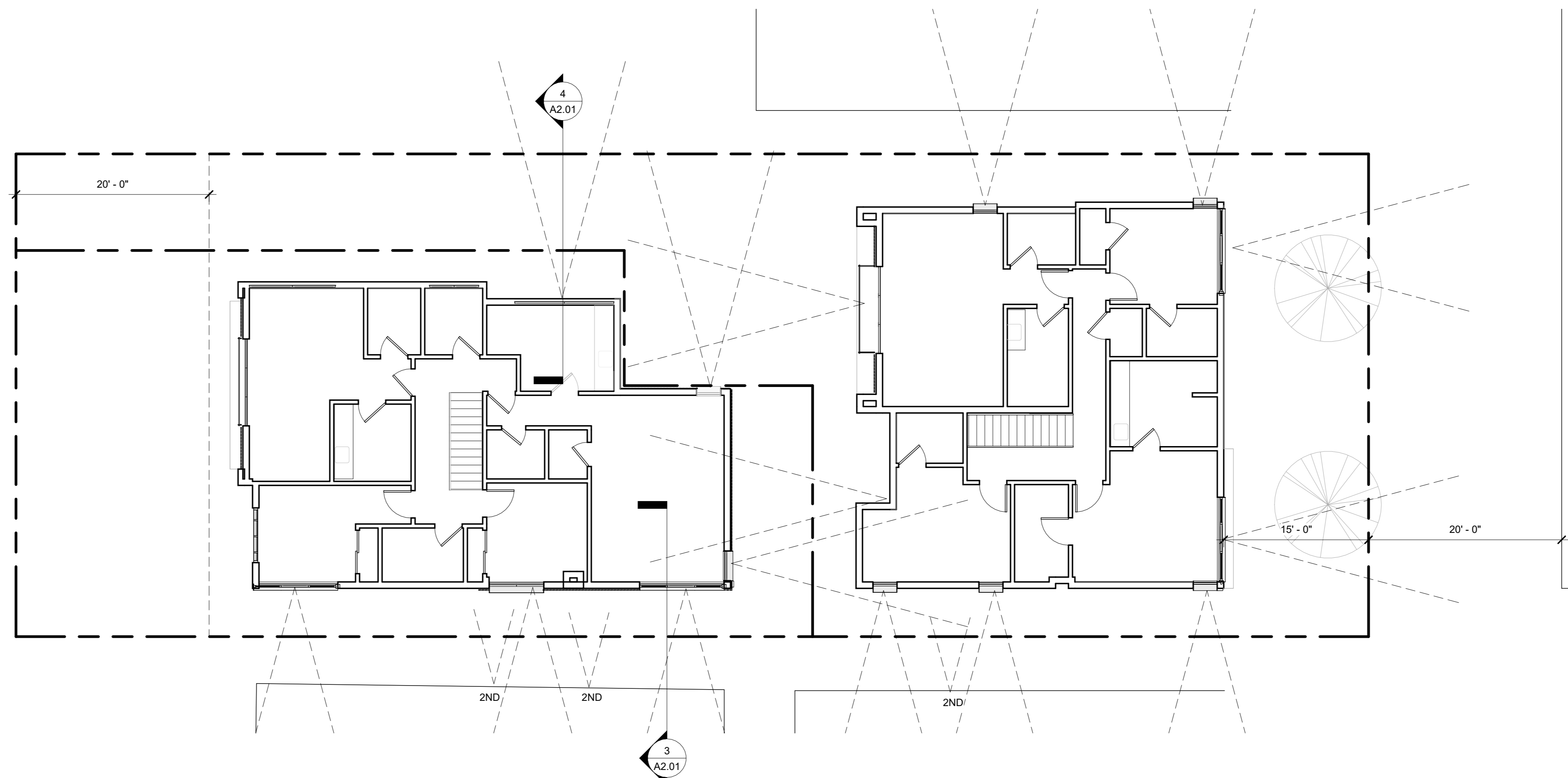
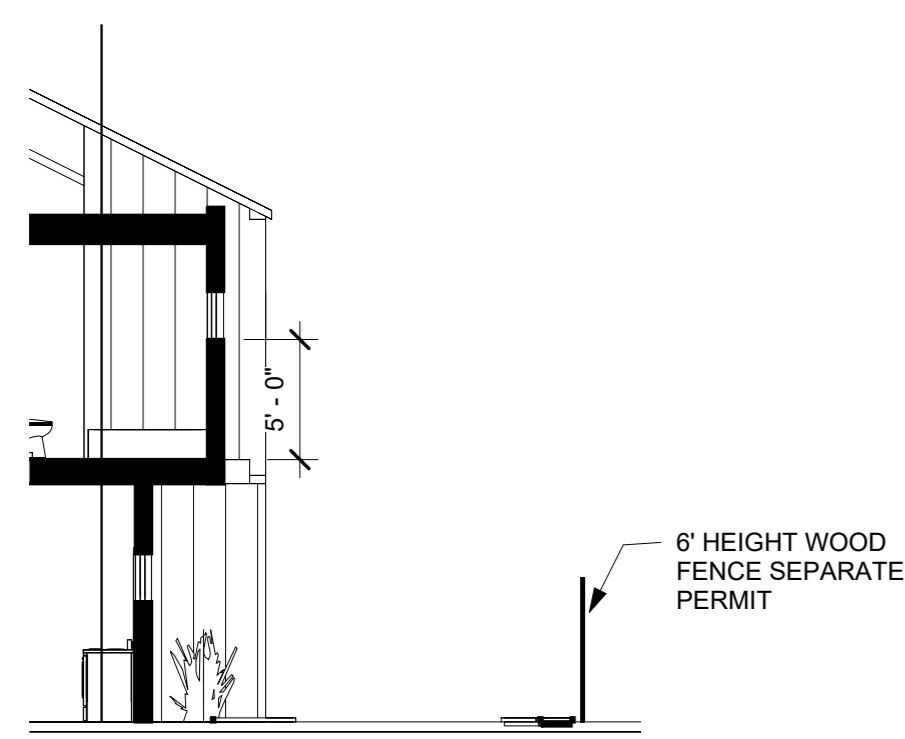
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ONE STORY SINGLE FAMILY BUILDING



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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

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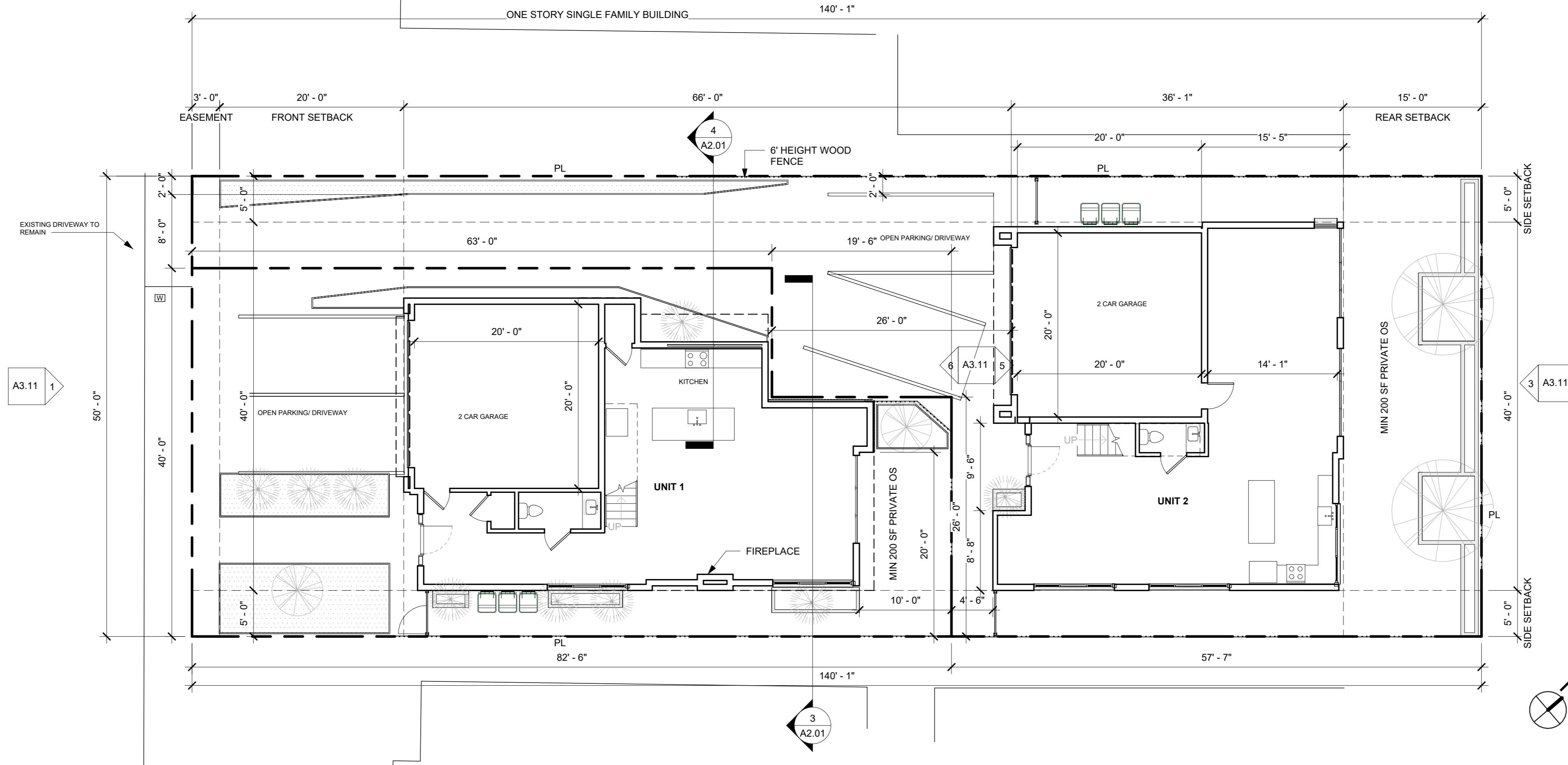
Revision N.	Revision Desc.	Revision Date

ROCHESTER RESIDENCES
 146 ROCHESTER ST
 COSTA MESA, CA 92627

PROJECT NUMBER: 23010
 PROJECT PHASE: DESIGN REVIEW SUBMITTAL
 SHEET ISSUE DATE: 09/13/24
 SHEET NAME: PRIVACY PLAN
 SHEET NUMBER: A2.01

The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.

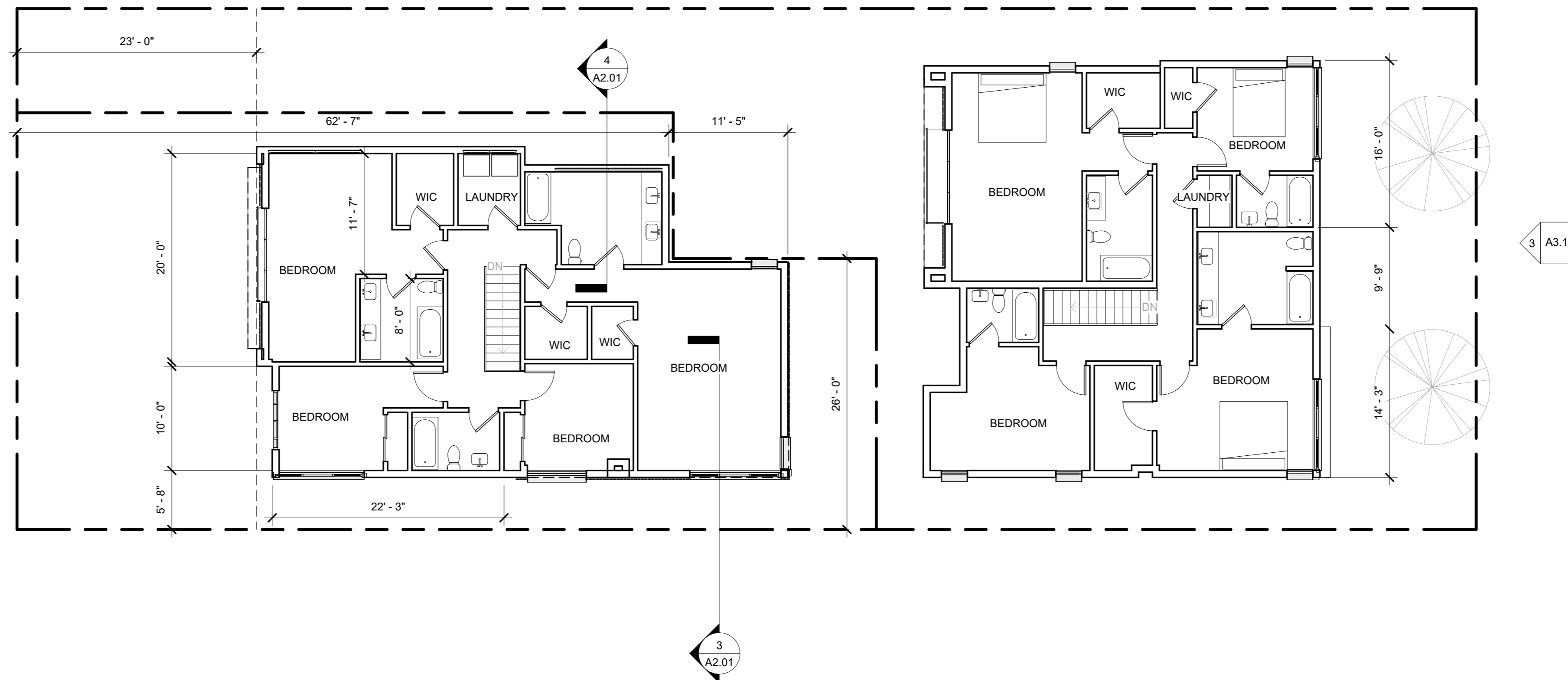
PLAN KEYNOTES



FIRST FLOOR PLAN

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

1



SECOND FLOOR PLAN

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

2

Revision N.	Revision Desc.	Revision Date

PROJECT NUMBER: **23010**

PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**

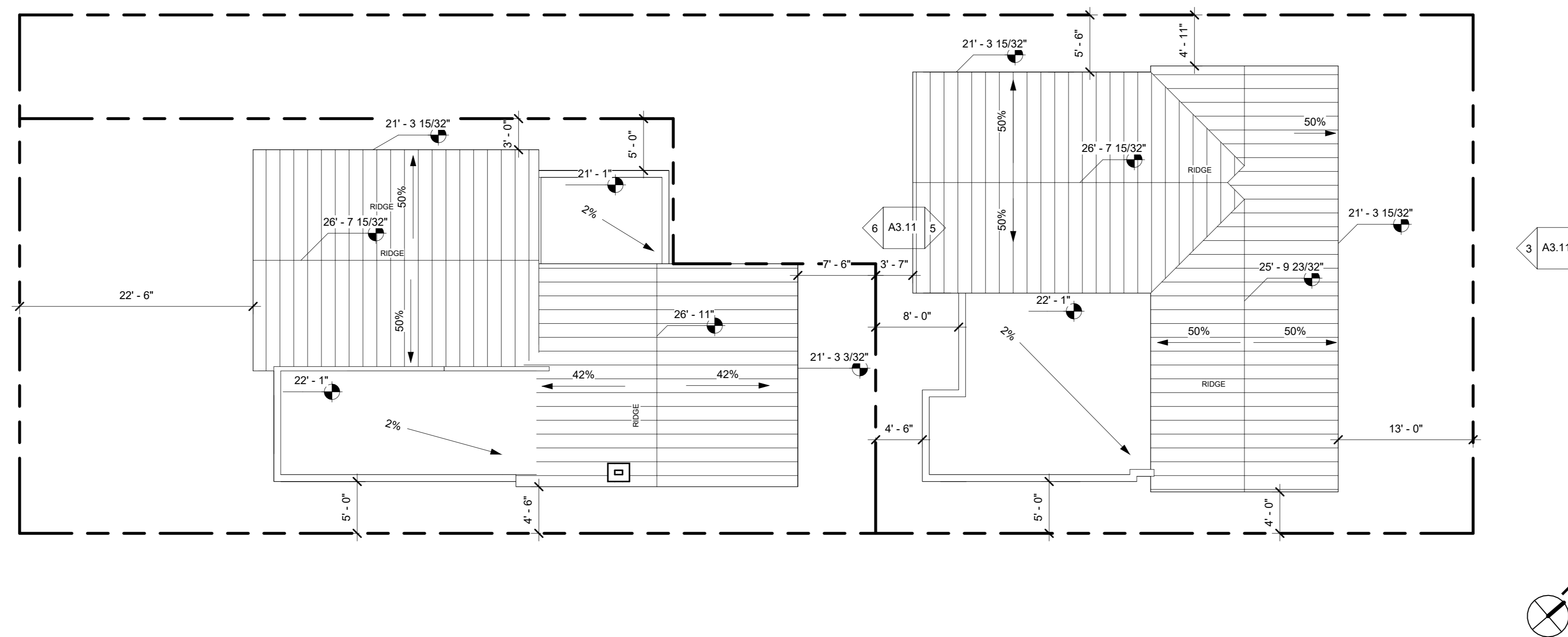
SHEET ISSUE DATE: **09/13/24**

SHEET NAME: **1ST & 2ND FLOOR PLAN**

SHEET NUMBER: **A2.11**

ROCHESTER RESIDENCES

146 ROCHESTER ST
COSTA MESA, CA 92627



PLAN KEYNOTES

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Revision N.	Revision Desc.	Revision Date

- NOTES:**
1. DOOR THRESHOLDS SHALL COMPLY WITH THE FOLLOWING (R311.3.1).
 - A. 3/4 INCHES MAXIMUM AT SLIDING DOORS
 - B. 1/2 INCHES FOR OTHER DOORS
 - C. 7/8 INCHES MAXIMUM THRESHOLD DROP FOR EXTERIOR DOORS THAT ARE NOT A COMPONENT OF THE MEANS OF EGRESS AND DO NOT SWING OVER A LANDING OR STEP
 - D. THRESHOLDS > 1/4 INCH SHALL BE BEVELED AT 1:2
 2. EVERY SLEEPING ROOM AND BASEMENT SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, OR INTO A YARD OR COURT THAT OPENS DIRECTLY INTO A PUBLIC WAY. (R310.1 CRC)
 - A. MINIMUM 5.7 SQUARE FEET OF CLEAR OPENABLE AREA
 - B. MINIMUM CLEAR WIDTH OF 20", MINIMUM CLEAR HEIGHT OF 24"
 - C. HAVE A FINISHED SILL HEIGHT NOT MORE THAN 44" ABOVE THE FLOOR
 3. EVERY DWELLING UNIT SHALL BE PROVIDED WITH HEATING FACILITIES CAPABLE OF MAINTAINING 68 DEG. MINIMUM AT A POINT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS. THE INSTALLATION OF PORTABLE SPACE HEATERS SHALL NOT BE USED TO ACHIEVE COMPLIANCE. (R303.9 CRC)
 4. ENCLOSED SPACE UNDER STAIRS THAT IS ACCESSED BY A DOOR OR ACCESS PANEL SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2-INCH (12.7 MM) GYPSUM BOARD.
 5. A. ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH MEANS TO ILLUMINATE THE STAIRS, INCLUDING LANDINGS AND TREADS. (R303.7 CRC)
 - B. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHT LOCATED AT EACH LANDING OF THE STAIRWAY.
 - C. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING LOCATED AT THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING AT THE BOTTOM LANDING OF THE STAIRWAY. *EXCEPTION:* A LIGHT SOURCE IS NOT REQUIRED AT THE TOP AND BOTTOM LANDING PROVIDED A LIGHT SOURCE IS LOCATED OVER EACH STAIRWAY SECTION.
 - D. LIGHT ACTIVATION (R303.7 CRC): WHERE LIGHTING OUTLETS ARE INSTALLED IN INTERIOR STAIRWAYS, THERE SHALL BE A WALL SWITCH AT EACH FLOOR LEVEL TO CONTROLLED LIGHTING OUTLET WHERE THE STAIRWAY HAS SIX OR MORE RISERS. THE ILLUMINATION OF EXTERIOR STAIRWAYS SHALL BE CONTROLLED FROM THE INSIDE OF THE DWELLING UNIT. *EXCEPTION:* LIGHTS THAT IS CONTINUOUSLY ILLUMINATED OR AUTOMATICALLY CONTROLLED.
 6. IN ALL ROOMS WITHOUT NATURAL LIGHT AND VENTILATION, ARTIFICIAL LIGHT IS PROVIDED THAT IS CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES (762 MM) ABOVE THE FLOOR LEVEL. SEE ELECTRICAL AND MECHANICAL DRAWINGS FOR ARTIFICIAL LIGHT AND VENTILATION.
 7. ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS OR OTHER OPENINGS INSOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS. (4.406.1)

ROCHESTER RESIDENCES

146 ROCHESTER ST
COSTA MESA, CA 92627

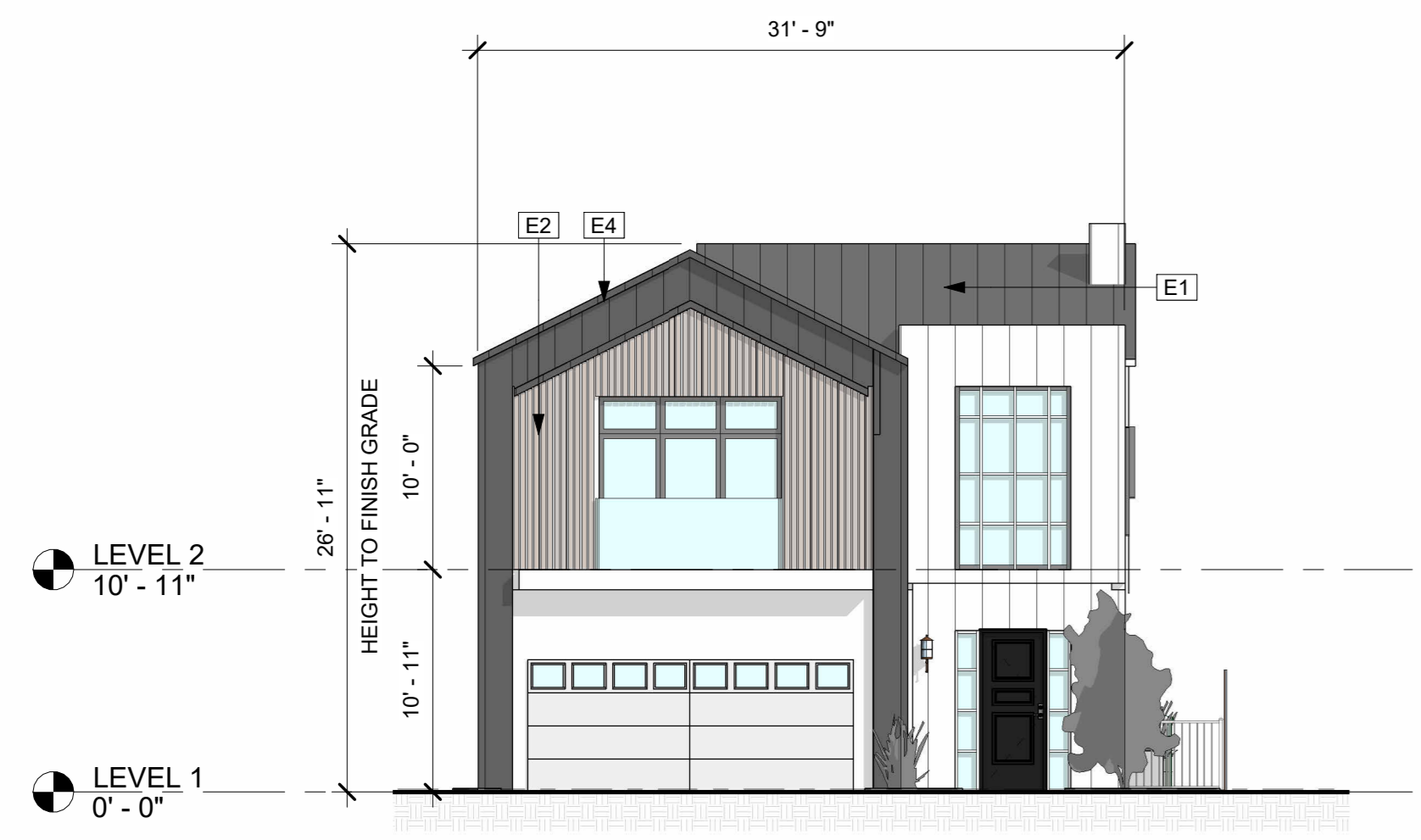
PROJECT NUMBER: 23010
PROJECT PHASE: DESIGN REVIEW SUBMITTAL
SHEET ISSUE DATE: 09/13/24
SHEET NAME: ROOF FLOOR PLAN
SHEET NUMBER: A2.13

ROOF PLAN SCALE: 1/8" = 1'-0" **1**

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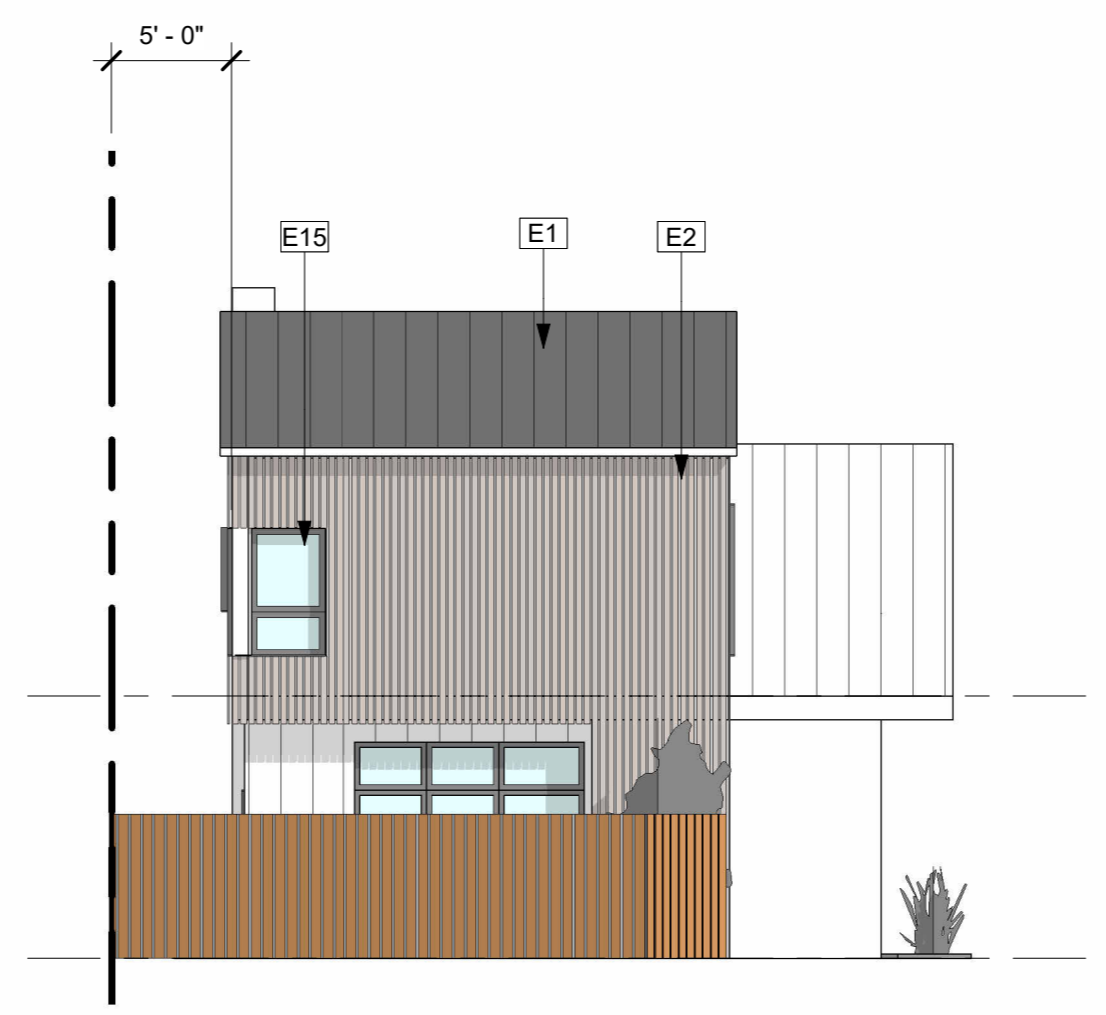
Revision N.	Revision Desc.	Revision Date



SOUTH (ROCHESTER) ELEVATION

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

1



FRONT UNIT NORTH ELEVATION

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

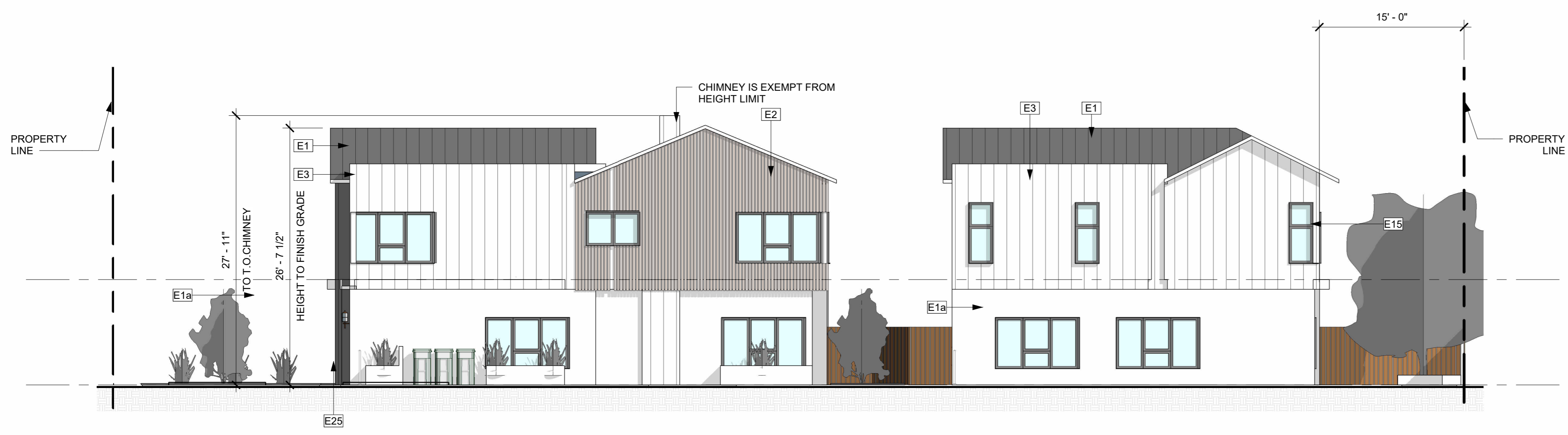
6



REAR UNIT ENTRANCE (SOUTH)

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

5



EAST ELEVATION

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

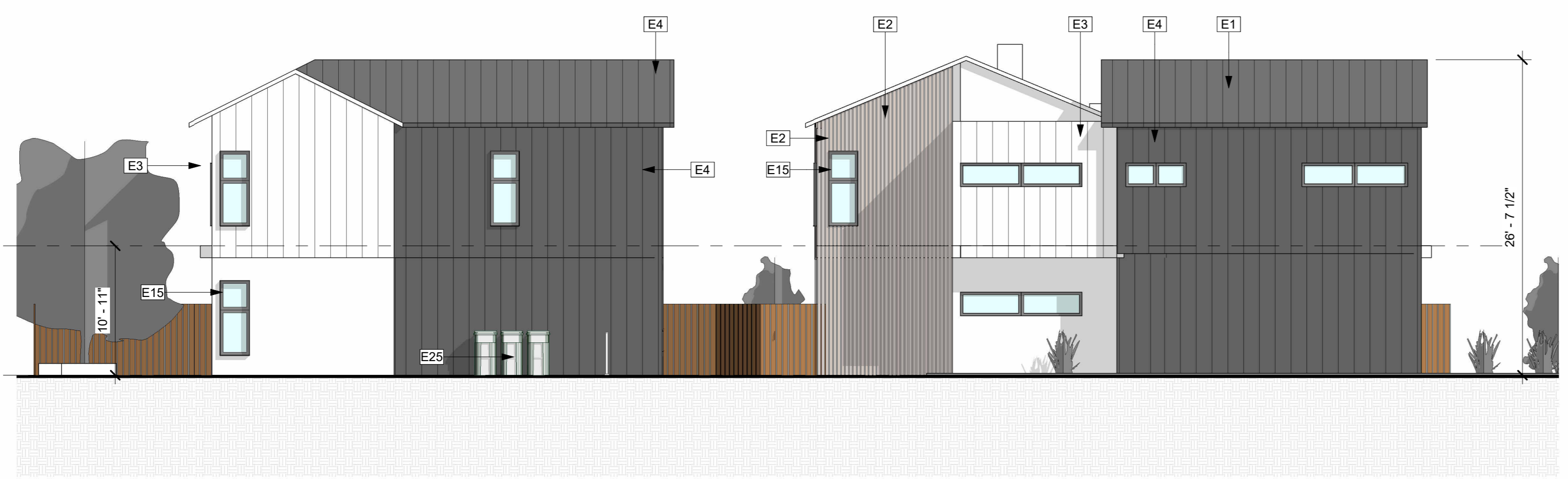
2



NORTH ELEVATION (REAR)

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

3



WEST ELEVATION

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

4

ELEVATION KEYNOTES

- E1 STANDING STEAM METAL ROOF
- E1a EXTERIOR CEMENT PLASTER, SMOOTH/FINE TROWELED FINISH, WITH STANDARD INTEGRAL COLOR, WHITE
- E2 ACOYA MARANGO 3/4" SIDING RAINSCREEN
- E3 BATTEN BOARD SIDING
- E4 SHEET METAL CLAD FASCIA, TO MATCH ROOFING
- E5 SECTIONAL OVERHEAD GARAGE DOOR
- E10 SURFACE MOUNTED LIGHT
- E15 PVC WINDOW OR DOOR, DARK BRZ, TYP.
- E25 RECYCLING AND TRASH BIN

ROCHESTER RESIDENCES
146 ROCHESTER ST
COSTA MESA, CA 92627

PROJECT NUMBER: **23010**

PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**

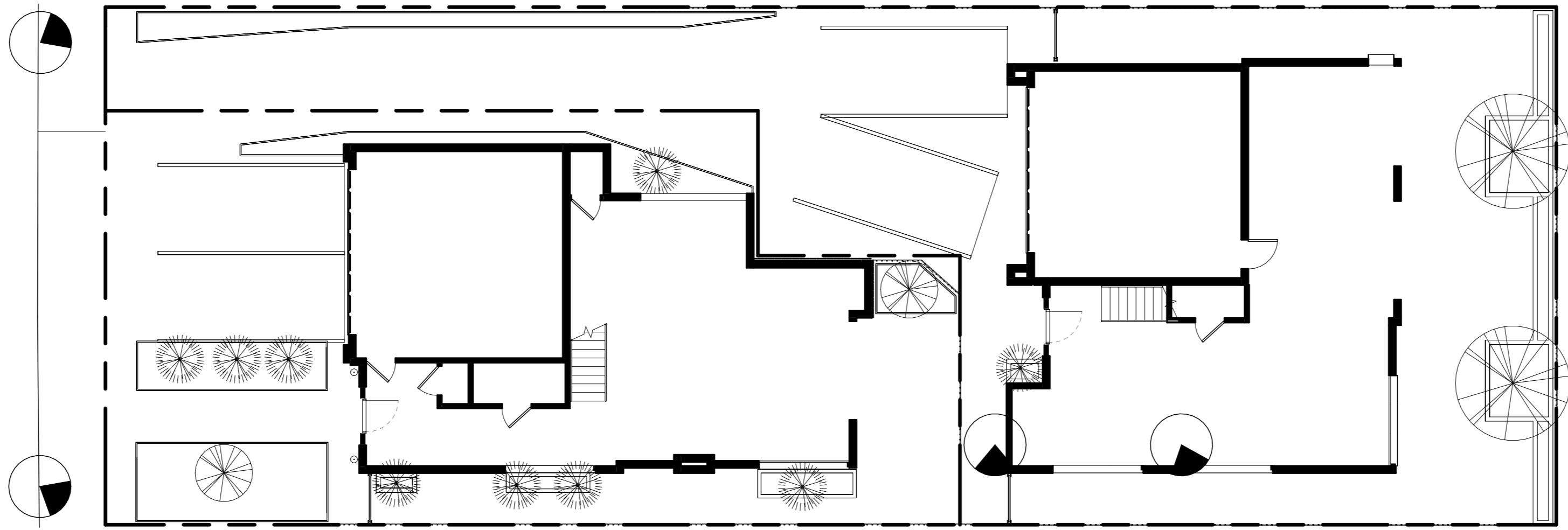
SHEET ISSUE DATE: **09/13/24**

SHEET NAME: **BUILDING ELEVATIONS**

SHEET NUMBER: **A3.11**



ROCHESTER ST



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Revision N.	Revision Desc.	Revision Date

ROCHESTER RESIDENCES
 146 ROCHESTER ST
 COSTA MESA, CA 92627

PROJECT NUMBER: **23010**

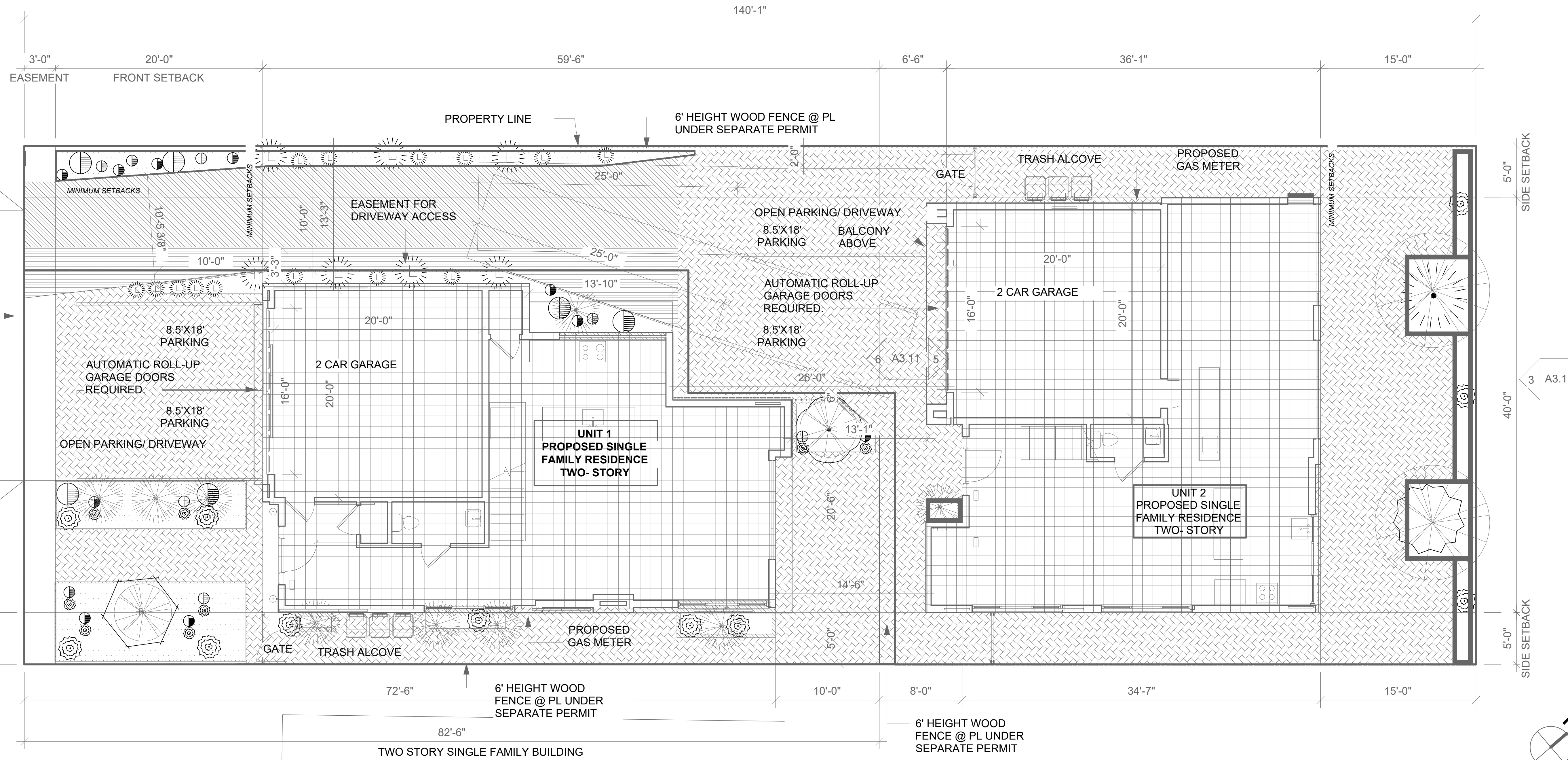
PROJECT PHASE: **DESIGN REVIEW SUBMITTAL**

SHEET ISSUE DATE: **09/13/24**

SHEET NAME: **SITE PHOTO**

SHEET NUMBER: **A3.12**

The wood fence is for reference only. Per Conditions of Approval #6 a block wall is required.



PLANT LEGEND

	Japanese Maple (<i>Acer palmatum</i>)
	Liquidambar <i>Styraciflua</i> (Sweet Gum)
	Olive Tree (<i>Olea europaea</i>)
	Cypress
	Rosemary (<i>Rosmarinus officinalis</i>)
	Lavender (<i>Lavandula spp.</i>)
	Indian Hawthorn (<i>Raphiolepis indica</i>)
	DECORATIVE CONCRETE

LANDSCPA PLAN

SCALE: 3/16"=1'-0"

REVISIONS

PROJECT NO. _____

DRAWN: _____

BLDG. SUBMITTAL DATE: _____

BID DATE: _____

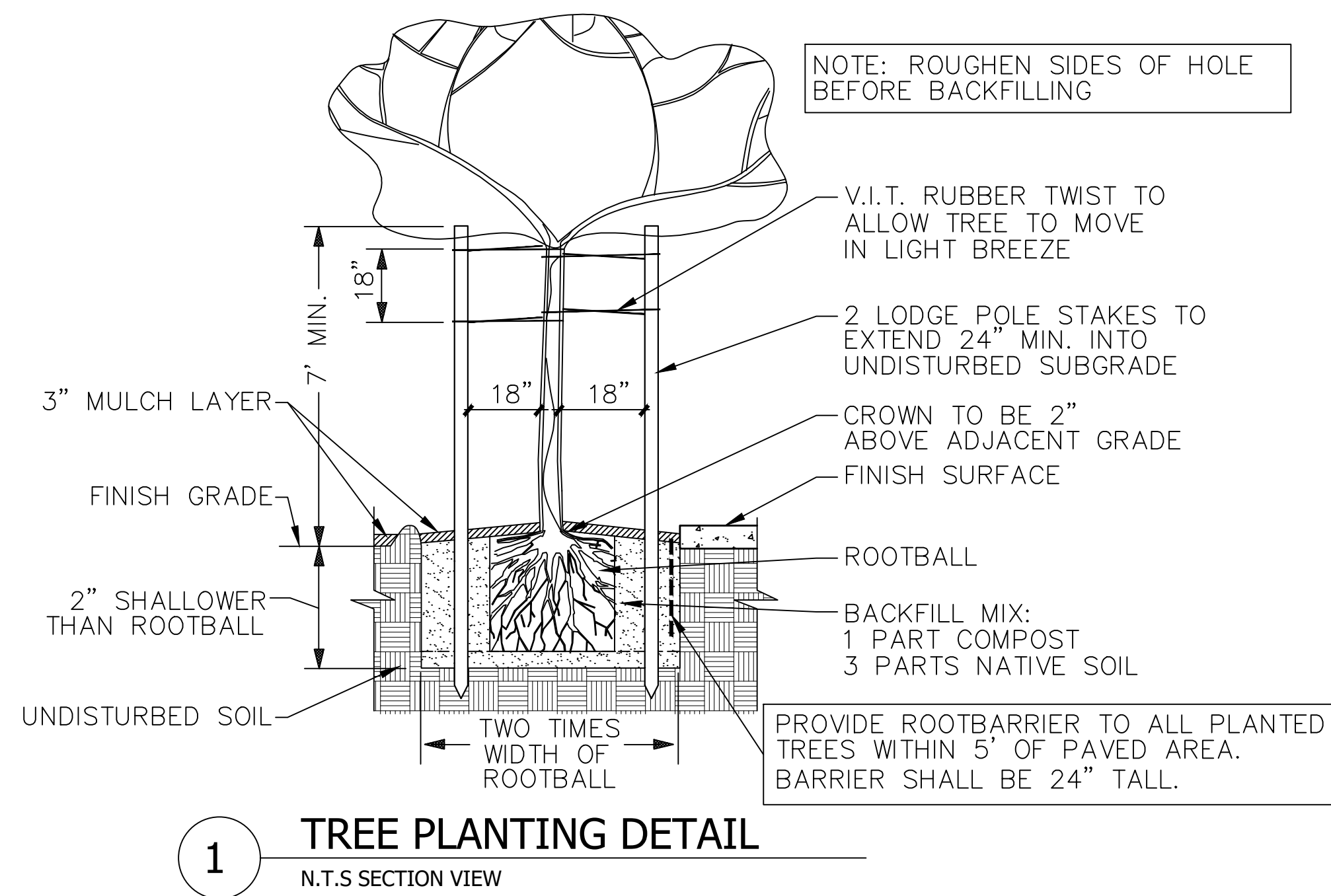
SCALE: AS SHOWN ON PLAN

SHEET TITLE



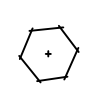




PLANTING PLAN

SHEET NO. **L1.0**

146 Rochester St, Costa Mesa CA 92627



PLANT LEGEND

Element	Total Quantity
 Japanese Maple (<i>Acer palmatum</i>)	1
 Liquidambar <i>Styraciflua</i> (Sweet Gum)	1
 Olive Tree (<i>Olea europaea</i>)	1
 Cypress	1
 Rosemary (<i>Rosmarinus officinalis</i>)	7
 Lavender (<i>Lavandula spp.</i>)	7
 Indian Hawthorn (<i>Rhaphiolepis indica</i>)	6
Total Trees	4
Existing Trees to be Replaced	2
Total Shrubs	20
Open Space Provided (SF)	480

= The landscaped area of 480 sq ft requires approximately 2.4 trees.
 = Since we have 2 existing trees to replace, we need to add 4 new trees.
 = Thus, the total number of trees should be 4 (new)
 =
 = For shrubs:
 =
 = As per the zoning code, we need one shrub for every 25 sq ft of open space.
 = Therefore, the landscaped area of 480 sq ft requires $480 / 25 \approx 19.2$ shrubs.
 = We can round this up to 20 shrubs.
 =

Ground cover coverage: 70% with the remaining area to incorporate uncontaminated compost/mulch.



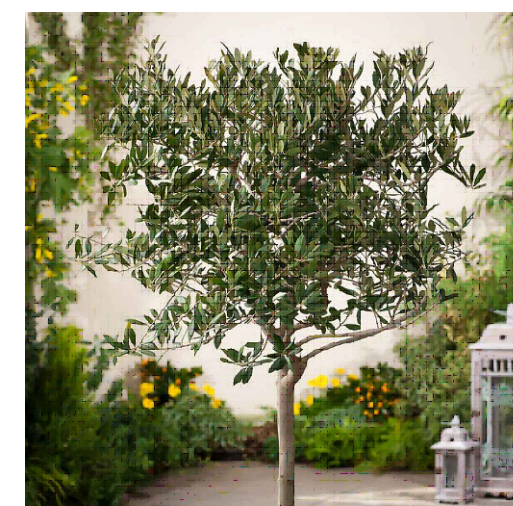
JAPANESE MAPLE



ROSEMARY



liquidambar styraciflua



OLIVE TREE



INDIAN HAWTHORN



CYPRESS



LEVANDER

NOTE:
 INSTALL ROOT BARRIERS TO ALL PROPOSED TREES PLANTED WITHIN FIVE(5) FEET ALONG ANY HARDSCAPE SURFACE; NOT AROUND THE TREE ROOT BALL.






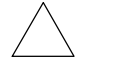
MULCH INSTALLATION
 After all planting and irrigation operations are complete, cover all exposed landscape areas with 3" layer of SPEC Mulch as made by Recycled Wood Products (877-476-9797), or equal

 PAVING PER ARCHITECTURAL PLANS

*All exposed landscape areas to be covered with 3" layer of 'Spec Mulch'. See mulch installation note.

PROJECT

REVISIONS

- 
- 
- 
- 
- 
- 

PROJECT NO.:

DRAWN:

BLDG. SUBMITTAL DATE: 1

2

3

4

5

BID DATE:

SCALE: AS SHOWN ON PLAN

SHEET TITLE

PLANTING PLAN

SHEET NO.

L2.0