



# **CITY OF COSTA MESA**

## **PLANNING COMMISSION**

### **Agenda**

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**Monday, March 9, 2026**

**6:00 PM**

**City Council Chambers  
77 Fair Drive**

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To maintain a respectful and orderly atmosphere during the meeting, attendees shall refrain from using horns or amplified speakers. Signs and props may be brought into the Chamber, provided they do not exceed 11 inches by 18 inches in size and do not hinder the visibility of other attendees. The possession of poles, sticks, or stakes is strictly prohibited.

All attendees must remain seated while in the chamber until instructed by the Presiding Officer to approach and line up for public comment. To ensure safety and maintain order during the proceedings, standing or congregating in the aisles or foyer is strictly prohibited.

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

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During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

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](mailto:PCPublicComments@costamesaca.gov). Comments received by 12:00 p.m. on the date of the meeting will be provided to the Commission, made available to the public, and will be part of the meeting record.

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

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

All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

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

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

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**PLANNING COMMISSION REGULAR MEETING**

**MARCH 9, 2026 – 6:00 P.M.**

**JEFFREY HARLAN  
CHAIR**

**JON ZICH  
VICE CHAIR**

**ANGELY ANDRADE  
PLANNING COMMISSIONER**

**ROBERT DICKSON  
PLANNING COMMISSIONER**

**KAREN KLEPACK  
PLANNING COMMISSIONER**

**DAVID MARTINEZ  
PLANNING COMMISSIONER**

**JOHNNY ROJAS  
PLANNING COMMISSIONER**

**TARQUIN PREZIOSI  
ASSISTANT CITY ATTORNEY**

**CARRIE TAI  
DIRECTOR**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ANNOUNCEMENTS AND PRESENTATIONS**

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**  
Comments are limited to three (3) minutes, or as otherwise directed.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar

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1. [FEBRUARY 23, 2026 UNOFFICIAL MEETING MINUTES](#) [26-182](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of February 23, 2026.

**Attachments:** [February 23, 2026 Unofficial Meeting Minutes](#)

**PUBLIC HEARINGS:**

1. [TWO-YEAR EXTENSION OF TIME FOR MASTER PLAN \(PA-22-30\) 26-183 FOR AN EIGHT-UNIT LIVE/WORK DEVELOPMENT AT 1711-1719 POMONA AVENUE](#)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Adopt a Resolution approving a two-year extension of time for PA-22-30, a Master Plan allowing for an eight unit live/work development, and
2. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development.

**Attachments:** [Agenda Report](#)

[1. Draft Resolution](#)

[1. Exhibit B. Resolution PC-2023-24](#)

[2. Applicant Letter](#)

[3. 180-day Extension of Time](#)

2. [DESIGN REVIEW PDES-25-0003, TENTATIVE PARCEL MAP 26-185 PTPM-25-0003, AND DEVELOPMENT REVIEW PDVR-25-0005 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY TOWNHOME CONDOMINIUMS LOCATED AT 121 CECIL PLACE](#)

RECOMMENDATION:

Staff recommends the Planning Commission:

1. Find the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Class 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Design Review (PDES-25-0003), Tentative Parcel Map (PTPM-25-0003), and Development Review (PDVR-25-0005), based on the finding of fact and subject to conditions of approval.

**Attachments:** [Agenda Report](#)

1. [Draft Planning Commission Resolution](#)
2. [Applicant Letter](#)
3. [Vicinity Map](#)
4. [Zoning Map](#)
5. [Site Photos](#)
6. [Project 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](mailto:planninginfo@costamesaca.gov)



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 26-182

**Meeting Date:** 3/9/2026

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**TITLE:**

FEBRUARY 23, 2026 UNOFFICIAL MEETING MINUTES

**DEPARTMENT:** ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/  
PLANNING COMMISSION

**RECOMMENDATION:**

Planning Commission approve the regular meeting minutes of February 23, 2026.



**REGULAR PLANNING COMMISSION  
MONDAY, FEBRUARY 23, 2026 - MINUTES**

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

**PLEDGE OF ALLEGIANCE TO THE FLAG** - Commissioner Rojas led the Pledge of Allegiance.

**ROLL CALL**

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

Absent: None

**ANNOUNCEMENTS AND PRESENTATIONS:** None.

**PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:**

Windy Simo expressed concern about undocumented labor practices, stating that employers should be responsible for legally processing and documenting workers to ensure fair wages and protections. She emphasized her belief that all individuals working in the country should be properly documented. She also raised neighborhood quality-of-life issues, including noise from a nearby gym and construction activity occurring during restricted Sunday hours, and requested stronger enforcement of local regulations so that her community does not continue to experience ongoing disturbances.

Cynthia McDonald, criticized the City's upcoming Measure K rezoning outreach meetings, stating that they do not function as true town halls and instead rely on tightly controlled presentations that limit meaningful dialogue and provide little substantive information. She argued that prior outreach efforts lacked transparency, noting missing materials such as the adopted Housing Element and information about RHNA obligations, and said important details were only shared after public pressure. She questioned the value of attending meetings when public input does not appear to influence outcomes and gave the City's engagement process a "failing grade," citing a lack of leadership. She also raised concerns about the noon deadline

for written public comments and alleged inconsistent handling of submitted correspondence, stating that this undermines transparency, erodes public trust, and creates the appearance of preferential treatment.

### **PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Martinez announced three upcoming community events: the Community Emergency Response Team kickoff taking place at 6:00 p.m. at City Hall in the Community Room, with the Fire Marshal expected to attend; the All Abilities Resource Fair scheduled for Saturday, February 28, from 11:00 a.m. to 1:00 p.m. at the Senior Center; and the continuation of the Planning Department's "Neighborhoods Where We All Belong" outreach meetings next week.

Commissioner Dickson apologized for his recent absences due to elbow surgery and addressed concerns raised during public comment regarding transparency and public engagement. He emphasized that municipal government's role is to serve the community and encouraged ensuring that all written comments received before deadlines are made publicly accessible. He expressed concern about limited information in outreach materials, noting that postcards and City communications such as the "City Hall Snapshot" could provide clearer and more detailed information about upcoming public meetings and significant land use matters. He echoed calls for more town hall-style engagement, acknowledged logistical challenges in organizing such events, and encouraged expanded efforts to better inform residents about important planning decisions, stating that increased awareness may help improve public participation.

Commissioner Andrade expressed support for providing a more open forum format for community engagement, noting that a previous town hall held in the Council Chambers was effective in allowing residents to share feedback. She suggested incorporating a similar open-floor opportunity into upcoming outreach meetings, allowing dedicated time for public comment and concerns rather than relying solely on structured interactive activities.

### **CONSENT CALENDAR:**

#### **1. FEBRUARY 23, 2026, UNOFFICIAL MEETING MINUTES**

**MOVED/SECOND: DICKSON/ MARTINEZ**

**MOTION:** to approve Consent Calendar.

**The motion carried by the following roll call vote:**

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

**Nays:** None

**Absent:** None  
**Recused:** None  
**Motion carried:** 7-0  
**ACTION:**

Planning Commission approved consent calendar items.

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

**PUBLIC HEARINGS:**

Chair Harlan made a motion to reorder the agenda by moving Public Hearing Item No. 1 to be heard last. Seconded by Commissioner Dickson.

**MOVED/SECOND: HARLAN/DICKSON**

**MOTION:** To move staff recommendations.

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas

**Nays:** Commissioner Martinez

**Absent:** None

**Recused:** None

**Motion carried:** 6-1

**2. MINOR CONDITIONAL USE PERMIT (PMCP-26-0003) TO AMEND CONDITIONAL USE PERMIT PA-21-36 TO MODIFY HOURS OF OPERATION, REMOVE THE REQUIREMENT FOR A 24-HOUR SECURITY GUARD, AND CONDUCT A SIX-MONTH REVIEW FOR "420 NATIVE GARDEN" RETAIL CANNABIS STOREFRONT, LOCATED AT 167 CABRILLO STREET**

One ex-parte communication reported.

Presentation by Assistant Planner, Gabriel Villalobos.

Chris Glew stated he read and agreed to the conditions if approval.

Public comments:

Jim Fitzpatrick stated that the matter had been overblown and praised the significant improvements made to the property compared to its previous condition. He expressed concern that the business was required to pay \$3,800 to remove a security guard condition that had previously been eliminated by unanimous City Council action, and questioned whether other businesses would face similar costs. He urged the Commission to be more business-friendly, consider refunding the fee, and take a more solution-oriented approach.

Motion Discussion:

Discussion ensued regarding the motion to approve the amendment, with Commissioners noting the business's positive operational history and strong support from nearby residents. Members characterized the request as reasonable and consistent with current Municipal Code standards. Concerns were raised about the \$3,800 fee required to process the change and whether broader policy adjustments should be considered by City Council. Additional comments emphasized the need to streamline future conditions of approval by citing the Municipal Code to avoid unnecessary administrative reviews. Overall, Commissioners expressed support for the motion and the business's continued success.

**MOVED/SECOND: DICKSON/ZICH**

**MOTION:** Move staff's recommendation.

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

**Nays:** None

**Absent:** None

**Recused:** None

**Motion carried:** 7-0

**ACTION:**

The Planning Commission adopted a resolution to:

1. Find the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities;
2. Approve Minor Conditional Use Permit (PMCP-26-0003) based on findings of fact and subject to conditions of approval; and 3. Find that the operations during the initial six-month review period have been consistent with the project's Conditions of Approval, have not resulted in issues related to neighborhood compatibility, and receive and file the review.

**3. CALL FOR REVIEW OF THE APPROVAL OF SPECIAL USE PERMIT (PGSH-24-0002) TO ALLOW A SOBER LIVING HOME WITH SIX OR FEWER RESIDENTS TO BE LOCATED AT 1601 BAKER STREET**

Two ex-parte communication reported.

Presentation by Senior Planner, Victor Mendez.

Mary Willcox, applicant team, stated she read and agreed to the conditions of approval.

Public comments:

Gary Hill stated that he and his family strongly oppose the proposed sober living use next to their home, citing concerns for their daughter who lives directly adjacent to the property. He expressed that placing multiple unrelated adult residents in a single-family neighborhood could introduce safety, noise, and behavioral concerns that do not currently exist. While acknowledging the value of recovery programs, he argued that this location is inappropriate and urged the City to prioritize the safety and stability of the residential neighborhood.

Wyatt Russell stated that he disagrees with staff's recommendation to uphold the hearing officer's approval, arguing that the record does not support a finding of full compliance with the Municipal Code. He cited prior statements from the applicant denying operation of a sober living home, while referencing a County contract and online advertisements that list the property as a recovery residence. He contended that these inconsistencies may constitute materially misleading information under the code and warrant further review before affirming the approval.

Marilyn Scott Waters, a long-time Baker Street resident, urged denial of the special use permit, arguing the project has not complied with CEQA and may increase traffic, noise, and public safety impacts without proper environmental review. She stated the proposal is inconsistent with the General Plan and R-1 zoning, citing concerns about overconcentration of congregate living facilities on the same block. She also questioned compliance with Municipal Code requirements, including separation standards and operator accountability, and expressed concerns about parking, neighborhood impacts, and quality of life.

Jim Fitzpatrick questioned what specific problem the City was attempting to address, stating that no documented facts or evidence had been presented to justify denial of the sober living operation. He noted that the hearing officer, an independent attorney, found no factual basis for denial and emphasized that similar facilities, including one operating locally for 10 years, have generated no police calls or code violations. He contrasted this with other properties in the area that have documented service calls, arguing there is no demonstrated negative impact from the sober living home at issue.

Speaker five urged the Commission to carefully consider concerns raised by other neighbors and said they are worried about the proposed facility's potential impacts on the community. They cited statistics about relapse rates and crime associated with substance abuse, arguing these risks could affect neighborhood safety and quality of life. They also emphasized the need to verify that the operator

is accurately representing what the business will be doing before any approval is upheld.

Kristin Auslander, expressed concern about the proposed facility's impact on neighborhood safety and family life. While supportive of treatment programs, she questioned prior operations at the property and referenced police activity at other locations operated by the same organization. She shared a personal example involving her child retrieving a ball over the fence to illustrate her discomfort and urged reconsideration of the application in the interest of community safety.

**Motion Discussion:**

Discussion focused on the limited scope of the Commission's review, with members emphasizing that the decision was ministerial and confined to determining whether the applicant complied with municipal code requirements. Commissioners stated they did not find new evidence that would justify overturning the approval and noted their role is to apply existing City Council policies, not create or modify them. While acknowledging and expressing empathy for neighbors' concerns about safety and neighborhood impacts, members reiterated that the application met the code standards before them. Ultimately, Commissioners indicated they would support the motion based on compliance with the established regulations, despite reservations about broader policy issues.

**MOVED/SECOND: MARTINEZ/HARLAN**

**MOTION:** To move staff recommendations.

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

**Nays:** None

**Absent:** None

**Recused:** None

**Motion carried:** 7-0

**ACTION:**

The Planning Commission adopted a Resolution to:

1. Adopt a Resolution approving a three-year extension of time for ZA-22-08, which allowed a major amendment to the Avenue of the Arts Hotel Master Plan (PA-16-50), and
2. Determine that Pursuant to CEQA Guidelines Section 15168(c), no subsequent or supplemental EIR is required, and the previously certified EIR adequately addresses the environmental impacts of the proposed project

**1. A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL AMEND THE SIXTH CYCLE HOUSING ELEMENT (2021-2029) OF THE CITY OF COSTA MESA'S GENERAL PLAN (PCTY-26-0001) IN CONNECTION WITH THE HOUSING ELEMENT SITES REZONING (PCTY-25-0008 AND PSPA-26-0001)**

Presentation by Senior Planner, Michelle Halligan.

Staff presented the proposed targeted amendments to the Housing Element sites inventory that stem from a recent court opinion that altered how cities must structure the zoning of Housing Element sites, which prompted renewed outreach to property owners. As a result, three property owners (representing 17 sites) requested removal and two property owners requested addition, creating a net loss of sites and units. If the Housing Element amendment is approved by the City Council, a 180-day "no net loss" period is triggered. Within that time frame, the City will be tasked with identifying adequate sites to restore capacity to address the Regional Housing Needs Allocation. During discussion, commissioners asked about timing, and HCD certification impacts; staff clarified that the Housing Element amendment and previously recommended rezoning actions are running on parallel tracks and that certification efforts will continue concurrently. Questions also focused on outreach strategy, how replacement sites would be identified, and whether Measure K properties or density adjustments could help restore capacity. Staff emphasized ongoing coordination with property owners and the state, explaining that the 180-day window is intended to allow cities to recalibrate without jeopardizing or losing certification. A more thorough update of the Housing Element would be completed during the 180-day timeframe. Overall, the discussion centered on process, sequencing, and maintaining compliance while working toward restoring the required housing capacity.

Public comments:

Jim Fitzpatrick expressed concern that the City is disregarding warning letters and guidance from HCD, the Attorney General, and Disability Rights California, and argued that failing to meaningfully address those concerns could expose the City to further legal and financial consequences. He referenced prior litigation, including a costly settlement, to dispute claims that the City has been "winning" on group home issues. He questioned what specific ordinance changes have been made in response to settlement agreements and agency feedback, and urged the City to shift from a confrontational posture toward greater cooperation to avoid additional legal risk.

Gay Royer, requested that the Club's longtime property be removed from the Housing Element sites list. She highlighted the organization's 115-year history in Costa Mesa and described the building as an important, affordable gathering space used by schools, nonprofits, community groups, and neighborhood

families. She emphasized its role as a community hub on the west side, including daily use by local students and families, and urged the Commission to preserve the property's longstanding civic and social function.

Sue Lester spoke in support of removing the Costa Mesa Women's Club property from the Housing Element opportunity sites list, emphasizing the organization's 115-year history of community service. She stated that the Club has no intention of selling or redeveloping the property so keeping it on the list would be misleading and could subject the organization to unwanted pressure from developers. She highlighted the Club's longstanding contributions to the west side community and urged the Commission to respect the wishes of the property owners and preserve the site's community-serving role.

Speaker 4 expressed support for removing the Women's Club property from the Housing Element list, arguing that applying overlays and identifying sites for affordable housing unfairly encumbers private property owners. He raised concerns about infrastructure capacity, including traffic, street design, and park space, questioning how additional housing would be supported. He acknowledged the City's obligation to comply with state housing requirements but urged the Commission to consider the perspective of property owners and make decisions that protect their interests.

Cynthia McDonald expressed support for removing the Women's Club property but urged the Commission to delay action until significant compliance concerns are addressed. She questioned the impact of removing multiple sites on the City's housing capacity and asked whether HCD has been consulted about the resulting shortfall and potential enforcement consequences. She raised concerns about possible funding losses, legal exposure, and the risk of state penalties or court intervention if the City remains out of compliance. She also questioned how replacement capacity would be identified and whether additional property owners might request removal, further complicating compliance, and urged the Commission to pause and seek clearer answers before proceeding.

Speaker 6 stated that if larger, high-profile properties are removed from the housing list while the Women's Club remains included, it would reinforce concerns about unequal treatment. She emphasized the Women's Club's long history of charitable service in Costa Mesa and its contributions to the community since 1910. She urged the Commission to remove the Club's property from the list so it can continue its community-focused work.

Betsy Densmore, expressed concern that the proposed removals represent a significant weakening of the previously approved Housing Element. She stated that given the uncertainty surrounding the recent court opinion and involvement of various state agencies, it would be premature to move sites in and out of the

inventory so quickly. She urged the Commission to pause and allow more time to evaluate which properties should remain or be removed under the evolving legal framework before making a recommendation.

Commission Discussion:

Commissioners discussed the proposed targeted Housing Element amendments, confirming that the Women’s Club property was included among the sites slated for removal and that staff has been coordinating with HCD regarding the implications and the required 180-day no net loss process. Supporters of the motion emphasized the importance of maintaining a path toward HCD certification while honoring property owner requests and adapting to the recent court decision that altered the regulatory framework. One commissioner opposed the motion, expressing concerns about the overall housing strategy, infrastructure impacts, and whether property owners fully understand the consequences of remaining on the sites list. Other commissioners acknowledged the evolving legal landscape and staff’s efforts, concluding that advancing the recommendation to City Council was the most prudent course to maintain progress toward compliance and regulatory certainty and honor the property owners requests.

**MOVED/SECOND: MARTINEZ/DICKSON**

**MOTION:** To move staff recommendation.

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

**Nays:** Vice Chair Zich

**Absent:**

**Recused:** None

**Motion carried:** 6-1

**ACTION:**

The Planning Commission adopted a resolution to:

1. Resolution No. 2022-67, certifying the Mitigated Negative Declaration (MND) and adopting the Mitigation Monitoring and Reporting Program (MMRP) statutorily and that the project is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.085(a) (SB 131); and Find that the project is consistent with the Costa Mesa City Council adopted
2. Recommend that the City Council adopt a Resolution to amend the City of Costa Mesa Sixth Cycle (2021-2029) Housing Element of the City’s General Plan to add two Housing Element Opportunity Sites and remove 17 Housing Element Opportunity Sites.

**OLD BUSINESS:** None.

**REPORT - PUBLIC WORKS** - Mr. Yang announced that striping and pavement markings on Fairview Road, between Fair Drive and Newport Boulevard, will begin this evening following completion of recent grinding and asphalt overlay work. Due to traffic volumes and congestion, lane striping and installation of thermoplastic markings for crosswalks and bicycle facilities will occur during evening hours over the next four days. Staff also noted that a new HAWK pedestrian signal will be installed near Valley Forge in the coming months to improve pedestrian safety. The public was advised to follow all posted signs and traffic control measures while traveling through the area.

**REPORT - DEVELOPMENT SERVICES** - Director Tai announced three upcoming "Neighborhoods Where We Belong" workshops scheduled for March 2 (in person at the Norma Herzog Community Center), March 5 (virtual via Zoom), and March 7 (in person at the Costa Mesa Senior Center). These sessions will refine concepts developed during the first round of workshops, focusing on community priorities, future housing and mixed-use planning, and draft development regulations, with Spanish interpretation, kid-friendly activities, and refreshments provided. Staff also noted that the February 9 rezoning item and tonight's Housing Element amendment are anticipated to go before City Council on March 17, along with the City's annual General Plan and Housing Element Progress Report due to the state by April 1. Lastly, staff highlighted the recent launch of the City's Active Development Map, now available on the City's main webpage, currently in beta with mobile optimization in progress.

**REPORT - ASSISTANT CITY ATTORNEY** - None.

**ADJOURNMENT AT 9:33 p.m.**

Submitted by:

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CARRIE TAI, SECRETARY  
COSTA MESA PLANNING COMMISSION



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 26-183

**Meeting Date:** 3/9/2026

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**TITLE:**

TWO-YEAR EXTENSION OF TIME FOR MASTER PLAN (PA-22-30) FOR AN EIGHT-UNIT LIVE/WORK DEVELOPMENT AT 1711-1719 POMONA AVENUE

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

**PRESENTED BY:** CHRIS YEAGER, SENIOR PLANNER

**CONTACT INFORMATION:** CHRIS YEAGER, 714-754-4883;  
Christopher.Yeager@costamesaca.gov

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Adopt a Resolution approving a two-year extension of time for PA-22-30, a Master Plan allowing for an eight unit live/work development, and
2. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development.



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: March 9, 2026 ITEM NUMBER: PH-1

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**SUBJECT: TWO-YEAR EXTENSION OF TIME FOR MASTER PLAN (PA-22-30)  
FOR AN EIGHT-UNIT LIVE/WORK DEVELOPMENT AT 1711-1719  
POMONA AVENUE**

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

**PRESENTATION BY: CHRIS YEAGER, SENIOR PLANNER**

**FOR FURTHER  
INFORMATION**

**CHRIS YEAGER  
714-754-4883**

**CONTACT:**

**Christopher.Yeager@costamesaca.gov**

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## **RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Adopt a Resolution approving a two-year extension of time for PA-22-30, a Master Plan allowing for an eight unit live/work development, and
2. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32) In-Fill Development.

## **APPLICANT OR AUTHORIZED AGENT:**

The authorized agent is David Davidson, managing member of Build/Group Properties, LLC.

## **BACKGROUND:**

The subject development site is 20,160 square feet (0.46 acre) in size and is located on the west side of Pomona Avenue between West 17th Street and Park Drive. The property is zoned "General Industrial" (MG) and has a General Plan land use designation of "Light Industrial". The site is located within the boundaries of the Mesa West Bluffs Urban Plan Area that provides for specific overlay provisions for live/work and residential loft development.

The site consists of two properties (1711 and 1719 Pomona Avenue) that are under common ownership and are combined for the subject live/work development. The proposed development consists of eight live/work units between two separate buildings consisting of a ground floor workspace and parking, and upper floor living space and roof decks above.

On September 11, 2023, the Planning Commission approved the Master Plan and Tentative Tract Map (6-0). Project details can be found in the staff report and links below.

Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6345697&GUID=2142BA65-CD5F-4DA2-957A-00D12F6869D7>

Video:

[https://costamesa.granicus.com/player/clip/4033?view\\_id=14&redirect=true](https://costamesa.granicus.com/player/clip/4033?view_id=14&redirect=true)

Minutes:

<https://costamesa.legistar.com/View.aspx?M=M&ID=1120382&GUID=CD64B20E-9C1E-4594-914A-28C6F567833D>

Consistent with Title 13, Section 13-29 (k)(4)(b), the Economic and Development Services Director approved a 180-day extension on August 13, 2025, vesting the project until March 17, 2026 (attachment 3). The project is currently in plan check and permits are not expected to be issued prior to March 17, 2026.

## **DESCRIPTION**

As noted in the applicant's request (Attachment 2), the permits for construction are not anticipated to be issued until after March 17, 2026, so the applicant is requesting a two-year time extension. The applicants are currently working with Southern California Edison (SCE) regarding undergrounding utilities on the project site. Once an agreeable undergrounding plan is submitted and approved, the permit can be issued. The extension will allow more than enough time for the undergrounding requirement to be addressed and permits to be issued. The request is limited to an extension of time, and no changes are proposed to the previously approved Master Plan entitlement.

## **ANALYSIS**

Pursuant to the Costa Mesa Municipal Code (CMMC) Section 13-29(k), an extension of time over six months must be considered by the original review authority, in this case, the Planning Commission. 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.

Pursuant to CMMC Section 13-29(k)(6), the Planning Commission is authorized to grant the extension if it finds that there have been no changes in the conditions or circumstances of the site, such as a Zoning Code or General Plan amendment or other regulations affecting the approved development standards that serve as grounds for denial of the original project or any changes to the General Plan or Zoning Code that would preclude approval of the same project at the time of the requested extension.

The project is located within the Mesa West Bluffs Urban Plan area within the General Industrial (MG) zoning district. Since the September 11, 2023, Planning Commission approval, no changes to the Urban Plan, General Plan, or Zoning Code have occurred which would have been grounds for denying the original project and no changes have been made which would preclude approval of the same project at this time.

## **GENERAL PLAN CONFORMANCE**

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa over two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhood, accommodating an array of businesses that both serve local needs and attract regional and international spending, and continuing to provide cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives and policies contained in the Plan. The project would continue to comply with the following General Plan provisions and policies:

1. **Objective LU-1A:** Establish and maintain a balance of land uses throughout the community to preserve the residential character of the City at a level no greater than can be supported by the infrastructure.

**Consistency:** The project is an infill live/work project under the allowable density for the Mesa West Bluffs Urban Plan area. Adequate infrastructure exists to serve the proposed project including water, electricity, gas, and sewer services. Therefore, the project is consistent with the General Plan objective. In

addition, the project complies with the Urban Plan Live/Work Architectural Design Guidelines and Mesa West Bluff Urban Plan development standards.

2. **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 ownership opportunities.

**Consistency:** The project consists of demolishing two industrial properties and constructing eight, multi-family residential ownership live/work units. Because the project consists of a tract map and eight ownership live/work units, the project complies with this policy. Further, the proposed floor areas are proposed less than 2,000 square feet which generally improve the affordability aspects for future buyers; as compared to larger more expensive new homes.

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

**Consistency:** The project would allow for the redevelopment of two industrial properties. The proposed project would construct eight live/work units with high quality landscaping and designs. Perimeter walls will be constructed to ensure privacy of the existing and future uses. The four units adjacent to the street are oriented to face the street and features balconies, large windows, and storefronts that face the public right of way to increase visibility and neighborhood compatibility. As a result, the project complies with the objective.

4. **Policy HOU-2.1:** Facilitate the development of housing that meets the needs of all segments of the population including affordable housing and households with specialized needs

**Consistency:** The project includes specialized housing which includes both a workspace and a living space. The inclusion of both work and living space meets a need of specific populations looking to work from home or to operate small businesses out of their home. Therefore, the project complies with the policy.

5. **Policy HOU-3.2:** Encourage the development of well-planned and designed residential or mixed-use projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project, neighborhood, or geographic area within the City.

**Consistency:** The project is a well-planned and designed mixed-use project. The project is compatible with surrounding uses including industrial, commercial and residential uses. The project improves the neighborhood by

providing enhanced streetscape, large open store fronts facing the street, and enhanced landscaping.

## **ENVIRONMENTAL DETERMINATION**

The Planning Commission previously determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332 (Class 32 - In-Fill Development Projects).

Section 15332 applies to in-fill development projects that are consistent with the applicable General Plan designation and zoning regulations, occur within city limits on sites substantially surrounded by urban uses, are located on sites of less than five acres, and would not result in significant effects relating to traffic, noise, air quality, or water quality. The Planning Commission found that the project met all criteria of the Class 32 categorical exemption at the time of its original approval.

The current request is limited to a time extension of the previously approved project. The time extension does not propose any changes to the approved plans, development intensity, or operational characteristics of the project. As such, the extension does not introduce any new environmental impacts, nor does it increase the severity of previously identified impacts. Therefore, the project remains consistent with the original Class 32 exemption findings, and no further environmental review is required.

## **ALTERNATIVES**

- Deny the time extension. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Planning Commission may deny the request and provide facts in support of denial. If denied, the entitlement will be expired.

## **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 February 25, 2026. 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 February 26, 2026.

3. **Newspaper publication.** A public notice was published once in the Daily Pilot newspaper on February 27, 2026.

## **CONCLUSION**

Staff supports the applicant's request to extend the approval of the eight unit live/work development Master Plan. The approved Master Plan remains consistent with the Zoning Code, General Plan, and Mesa West Bluffs Urban Plan. The approval extension would extend the project entitlements until March 17, 2028, at which point, permits will need to be issued, and construction commenced to fully vest the project.

## **ATTACHMENTS**

1. Draft Resolution
2. Applicant Letter
3. 180-day Extension of Time

**RESOLUTION NO. PC-2026-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING A TWO-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-22-30, A MASTER PLAN FOR AN EIGHT UNIT LIVE/WORK DEVELOPMENT AT 1711-1719 POMONA AVENUE**

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

WHEREAS, a time extension was filed by David Davidson, managing member of Build/Group Properties requesting approval of a two-year time extension of Planning Application PA-22-30, Master Plan for an eight unit live/work development;

WHEREAS, the Planning Commission approved Planning Application PA-22-30 on September 11, 2023 authorizing the Master Plan approval and a Tentative Tract Map, which is attached hereto as Exhibit "B";

WHEREAS, a 180-day time extension was approved by the Economic and Development Services Director on August 13, 2025, which vested the project until March 17, 2026;

WHEREAS, the proposed time extension will extend the entitlement approved under PA-22-30 for two additional years until March 17, 2028;

WHEREAS, the applicant requests approval of a two-year time extension to allow additional time to obtain permits, and start construction of the approved project;

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 9, 2026, with all persons having the opportunity to speak for and against the proposal;

WHEREAS, the Planning Commission determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development;

WHEREAS, the time extension does not change the previously adopted findings and conditions of approval for Planning Application PA-22-30, as specified in Exhibit "B".

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** the two-year extension of Planning Application PA-22-30 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-22-30 and upon applicant's compliance with each and all of the conditions in Exhibit B and prior approvals as indicated 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 9th day of March, 2026.**

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Jeff Harlan, Chair  
Costa Mesa Planning Commission

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on March 9, 2026 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Carrie Tai, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2026-

## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(k)(6) because:

**Finding:** A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

**Facts in Support of Findings:** The applicant indicates that the purpose of the time extensions is allow enough time to obtain permits and start construction. The approved Planning Application PA-22-30 remains in substantial compliance with the current Zoning Code and there have been no amendments to the General Plan, Zoning Code, or Mesa West Bluffs Urban Plan that would affect the original project approval. Approval of the time extension would promote General Plan Objective LU-1A, Policy LU-1.3, Objective LU-2A, Policy HOU-2.1, and Policy HOU-3.2.

- B. The Planning Commission determined that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15332 (Class 32 – In-Fill Development Projects). Section 15332 applies to in-fill development projects that are consistent with the applicable General Plan designation and zoning regulations, occur within city limits on sites substantially surrounded by urban uses, are located on sites of less than five acres, and would not result in significant effects relating to traffic, noise, air quality, or water quality. The Planning Commission found that the project met all criteria of the Class 32 categorical exemption at the time of its original approval. The current request is limited to a time extension of the previously approved project. The time extension does not propose any changes to the approved plans, development intensity, or operational characteristics of the project. As such, the extension does not introduce any new environmental impacts, nor does it increase the severity of previously identified impacts. Therefore, the project remains consistent with the original Class 32 exemption findings, and no further environmental review is required.
- C. Conditions of Approval for Planning Application PA-22-30 dated September 11, 2023 shall remain in full force and effect.

**EXHIBIT B**

**Planning Application PA-22-08  
September 11, 2023  
Approval**

**RESOLUTION NO. PC-2023-24**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-30 AND TENTATIVE TRACT MAP 19244 (T-23-01) FOR A MASTER PLAN FOR AN EIGHT-UNIT LIVE/WORK DEVELOPMENT AT 1711-1719 POMONA AVENUE**

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

WHEREAS, Planning Application 22-30 was filed by David Davutoglu, authorized agent for the property owner, BuildGroup Properties, LLC, requesting approval of the following: Master Plan and Tentative Tract Map for a proposed eight unit live/work residential development. The project proposes to demolish the existing industrial development, and to construct eight new live/work units (two main buildings) with attached garages and open parking spaces. Each unit will be three floors (plus a roof deck) and will be 42 feet in height. In addition, the project proposes a variety of site improvements including new hardscape and landscaping. The subject property is proposed to be subdivided under Tentative Tract Map 19244.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on September 11, 2023 with all persons having the opportunity to speak for and against the proposal;

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 15332 (Class 32), for In-Fill Development.

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 22-30 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 22-30 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable federal, state, and local laws. Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the document in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

**PASSED AND ADOPTED this 11th day of September, 2023.**



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Adam Ereth, Chair  
Costa Mesa Planning Commission

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

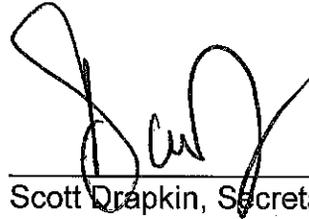
I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2023-24 was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on September 11, 2023 by the following votes:

AYES: Ereth, Toler, Andrade, Klepack, Rojas, Vivar

NOES: None

ABSENT: Zich

ABSTAIN: None



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Scott Drapkin, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2023-24

## EXHIBIT A

### FINDINGS

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-83.53(c), Master Plan Finding for Mixed-Use Overlay Districts because:

**Finding:** The project is consistent with the general plan, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the urban plan as applicable.

**Facts in Support of Findings:** The project is consistent with the General Plan in that the proposed development will encourage ownership housing, promote land use patterns and development that contribute to the community, facilitate the development of housing that meets the housing needs of different segments of the population, and to encourage well planned and designed mixed use projects.

**Finding:** The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas.

**Facts in Support of Finding:** The project includes adequate open space areas and each unit is proposed to include private open space including a 100-square-foot second story deck attached to the main living area. In addition, each unit is proposed to include a 500-square-foot roof deck. Lastly, the site as a whole will be developed with significantly more landscaping than the existing development, and is in compliance with the Landscaping requirement of the Urban Plan.

**Finding:** The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations.

**Facts in Support of Finding:** The project is compatible with standards for residential development in that the development, as designed and conditioned, will protect residents from excessive noise, odors, vibration, light and glare, and toxic emanations. The applicant has supplied technical studies including a Noise Study, Phase I Environmental Assessment, and a Health Risk Assessment. The noise study was certified by a qualified acoustical engineer and indicated that the proposed construction will meet the City's Noise Ordinance requirements with standard construction techniques, specifically that interior noise levels will be 45 CNEL or less. The Phase I Environmental Assessment's reported that the site did not include toxic substances and that the project does not require any remediation. Finally, the Health Risk Assessment evaluates the potential health risk impacts of locating new residential units near surface streets and State highways. The evaluation was conducted and found that all potential contaminates are below the

residential threshold and therefore, that no mitigating measures would be required. Therefore, the project is compatible with health standards required for residential development.

**Finding:** The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls.

**Facts in Support of Findings:** The project has adequate separation and screening from adjacent commercial and industrial uses. The closest industrial uses are located to the left (south) and rear (west) of the proposed development behind proposed block walls. The proposed northern building is located 10 feet from the northern property line and the adjacent use is a self-storage facility which will have minimal impact on the live/work units. The rear (west) property line is adjacent to an automotive use and is separated from the live/work units by a landscaped setback. Landscaping is provided in all setbacks which will further aesthetically buffer surrounding uses.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-85.53 (d), Findings for a Deviation from Development Standards because:

**Finding:** The strict interpretation and application of the mixed-use overlay district's development standards would result in practical difficulty inconsistent with the purpose and intent of the general plan and urban plan, while the deviation to the regulation allows for a development that better achieves the purposes and intent of the general plan and urban plan.

**Facts in Support of Findings:** The Mesa West Bluffs Urban Plan allows for the project to deviate from the required lot size if all other standards are met. The minimum lot size is one-acre while the proposed lot size is 0.46 acres. As proposed, the project complies with all required standards with the exception of the minimum lot size requirement. The project succeeds in providing eight live/work units on a site less than one acre and meets the intent of the General Plan and Urban Plan in that quality live/work housing is provided and in exchange for the deviation, high quality on-site and off-site amenities are provided which exceed standards.

**Finding:** The granting of a deviation results in a mixed-use development which exhibits excellence in design, site planning, integration of uses and structures and compatibility standards for residential development.

**Facts in Support of Finding:** The deviation for the development on a lot less than one-acre results in a development which exhibits excellence in design and site planning. The project includes well designed live/work units which compliment the neighborhood and the City as a whole. The provision of extra landscaping, and that fifty percent of the units face Pomona Avenue with large

open storefronts contributes to the design excellence. The project complies with all other standards and policies within the Urban Plan and therefore is compatible.

**Finding:** The granting of a deviation will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.

**Facts in Support of Finding:** As required for all live/work projects, various studies have been provided which demonstrate that the project is compatible with all required health standards. In addition, the project will not negatively impact public health, safety, and welfare in that the project will comply with all building and fire code requirements.

- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(13), Findings for a Tentative Tract Map because:

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

**Facts in Support of Findings:** The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-2A, and Policies LU-1.3 HOU-2.1 and HOU-3.2, in that adequate infrastructure exists to serve the proposed project; the map allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the map would allow for a redevelopment live/work project; and improve and maintain quality of environment and neighborhood by increase architectural aesthetics and landscaping. The parcel map would allow for a new live/work project that would not exceed the maximum allowable density of 20 units per acre and, therefore, would be consistent with the General Plan and Mesa West Bluffs Urban Plan. The project design would comply with all other development standards for a Mesa West Bluffs Urban Plan with the exception of the deviation requested for the minimum lot size. The project would provide additional market rate housing units consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA).

**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 Light Industrial and is located within the Mesa West Bluffs Urban Plan overlay zone, which allows live/work residential uses at a maximum of 20 dwelling units per acre. The Floor Area Ratio (FAR) for the live/work project is 0.99 which is within the allowable FAR of 1.0 of the General Plan. The tract map proposes a live/work use that does not exceed the maximum density allowed per the General Plan and therefore, the proposed use is compatible with the General Plan.

**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 existing property is relatively flat and suitable to accommodate eight new live/work units. The overall design reflects a quality project that is consistent with the intent of the Urban Plan, Zoning Code, and General Plan. The project environmental and health related studies have demonstrated that the project will not result in environmental damage nor public health problems.

**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 Subdivision would meet the applicable live/work development standards including minimum open space for the development. The project includes windows which will allow for passive heating and cooling. The three-unit building includes residences with windows generally facing east and west which will result in minimal southern exposure. The five unit building generally features windows in the north and south orientation which will allow for the prevailing sea breezes to flow through the structure. The inclusion of new trees will also provide additional shade throughout the property for increased site cooling.

**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 anticipated conflicts with the public rights-of-way or other public 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 applicant will be required to comply with all regulations set forth by the Costa Mesa Sanitation District as well as the Mesa Water District.

- D. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15332 (Class 32), In-Fill Development. Under Class 32, a project site must be less than five acres in area, have no significant environmental effects, be consistent with the General Plan and Zoning Code, have adequate utilities to serve the site, have no valuable habitat for endangered species, will not result in significant effects relating

to traffic, noise, air quality, or water quality, and the site must be adequately served by all required utilities and public services to be considered exempt from the provisions of CEQA. The proposed project meets the aforementioned CEQA exemption conditions as described below:

- The project is consistent with the mixed-use overlay zoning designation and the General Plan because it proposes less units than allowed by the Urban Plan maximum density (20 units per acre). In addition, the project complies with all zoning requirements including, open space, height, lot coverage, setbacks, and parking requirements.
- The proposed development occurs entirely within the City of Costa Mesa on a lot size of 20,160 square feet (0.46 of an acre).
- The existing disturbed project site has no value as a habitat for endangered, rare, or threatened species and includes two industrial developments, associated parking lots, and additional paving.
- Approval of the project will not result in any significant effects relating to traffic, noise, air quality, or water quality. Studies have been provided which indicate that there are no hazardous materials that require mediation, that the air quality of the proposed developments is within required thresholds, and that the noise associated with the project complies with the City's noise ordinance. The anticipated project daily trips is 114, which can be accommodated by the existing traffic infrastructure. In regards to short term noise related to construction, construction activities generally are temporary and have a short duration, resulting in periodic increases in the ambient noise environment. Ground-borne noise and other types of construction-related noise impacts would typically occur during the site grading phase. Generally, this phase has the shortest duration of all construction phases. High ground borne noise levels and other miscellaneous noise levels can be created during this phase due to the operation of graders, tractors, and backhoes. Municipal Code Section 13-279 limits construction activities between 7:00 a.m. to 7:00 p.m. Monday through Friday, and 9:00 a.m. to 6:00 p.m. on Saturday. Construction activities are not allowed on Sundays or Federal holidays.
- The current uses on-site are adequately served by all required utilities and public services and these existing services can also accommodate the proposed live/work development.

Based on this analysis, the proposed live/work development project meets all criteria for a Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332.

- E. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- PIng.
1. Approval of Planning Application 22-30 and Tentative Tract Map No. 19244 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 PA-22-30 and Tentative Tract Map No. 19244 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  3. Developer shall market and offer these units as live/work units to potential buyers. Model homes, if established, shall furnish work spaces in a manner that demonstrates the work component of the project. Marketing materials including but not limited to print and electronic media shall feature prominently and clearly identify the work component of the project and disclose that the ground floor workspaces for the live/work units are designed to be utilized as workspaces to potential buyers. Buyers shall be informed in writing that the work spaces shall be maintained as a workspace and not converted to a living, bedroom or recreational space.
  4. The live/work units shall comply with all applicable requirements of the Mesa West Bluffs Urban Plan as they pertain to allowable uses identified in the Urban Plan Land Use Matrix.
  5. The applicant and future homeowners shall contract with a waste disposal company that will provide full on-site trash, recyclable, and organics collection. Access for disposal collection shall be provided from the rear parking area. There shall be no storage of trash bins or cans on public streets with the exception of temporary use of the right-of-way for rolling containers or loading to large trash trucks.
  6. A "Notice to Buyers" shall disclose that the project is located within an area designated as Light Industry in the City of Costa Mesa General Plan and is subject to existing and potential annoyances or inconveniences associated with industrial land uses. The Notice shall disclose the existing surrounding industrial land uses, including but not limited to, operational characteristics such as hours of operation, delivery schedules, outdoor activities, and noise and odor generation. In addition, the Notice shall state that the existing land use characteristics are subject to change in the event that new businesses move or existing businesses change ownership.

The Buyer's Notice shall also reinforce the definition of live/work units as follows:

"Live-work Units: A mixed-use development composed of commercially- or industrially-oriented joint work and living quarters in the same building, where typically the **primary use is a place of work** and where there are separately-designated residential and work areas. A live/work unit will have adequate work space reserved for, and regularly used by, the resident for work purposes."

7. The Buyer's Notice shall be reviewed/approved by the City Attorney's office and Development Services Director prior to recordation. The Buyer's Notice shall serve as written notice of the then existing noise environment and any odor generating uses within the mixed-use development and within a 500-foot radius of the mixed-use development, as measured from the legal property lines of the development lot. The Buyer's Notice shall also indicate that business operations in the live/work units shall be consistent with the land use matrix of the Urban Plan subject to zoning authorization and obtaining a business license. The Buyer's Notice shall be remitted to any prospective purchaser or tenant at least 15 days prior to close of escrow, or within three days of the execution of a real estate sales contract or rental/lease agreement, whichever is longer.
8. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tentative Tract Map 19244.
9. The upper level roof decks shall be provided with solid barriers with finishes matching exterior materials/ colors instead of metal railings.
10. Roof top decks shall not include permanent outdoor fireplaces, temporary or permanent cabana shade structures, roof trellises, strings of lights, structural elements, or furniture that exceeds the parapet wall height.
11. A comprehensive sign program shall be submitted for all on-site signs (i.e., monument, directory, wall mounted) for review and approval of the Development Services Director prior to issuance of building permits.
12. The open, unassigned parking spaces shall be clearly marked as guest parking spaces. Signage will be posted to indicate that these spaces are available to all visitors.
13. 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.
14. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
15. Second and third floor windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring structures. 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.
16. The final subdivision map shall be recorded with the County prior to the issuance of grading permits or building permits for the proposed development.
17. The applicant shall install a minimum 6-foot high decorative block wall around the perimeter of the proposed development lot. 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.
18. 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.
  19. The subject property's ultimate finished grade level may not be filled/raised in excess of 30 inches above the finished grade of any abutting property. If additional dirt is needed to provide acceptable on-site storm water flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public storm water facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
  20. Prior to issuance of building permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development.
  21. Trash facilities shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
  22. 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 include construction parking and vehicle access and specifying staging areas and delivery and hauling truck routes. The plan should mitigate disruption to neighboring properties 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 not exceed 200 trucks per day (i.e., 100 truck trips to the site plus 100 truck trips from the site) unless approved by the Development Services Director or Transportation Services Manager.
  23. 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.
  24. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. 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.

25. The landscaping of this project shall comply with the City's landscaping requirements and any applicable guidelines (i.e. Water Efficient Landscape Guidelines). A landscape plan shall be submitted with the plan check submittal.
26. To avoid an alley-like appearance, the private driveway shall not be developed with a center concrete swale. 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.
27. Prior to issuance of building permits, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
  - A. The CC&Rs shall contain provisions requiring that the HOA homeowner's association (HOA) effectively manage parking and contract with a towing service to enforce the parking regulations and shall contain restrictions prohibiting parking in the driveway and in front of garage doors.
  - B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas. These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting after 9:00 PM other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after 9:00 PM.
  - C. The CC&Rs shall also contain provisions related to preservation and maintenance of the common lot and common open space areas in perpetuity by the homeowner's association. The CC&Rs shall also contain the buyer's notice (described in Condition below) as an exhibit.
  - D. The CC&Rs shall contain a notice that all open parking spaces shall be unassigned and available for visitors
  - E. The CC&R's shall contain 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 for which the garage was originally designed and to allow for inspections by the association to verify compliance with this condition.
  - F. The CC&Rs shall include a provision requiring that the ground floor work space be maintained as a workspace and not converted to a living, bedroom or recreational space.
  - G. The Homeowner's Association shall submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:
    - a. The two-car garages in the residential community are being used for vehicle parking by the resident(s).

- b. The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
- c. The resident(s) have consented to voluntary inspections of the garage to verify the parking availability, as needed.

The form and content of the affidavit shall be provided by the City Attorney's Office. Failure to file the annual affidavit is considered a violation of this condition. Any subsequent revisions to the CC&Rs related to these provisions must be reviewed and approved by the City Attorney's office and the Development Services Director before they become effective.

- 28. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities prior to selling any of the units as condominiums.
- 29. Prior to issuance of a final certificate of occupancy for the first unit, the City Attorney's office shall review and approve the CC&R provisions related to transient occupancy. These include any and all types of vacation rentals, short-term or long-term rentals, bed and breakfast lodging, boardinghouse, residency hotel, etc. If the violation is not rectified within 30 days by either eviction of the tenant(s), the owner shall be subject to a first citation of \$150, including fines as adopted by the City Council. (At this time fines range from \$150 for the first infraction to \$500 for three plus infractions.) The Development Services Director may apply fines not to exceed \$500 per day for violations that are not resolved.
- 30. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
- 31. 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.
- 32. 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 either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.
- 33. 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. The CC&Rs or other organizational documents shall include verbiage requiring the common meters for the life of the development project.
- 34. The precise grading plan shall clearly show the lowest and highest 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.
- 35. 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.
- 36. 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.
37. 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 38. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permit by submitting to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the net daily trips generated by the proposed project. At the current rate the Traffic Impact Fee is estimated at \$3,795.25. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
- ENG 39. Comply with the requirements contained in the letter prepared by the City Engineer (Exhibit B1)
- PC 40. No fence or wall may be permitted greater than 42 inches between the project front façade and the sidewalk.

### **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.

- P1ng 1. Development shall comply with all the requirements of the Mesa West Bluffs Urban Plan applicable to live/work units and applicable condominium standards.
2. 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.
3. 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.
4. 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.
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.

- Bldg
6. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suits, building, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
  7. All on-site utility services shall be installed underground.
  8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
  9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
  10. Two sets of detailed landscape and irrigation plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108 and the City's Water Efficient Landscape Guidelines, shall be required as part of the project plan check review and approval process. Plans shall be 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. Comply with the requirements of the following adopted codes: 2022 California Residential Code, 2022 California Building Code, 2022 California Electrical Code, 2022 California Mechanical Code, 2022 California Plumbing Code, 2022 California Green Building Standards Code and 2022 California Energy Code (or the applicable adopted, California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
  13. Submit a precise grading plans, an erosion control plan and a hydrology study. Prior to issuing the Building permit , the rough grading certificate shall be submitted to the Building Division.
  14. 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
  15. Provide a plan to the County of Orange Health Dept. for review and approval.

- 16. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
- 17. i-The ground adjacent immediately to the foundation shall be slopes away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall CBC sec. 1804.3. See also exception.  
ii-On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent 2013 California Building Code sec. 1808.7.4
- Trans 18. All parking stalls shall comply with the Parking Design Guidelines for commercial parking.
- 19. Provide 25' min distance from far side of drive aisle for all 90-degree parking spaces, covered or uncovered to provide adequate space for turning movements.
- 20. Provide parking stall dimensions on plan, indicate areas where a 2' overhang is required for compliance with parking stall length requirements.
- 21. Submit an off-site improvement plan showing: The construction of a commercial drive approaches per City Standards. Relocation of any utility boxes or utilities conflicting with the new drive approach. Close the southernmost drive approach with full height curb and gutter per City Standards
- Fire 22. Comply with the California Fire Code as adopted and amended by the City of Costa Mesa.

**SPECIAL DISTRICT REQUIREMENTS**

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

- Sani. 1. The applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements
- AQMD 2. Applicant shall contact the Air Quality Management District (AQMD) at (800) 28-7664 for potential additional conditions of development or for additional permits required by AQMD.
- Water 3. 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.
- School 4. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
- State 5. 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.

**EXHIBIT B1**



**CITY OF COSTA MESA**

CALIFORNIA 92628-1200

P.O. BOX 1200

PUBLIC SERVICES DEPARTMENT

August 22, 2023

Costa Mesa Planning Commission  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92626

**SUBJECT:** Tentative Tract No. 19244  
**LOCATION:** 1711-1719 Pomona Avenue

Dear Commissioners:

Tentative Tract Map No. 19244 as furnished by the Planning Division for review by the Public Works Department consists of subdividing one lot into one numbered lot for condominium purposes. Tentative Tract Map No. 19244 meets with the approval of the Public Works Department, subject to the following conditions:

1. The Tract 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.
2. 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.
3. Two copies of the Final Tract 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.
4. A current copy of the title search shall be submitted to the Engineering Division with the first submittal of the Final Tract Map.
5. Dedicate an ingress/egress easement to the City for emergency and public security vehicles purposes only. Maintenance of easement shall be the sole responsibility of a Homeowners Association formed to conform to Section 13-41 (e) of the C.C.M.M.C.
6. Vehicular and pedestrian access rights to Pomona Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.
7. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk.
8. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then reconstruct P.C.C. sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.

19. Prior to recordation of a Final Tract 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.
20. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.
21. The elevations shown on all plans shall be on Orange County benchmark datum.
22. Prior to recordation of a Final Tract Map, submit required cash deposit or surety bond to guarantee monumentation. Deposit amount to be determined by the City Engineer.
23. Prior to occupancy on the Tract, the surveyor/engineer shall submit to the City Engineer a Digital Graphic File, reproducible mylar of the recorded Tract Map, and approved off-site plan and nine copies of the recorded Tract Map.

Sincerely,



Seung Yang, P. E.  
City Engineer

BuildGroup Properties, LLC  
428 Old Newport Blvd  
Newport Beach, CA 92663

February 6, 2026

Economic and Development Services Department  
77 Fair Drive  
Costa Mesa, CA 92626

Dear Sir/Madam,

Pursuant to Condition of Approval No. 1, I would like to request an extension of Planning Application 22-30 on the development of 1711-1719 Pomona Ave.

The plan check process with the City of Costa Mesa takes much longer than expected. Therefore, we would like to request a 2-year extension to have sufficient time to do all plan checks for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "David Davidson", with a horizontal line extending to the right.

David Davidson  
Managing Member of BuildGroup Properties, LLC



August 13, 2025

David Davidson  
Burk Custom Homes, Inc.  
428 Old Newport Boulevard  
Newport Beach, CA 92663

**Sent via U.S. Mail & email**

**RE: PA-22-30 (1711-1719 Pomona Avenue)  
Approval Extension Request**

Dear Mr. Davidson,

Congratulations! Your request for a 180-day approval extension for PA-22-30 was approved by the Director on August 12, 2025. The project includes the redevelopment of two industrial properties to facilitate eight three-story live/work units with roof top decks above. Additional information about the project is available at the following link:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=6345697&GUID=2142BA65-CD5F-4DA2-957A-00D12F6869D7>.

The application will now have an expiration date of **March 17, 2026**. To vest the application, you must obtain building permits and commence construction by that day.

Please find the extension request finding below as required by Title 13, Section 13-29 (k) (6) of the Costa Mesa Municipal Code.

Action on extension request. A permit or approval may be extended beyond the expiration of the original approval provided the director or the review authority finds that there have been no changes in the conditions or circumstances of the site, such as Zoning Code or General Plan amendment or other local and statewide regulations affecting the approved development standards, or project so that there would have been ground for denial of the original project or any changes to the General Plan and/or Zoning Code that would preclude approval of the same project at the time of the requested extension.

*The project is located within the Mesa West Bluffs Urban Plan area within the General Industrial (MG) zoning district. Since the September 11, 2023 Planning Commission approval, no changes to the Urban Plan, General Plan, or Zoning Code have occurred which*

77 FAIR DRIVE, POST OFFICE BOX 1200, COSTA MESA CA. 92628-1200  
Building Safety Division (714) 754-5273      Community Improvement Division (714) 754-5638  
Housing & Community Development (714) 754-4870      Planning Division (714) 754-5245  
[www.costamesaca.gov](http://www.costamesaca.gov)

*would have been grounds for denying the original project and no changes have been made which would preclude approval of the same project at this time.*

Thank you for your investment in the City of Costa Mesa and if you have any questions, please contact Chris Yeager, Senior Planner, at 714-754-4883 or [christopher.yeager@costamesaca.gov](mailto:christopher.yeager@costamesaca.gov).

Sincerely,



Carrie Tai  
Economic and Development Services Director

Enclosure: Extension Request

BuildGroup Properties LLC  
428 Old Newport Blvd  
Newport Beach, CA 92663

August 11, 2025

Economic and Development Services Department  
77 Fair Drive  
Costa Mesa, CA 92626

Dear Carrie Tai,

Pursuant to Condition of Approval No. 1, I would like to request an extension of Planning Application 22-30 on the development of 1711-1719 Pomona Ave.

Sincerely,

A handwritten signature in black ink, appearing to read "David Davidson", with a horizontal line extending to the right.

David Davidson  
Managing Member of BuildGroup Properties, LLC



# CITY OF COSTA MESA

## Agenda Report

77 Fair Drive  
Costa Mesa, CA 92626

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**File #:** 26-185

**Meeting Date:** 3/9/2026

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**TITLE:**

DESIGN REVIEW PDES-25-0003, TENTATIVE PARCEL MAP PTPM-25-0003, AND DEVELOPMENT REVIEW PDVR-25-0005 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY TOWNHOME CONDOMINIUMS LOCATED AT 121 CECIL PLACE

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

**PRESENTED BY:** GABRIEL VILLALOBOS, ASSISTANT PLANNER

**CONTACT INFORMATION:** GABRIEL VILLALOBOS, 714-754-5610;  
Gabriel.Villalobos@costamesaca.gov

**RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Class 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Design Review (PDES-25-0003), Tentative Parcel Map (PTPM-25-0003), and Development Review (PDVR-25-0005), based on the finding of fact and subject to conditions of approval.



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 9, 2026

ITEM NUMBER: PH-2

**SUBJECT: DESIGN REVIEW PDES-25-0003, TENTATIVE PARCEL MAP PTPM-25-0003, AND DEVELOPMENT REVIEW PDVR-25-0005 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY TOWNHOME CONDOMINIUMS LOCATED AT 121 CECIL PLACE**

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

**PRESENTATION BY: GABRIEL VILLALOBOS, ASSISTANT PLANNER**

**FOR FURTHER INFORMATION CONTACT: GABRIEL VILLALOBOS  
714-754-5610  
Gabriel.Villalobos@costamesaca.gov**

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## **RECOMMENDATION:**

Staff recommends the Planning Commission:

1. Find the project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions, and Class 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Design Review (PDES-25-0003), Tentative Parcel Map (PTPM-25-0003), and Development Review (PDVR-25-0005), based on the finding of fact and subject to conditions of approval.

## **APPLICANT OR AUTHORIZED AGENT:**

The authorized agent is Josh Martinez, representing the property owner David Mirrafati of Cecil Ventures LLC.

**PLANNING APPLICATION SUMMARY**

Location:	121 Cecil Place	Application Number:	PDES-25-0003, PTPM-25-0003, and PDVR-25-0005
Request:	Approval of a residential common interest development to allow individual ownership for two, two-story townhome condominiums.		

**SUBJECT PROPERTY:**

**SURROUNDING PROPERTY:**

Zone:	R2-MD (Multiple-Family Residential, Medium Density)	North:	R2-HD (Multiple-Family Residential District, High Density) across Cecil Place
General Plan:	Medium Density Residential (MDR)	South:	R2-MD (Multiple-Family Residential, Medium Density)
Lot Dimensions:	61' x 140.06'	East:	R2-MD (Multiple-Family Residential, Medium Density)
Lot Area:	8,357 SF	West:	R2-MD (Multiple-Family Residential, Medium Density)
Existing Development:	A 1,530-square-foot single-family residence with a detached 648-square-foot two-car garage.		

**DEVELOPMENT STANDARDS COMPARISON**

Development Standard		Required	Existing/Proposed
Density		1 DU / 3,630 SF	2 DUs / 8,545 SF
Open Space		40% (3,418 SF)	47% (3,888 SF)
Building Height		2 Stories / 27 FT	2 Stories / 27 FT
Setbacks:			
Front		20 FT	22 FT
Side (left/right)		5 FT / 5 FT	5 FT / 5 FT
Rear		20 FT	20 FT
Parking:			
Garage		2 spaces per unit	4 total
Open		2 spaces per unit	4 total
CEQA Review	Exempt per CEQA Guidelines Section 15315 (Minor Land Divisions) and Section 15303 (New Construction or Conversion of Small Structures)		
Final Action	Planning Commission		

## **EXECUTIVE SUMMARY**

The applicant is requesting approval of a residential common interest development project for two new two-story townhome condominiums. Staff supports the request as the project is consistent with the common interest development standards and would be compatible with the existing developments in the immediate area. Additionally, the existing land use is consistent with applicable goals, objectives, and policies of the General Plan, and complies with applicable provisions of the City of Costa Mesa Zoning Code and respective findings. Staff recommends that the Planning Commission find that the project is exempt from the California Environmental Quality Act (CEQA), and approve the application based on findings of fact and subject to conditions of approval.

## **SETTING**

The subject property is located on the south side of Cecil Place, between Newport Boulevard and Elden Avenue (see Figure 1). The subject property is adjacent to R2-MD (Multiple-Family Residential, Medium Density) zoned properties to the north, east, west, and south. Existing residential uses in the area include detached single-family homes, attached condominiums, and multi-family units. Other land uses include a hotel across Cecil Place and a commercial development with multiple businesses to the southwest of the subject property.



## **BACKGROUND:**

The subject property is currently developed with a 1,530-square-foot single family residence and a detached 648-square-foot two-car garage at the rear of the property. There are no records on file for building permits associated with the construction of the existing structures, but parcel data obtained from county records indicates that the home was constructed in 1927. City records indicate that two planning applications, C-222 and ZE-71-106, were issued to allow for the residence to be used for making clothes for dolls 1963 and home piano lessons in 1971. The property has been recently owner-occupied and was recently purchased in 2024.

## **REQUEST**

The applicant is requesting a design review application to be processed in accordance with Costa Mesa Municipal Code (CMMC) Section 13-40, as well as a tentative parcel map pursuant to CMMC Section 13-28(r) and development review pursuant to CMMC Section 13-28(e)(1) for the proposed residential common interest development. The project will consist of two, two-story townhome condominiums sharing a common lot in the R2-MD zone.

## **STANDARD OF REVIEW**

Pursuant to CMMC Section 13-40(a)(1), all new residential common interest development projects shall be processed according to the design review procedures contained in Chapter III of the CMMC. In addition, all residential common interest development projects require the approval of tentative or final tract or parcel maps as required by law. A tentative tract map or parcel map shall not be required until either a design review or residential common interest development conversion has been approved; however, the map may be processed concurrently. A development review is required pursuant to CMMC Section 13-28(e)(1) for two-story residential construction in the R2-MD zone on a lot where there are two or fewer units.

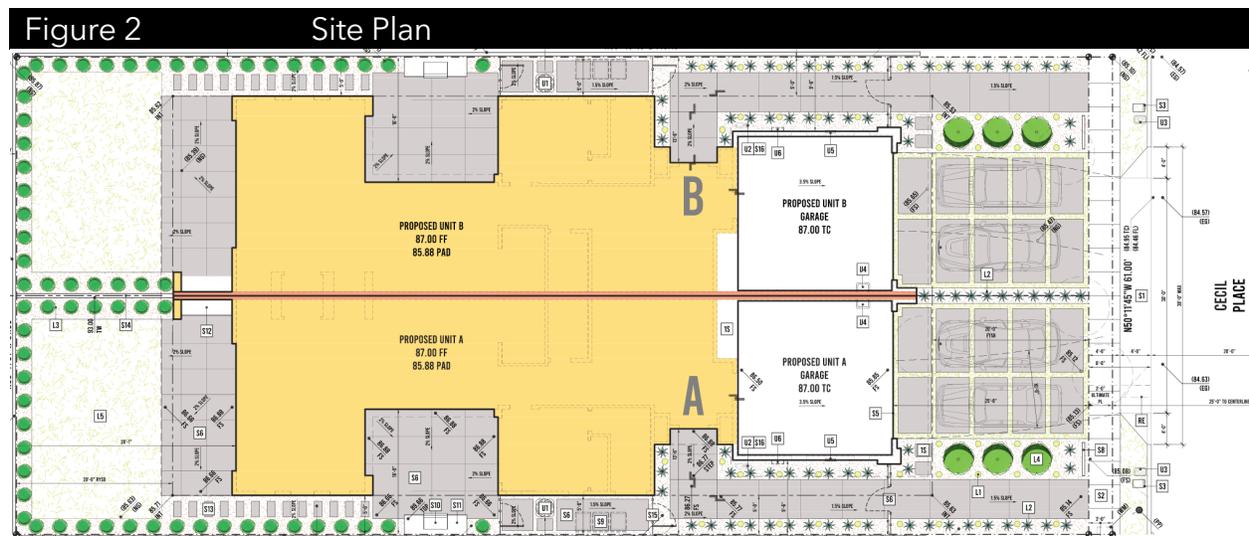
To approve a residential common interest development application under CMMC Section 13-29(g)(14)(a-c) and the tentative parcel map application under CMMC Section 13-29(g)(13)(a-f), the proposed project must meet specific criteria. The project must comply with the Zoning Code, the Subdivision Map Act, and meet the purpose and intent of the residential design guidelines. Additionally, the project must limit the visual prominence associated with the construction of two-story houses and must comply with the maximum density standards allowed pursuant to the General Plan.

Furthermore, all planning applications must adhere to broader "Review Criteria" outlined in the CMMC. These include ensuring neighborhood compatibility, safety and design consistency, compliance with performance standards, and alignment with the general

plan and/or applicable specific plans. Each application is project-specific and evaluated on its unique merits to ensure it aligns with the City's development standards.

## **DESCRIPTION**

The applicant proposes to construct two new attached two-story townhome condominiums in the R2-MD zone. Each unit created will be comprised of approximately 3,382 square feet of floor area, with four bedrooms and an attached two-car garage. The first floor of each unit will be roughly 1,338 square feet, with second floor areas roughly 1,600 square feet and the attached garages at 444 square feet. Each unit will be maintained on their own individual parcel within a larger common interest parcel which will include driveway and open space areas as shown in Figure 2 below. A residential common interest development application allows each unit to be owned/sold independently. Ancillary spaces such as common areas and landscaping would be maintained by each respective unit owner and will be subject to CC&Rs which will include provisions for reciprocal access and maintenance responsibilities. Access to the site consists of two 17-foot wide side-by-side driveways to the proposed garages.



## **ANALYSIS**

### ***Residential Common Interest Development***

Pursuant to the CMMC, Common Interest Developments are permitted in appropriate residential and planned development zones (including the R2-MD zone) and are subject to Section 13-41, "Residential Common Interest Development Standards and Requirements". CMMC Section 13-41(b) specifies that the location and orientation of all buildings shall be designed and arranged to preserve natural features, must avoid the long-row effect for units developed side-by-side, and that consideration must be given to light, air and privacy of adjacent properties. The subject property was previously

developed as a residential property, and as such no natural features will be disturbed as part of this proposed development as the project site is relatively flat and is not located near any water or bluff areas. The development also includes side-by-side residential units but will avoid a long-row effect as there are only two units attached. Consideration has also been given to the effect of the proposed development on the light, air, and privacy of adjacent properties as the project maintains an average setback distance from the side property lines of 10 feet along the side elevations, with certain wall segments of the proposed residences being setback as far as 17 feet, 6 inches. In addition, obscured glass has been required for second-story side elevation windows facing the neighboring properties to limit visibility into the adjacent properties.

CMMC Section 13-41(b) includes the development standards for a common interest development. This proposed development includes townhomes and as such, is exempt from certain standards such as individual dwelling unit minimum lot area. As shown in Table 1 below, the proposed project maintains compliance with all development standards required for residential common interest developments.

Table 1 Development Standards Comparison Table		
Development Standard	Required	Existing/Proposed
Common Lot Required	All projects shall be designed with a minimum of one lot to be held in common ownership and maintained by a homeowner's association. This lot shall be used for common driveways, parking areas, and at least 10 feet of street setback landscaped areas.	Common lot is provided and homeowners association will be established for the two-unit development.
Maximum Number of Stories & Building Height	2 Stories / 27 FT	2 Stories / 27 FT
Maximum Density (based on gross acreage)	Same as underlying zoning district (1 DU / 3,630 SF)	2 DUs / 8,357 SF
Minimum Open Space Development Lot	40% of total lot area (3,342.8 SF min)	47% (3,888 SF)
Private Open Space	An adjoining patio required with no dimension less than 10 feet.	Each unit will maintain their own private rear yard within the common lot.
Driveway Width	10-foot minimum, except 16-foot minimum driveway is required if the driveway serves tenants and/or	17-foot driveway width provided

Table 1 Development Standards Comparison Table		
Development Standard	Required	Existing/Proposed
	guest parking for more than one dwelling unit.	
Driveway Length	Straight-in driveways to garages shall have a minimum length of 19-feet from the ultimate property line.	25-foot driveway length provided
Storage	Each unit shall be provided with 200 cubic feet of securable storage exterior to the unit.	Storage provided within garages, outside of required parking clearance area
Mechanical Equipment	Screening required from public rights-of-way and adjacent properties.	Proposed mechanical equipment located on side yards and screened from view
Setbacks:		
Front Development Lot	20 FT	22 FT
Side (interior) Development Lot	5 FT	5 FT
Rear (not abutting a publicly dedicated alley) Development Lot	20 FT	20 FT
Rear Yard Coverage (maximum) in the R2-MD zone	Main Buildings: 25% of rear yard area Accessory Buildings: 50% of rear yard area	All proposed structures are located outside of rear yard area
Parking:		
Garage	2 per unit	4 total
Open	2 per unit	4 total

### **Review Criteria**

*Pursuant to CMMC Section 13-29 (e), all planning applications shall be reviewed for consistency with the following review criteria. Below is a summary of the project's conformity with each criterion:*

- (1) Compatible and harmonious relationship between the proposed building and site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood.**

The proposed project is compatible and harmonious with the development and uses of the surrounding properties as the proposed residential common interest development will propose a land use that is permitted by right in the R2-MD zone. The proposed density complies with that established for the underlying zone and the development meets all development standards specified in this report.

**(2) Safety and compatibility of the design of buildings, parking area, landscaping, luminaries and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation.**

Safety and compatibility are maintained through the proposed project design as an adequate turning radius from the shared driveway approach to each respective driveway has been reviewed and approved by the Transportation division. There are no obstructions that would impede view for drivers and pedestrians pulling into and out of the public right-of-way and landscaping will be maintained in compliance with the zoning code.

**(3) Compliance with any performance standards as prescribed in the Zoning Code.**

All performance standards have been deemed to be met as described in Table 1 of this report.

**(4) Consistency with the General Plan and any applicable specific plan.**

The property has a General Plan designation of Medium Density Residential. Under the General Plan designation, the proposed use is permissible. The proposed project conforms to the City's General Plan including Policy LU-1.3 and Policy LU-2.9 as previously mentioned.

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

The zoning application is for a unique project-specific case at a unique site with special circumstance and will not be precedent setting for future development.

**(6) When more than one planning application is proposed for a single development, the cumulative effect of all the planning applications shall be considered.**

The proposed project includes three applications that are being reviewed concurrently. The cumulative effect of all planning applications has been considered and has been addressed through the findings provided in this report.

**(7) For residential developments, consistency with any applicable design guidelines adopted by city council resolution.**

The Design Guidelines are intended to implement the goals and objectives of the General Plan as they relate to residential development. The project is consistent with the City of Costa Mesa Residential Design Guidelines in that the residences will incorporate appropriate building mass and form, will provide distinct architectural features, include articulation, varying roof heights, and consideration of window placement regarding privacy as follows:

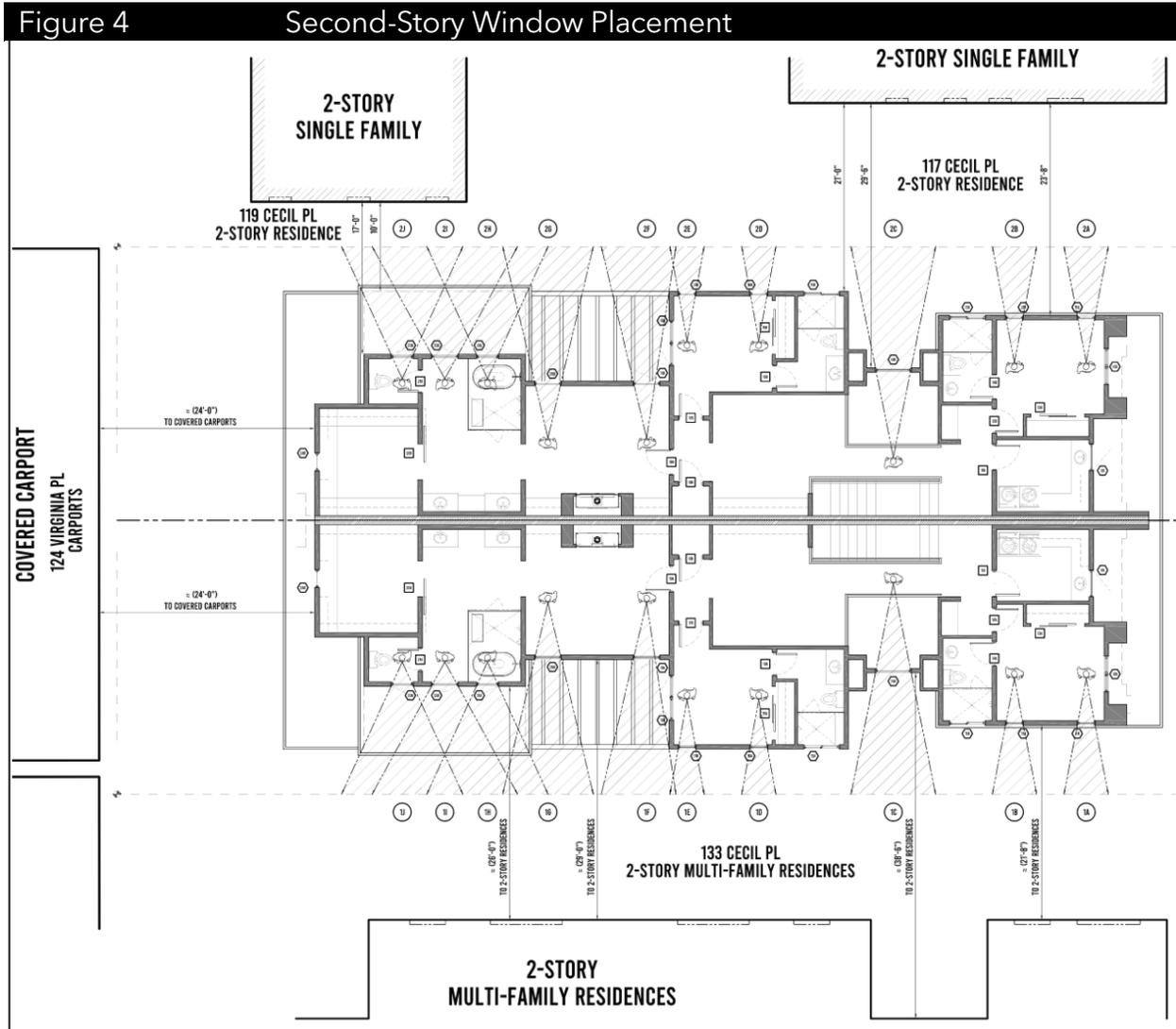
- Second Story Design: Pursuant to City residential design provisions, second-story floor areas should not exceed 100% of the first level development. The intent of this guideline is for two-story structures to be designed with articulation and off-sets and to avoid a boxy appearance from the street and neighboring views. The project proposes a total first floor area of 1,782 square feet (including the attached two-car garage) and a second-floor area of 1,600 square feet. The proposed second-story area is 89% of the first-floor area. In addition, the second floor includes offsets from the first floor to eliminate long, unbroken facades and provides four-sided architecture with a mix of materials and architectural articulation to avoid a boxy appearance.
- Elevation Treatments, Building Mass, and Elevations: The design of the proposed residence complies with the building mass and form, setbacks, elevation treatments, and architectural consistency guidelines in that the proposed residence has been designed with articulation and off sets on the various elevations that break up the building's mass as shown in the elevations provided in Figure 3 below. The proposed residence adds enhanced design elements to create visual interest including varying finishes, architectural accents such as decorative trim, and varying roof projections. The new residential addition would not exceed the 27-foot maximum height requirement.

**Figure 3 Elevations**



- Window Placement: Window placement would not result in direct views into the windows of neighboring structures. Although the adjacent property to the south also contains a two-story residence, the proposed second-story windows are designed to be offset from the adjacent properties' second-story windows and include higher sill heights to avoid any potential direct views per Figure 4 below. The residences to the north of the property are

single-story and views will be limited as the proposal also includes raised sill heights on the north-facing elevation.



- Second Story Side Setbacks: The City’s Residential Design Guidelines requires that the second-story interior side building elevation should be set back an average of 10 feet from the property line but shall be no closer than five feet from the side property line unless the project meets one of the exceptions. The proposed project maintains an average side yard setback of 10 feet as shown on the project plans.
- Site Planning and Architectural Design: Both the site plan and architectural design of the home are consistent with the City’s Residential Design Guidelines in that the proposed architectural design of the home and enhanced design features provide visual interest. The proposal avoids a large building mass or boxy appearance by providing a mix of finishes and

offsets along with architectural articulation to provide an aesthetically pleasing renovation of the existing residence.

**(8) For affordable multi-family housing developments which include a minimum of 16 affordable dwelling units at no less than 20 dwelling units per acre, the maximum density standards of the general plan shall be applied, and the maximum density shall be permitted by right and not subject to discretionary review during the design review or master plan application process.**

This review criteria is not applicable to this request as the proposal does not include a minimum of 16 affordable dwelling units.

## **FINDINGS**

### **Parcel Map**

A tentative parcel map is required to convert the existing lot into a residential common interest development. The City's applicable tentative parcel map provisions are indicated in Article 4 (Parcel Maps) of the Zoning Code. Additionally, required findings for the approval of a Parcel Map are stipulated in CMMC Section 13-29(g)(13). The proposed common interest development is in compliance with the City's Parcel Map provisions, and the required findings are provided below in this report under "Tentative Parcel Map Findings". Pursuant to Section 66474 of the California Subdivision Map Act, a subdivision 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. 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. These provisions 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."*

None of the above findings of Government Code Section 66474 can be made or can be associated with the proposed subdivision.

Pursuant to CMMC Section 13-29 (g)(13) and (14), "Findings for Tentative Parcel Maps and Design Review", in order to approve the proposal, the Planning Commission shall find by the evidence presented in the administrative record that the project substantially meets required specified findings. Staff recommend approval of the proposed project, based on the following assessment of facts and findings, which are also reflected in the draft Resolution.

### **Tentative Parcel Map Findings**

The information presented for the Tentative Parcel Map complies with CMMC Section 13-29(g)(13), findings for a Parcel Map, in that:

- a. **Finding:** The creation of the subdivision and related improvements is consistent with the General Plan, any applicable specific plan, and this Zoning Code.

**Facts in Support of Finding:** The proposed development conforms to Policies LU-1.3 and LU-2.9 of the City's 2015-2035 General Plan. The proposed common interest development conforms to the Costa Mesa Zoning Code requirements in that the proposed project includes one lot with two residential units that are designed consistent with the City's Residential Design Guidelines.

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

**Facts in Support of Finding:** The proposed project is compatible with the applicable Medium Density Residential (MDR) General Plan land use provisions and density.

- c. **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 City's Zoning Code and General Plan allows for common interest developments in the R2-MD zone, and as proposed the project does not exceed the permitted density. The design of the units is

compatible with the neighborhood, and no environmental impacts are anticipated.

- d. **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 Finding:** The overall design and physical condition of the proposed project achieve a high standard of appearance, quality, and safety. The open space and yard areas provide natural cooling, and the landscape and open space areas consist of a mixture of permeable and non-permeable materials reducing the amounts of water runoff. The project is in compliance with current building codes and will be more energy efficient than the previously existing residential development.

- e. **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 proposed parcel map does not propose to modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements. In addition, the project has been conditioned to provide a 3-foot dedication at the front of the subject property for the public right-of-way.

- f. **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:** As required, the property is connected to the public sewer system and is required to comply with all applicable water quality related laws and regulations.

### **Design Review Findings**

- a. **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 Finding:** This project complies with the City of Costa Mesa’s residential common interest development standards and the Residential Design Guidelines as detailed in this staff report. The intent of these regulations is to promote excellent design and construction with consideration to the neighboring properties. The design includes the required covered and uncovered parking spaces, adequate open space, private storage areas, and common areas. The homes are designed to meet massing and offset standards and include materials that improve the immediate neighborhood aesthetics.

- b. **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 project includes new two-story construction homes that are designed with appropriate massing and offsetting. Windows are strategically placed on the second floor to provide offsets from the adjacent second-story windows on the neighboring properties. The proposed project is adjacent to two-story homes to the north and south of the project site and some one-story homes Across Cecil Place to the east of the project site. The homes are designed so that there are no unrelieved two-story walls.

- c. **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:** This project does not consist of an affordable multi-family housing development and does not incorporate any density bonuses for housing. The project is consistent with all development standards for residential common interest developments, and the underlying zoning designation, and complies with the maximum density standards allowed under the general plan.

## **GENERAL PLAN CONFORMANCE**

Pursuant to the City’s General Plan Land Use Element, the Medium-Density Residential designation (MDR) is intended to support single-and multi-family developments with a density of up to 12 units to the acre. In compliance with the General Plan, the project proposes an approximate density of 10.4 units to the acre. The proposed residential Common Interest Development is in conformance with the City’s General Plan, including:

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 would allow for four new residential units in the city to be privately owned.

2. **Policy LU-2.9:** Require appropriate building setbacks, structure orientation, and placement windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.

**Consistency:** The proposed project is designed in a manner that complies with both the Common Interest Development standards and the City of Costa Mesa Residential Design Guidelines and Review Criteria. These design measures have ensured appropriate setbacks, open space, height, massing, and offsetting. Special consideration has been given to window placement, which allows for maximum privacy of adjacent residential structures

**ENVIRONMENTAL DETERMINATION**

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Minor Land Divisions) which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20-percent. The proposed residential common interest development subdivision is zoned for residential development, includes a two-unit airspace subdivision to be located on one parcel, does not require any variances or exceptions, all services to the property are provided, was not involved in a previous subdivision approval within the last two-years and is located on a property with less than a 20-percent slope. In addition, the project is exempt pursuant to Section 15303 (Class 3 - New Construction or Conversion of Small Structures), which allows for the construction of up to four multifamily units. The proposed development includes two attached two-unit residential buildings (four total dwelling units) within an urbanized area. Further, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

**ALTERNATIVES**

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

1. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. If any of the additional changes requested 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.
2. 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, this housing project is subject to the Housing Accountability Act (HAA, Government Code Section 65589.5). Because the development is consistent with the applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, to deny the project the Planning Commission would need to make the following written findings pursuant to the HAA:
  - 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 is developed at a lower density. (Feasible means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.)

## **LEGAL REVIEW**

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

## **PUBLIC NOTICE**

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

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site February 25, 2026. 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 February 26, 2026.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper on February 27, 2026.

As of the completion date of this report, no written public comments have been received. Any public comments received prior to the March 9, 2026, Planning Commission meeting will be provided separately.

## **CONCLUSION**

Approval of the residential common interest development, tentative parcel map, and development review would allow for the individual ownership of two proposed residential units located in the City, and is consistent with General Plan Land Use Element Policy LU-1.3 which states to "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".

## **ATTACHMENTS**

1. Draft Resolution No. PC-2026-XX
2. Applicant Letter
3. Vicinity Map
4. Zoning Map
5. Site Photos
6. Project Plans

**RESOLUTION NO. PC-2026-XX**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DESIGN REVIEW PDES-25-0003, TENTATIVE PARCEL MAP PTPM-25-0003, AND DEVELOPEMNT REVIEW PDVR-25-0005 FOR A COMMON INTEREST DEVELOPMENT CONSISTING OF TWO, TWO-STORY SINGLE FAMILY DWELLING UNIT CONDOMINIUMS AT 121 CECIL PLACE**

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

WHEREAS, Design Review PDES-25-0003, Tentative Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 was filed by Josh Martinez, authorized agent for the property owner, Cecil Ventures LLC., requesting approval of two-unit residential common interest development. A parcel map is proposed to facilitate the subdivision and is required to be recorded prior to the sale of the units. A development review is required for the proposed two-story construction in a multi-family residential zone;

WHEREAS, a duly noticed public hearing held by the Planning Commission on March 9, 2026, with all persons having the opportunity to speak for and against the proposal;

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), for Minor Land Divisions 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** Design Review PDES-25-0003, Tentative Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 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 Design Review PDES-25-0003, Tentative

Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance of all applicable 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 9<sup>th</sup> day of March, 2026.**

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Jeffrey Harlan, Chair  
Costa Mesa Planning Commission

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

I, Carrie Tai, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2026-\_\_ was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on March 9, 2026 by the following votes:

AYES: COMMISSIONER

NOES: COMMISSIONER

ABSENT: COMMISSIONER

ABSTAIN: COMMISSIONER

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Carrie Tai, Secretary  
Costa Mesa Planning Commission

Resolution No. PC-2026-\_\_

## EXHIBIT A

### FINDINGS

- A. Pursuant to CMMC Section 13-29 (g)(13) and (14), “Findings for Tentative Parcel Maps and Design Review”, in order to approve the proposal, the Planning Commission shall find by the evidence presented in the administrative record that the project substantially meets required specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings:

#### ***Tentative Parcel Map Findings***

The information presented for the Tentative Parcel Map complies with CMMC Section 13-29(g)(13), findings for a Parcel Map, in that:

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

**Facts in Support of Finding:** The proposed development conforms to Policies LU-1.3 and LU-2.9 of the City's 2015-2035 General Plan. The proposed common interest development conforms to the Costa Mesa Zoning Code requirements in that the proposed project includes one lot with two residential units that are designed consistent with the City's Residential Design Guidelines.

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

**Facts in Support of Finding:** The proposed project is compatible with the applicable Medium Density Residential (MDR) General Plan land use provisions and density.

**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 City's Zoning Code and General Plan allows for common interest developments in the R2-MD zone, and as proposed the project does not exceed the permitted density. The design of the units is compatible with the neighborhood, and no environmental impacts are anticipated.

**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 Finding:** The overall design and physical condition of the proposed project achieve a high standard of appearance, quality, and safety. The open space and yard areas provide natural cooling, and the landscape and open space areas consist of a mixture of permeable and non-permeable materials reducing the amounts of water runoff. The project is in compliance with current building codes and will be more energy efficient than the previously existing residential development.

**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 proposed parcel map does not propose to modify any existing easements and will not interfere with the free and complete exercise of any public entity or utility rights-of-way or easements. In addition, the project has been conditioned to provide a 3-foot dedication at the front of the subject property for the public right-of-way.

**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:** As required, the property is connected to the public sewer system and is required to comply with all applicable water quality related laws and regulations.

***Design Review Findings***

**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 Finding:** This project complies with the City of Costa Mesa's residential common interest development standards and the Residential Design Guidelines as detailed in this staff report. The intent of these regulations is to promote excellent design and construction with consideration to the neighboring properties. The design includes the required covered and uncovered parking spaces, adequate open space, private storage areas, and common areas. The homes are designed to meet massing

and offset standards and include materials that improve the immediate neighborhood aesthetics.

**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 project includes new two-story construction homes that are designed with appropriate massing and offsetting. Windows are strategically placed on the second floor to provide offsets from the adjacent second-story windows on the neighboring properties. The proposed project is adjacent to two-story homes to the north and south of the project site and some one-story homes Across Cecil Place to the east of the project site. The homes are designed so that there are no unrelieved two-story walls.

**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:** This project does not consist of an affordable multi-family housing development and does not incorporate any density bonuses for housing. The project is consistent with all development standards for residential common interest developments, and the underlying zoning designation, and complies with the maximum density standards allowed under the general plan.

- B. The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per Section 15315 (Minor Land Divisions) which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20-percent. The proposed residential common interest development subdivision is zoned for residential development, includes a two-unit airspace subdivision to be located on one parcel, does not require any variances or exceptions, all services to the property are provided, was not involved in a previous subdivision approval within the last two-years and is located on a property with less than a 20-percent slope. In addition, the project is exempt pursuant to Section 15303 (Class 3 – New Construction or Conversion of Small Structures), which allows for the construction of up to four multifamily units. The proposed development includes two attached two-unit residential buildings (four total dwelling units) within an urbanized

area. Further, none of the exceptions to the use of categorical exemptions set forth in CEQA Guidelines Section 15300.2 apply.

- C. The project is subject to a traffic impact fee, pursuant to Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

## EXHIBIT B

### CONDITIONS OF APPROVAL

- Plng.
1. Approval of Design Review PDES-25-0003, Tentative Parcel Map PTPM-25-0003, and Development Review PDVR-25-0005 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 PDES-25-0003, PTPM-25-0003, and PDVR-25-0005 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  3. 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.
  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. 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.

7. Trash receptacles shall be screened from view, and designed and located appropriately to minimize potential noise and odor impacts to residential areas.
8. 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.
9. 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.
10. 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.
11. All driveways and parking areas shall consist of decorative concrete, pavers or other materials as deemed appropriate by the Development Services Director. 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.
12. 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.
13. 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.

14. 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 department.
15. 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.
16. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
17. All City trees shall be protected during the construction phase of this projects. All trees damaged will be replaced with a 24-inch box tree or bigger. Tree species shall be determined by the City's Arborist.
18. Prior to Parcel Map recordation, the applicant shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to and shall be approved by the Development Services Director and City Attorney's office.
19. The developer shall file a declaration of covenants to be submitted with the application for approval, which will govern the association. The provisions shall include, but not be limited to, the following:
  - a. The homeowners' association shall be established prior to the sale of any unit(s).
  - b. Membership shall be mandatory for each owner and any successive owner.
  - c. Provisions to restrict parking upon other than approved and developed parking spaces and to require that garages be kept available for tenant parking shall be written into the covenants, conditions and restrictions for each project.
  - d. If the development is constructed in increments or phases which require one or more final maps, reciprocal covenants, conditions, and restrictions and reciprocal management and maintenance agreements shall be established which will cause a merging of increments as they are completed and embody one homeowners' association with common areas for the total development.
  - e. The declaration of covenants shall contain language or provisions substantially as follows:
    - i. The covenants, conditions and restrictions of this declaration shall run to the City of Costa Mesa insofar as they shall apply to the maintenance of the "common areas" as herein defined.

ii. In the event the association or other legally responsible person(s) fail to maintain the common area in such manner as to cause same to constitute a public nuisance, the city may, upon proper notice and hearing, institute summary abatement procedures and impose a lien for the costs of such abatement upon the common area, individual units or the whole thereof as provided by law.

20. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall reflect the conditions of approval included herein. The CC&Rs shall be submitted for review by the Planning Division to confirm use and maintenance of all parking spaces, driveway and landscaping will continue.
21. The Parcel Map shall be recorded prior to the sale of any unit.
- Eng. 22. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.
23. The applicant shall submit an updated Title Report for the subject property prior to Final Map review.
24. The Parcel Map shall be developed in full compliance of CCMMC Sec. 13-208 through 13-261 inclusive.
25. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.
26. In accordance with C.C.M.M.C. Section 13-230, the Subdivider shall submit street improvement plans and/or off-site plans at the time of first submittal of the Final Parcel Map. Plan check fee shall be paid per C.C.M.M.C. Section 13-231.
27. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Sub-article 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.
28. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.
29. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer.
30. The dedication of a 3-foot public sidewalk easement behind existing right of way line on Cecil Place is required on the final map.
31. At the time of development submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows

Sewer, Water, Existing Parkway Improvements and the limits of work on the site prepared by a registered Civil Engineer. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.

32. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the Cit of Costa Mesa.
33. Maintain the public Right-of-Way in a “wet-down” condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling.
34. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
35. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
36. Fulfill Drainage Ordinance Fee requirements prior to approval of Final Map.
37. In order to comply with the 2003 Drainage Area Management Plan (DAMP), the proposed Project shall prepare a Water Quality Management Plan conforming to the Current National Pollution Discharge Elimination System (NPDES) and the Model WQMP, prepared by a Licensed Civil Engineer or Environmental Engineer, which shall be submitted to the Department of Public Works for review and approval. a) A WQMP (Priority or Non-Priority) shall be maintained and updated as needed to satisfy the requirements of the adopted NPDES program. The plan shall ensure that the existing water quality measures for all improved phases of the project are adhered to. b) Location of BMPs shall not be within the public right-of-way.

### **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.

- P1ng.
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 pursuant to CMMC section 13-71(d).
8. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
9. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
10. 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.
- Bldg. 13. Comply with the requirements of the most recent adopted California Residential Code, California Building Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards, California Energy Code, and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
14. If soil contamination exists, then remediation plans shall be submitted to both the Building Division and the County of Orange for review, approval and issuing a permit. Building permit(s) shall not be issued until the soil is certified as clean and usable by a Soil's Engineer.
15. Plans shall be prepared under the supervision of a registered California Architect or Engineer. Plan shall be stamped and signed by the registered California Architect or Engineer.

16. Maximum area of exterior wall openings and fire rating shall be determined in accordance with the applicable provisions of California Residential Code.
17. Construction/ improvements that encroach within Public Utility Easements shall require written approvals from the utility companies associated with that easement.
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. 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.
20. Residential new building construction shall be equipped with fire sprinkler system.
21. Submit a precise grading plans, an erosion control plan and a hydrology study. A precise grading plan shall not be required if any of the following are met: 1- An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area). 2- A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. 3- A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course. Prior to issuing the Building permit, the rough grading certificate shall be submitted to the Building Div.
22. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
23. 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. CRC 403.1.7.3 ii- Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
- Fire 24. Comply with the requirements of the 2022 California Fire Code, including the reference standards, as adopted and amended by Costa Mesa Fire & Rescue.
25. NFPA 13D Sprinkler systems to be installed. Note for contractor awareness: NFPA 13D 11.2.3.1 Waterflow Devices - Where waterflow detection devices are installed, these devices, including the associated alarm circuits, shall be flow tested through the inspector's test connection and shall result in an audible alarm on the premises.
- Trans. 26. Fulfill mitigation of off-site traffic impacts at the time of issuance of Building Permits by submitting to the Transportation Division the required Traffic Impact Fee according to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the average daily trip generation rate of 7.20 trip ends per DU for the proposed project and includes a credit for any previously existing use. At the current rate, the Traffic Impact Fee is estimated at \$ 912.00. NOTE: The Traffic Impact Fee will be recalculated at

the time of issuance of Building Permits based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.

- Sani. 27. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- School 28. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.

**121 CECIL PL, COSTA MESA, CA 92627****CITY OF COSTA MESA DEVELOPMENT REVIEW - APPLICANT LETTER****PROJECT DESCRIPTION:**

The subject lot, zoned R-2-MD and located in the Eastside Costa Mesa area, currently contains one single-story dwelling (1,530 square feet) and a detached garage (658 square feet) constructed in 1927, both of which are proposed for demolition.

The proposed project consists of two new two-story residential units, each comprising a 3,382 square-foot building with four bedrooms, four and one-half bathrooms, and an attached two-car garage. The project is being processed as a two-unit residential condominium subdivision pursuant to the Subdivision Map Act.

The subdivision is designed as a duplex condominium with a common party wall dividing the parcel, where each unit will have separate and exclusive ownership of its residence, open yard area, and assigned portion of the driveway. While the driveway is designed as a continuous hardscape element, it is dimensioned to allow each unit owner to park and maneuver vehicles entirely within their respective sides.

Accordingly, the project will not establish a traditional Homeowners' Association with common amenities, shared facilities, or ongoing operational responsibilities. However, as the proposed subdivision constitutes a two-unit condominium common interest development, an association, as defined under California Civil Code Sections 4080 and 4800, will be established in legal form for the limited purpose of administering and enforcing the recorded Declaration of Covenants.

Pursuant to Section 13-41(c) of the Costa Mesa Municipal Code, the Declaration of Covenants will be submitted prior to recordation of the final map to ensure the continued maintenance of parking areas, landscaping, and any open areas, as applicable. The association's role will be strictly limited to these obligations and will not include common area ownership, shared amenities, or routine collective management beyond what is required by State and local regulations.

The declaration will include provisions for reciprocal access and maintenance of the shared party wall and any shared utilities that may cross property lines. All other improvements, including driveways and private landscaping, will remain under exclusive ownership and maintenance by each respective unit owner.

A Tentative Parcel Map is included with this application for the creation of the two condominium units on one parcel.

PROPERTY OWNER: Cecil Venture LLC  
ADDRESS: 17741 Mitchell, Suite 200 Irvine, CA 92614  
PHONE: (714) 240-5592  
EMAIL: anahi@homexrealty.com

# 121 CECIL PL, COSTA MESA, CA 92627

## PROJECT STATISTICS – SQUARE FOOTAGE BREAKDOWN

### Proposed Two-Unit Residential Condominium Development

#### 121 Cecil Place – Costa Mesa, California

##### Unit A – 121 Cecil Place

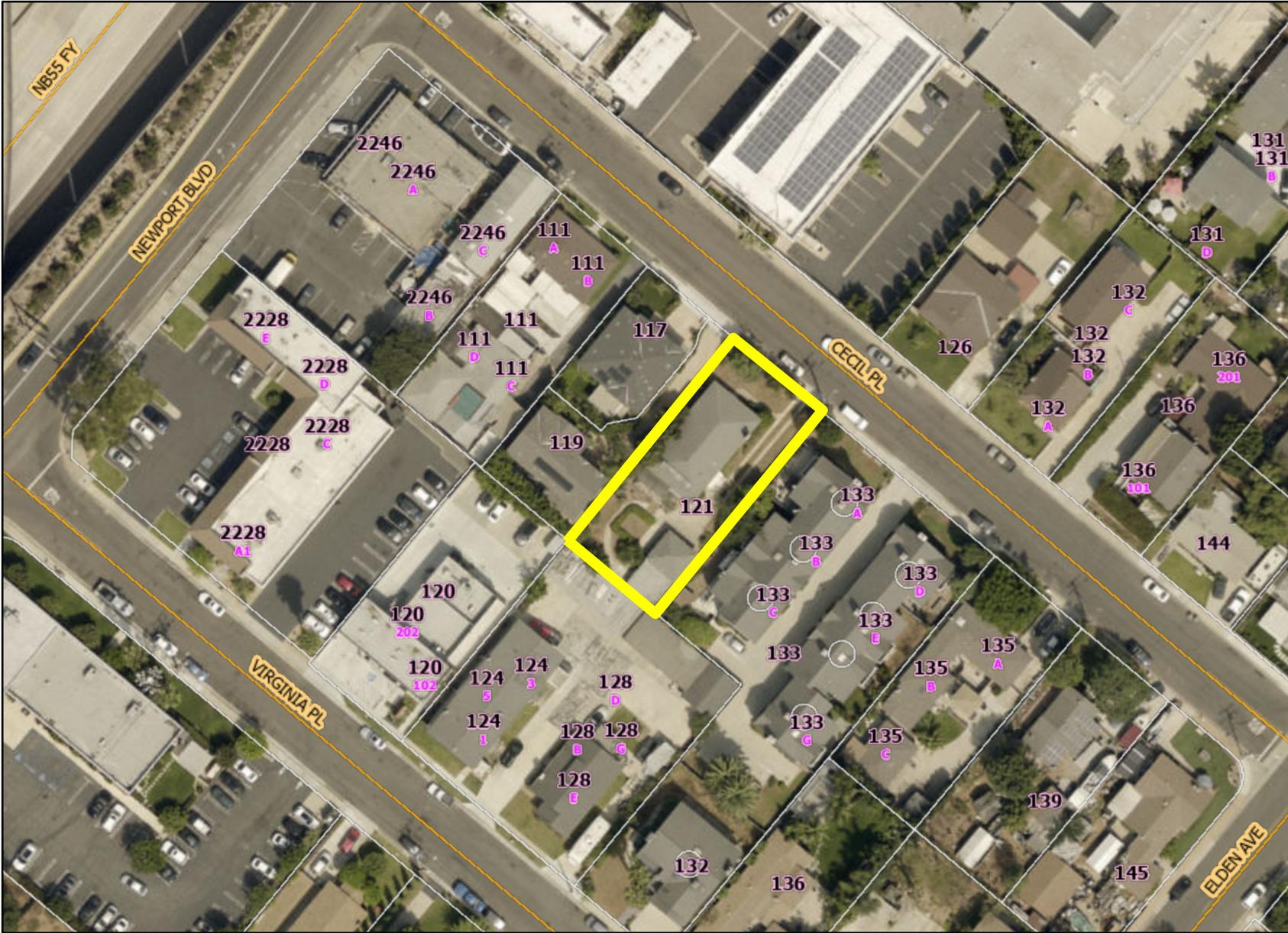
<b>First Floor:</b>	<b>1,338 square feet</b>
<b>Second Floor:</b>	<b>1,600 square feet</b>
<b>Total Living Area:</b>	<b>2,938 square feet</b>
<b>Attached Garage:</b>	<b>444 square feet</b>
<b>Total Building Area:</b>	<b>3,382 square feet</b>

##### Unit B – 121 Cecil Place

<b>First Floor:</b>	<b>1,338 square feet</b>
<b>Second Floor:</b>	<b>1,600 square feet</b>
<b>Total Living Area:</b>	<b>2,938 square feet</b>
<b>Attached Garage:</b>	<b>444 square feet</b>
<b>Total Building Area:</b>	<b>3,382 square feet</b>

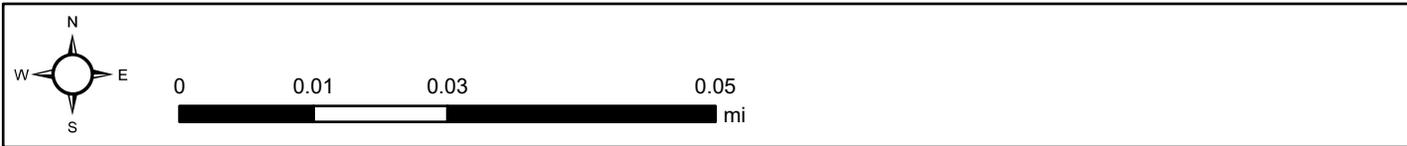
##### Overall Project Summary

<b>Number of Residential Units:</b>	<b>2</b>
<b>Total Living Area (Both Units):</b>	<b>5,876 square feet</b>
<b>Total Building Area (Both Units):</b>	<b>6,764 square feet</b>



**Legend**

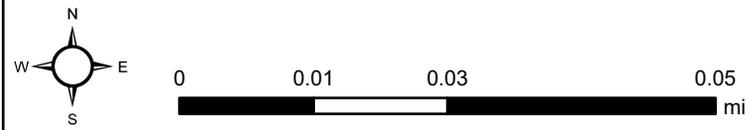
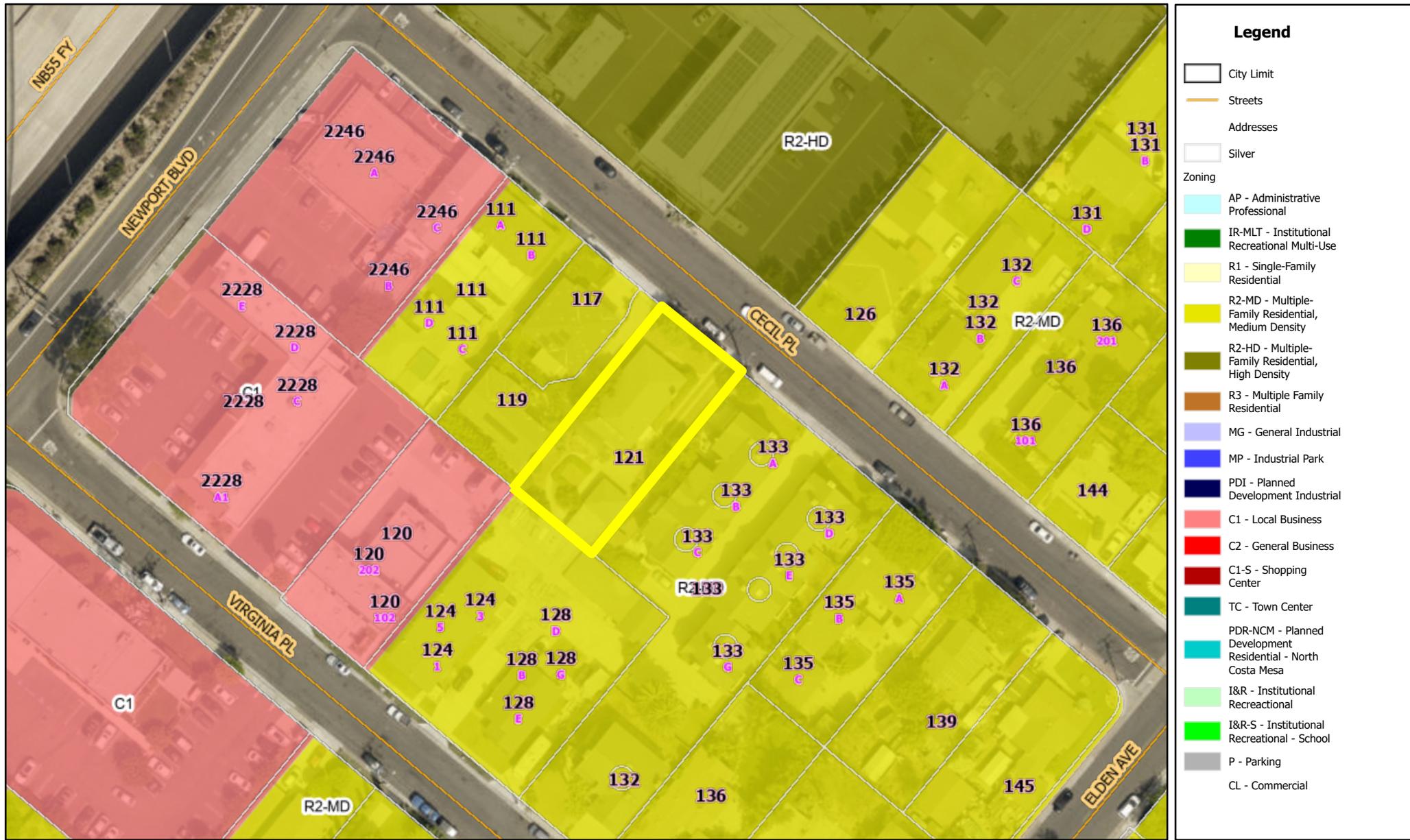
-  City Limit
-  Streets
-  Addresses
-  Silver



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

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 © City of Costa Mesa

**89**



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**90**

121 Cecil Place – Site Photos



PROJECT NAME

NEW 2-STORY DUPLEX CONSTRUCTION
(2) 2940 SF LIVING AND 444 SF GARAGE
(2) 4 BEDROOMS & 4.5 BATHS

PROJECT ADDRESS

121 CECIL PL COSTA MESA, CA 92627

SUBJECT LOT INFORMATION

Table with 2 columns: LEGAL DESCRIPTION, APN, ZONING, USE, ORIGINAL LOT SIZE, EXISTING NUMBER OF UNITS, EXISTING SQUARE FOOTAGE, YEAR BUILT.

PROJECT AREA BREAKDOWNS

Table with 3 columns: ORIGINAL DEVELOPMENT LOT, NEW DEVELOPMENT LOT, (2) 1ST FLOORS, (2) 2ND FLOORS, LOT COVERAGE, OPEN SPACE.

REQUIRED PARKING: (2) 2 COVERED & 2 OPEN
PROVIDED PARKING: (2) 2 COVERED & 2 OPEN

Table with 2 columns: 121 CECIL PL A, 121 CECIL PL B. Rows include LIVING, GARAGE, TOTAL BUILDING, COVERED PATIO.

CODE REVIEW

ALL DESIGNS, PLANS, CONSTRUCTION WORK, AND MATERIALS SHALL CONFORM STRICTLY TO THE FOLLOWING APPLICABLE CODES:

- CITY OF COSTA MESA LOCAL ORDINANCES
CALIFORNIA BUILDING CODES
2022 CRC 2022 CBC 2022 CFC 2022 CPC 2022 CEC
2022 CMC 2022 CEES (CA ENERGY) 2022 CG (CAL GREEN)
ALL OTHER FEDERAL, STATE, AND LOCAL CODES

Table with 2 columns: OCCUPANCY TYPE, TYPE OF CONSTRUCTION, FIRE SPRINKLERS, NUMBER OF STORIES.

DEFERRED SUBMITTALS

- 1. FIRE SPRINKLERS (NFPA-13D)
2. SOLAR PHOTOVOLTAICS (PV)
3. SOUND ATTENUATION DESIGN FOR HVAC UNITS
4. SITE WALLS

NOTE: DEFERRED SUBMITTALS TO BE REVIEWED BY PROJECT DESIGNER OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.

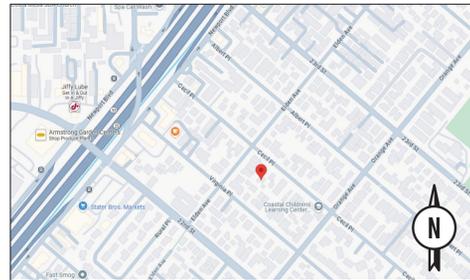
SCOPE OF WORK

DEMOLISHING EXISTING ONE-STORY RESIDENCE (1,530 SF) AND DETACHED GARAGE (648 SF), AND CONSTRUCTING A NEW TWO-STORY DUPLEX TOTALING 5,880 SF LIVING AND 888 SF GARAGES.

PROJECT TEAM

Table with 2 columns: OWNER, PROJECT DESIGNER, LAND SURVEYOR, SOILS ENGINEER, STRUCTURAL ENGINEER, CIVIL ENGINEER, ENERGY CONSULTANT.

VICINITY



SHEET INDEX

Table with 3 columns: Sheet Number, Title, Description. Lists sheets 1 through 12 including Title Sheet, Topographic Survey, Site Plan, Landscape Plan, Irrigation Plan, Floor Plans, Roof Plan, Elevations, Breakdowns, Privacy Impact Study, and Building Sections.

CONSTRUCTION REQUIREMENTS

- PLUMBING
1. WATER CLOSETS TO HAVE A SIDE CLEARANCE OF 15 INCHES ON EACH SIDE MEASURED FROM THE CENTERLINE OF THE WATER CLOSET TO THE WALLS OR OTHER OBSTRUCTIONS. (CPC 402.5)
2. THE FOLLOWING WATER-CONSERVING PLUMBING FIXTURE FLOW RATES
A. WATER CLOSET TO BE 1.28 GALLONS PER FLUSH MAXIMUM OR DUAL FLUSH PER CPC 411.2
B. KITCHEN FAUCET TO BE 1.8 GALLONS PER MINUTE, MAXIMUM, PER CPC 420.2.1 & 420.2.2
C. RESIDENTIAL LAVATORY FAUCET TO BE 1.2 GALLONS PER MINUTE, MAXIMUM PER CPC 407.2.2
D. SHOWER HEADS TO BE 1.8 GALLONS PER MINUTE, MAXIMUM PER CPC 408.2
ELECTRICAL
1. EXTERIOR LIGHTING LUMINAIRES TO MEET THE FOLLOWING REQUIREMENTS, AS APPLICABLE PER CEC 150.0(K)(3)
A. CONTROLLED BY A MANUAL ON AND OFF SWITCH THAT DOES NOT OVERRIDE TO ON THE AUTOMATIC ACTIONS OF ITEMS B OR C BELOW; AND
B. CONTROLLED BY PHOTOCELL AND MOTION SENSOR. CONTROLS THAT OVERRIDE TO ON SHALL NOT BE ALLOWED UNLESS THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS; OR
C. CONTROLLED BY ONE OF THE FOLLOWING METHODS:
I. PHOTOCONTROL AND AUTOMATIC TIME SWITCH CONTROL
II. ASTRONOMICAL TIME CLOCK
III. ENERGY MANAGEMENT CONTROL SYSTEM
2. PROVIDE A SMOKE AND CARBON MONOXIDE DETECTOR OUTSIDE THE VICINITY OF SLEEPING ROOMS PER (CRC 314.3 AND CRC R315.3)
3. LIGHTS & RECEPTACLES: PLAN ON ONE SWITCHABLE RECEPTACLE OR LIGHT IN EVERY ROOM AND HALL. PLAN ON A LIGHT OUTSIDE EXIT DOORS. IF LIGHTS ARE PLANNED IN CLOSETS CONSULT ARTICLE 410.8 OF THE 2022 C.E.C. PLAN TO INSTALL AN ELECTRICAL RECEPTACLE WITHIN 6 FEET OF ALL POINTS ALONG THE WALL IN ALL HABITABLE ROOMS. PLAN ON ONE GFCI PROTECTED RECEPTACLE AT THE BATHROOM SINK. RECEPTACLES MUST BE PLACED EVERY TWO FEET ABOVE KITCHEN COUNTERS AND BE GFCI PROTECTED. ALL LIGHTING MUST COMPLY WITH THE 2007 CALIFORNIA ENERGY CODE. CHECK FOR TITLE 24 REQUIREMENTS.
MECHANICAL
1. ROOMS CONTAINING BATHTUBS, SHOWERS, SPAS AND SIMILAR FIXTURES SHALL BE PROVIDED WITH AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR HAVING A MINIMUM CAPACITY OF 50 CFM DUCTED TO TERMINATE OUTSIDE THE BUILDING. (CRC R303.3, CAL GREEN 4.506.1, CBC 1202.5.2.1, CMC 402.5)
2. WHERE WATER CLOSET COMPARTMENT IS INDEPENDENT OF THE BATHROOM OR SHOWER AREA, A FAN WILL BE REQUIRED IN EACH AREA. BATHROOMS SHALL HAVE AN EXHAUST FAN WITH HUMIDITY CONTROL SENSOR, MIN. 50 CFM CAPACITY. (CRC R303.3)
3. EXHAUST DUCTS SHALL TERMINATE 3'-0" FROM OPENINGS INTO THE BUILDING. (CMC 502.21)
BATHROOM
1. BATHTUB AND SHOWER FLOORS AND WALLS ABOVE WITH BATHTUBS INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. (CRC R307.2)
2. GYPSUM BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. (CRC R702.3.7)
3. WALL COVERING OF SHOWERS OR TUBS WITH SHOWERS SHALL BE OF CEMENT PLASTER, TILE, OR APPROVED EQUAL, TO A HEIGHT OF NOT LESS THAN 72 INCHES ABOVE DRAIN INLET. BACKING FOR TILE SHALL BE CEMENT BOARD OR CEMENT PLASTER. (CRC R307.2, CBC 1209.2.3)
4. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24 INCHES IN FRONT, AND 15 INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION. (CPC 402.5)
5. WINDOW TO BE TEMPER GLAZED WHERE WINDOWS ARE 60 INCHES OR LESS ABOVE THE TUB OR SHOWER FLOOR. (CRC R308.4.5)
STAIRS
1. MAXIMUM RISE OF 7.75 INCHES AND MINIMUM RUN (TREAD) OF 10 INCHES. R311.7.5
2. PROVIDE A NOSING BETWEEN 0.75" AND 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11". R311.7.5.3 AND EXCEPTION 1
3. MINIMUM WIDTH OF 36 INCHES. R311.7.1
4. MINIMUM HEADROOM OF 6 FT. 8 INCHES. R311.7.2
5. ALTERNATING TREAD DEVICES AND SHIP LADDERS SHALL NOT BE USED AS AN ELEMENT OF A MEANS OF EGRESS. R311.7.11 AND R311.7.12
HANDRAILS
1. PROVIDE A MINIMUM OF ONE CONTINUOUS HANDRAIL ON STAIRWAYS WITH 4 OR MORE RISERS AND AT ALL OPEN SIDES. R311.7.8
2. HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE THE NOSING OF TREADS. R311.7.8.1
3. HANDRAIL WITH CIRCULAR CROSS-SECTIONS SHALL HAVE A DIAMETER OF 1.25 TO 2 INCHES. R311.7.8.3 ITEM 1.
4. HANDRAILS WITH OTHER THAN CIRCULAR CROSS-SECTIONS SHALL HAVE A PERIMETER DIMENSION OF 4 TO 6.25 INCHES WITH A MAXIMUM CROSS-SECTION OF 2.25 INCHES. R311.7.8.3 ITEM 1
5. HANDRAILS WITH A PERIMETER GREATER THAN 6.25 INCHES SHALL COMPLY WITH R311.7.8.3 ITEM 2.
6. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION, EXCEPT AT THE LANDING, VOLUTE, OR TURNOUT ON LOWEST TREAD. R311.7.8.2, EXCEPTION 1 & 2.
7. CLEAR SPACE BETWEEN HANDRAIL AND WALL SHALL BE 1.5 INCHES MINIMUM. R311.7.8.2

ATTACHMENT 6
CONSTRUCTION REQUIREMENTS

- MEANS OF EGRESS
1. SLEEPING ROOMS SHALL HAVE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENING. SUCH OPENINGS SHALL OPEN DIRECTLY INTO A PUBLIC WAY, YARD OR COURT THAT OPENS TO A PUBLIC WAY, PROVIDE DETAILS ON PLANS. (R310.1 CRC).
I. EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A NET CLEAR OPENING OF 5.7 SF.
J. MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES.
K. MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
L. EMERGENCY ESCAPE AND RESCUE OPENING SHALL HAVE A SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR. (R310.2.2)
WINDOW FALL PROTECTION
1. WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS 9R312.2.1 AND R312.2.2).
A. WINDOW SILLS. IN DWELLING UNITS, WHERE THE TOP OF THE SILL OF AN OPERABLE WINDOW OPENING IS LOCATED LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR AND GREATER THAN 72 INCHES ABOVE THE FINISHED GRADE OR OTHER SURFACE BELOW.
B. OPERABLE WINDOWS WITH OPENINGS THAT WILL NOT ALLOW A 4 INCHES DIAMETER SPHERE TO PASS THROUGH THE OPENING WHERE THE OPENING IS IN ITS LARGEST OPENED POSITION.
C. OPENINGS THAT ARE PROVIDED WITH WINDOW FALL PREVENTION DEVICES THAT COMPLY WITH ASTM F 2090.
D. WINDOWS THAT ARE PROVIDED WITH WINDOW OPENING CONTROL DEVICES THAT COMPLY WITH SECTION R312.2.2.
WINDOW OPENING CONTROL DEVICES
1. WINDOW OPENING CONTROL DEVICES SHALL COMPLY WITH ASTM F 2090. THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NEW CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY SECTION R310.1.1. (R312.2.2)
KITCHEN ISLAND SINK
1. EACH ISLAND VENT SHALL SERVE ONLY ONE FIXTURE.
2. ALL FITTINGS FOR THE LOOP VENT, FOOT VENT, AND RETURN VENT SHALL BE DRAINAGE TYPE FITTINGS.
3. THE LOOP BEND SHALL CONSIST OF ONE FITTING OR ONE 1/4 BEND AND TWO 1/8TH BENDS. IT SHALL RISE AS HIGH AS POSSIBLE BEFORE TURNING DOWNWARD.
4. THE RETURN VENT SHALL CONNECT TO THE HORIZONTAL DRAIN DIRECTLY BELOW THE CONNECTION BETWEEN THE RETURN VENT AND THE FOOT VENT WITH A WYE TYPE FITTING
5. THE FOOT VENT SHALL EXTEND FROM THE RETURN VENT IN THE VERTICAL POSITION IMMEDIATELY BELOW THE FLOOR WITH A WYE TYPE FITTING.
6. THE FOOT VENT SHALL EXTEND FROM THE RETURN VENT TO A POINT IMMEDIATELY BELOW THE FLOOR WITH A WYE TYPE FITTING.
7. CLEANOUTS SHALL BE PROVIDED IN THE DRAIN BELOW THE FIXTURE TRAP AND IN THE VERTICAL PART OF THE FOOT VENT ABOVE THE FLOOR.
GUARDS
1. ELEVATED PORCHES, LANDINGS, DECKS OR FLOORS THAT ARE 30" OR MORE ABOVE GRADE OR FLOOR BELOW MUST HAVE A GUARD AT LEAST 42" HIGH.
2. MUST BE RIGID AND SECURE AND STRONG ENOUGH TO ACCEPT A SIDEWAYS PUSH OF 20 POUNDS PER FOOT THROUGHOUT ITS LENGTH.
3. TYPICAL TO USE BOLTS OR METAL BRACKETS INSTEAD OF NAILS TO SECURE GUARD POSTS.
4. OPEN GUARDS SHALL HAVE BALUSTERS OR ORNAMENTAL PATTERNS SUCH THAT A 4 INCH SPHERE CANNOT PASS THROUGH ANY OPENING.
5. CONSULT SECTION 1013 OF THE CALIFORNIA BUILDING CODE FOR ADDITIONAL CODE REQUIREMENTS AND EXCEPTIONS.
SAFETY GLASS
1. SAFETY GLAZING IS REQUIRED IN DOORS OF ALL TYPES, SHOWER ENCLOSURES, BATH ENCLOSURES, WHIRLPOOL ENCLOSURES, ETC., WINDOW GLAZING THAT IS WITHIN 24" OF A DOOR UNLESS IT IS 5' ABOVE THE FLOOR, WINDOWS GREATER THAN 9 SQ. FT. AND WITHIN 18" OF THE FLOOR, AND GLASS IN GUARDRAILS AND HANDRAILS.
2. NOTE THAT THE MANUFACTURERS OF DOORS AND SHOWER ENCLOSURES ARE GENERALLY AWARE OF THESE REQUIREMENTS.
3. USE CAUTION WHEN ORDERING WINDOWS THAT MAY BE LOCATED NEAR DOORS BECAUSE WINDOWS ARE NOT NORMALLY EQUIPPED WITH SAFETY GLAZING.
4. CONSULT THE 2022 CALIFORNIA BUILDING CODE FOR MORE INFORMATION.
SMOKE DETECTORS
1. PROVIDE SMOKE DETECTORS ON THE CEILING OR WALL OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS; IN EACH ROOM USED FOR SLEEPING PURPOSES; IN EACH STORY WITHIN A DWELLING UNIT, INCLUDING BASEMENTS; IN DWELLINGS WITH SPLIT LEVELS AND WITHOUT AN INTERVENING DOOR BETWEEN THE ADJACENT LEVELS. PLACE ONE ABOVE THE TOP OF THE STAIRS LEADING TO UPPER LEVEL SLEEPING AREAS.
2. PROVIDE SMOKE DETECTORS WITH POWER FROM THE HOUSE WIRING IN ALL NEW CONSTRUCTION. USE BATTERY TYPE ELSEWHERE.
3. DETECTORS ARE REQUIRED TO BE INSTALLED THROUGHOUT THE HOUSE WHENEVER YOU REMODEL. THEY ARE ONE OF THE MOST IMPORTANT THINGS YOU CAN DO TO YOUR HOUSE TO SAFEGUARD YOUR FAMILY. CONSULT THE 2022 CALIFORNIA BUILDING CODE -SECTION 907.2.10.1.2

MANAGING MEMBER: DAVID MIRAFRANT
PROJECT NAME: NEW 2-STORY DUPLEX CONSTRUCTION FOR CECIL VENTURE LLC
PROJECT ADDRESS: 121 CECIL PL., COSTA MESA, CA 92627
STATUS: PLANNING REVIEW
REVISIONS
T-1 SHEET 1 OF 12
DATE: 12.22.2022

# TENTATIVE PARCEL MAP NO. 2025-178

IN THE CITY OF COSTA MESA  
 COUNTY OF ORANGE, STATE OF CALIFORNIA  
 FOR CONDOMINIUM PURPOSES

**OWNER:**  
 CECIL VENTURE, LLC,  
 17741 MITCHELL DRIVE, UNIT 200,  
 IRVINE, CALIFORNIA 92614.  
 PHONE: (949) 252 - 9999.

**ENGINEER / SURVEYOR:**  
 KAREN KORGANYAN, PLS 8510,  
 KKL SURVEYING INC.  
 19539 BERMUDA STREET,  
 PORTER RANCH, CA 91326.  
 PHONE: (818) 482 - 6532.

**SITE ADDRESS:**  
 121 CECIL PLACE,  
 COSTA MESA, CA 92627.

**LEGAL DESCRIPTION:**  
 PORTION OF LOT 18 OF TRACT NO. 114 SOUTH SANTA ANA SUBDIVISION NO. 1,  
 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS  
 PER MAP RECORDED IN BOOK 111, PAGE 14 OF MISCELLANEOUS MAPS, RECORDS  
 OF THE COUNTY OF ORANGE.

A.P.N. 426-052-05.

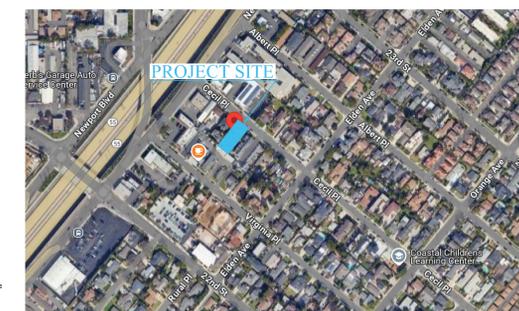
**BASIS OF BEARINGS:**  
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N50°11'45"W OF  
 THE CENTERLINE OF CECIL PLACE, IN THE CITY OF COSTA MESA, COUNTY OF  
 ORANGE, STATE OF CALIFORNIA, AS SHOWN IN RECORD OF SURVEY, FILED IN  
 BOOK 279, PAGE 8 OF RECORDS OF SURVEYS, RECORDS OF THE COUNTY OF ORANGE.

**BENCHMARK:**  
 CITY / LOCATION: COSTA MESA, OCS INDEX MAP: Q11 - 16. PAGE/GRID: 889 / B2.  
 YEAR LEVELED: 2005. NAVD 1988. ELEVATION: 74.564'. DESCRIPTION: DESCRIBED  
 BY OCS 2001 - FOUND 3 3/4" OCS, ALUMINUM BENCHMARK DISK STAMPED "CM-17-70",  
 SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 9 FT. CONCRETE CATCH BASIN.  
 MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF  
 SANTA ANA AVENUE AND 23RD STREET, 58 FT. SOUTHWESTERLY OF THE CENTERLINE  
 OF 23RD STREET AND 21 NORTHWESTERLY OF THE CENTERLINE OF SANTA ANA AVENUE.  
 MONUMENT IS SET LEVEL WITH THE SIDEWALK.

**DATE OF SURVEY:**  
 MARCH 25, 2025.

- PROJECT NOTES:**
1. ALL EXISTING STRUCTURES TO BE DEMOLISHED FOR THE CONSTRUCTION OF 2 DWELLING UNITS.
  2. SITE ADDRESS: 121 CECIL PLACE, COSTA MESA, CA 92627.
  3. THE SITE IS RELATIVELY FLAT.
  4. THE SITE IS NOT IN FLOOD ZONE.
  5. SANITARY SEWER AND OTHER PUBLIC UTILITIES ARE AVAILABLE.
  6. PROPERTY AREA: 8,482 SQ. FT. - 0.195 AC. (GROSS, BEFORE DEDICATION)  
 PROPERTY AREA: 8,299 SQ. FT. - 0.190 AC. (NET, AFTER DEDICATION)
  7. PROPOSED DEVELOPMENT:  
 2 CONDOMINIUM DWELLING UNITS.  
 2 - STORY DWELLING UNITS WITH MAXIMUM HEIGHT OF 27'.  
 8. PARKING SPACES PER CONDOMINIUM DWELLING UNIT - 4.  
 PARKING PROVIDED: 2 - CAR GARAGE AND 2 - CAR DRIVEWAY  
 (4 TOTAL SPACES NEEDED FOR 4 BEDROOMS OR FEWER)
  9. VEHICULAR ACCESS ARE FROM THE COMMON DRIVEWAY.
  10. TRASH BIN AND RECYCLE AREA ARE IN PRIVATE YARD.
  11. ALL EXISTING TREES TO BE REMOVED.
  12. GRADING QUANTITIES:  
 CUT: \_\_\_\_\_ C.Y.; FILL: \_\_\_\_\_ C.Y.
  13. THE SITE IS NOT IN GEOLOGICALLY HAZARDOUS AREA.
  14. THE EXISTING PROPERTY WILL BE USED FOR THE DEVELOPMENT OF TWO (2) CONDOMINIUM DWELLING UNITS.
  15. EXISTING ZONE: R2-MD.
  16. PROPOSED ZONE: R2-MD.
  17. MAP REVISED ON \_\_\_\_\_

COPIES OF THIS PLAN WITHOUT AN ORIGINAL SIGNATURE AND WITHOUT WET SEAL ARE NOT VALID.



VICINITY MAP



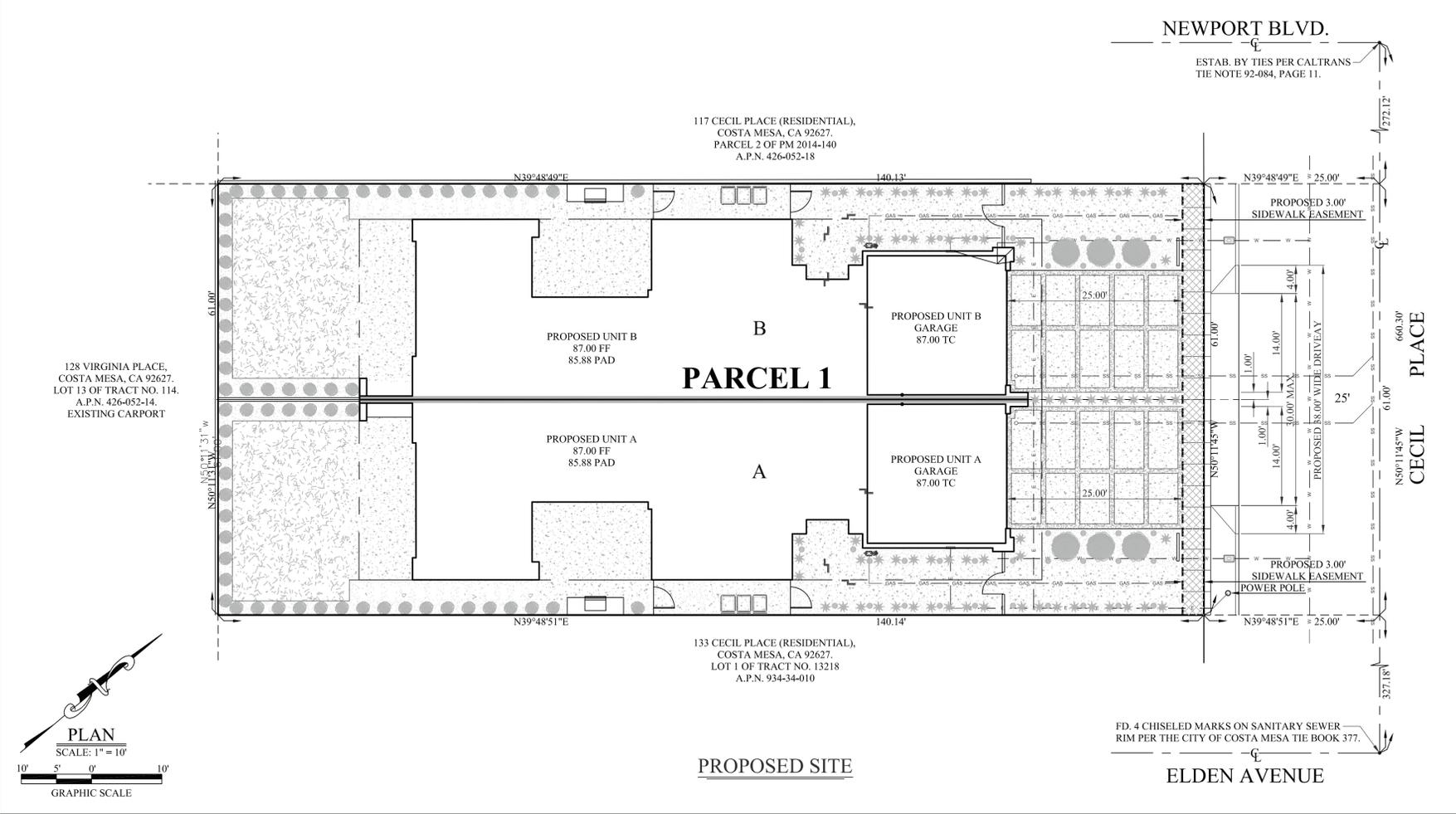
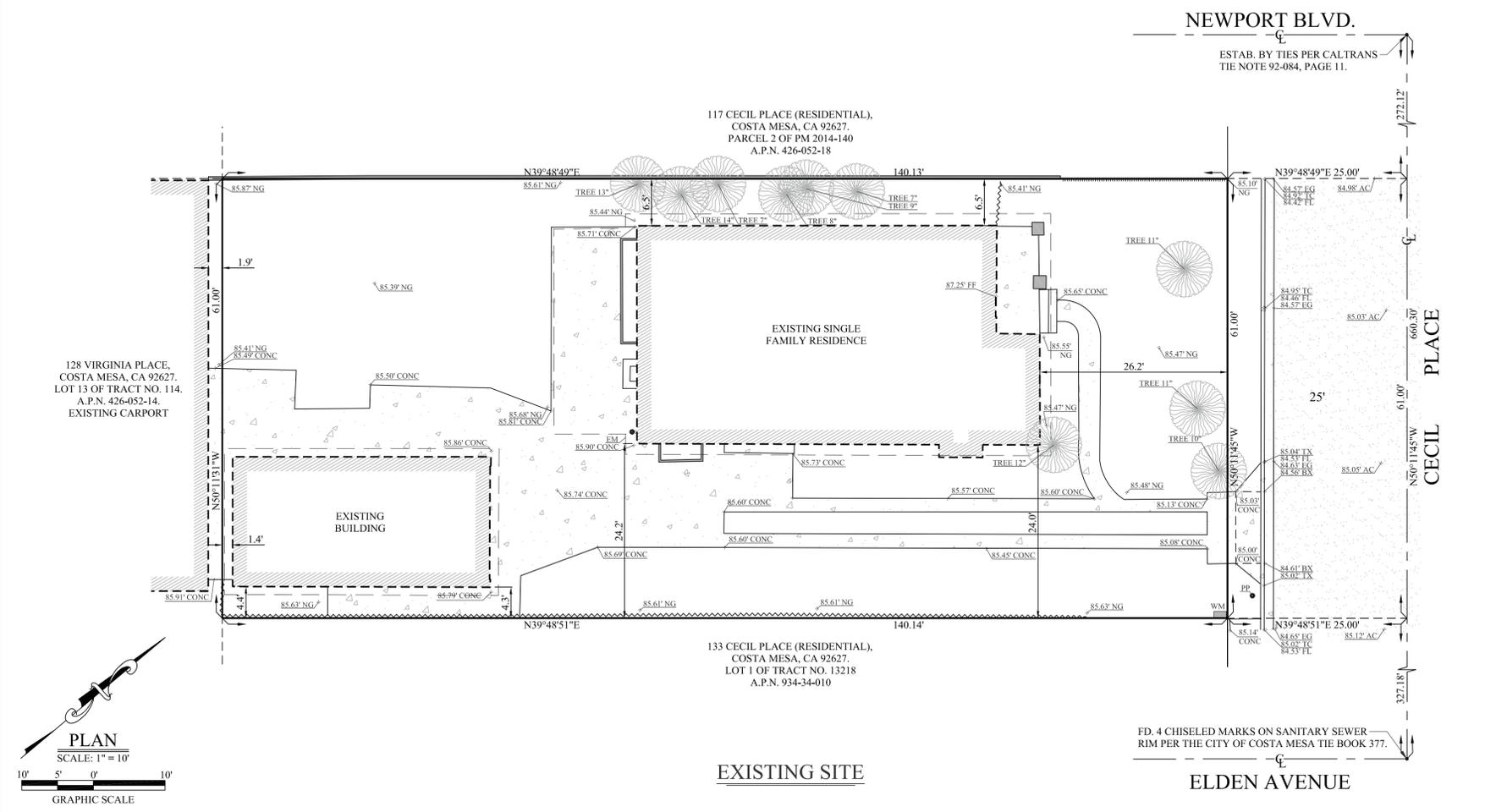
PREPARED UNDER THE DIRECTION OF:  
  
 KAREN KORGANYAN PLS 8510

PREPARED EXCLUSIVELY FOR:

TENTATIVE PARCEL MAP NO. 2025-178

SHEET TITLE

DATE: 02-05-2026  
 SHEET NO.: 1  
 JOB NO.:



**LEGEND:**

- CONCRETE WALL
- BLOCK WALL
- STONE WALL
- STUCCO WALL
- CHAIN LINK FENCE
- WOODEN FENCE
- CENTER LINE
- LOT LINE
- CONCRETE
- TREE
- BEGIN OF CURVE
- END OF CURVE
- EDGE OF GUTTER
- EDGE OF PAVEMENT
- FLOWLINE
- NATURAL GRADE
- POINT ON CURVE
- POINT ON LINE
- TOP OF WALL
- TOP OF SLOPE
- MAIL BOX
- WATER METER
- ELECTRICAL BOX
- PULL BOX
- GAS METER
- MEASURED DISTANCE
- COMPUTED DISTANCE
- RECORDED DISTANCE



NEWPORT BLVD.

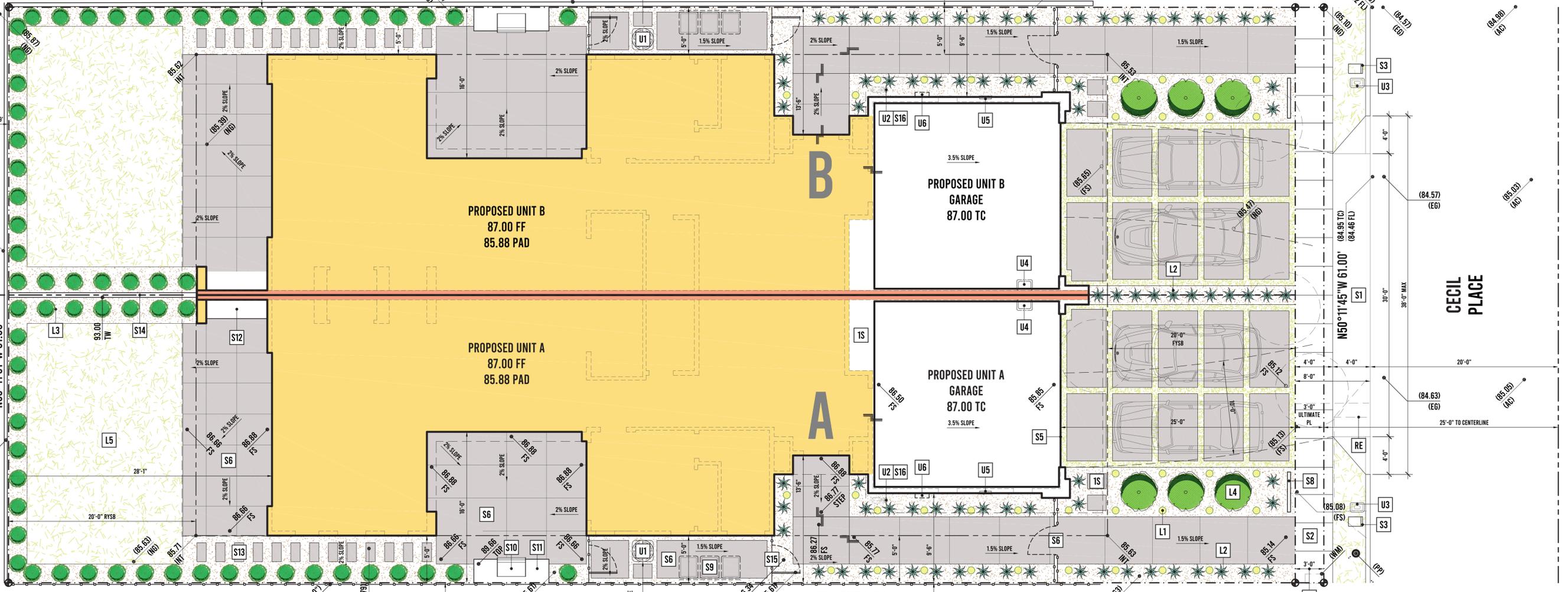
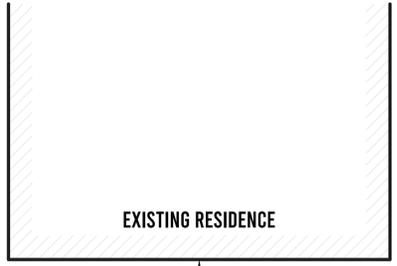
ESTAB. BY TIES PER CALTRANS TIE NOTE 92-084, PAGE 11.

NEWPORT BLVD.

ESTAB. BY TIES PER CALTRANS TIE NOTE 92-084, PAGE 11.

ELDEN AVENUE

FD. 4 CHISELED MARKS ON SANITARY SEWER RIM PER THE CITY OF COSTA MESA TIE BOOK 377.



**SITE PLAN**  
SCALE: 3/16"=1'-0"

**AVG GRADE**

85.53 NG
85.63 NG
85.71 NG
+85.82 NG = 342.48
342.48/4 = 85.62



**SITE PLAN LEGEND**

	BUILDING OUTLINE		U1. AIR CONDENSER(S)
	PROPERTY LINE		U2. GAS METER(S)
	SETBACK LINE		U3. WATER METER(S)
	EXISTING SITE CONDITION TO BE REPLACED		U4. TANKLESS WATER HEATER(S) (HIGH MOUNT)
	KEYNOTE TAG		U5. ELECTRICAL METER(S) - 200 AMP SCE UNDERGROUND SERVICE
			U6. TELECOMMUNICATIONS / CABLE SERVICE DEMARCATION

**SITE KEYNOTES**

- S1. NEW CONCRETE DRIVEWAY APRON PER CITY OF COSTA MESA STANDARDS DIMENSIONS SHALL BE X=4' AND W=16'
- S2. NEW H.C. ACCESSIBLE SIDEWALK (TYP.) PER CITY OF COSTA MESA STANDARDS
- S3. NEW MAIL BOX LOCATION PER CITY OF COSTA MESA
- S4. NEW SIDEWALK EASEMENT DEDICATION (3'-0" WIDTH)
- S5. AUTOMATIC ROLL-UP GARAGE DOOR REMOTE CONTROLLED DOOR OPENER REQUIRED
- S6. COLORED CONCRETE HARDSCAPE - PROVIDE CONTROL JOINTS & EXPANSION JOINT AT BASE OF HOUSE AGAINST ANY WALLS
- S7. COLORED CONCRETE DRIVE PADS (6" THICK) SURROUNDED WITH 6" SYNTHETIC TURF
- S8. LOW LANDSCAPE WALL (24" TALL) - 3" BACKLIT OUTDOOR LED ADDRESS NUMBERS
- S9. TRASH AREA
- S10. OUTDOOR BBQ UNIT - PROVIDE UNDERGROUND GAS LINE
- S11. OUTDOOR BBQ ISLAND (8'-0" WIDTH / 3'-0" HEIGHT)
- S12. OUTDOOR ENTERTAINMENT / LOW STORAGE
- S13. STEPPING STONES - CONCRETE
- S14. WOOD FENCE (8'-0" TALL)
- S15. WOOD SIDE ENTRY GATE (6'-0" TALL TYPICAL)
- S16. ANY POTENTIAL ABOVE GROUND UTILITIES OR UTILITY CONNECTIONS MUST BE PLACED UNDERGROUND PURSUANT TO SECTION 13-71(D) OF THE CMMC.
- RE. EXISTING SITE CONDITION TO BE REPLACED - SEE TOPOGRAPHIC SURVEY FOR REFERENCE

**ARTIFICIAL TURF ESTIMATE**

FRONT YARD WITHIN FRONT YARD SETBACK AREA	1220 SF	(20 FT X 61 FT)
ARTIFICIAL TURF	172 SF	(UNDER 50%)

**MANAGING MEMBER:**  
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**PROJECT NAME:**  
NEW 2-STORY DUPLEX CONSTRUCTION  
FOR CECIL VENTURE LLC  
PROJECT ADDRESS:  
121 CECIL PL.,  
COSTA MESA, CA 92627

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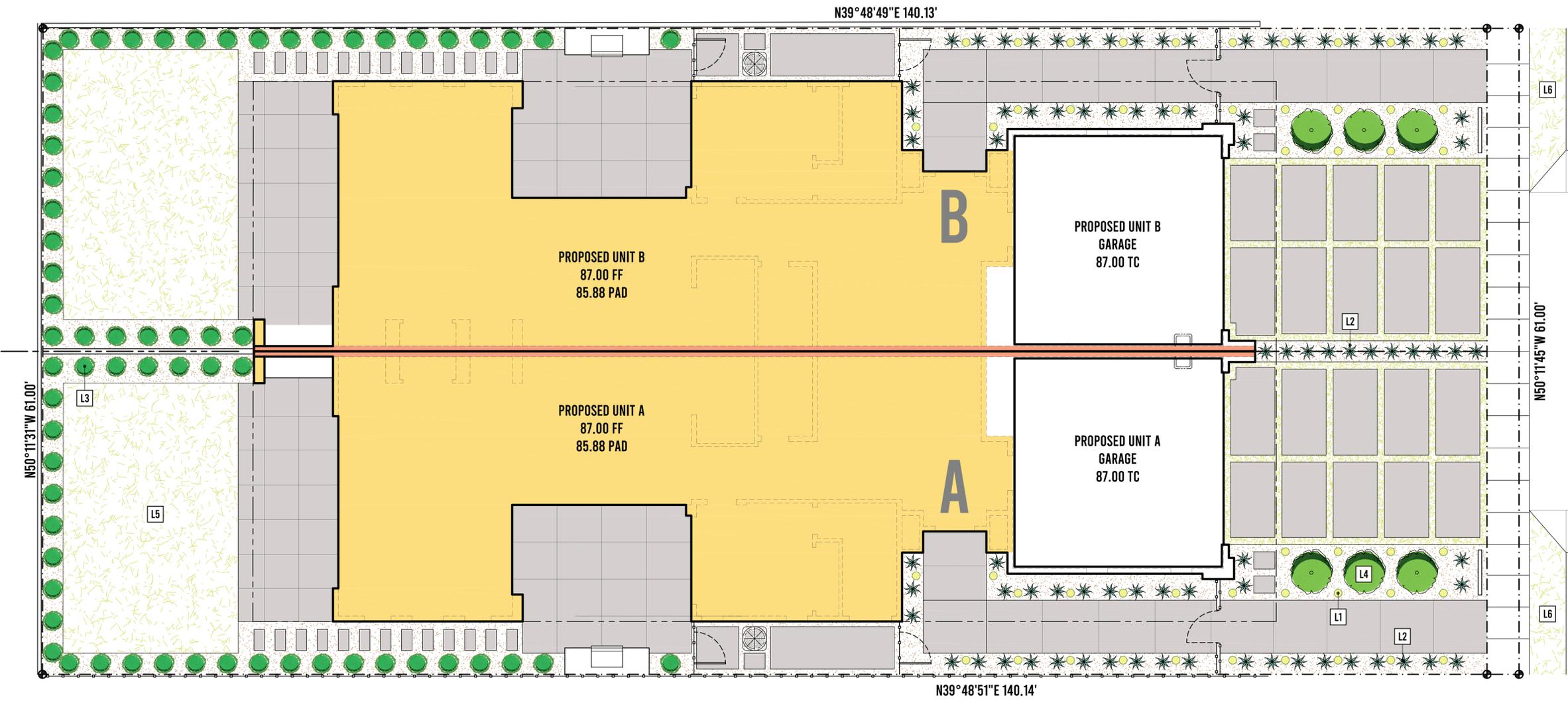
**Josh Martinec**  
PROJECT DESIGNER  
JOSH.MARTINEC

**STATUS: PLANNING REVIEW**  
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**REVISIONS**

**A-1**  
SHEET 3 OF 12

DATE: 12.22.24



**LANDSCAPE PLAN**

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

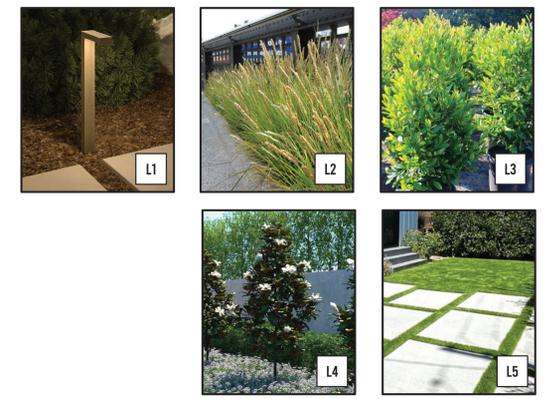


**LANDSCAPE & PLANTING LEGEND**

- L1. PATH LIGHT - CENTENNIAL BRASS - MODEL:16261CBR30
- L2. SESLERIA AUTUMNALIS (AUTUMN MOOR GRASS)  
1 GAL - GRASS TO 20" TALL. BEARS SPIKE-LIKE SILVER-WHITE (TURNING GOLDEN) FLOWER TASSELS
- L3. PRUNUS CAROLINIANA 'COMPACTA' (COMPACT CHERRY LAUREL)  
15 GAL - COMPACT EVERGREEN SHRUB W/ WHITE FLOWER SPIKES, TAKES SHEARING WELL, SUN.
- L4. OLIVE 'SWAN HILL' (FRUITLESS) - OLEA EUROPAEA 'SWAN HILL'  
24" BOX - EVERGREEN SPECIES W/ MODERATE CANOPY GROWTH NON-FRUITING VARIETY
- L5. SYNTHETIC TURF TO BE DUPONT SELECT LX BY FOREVERLAWN

**LANDSCAPE & PLANTING TABLE**

SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	QUANTITY	COMMENTS
L2.	SESLERIA AUTUMNALIS (AUTUMN MOOR GRASS)	1 GAL - GRASS TO 20" TALL	24" O.C. MIN.	(2) 35	...
L3.	PRUNUS CAROLINIANA 'COMPACTA' (COMPACT CHERRY LAUREL)	15 GAL	36" O.C. MIN.	(2) 34	...
L4.	MAGNOLIA GRAND "LITTLE GEM" (DWARF MAGNOLIA TREE)	36" BOX	60" O.C. MIN.	(2) 2	...
L5.	SYNTHETIC TURF TO BE DUPONT SELECT LX	SOD ROLL	N/A	(2) 575 SF	...



**LANDSCAPE NOTES**

1. ALL CONCRETE TO BE COLORED FRENCH GRAY W/ TOP CAST #3 FINISH
2. TREE SPECIES ARE SMALL-CANOPY, NON-INVASIVE, AND SUITABLE FOR PLANTING ADJACENT TO UTILITIES. ROOT BARRIER TO BE INSTALLED WHERE TREE IS WITHIN 5' OF UNDERGROUND SERVICE LINES OR WATER METER.

**PUBLIC PARKWAY (R/W)**

1. PROVIDE LOW-WATER TURF GRASS WITHIN THE PUBLIC RIGHT-OF-WAY BETWEEN SIDEWALK AND CURB.
2. TURF TO BE INSTALLED FLUSH WITH ADJACENT SIDEWALK AND CURB AND GRADED TO DRAIN TOWARD CURB WITH NO STANDING WATER.
3. IRRIGATION TO BE DRIP OR SUBSURFACE ONLY; NO SPRAY IRRIGATION PERMITTED.
4. TURF TO BE MAINTAINED AT A MAXIMUM HEIGHT OF 4 INCHES.
5. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY SUBJECT TO CITY OF COSTA MESA ENGINEERING APPROVAL.

**MANAGING MEMBER:**  
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**PROJECT NAME:**  
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COSTA MESA, CA 92627

*Josh Martinec*  
PROJECT DESIGNER  
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**STATUS: PLANNING REVIEW**

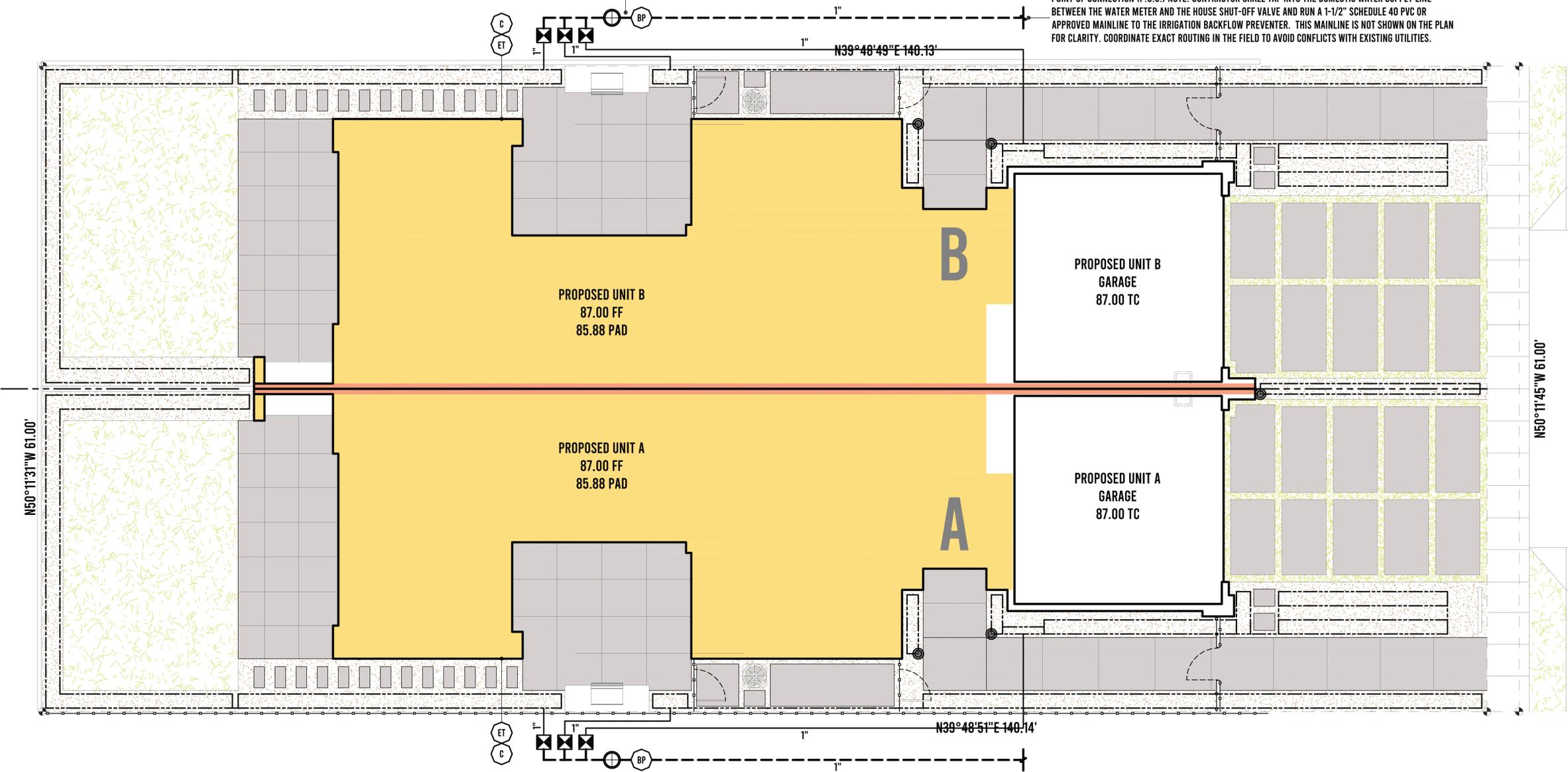
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**REVISIONS**

NO.	DESCRIPTION

AUTOMATIC IRRIGATION CONTROLLER REQUIREMENT: ALL IRRIGATION SYSTEMS SHALL UTILIZE AUTOMATIC IRRIGATION CONTROLLERS WITH EVAPOTRANSPIRATION (ET) ADJUSTMENT CAPABILITIES AND NON-VOLATILE MEMORY FOR IRRIGATION SCHEDULING. CONTROLLERS SHALL BE U.S. EPA WATERSENSE-LABELED, WHERE APPLICABLE, IN ACCORDANCE WITH LOCAL AND STATE WATER EFFICIENCY REGULATIONS (E.G., CALIFORNIA MWELD).

POINT OF CONNECTION (P.O.C.) NOTE: CONTRACTOR SHALL TAP INTO THE DOMESTIC WATER SUPPLY LINE BETWEEN THE WATER METER AND THE HOUSE SHUT-OFF VALVE AND RUN A 1-1/2" SCHEDULE 40 PVC OR APPROVED MAINLINE TO THE IRRIGATION BACKFLOW PREVENTER. THIS MAINLINE IS NOT SHOWN ON THE PLAN FOR CLARITY. COORDINATE EXACT ROUTING IN THE FIELD TO AVOID CONFLICTS WITH EXISTING UTILITIES.



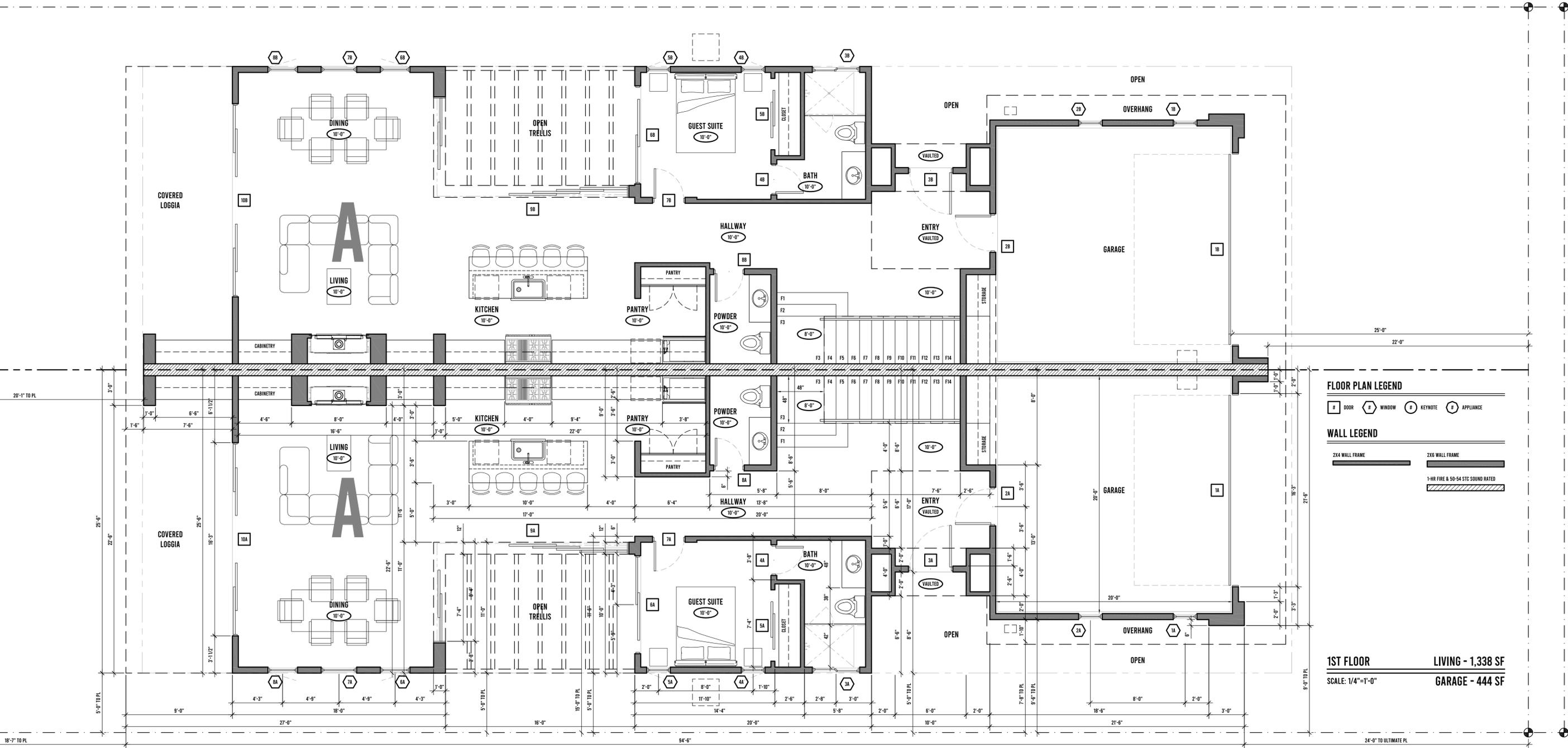
**IRRIGATION PLAN**  
SCALE: 3/16"=1'-0"



- IRRIGATION PLAN LEGEND**
- FEBCO 825YA SERIES REDUCED PRESSURE BACKFLOW PREVENTER, WHEN INSTALLED WITH A WILKINS YBP-80 STRAINER  
OPTIONAL: A WILKINS 500XL PRESSURE REGULATOR
  - NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE (FULL PORT) FNPT THREADED
  - IRRITROL 700-1 ULTRAFLOW 1" ELECTRIC VALVE HIGH-PERFORMANCE IRRIGATION VALVE
  - INSTALL WITH 1" 25 PSI SENNINGER PRESSURE REGULATOR, AND 1" NETAFIM DISC FILTER
  - TORO TMC-424E-00+TSM-8F CONTROLLER WITH IRRITROL CL-100 CLIMATE LOGIC WIRELESS ET/RAIN SENSOR
  - SCHEDULE 40 PVC PRESSURE MAINLINE PIPING SHALL BE INSTALLED W/ A MINIMUM OF 18 INCHES OF COVER (FINISHED GRADE TO TOP OF PIPE).
  - CLASS 200 PVC (ASTM D2241) WITH A MINIMUM OF 12 INCHES OF COVER (MEASURED FROM FINISHED GRADE TO TOP OF PIPE).
  - NETAFIM MODEL TLHCVR5-12XX TECHLINE CV OR APPROVED EQUAL DRIPLINE TUBING WITH PRESSURE-COMPENSATING, CHECK-VALVE EMITTERS RATED AT 0.53 GPH, SPACED AT 12" ON CENTER. ROW SPACING (ROS) TUBING SHALL BE BURIED 3"-4" BELOW FINISHED GRADE SECURE WITH LANDSCAPE STAPLES AT MINIMUM EVERY 3-4 FEET AND AT CHANGES IN DIRECTION TO MAINTAIN ALIGNMENT DURING BACKFILL
  - FIELD FABRICATED OPERATION INDICATOR / MANUAL FLUSH VALVE ASSEMBLY

- LANDSCAPE NOTES**
1. IRRIGATION EQUIPMENT IN PAVED AREAS: ALL PIPING AND IRRIGATION EQUIPMENT SHOWN WITHIN PAVED OR HARDSCAPE AREAS IS FOR DIAGRAMMATIC CLARITY ONLY. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED WITHIN PLANTED OR PERVIOUS AREAS WHENEVER FEASIBLE.
  2. IRRIGATION CONTROLLER PLACEMENT: THE FINAL LOCATION AND INSTALLATION HEIGHT OF THE IRRIGATION CONTROLLER SHALL BE SUBJECT TO APPROVAL BY THE PROPERTY OWNER PRIOR TO INSTALLATION. CONTROLLER SHALL BE INSTALLED IN A SECURE, ACCESSIBLE, AND WEATHER-PROTECTED LOCATION PER MANUFACTURER'S RECOMMENDATIONS.
  3. QUALIFIED CONTRACTOR REQUIREMENT: THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND EXPERIENCED LANDSCAPE CONTRACTOR FAMILIAR WITH HYDRAULIC DESIGN PRINCIPLES. CONTRACTOR SHALL FIELD-SELECT ALL SPRAY NOZZLES AND ARC PATTERNS TO ENSURE EFFICIENT, HEAD-TO-HEAD COVERAGE AND MINIMIZE OVERSPRAY ONTO NON-TARGET SURFACES (E.G., PAVEMENTS, BUILDINGS).
  4. WARRANTY OF WORKMANSHIP AND MATERIALS: THE IRRIGATION CONTRACTOR SHALL WARRANT THE ENTIRE SYSTEM AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL INSPECTION OR ACCEPTANCE. ANY REPAIRS REQUIRED DUE TO DEFECTIVE MATERIALS OR INSTALLATION PRACTICES SHALL BE COMPLETED BY THE CONTRACTOR AT NO COST TO THE OWNER.
  5. FIELD ADJUSTMENTS DUE TO OBSTRUCTIONS: IF VERTICAL OBSTRUCTIONS (E.G., UTILITY BOXES, STREETLIGHTS, TREE TRUNKS) INTERFERE WITH THE SPRINKLER SPRAY PATTERN AND PREVENT ADEQUATE COVERAGE, THE IRRIGATION CONTRACTOR SHALL ADJUST THE LAYOUT IN THE FIELD. THIS MAY INCLUDE ADDING OR REPOSITIONING QUARTER- OR HALF-CIRCLE HEADS AROUND THE OBSTRUCTION TO ENSURE COMPLETE AND EFFICIENT COVERAGE. ALL SUCH ADJUSTMENTS SHALL BE INCLUDED IN THE BASE CONTRACT AND PROVIDED AT NO ADDITIONAL COST TO THE OWNER.

- LANDSCAPE KEYNOTES**
1. ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.



**FLOOR PLAN LEGEND**

# DOOR   # WINDOW   # KEYNOTE   # APPLIANCE

**WALL LEGEND**

2X4 WALL FRAME   2X6 WALL FRAME

1-HR FIRE & 50-54 STC SOUND RATED

**1ST FLOOR**   **LIVING - 1,338 SF**  
**SCALE: 1/4"=1'-0"**   **GARAGE - 444 SF**

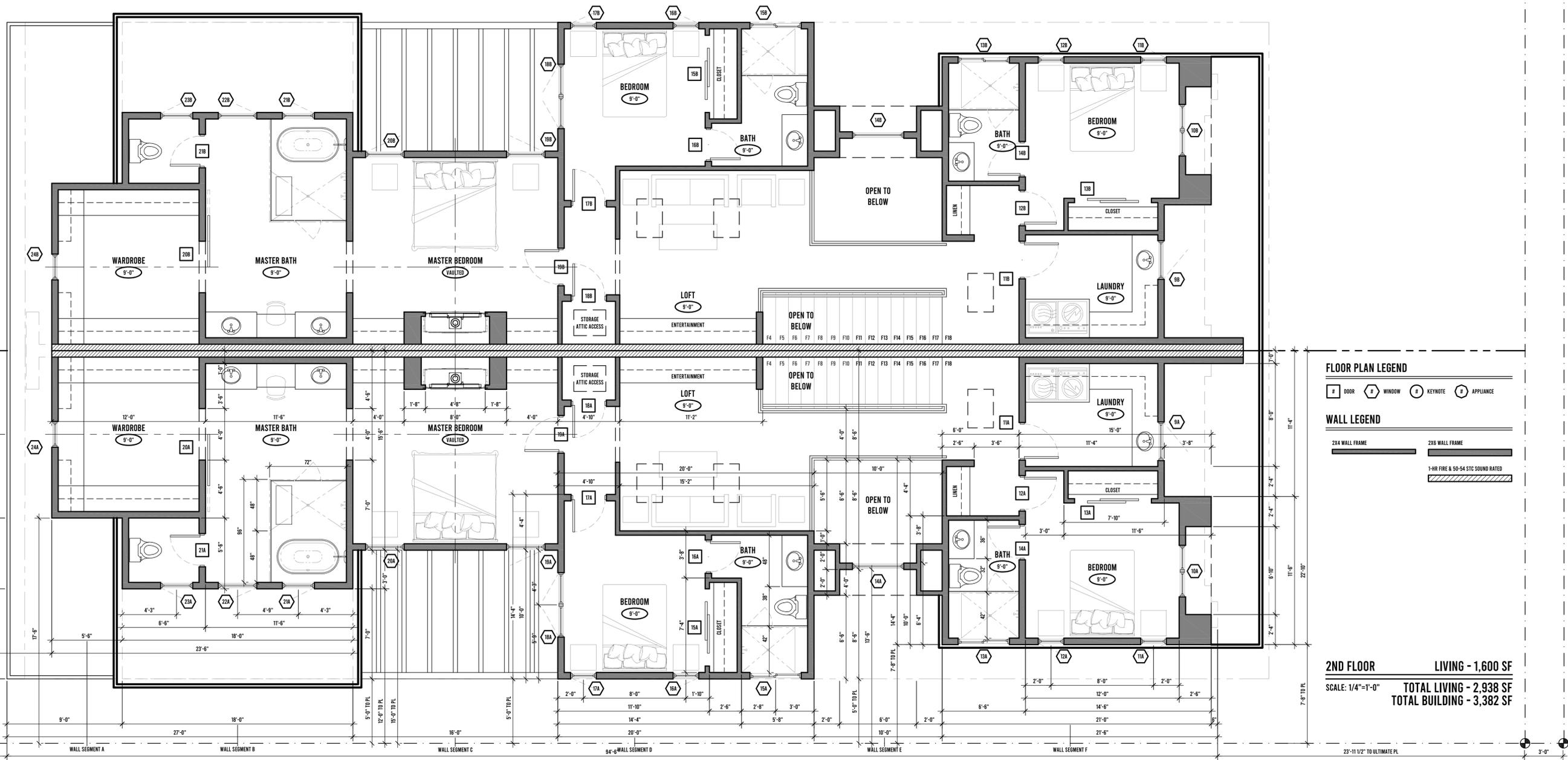
**DOOR SCHEDULE**

#	TAG	SIZE	DESCRIPTION	SWING	JAMB	BORE	HANDLE	MATERIAL	TEMPERED	COMMENTS
1	1A	16'-0" X 8'-0"	GARAGE SECTIONAL	RH IS	7"	-	-	MANUFACTURER	-	SEE DOOR NOTE C&D
2	2A	3'-0" X 8'-0"	GARAGE INTERIOR	RH IS	5"	DOUBLE	PRIVACY/LOCK HANDLE	SOLID CORE	-	SEE DOOR NOTE A
3	3A	3'-6" X 8'-0"	ENTRY	RH IS	7"	DOUBLE	DEADBOLT/ENTRY HANDLE	WOOD	-	SEE DOOR NOTE A
4	4A	2'-4" X 8'-0"	BATH 1	LH IS	4.75"	SINGLE	PRIVACY	MDP	-	-
5	5A	15'-0" X 8'-0"	BEDROOM 1 CLOSET	SLIDERS	4.75"	SINGLE	PASSAGE	MDP	-	-
6	6A	8'-0" X 8'-0"	BEDROOM 1 CLOSET	SLIDERS	7"	SINGLE	PASSAGE/LOCK HANDLE	ALUMINUM	YES	-
7	7A	2'-6" X 8'-0"	BEDROOM 1	RH IS	4.75"	SINGLE	PRIVACY	MDP	-	-
8	8A	16'-0" X 8'-0"	BEDROOM 1	XXXX	7"	-	PRIVACY/LOCK HANDLE	ALUMINUM	YES	-
9	9A	8'-0" X 8'-0"	BEDROOM 1 CLOSET	SLIDERS	7"	-	PRIVACY/LOCK HANDLE	ALUMINUM	YES	-
10	10A	16'-0" X 8'-0"	BEDROOM 1	XXXX	7"	-	PRIVACY/LOCK HANDLE	ALUMINUM	YES	-
11	11A	4'-0" X 8'-0"	PANTRY	LH RH OS	4.75"	SINGLE	PASSAGE	MDP	-	-
12	12A	2'-4" X 8'-0"	POWDER BATH	LH IS	4.75"	SINGLE	PRIVACY	MDP	-	-

ABBREVIATIONS  
IS - IN-SWING, OS - OUTSWING  
LH - LEFT HINGED, RH - RIGHT HINGED  
MDP - MEDIUM-DENSITY FIBERBOARD  
O - NON-OPERABLE  
X - OPERABLE

**WINDOW SCHEDULE**

#	TAG	SIZE	DESCRIPTION	FINISH	TEMPERED	GLAZING	COMMENTS
1	1A	20'-0"	FIXED	VINYL FRAME	-	SF	-
2	2A	20'-0"	FIXED	VINYL FRAME	-	SF	-
3	3A	40'-0"	OX SLIDER	VINYL FRAME	X	SF	-
4	4A	20'-0"	RH CASEMENT	VINYL FRAME	-	10 SF	-
5	5A	20'-0"	LH CASEMENT	VINYL FRAME	-	10 SF	-
6	6A	20'-0"	RH CASEMENT	VINYL FRAME	-	SF	-
7	7A	30'-0"	FIXED	VINYL FRAME	-	15 SF	-
8	8A	20'-0"	LH CASEMENT	VINYL FRAME	-	SF	-



**FLOOR PLAN LEGEND**

# DOOR   # WINDOW   # KEYNOTE   # APPLIANCE

**WALL LEGEND**

2X4 WALL FRAME   2X6 WALL FRAME

1-HR FIRE & 50-54 STC SOUND RATED

**2ND FLOOR**   **LIVING - 1,600 SF**  
SCALE: 1/4"=1'-0"   **TOTAL LIVING - 2,938 SF**  
**TOTAL BUILDING - 3,382 SF**

2ND-STORY SETBACK CALCULATION TABLE

WALL SEGMENT	WALL WIDTH	SETBACK	SEGMENT TOTALS
A	5'-6"	17'-6"	96.25
B	18'-0"	12'-0"	216.00
C	16'-0"	15'-0"	240.00
D	20'-0"	5'-0"	100.00
E	10'-0"	13'-6"	135.00
F	20'-0"	7'-8"	153.33
<b>TOTALS</b>	<b>89'-6"</b>		<b>940.58</b>
<b>TOTAL SETBACK AVG</b>			<b>10.51 FT</b>

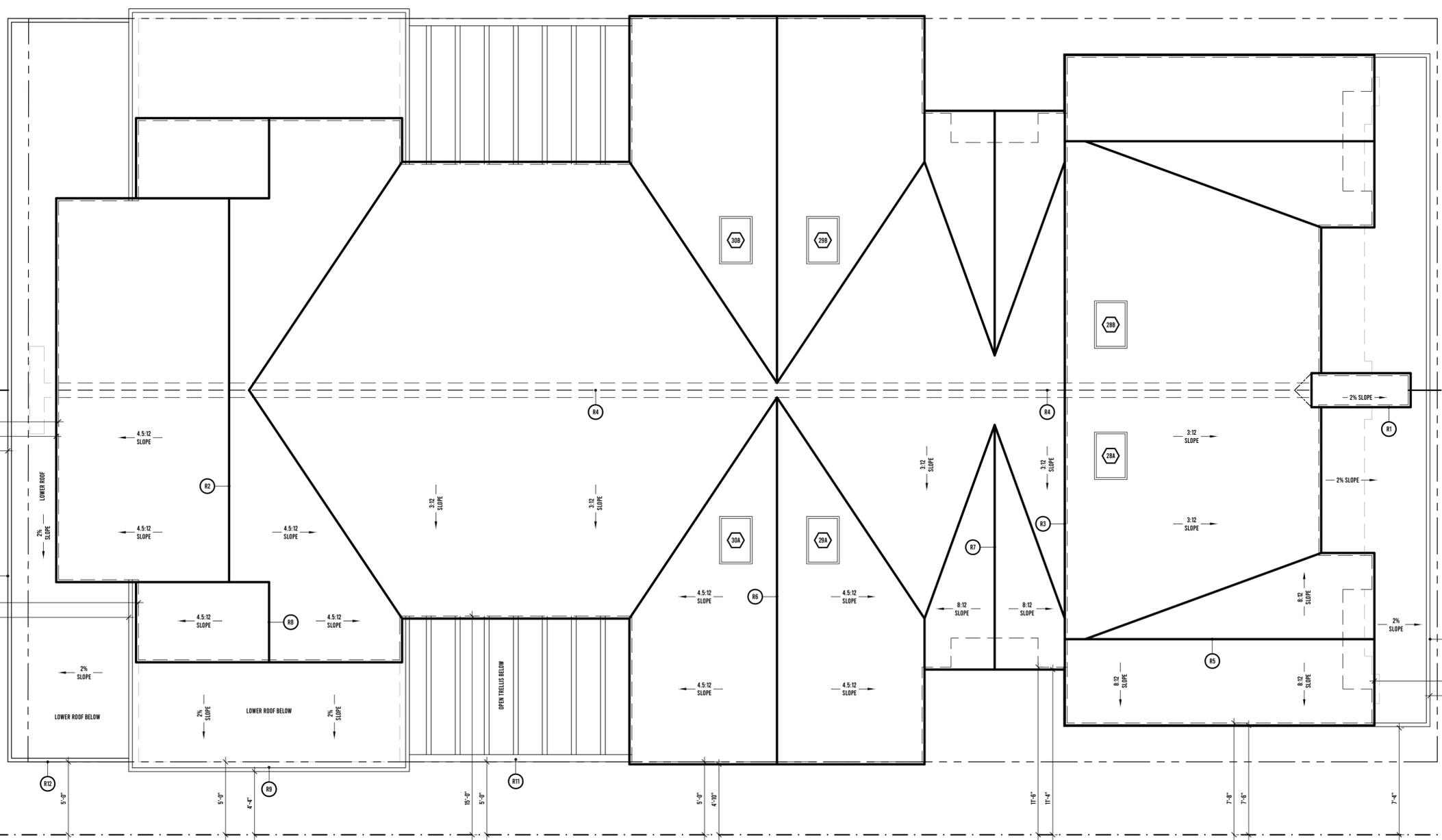
DOOR SCHEDULE

#	TAG	SIZE	DESCRIPTION	SWING	JAMB	BORE	HANDLE	MATERIAL	TEMPERED	COMMENTS
25	13A	2'-8" X 8'-0"	LAUNDRY	RH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
26	14A	2'-6" X 8'-0"	BEDROOM 2	LH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
27	15A	6'-0" X 8'-0"	BEDROOM 2 CLOSET	SLIDERS	4.75"	SINGLE	PASSAGE	MDF	-	-
28	16A	2'-6" X 8'-0"	BATH 2	RH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
29	17A	2'-4" X 8'-0"	BATH 3	LH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
30	18A	6'-0" X 8'-0"	BEDROOM 3 CLOSET	SLIDERS	4.75"	SINGLE	PASSAGE	MDF	-	-
31	19A	2'-6" X 8'-0"	BEDROOM 3	RH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
32	20A	2'-6" X 8'-0"	STORAGE	RH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
33	21A	2'-8" X 8'-0"	MASTER BEDROOM	LH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
34	22A	4'-0" X 8'-0"	MASTER BATH LINEN	LH RH OS	4.75"	SINGLE	PASSAGE	MDF	-	-
35	23A	2'-6" X 8'-0"	MASTER WARDROBE	RH IS	4.75"	SINGLE	PRIVACY	MDF	-	-
36	24A	2'-4" X 8'-0"	MASTER BATH	LH IS	4.75"	SINGLE	PRIVACY	MDF	-	-

ABBREVIATIONS  
IS = IN-SWING, OS = OUTSWING  
LH = LEFT HINGED, RH = RIGHT HINGED  
MDF = MEDIUM-DENSITY FIBERBOARD  
O = NON-OPERABLE  
X = OPERABLE

WINDOW SCHEDULE

#	TAG	SIZE	DESCRIPTION	FINISH	TEMPERED GLAZING	COMMENTS
9	9A	3050	RH CASEMENT	VINYL FRAME	-	15 SF
10	10A	4050	RH CASEMENT	VINYL FRAME	-	20 SF
11	11A	2050	RH CASEMENT	VINYL FRAME	-	10 SF
12	12A	2050	LH CASEMENT	VINYL FRAME	-	10 SF
13	13A	4020	OX SLIDER	VINYL FRAME	X	SF
14	14A	4072	FIXED	VINYL FRAME	X	SF
15	15A	4020	OX SLIDER	VINYL FRAME	X	SF
16	16A	2050	RH CASEMENT	VINYL FRAME	-	10 SF
17	17A	2050	LH CASEMENT	VINYL FRAME	-	10 SF
18	18A	5050	RH CASEMENT	VINYL FRAME	-	25 SF
19	19A	3050	RH CASEMENT	VINYL FRAME	-	15 SF
20	20A	3050	LH CASEMENT	VINYL FRAME	-	15 SF
21	21A	4050	FIXED	VINYL FRAME	X	20 SF
22	22A	2820	LH CASEMENT	VINYL FRAME	-	12.5 SF
23	23A	3020	RH CASEMENT	VINYL FRAME	-	15 SF
24	24A	2620	LH CASEMENT	VINYL FRAME	-	12.5 SF
25	25A	2616	FIXED	VINYL FRAME	-	SF
26	26A	2616	FIXED	VINYL FRAME	-	SF
27	27A	3050	LH CASEMENT	VINYL FRAME	X	15 SF



**ROOF PLAN LEGEND**

- SKYLIGHT
- KEYNOTE
- CAL FRAME IN THIS AREA

**ROOF HEIGHTS**

- R1. 112.34 TOP
- R2. 112.06 RIDGE
- R3. 112.06 EAVE
- R4. 111.56 RIDGE
- R5. 111.46 RIDGE
- R6. 111.40 RIDGE
- R7. 111.28 RIDGE
- R8. 111.03 RIDGE
- R9. 100.28 TOP
- R10. 95.21 TOP
- R11. 97.84 TOP
- R12. 97.12 TOP

**ROOF PLAN**

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

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**PROJECT NAME:**  
 NEW 2-STORY DUPLEX CONSTRUCTION  
 FOR CECIL VENTURE LLC  
**PROJECT ADDRESS:**  
 121 CECIL PL.,  
 COSTA MESA, CA 92627

*Josh Martinec*  
 PROJECT DESIGNER  
 JOSH MARTINEC

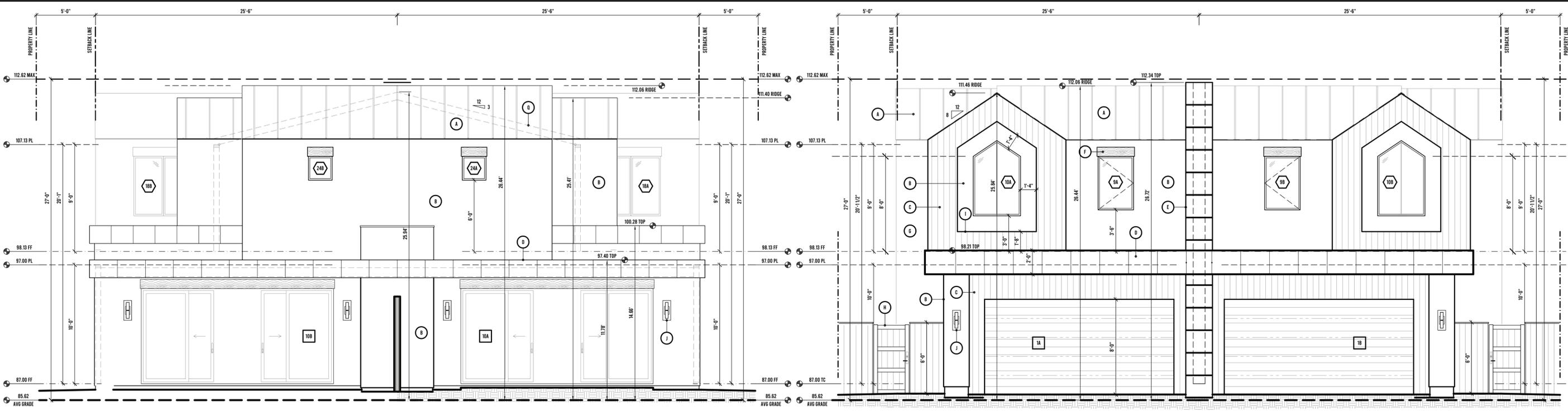
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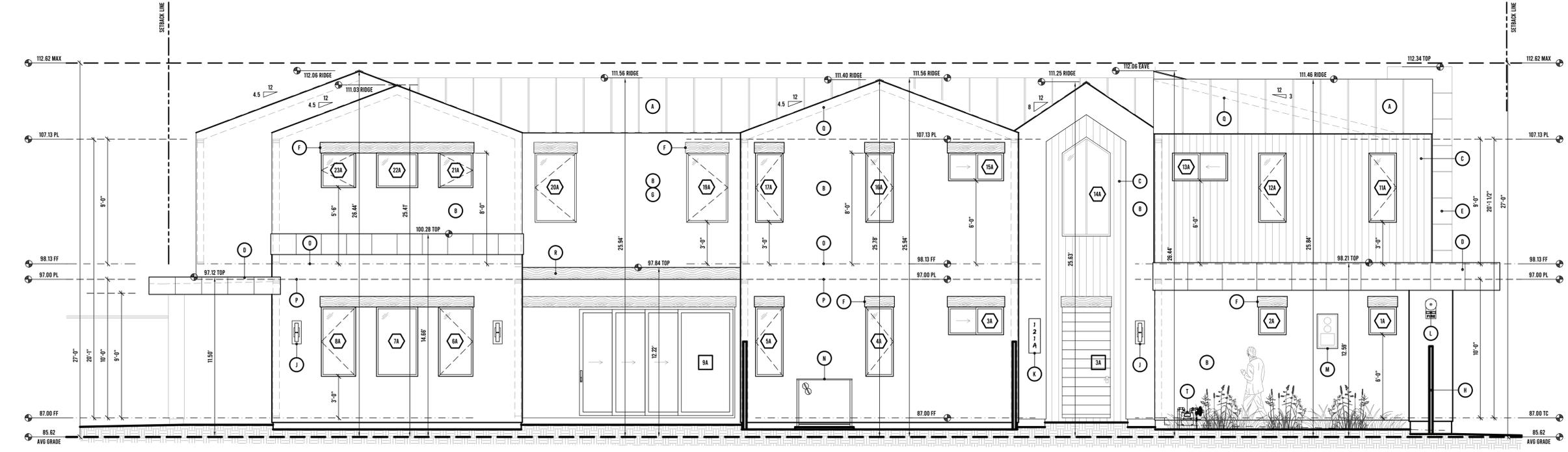
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REVISIONS



**REAR ELEVATION**  
SCALE: 1/4"=1'-0"

**FRONT ELEVATION**  
SCALE: 1/4"=1'-0"



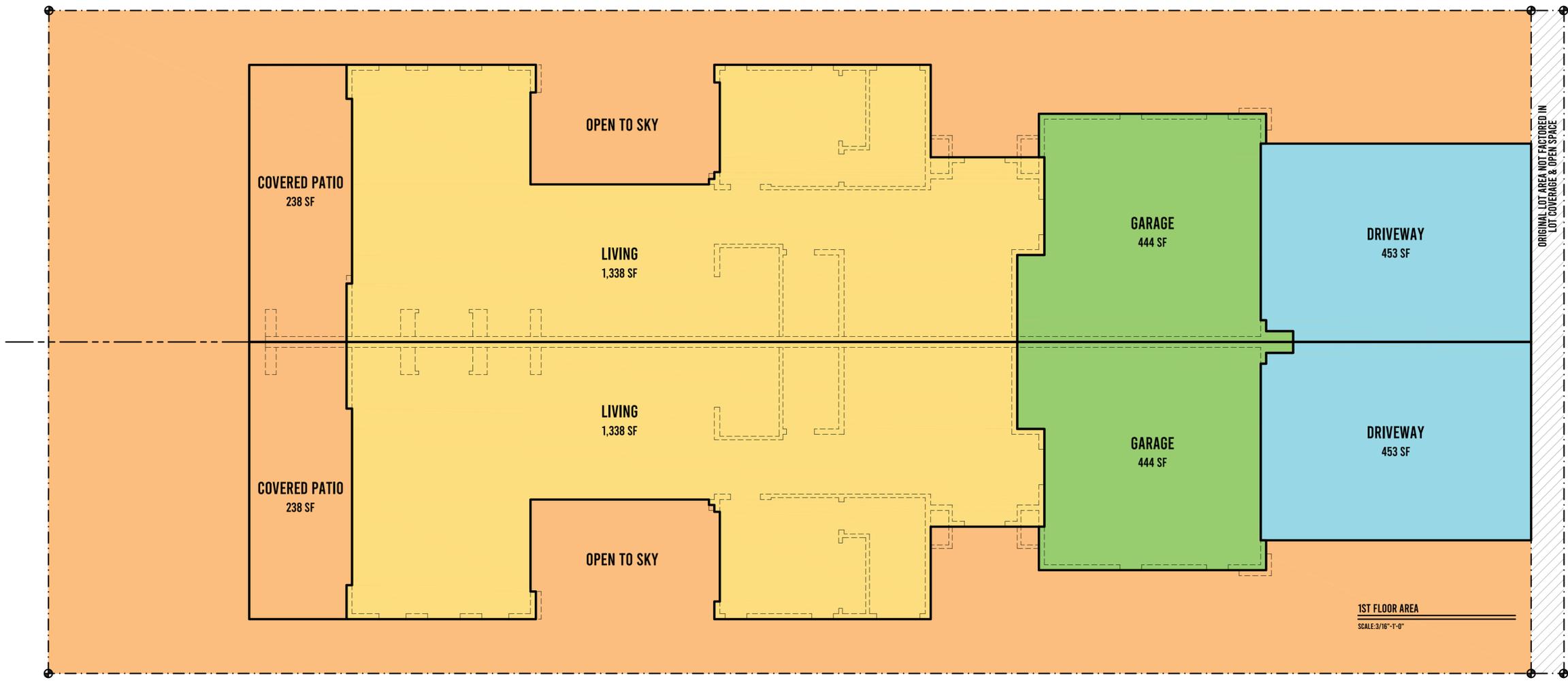
**SIDE ELEVATION**  
SCALE: 1/4"=1'-0"

**ELEVATION MATERIALS & KEYNOTE LEGEND**

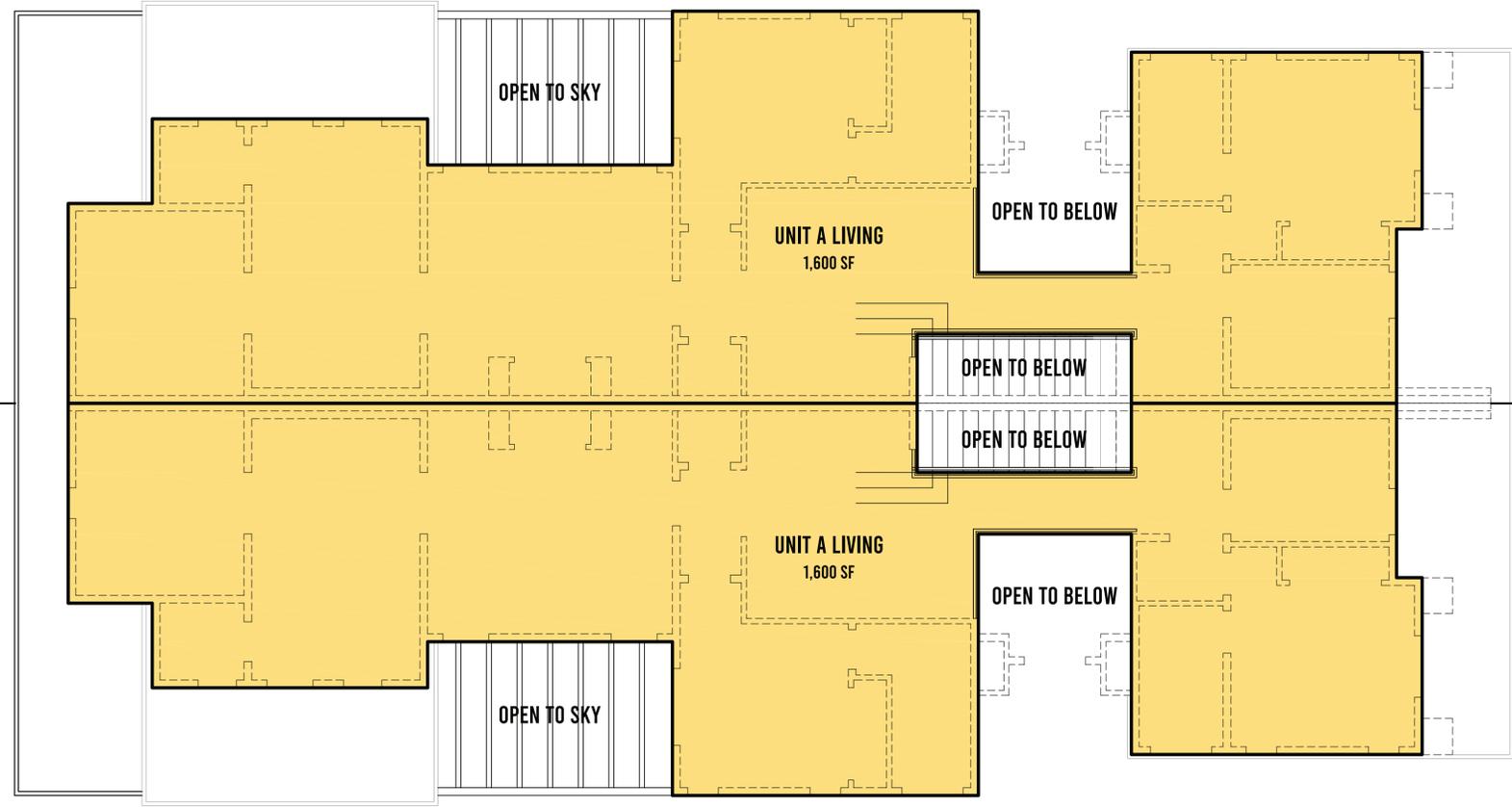
TAG	NOTES
A	<b>PETERSON STANDING SEAM METAL ROOF</b> STYLE: METAL ROOF PANELS COLOR: SLATE GREY REPORT: ESL-1920 LISTING: UL CLASS A FIRE RESISTANCE RATING ASTM E108 - CLASS A ROOF
B	<b>SMOOTH STUCCO</b> STYLE: SANTA BARBARA FINISH APPLICATION: STEEL TROWEL COLOR: WESTHIGHLAND WHITE (SW 7566)
C	<b>VERTICAL SIDING</b> STYLE: WOOD CEDAR BOARDS (1X8) APPLICATION: NICKEL SPACE COLOR: URBANE BRONZE (SW 7048)
D	<b>METAL HORIZONTAL BAND</b> STYLE: ARCHITECTURAL METAL APPLICATION: PRE-FINISHED ALUMINUM CLAD COLOR: MATTIE BLACK
E	<b>EXTERIOR CONCRETE CLADDING (LIGHTWEIGHT)</b> WEIGHT: 3.2 LBS/FT <sup>2</sup> THICKNESS: 1/2" STYLE: 1/4" MORTAR LINE EDGE COLOR: CHARCOAL FIRE RATING: CLASS A FIRE RATED
F	<b>WOOD TRIM (HEADER ACCENTS)</b> STYLE: HARDIEBOARD PANEL TRIM BOARD TEXTURE: RUSTIC GRAM COLOR: IRON GRAY
G	OUTLINE OF BUILDING BEYOND
H	PRIVATE ENTRY GATE
J	SLOPED SILL SURFACE W/ WATERPROOFING MEMBRANE
K	EXTERIOR SLIM WALL SCENCE - DARK BRONZE
L	ADDRESS PLAQUE - CUSTOM LIGHT BOX & NATURAL BLACK METAL FIRE ALARM BELL LOCATION
M	ELECTRICAL PANEL LOCATION - RECESSED BOX
N	OUTDOOR AIR CONDENSER LOCATION
O	FINISH FLOOR LINE
P	TOP PLATE LINE
Q	FRAMING BEYOND FOR REFERENCE
R	OUTDOOR WOOD TRELLIS - CEDAR OR REDWOOD
S	OUTDOOR COVERED PATIO ENTERTAINMENT
T	6AS METER LOCATION



**BUILDING COLOR RENDERINGS**  
SCALE: NTS



1ST FLOOR AREA  
SCALE: 3/16"=1'-0"



2ND FLOOR AREA  
SCALE: 3/16"=1'-0"

ORIGINAL LOT AREA:	8,545 SF		
NEW DEVELOPMENT LOT:	8,357 SF		
AREA BREAKDOWN	UNIT A	UNIT B	COMBINED
1ST FLOOR	1,338 SF	1,338 SF	2,676 SF
2ND FLOOR	1,600 SF	1,600 SF	3,200 SF
GARAGE	444 SF	444 SF	888 SF
DRIVEWAY	453 SF	453 SF	906 SF
LOT COVERAGE	2,235 SF	2,235 SF	4,470 SF (53%)
OPEN SPACE	1,944 SF	1,944 SF	3,888 SF (47%)
2ND FLOOR LIMIT	1,782 SF	1,782 SF	3,564 SF

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*Josh Martineez*  
PROJECT DESIGNER  
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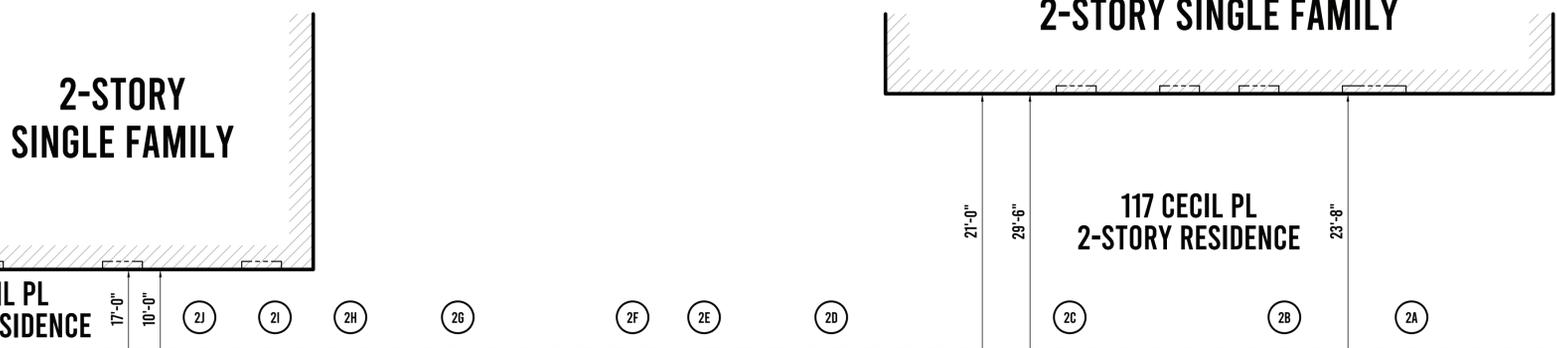
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REVISIONS

2-STORY SINGLE FAMILY



KEYNOTE LEGEND

TAG	WINDOW	SILL HEIGHT	NOTES
2A	11B	3'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST) - ABOUT 23'-8"
2B	12B	3'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST) - ABOUT 23'-8"
2C	14B	2'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES ABOUT 38'-6" IN DISTANCE
2D	16B	3'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST)
2E	17B	3'-0"	VIEW IS FACING NEIGHBORING OPEN YARD SPACE
2F	19B	3'-0"	VIEW IS FACING NEIGHBORING OPEN YARD SPACE
2G	20B	3'-0"	VIEW IS FACING NEIGHBORING OPEN YARD SPACE
2H	21B	5'-6"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST) - ABOUT 17'-0"
2I	22B	5'-6"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST) - ABOUT 17'-0"
2J	23B	5'-6"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST) - ABOUT 17'-0"
NONE	13B	6'-0"	VIEW IS ABOVE EYE LEVEL
NONE	15B	6'-0"	VIEW IS ABOVE EYE LEVEL
NONE	18B	3'-0"	VIEW IS NOT FACING NEIGHBORING LOT
NONE	24B	6'-0"	VIEW IS ABOVE EYE LEVEL

SATIN-ETCHED (ACID-ETCHED FROST) GLAZING

- ALL SECOND-FLOOR WINDOWS FACING ADJACENT RESIDENTIAL PROPERTIES SHALL BE PROVIDED WITH PERMANENT OBSCURE GLAZING TO PRESERVE VISUAL PRIVACY BETWEEN NEIGHBORING DWELLINGS.
- THE GLAZING SHALL CONSIST OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLASS OR APPROVED EQUIVALENT, PROVIDING A UNIFORM MATTE TRANSLUCENT FINISH THAT DIFFUSES LIGHT WHILE OBSTRUCTING DIRECT VIEWS INTO ADJACENT YARDS OR WINDOWS.



EXAMPLE OF FACTORY SATIN-ETCHED (ACID-ETCHED FROST) GLAZING FINISH

PRIVACY IMPACT STUDY

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



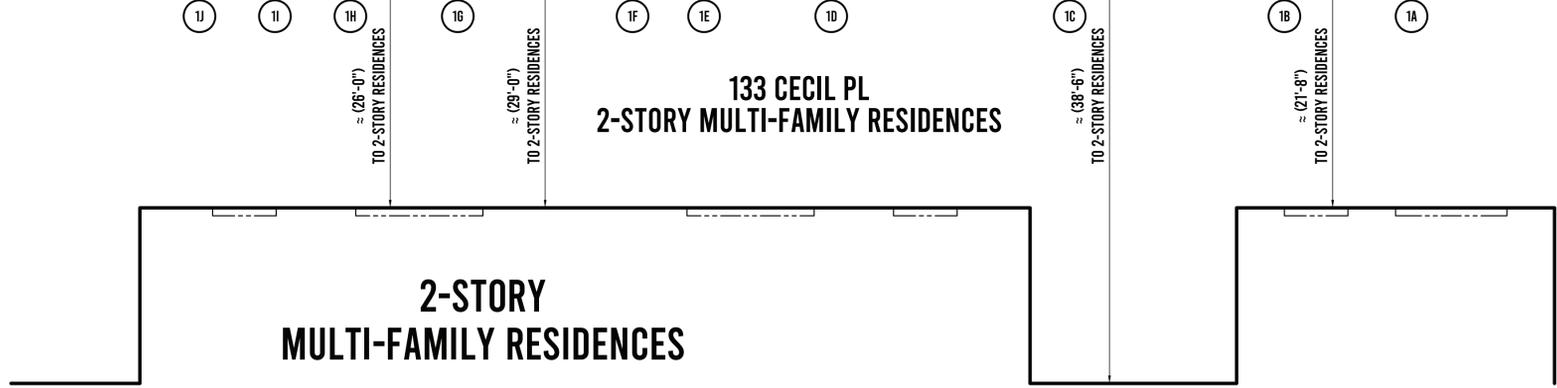
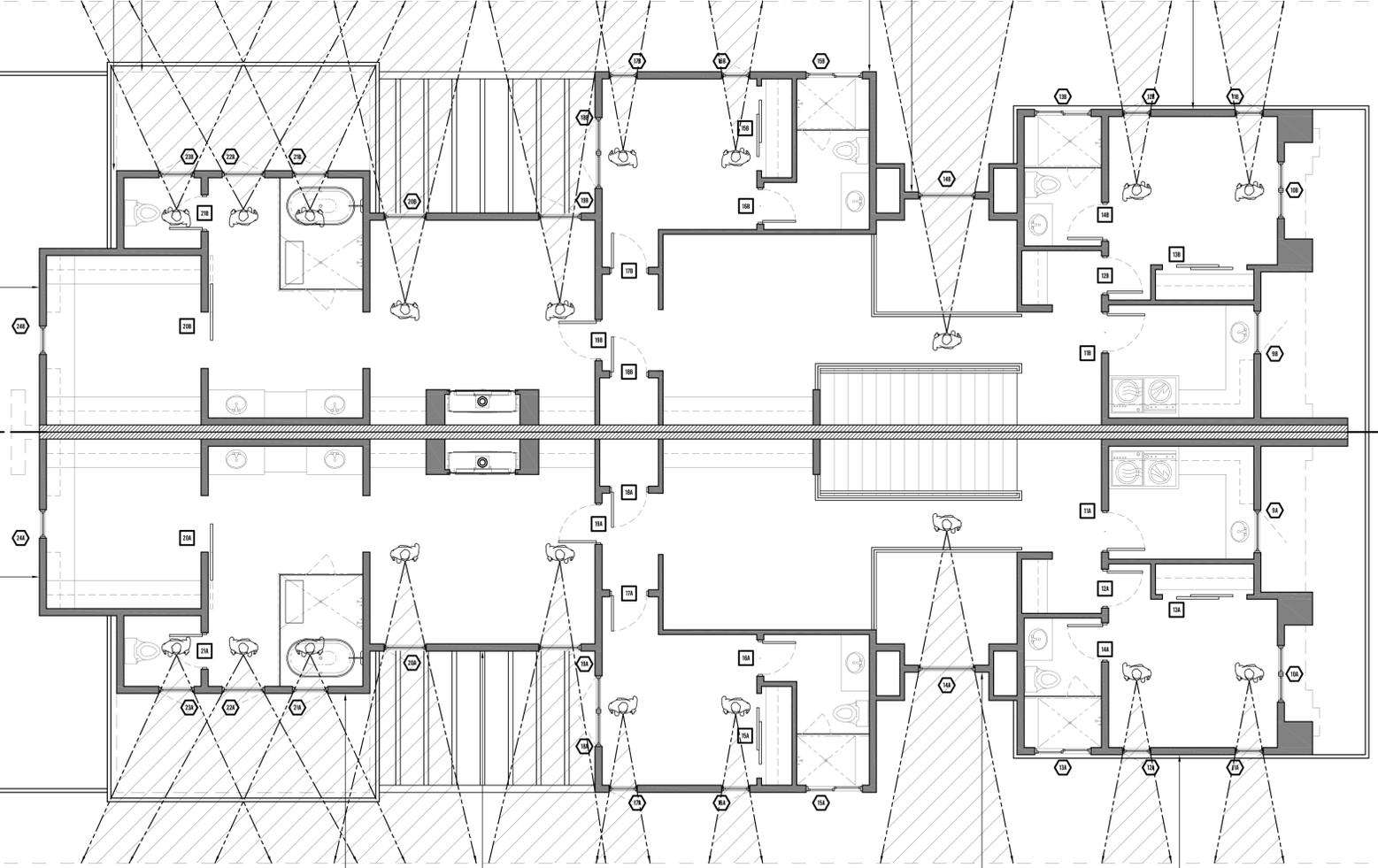
KEYNOTE LEGEND

TAG	WINDOW	SILL HEIGHT	NOTES
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1B	12A	3'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST)
1C	14A	2'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES ABOUT 38'-6" IN DISTANCE
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1E	17A	3'-0"	VIEW IS FACING (E) 2-STORY RESIDENCES, SATIN-ETCHED (ACID-ETCHED FROST)
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1I	22A	5'-6"	VIEW IS FACING (E) 2-STORY RESIDENCES ABOUT 21'-8" IN DISTANCE
1J	23A	5'-6"	VIEW IS FACING (E) 2-STORY RESIDENCES ABOUT 21'-8" IN DISTANCE
NONE	13A	6'-0"	VIEW IS ABOVE EYE LEVEL
NONE	15A	6'-0"	VIEW IS ABOVE EYE LEVEL
NONE	18A	3'-0"	VIEW IS NOT FACING NEIGHBORING LOT
NONE	24A	6'-0"	VIEW IS ABOVE EYE LEVEL

COVERED CARPORT  
124 VIRGINIA PL  
CARPORTS

≈ (24'-0")  
TO COVERED CARPORTS

≈ (24'-0")  
TO COVERED CARPORTS

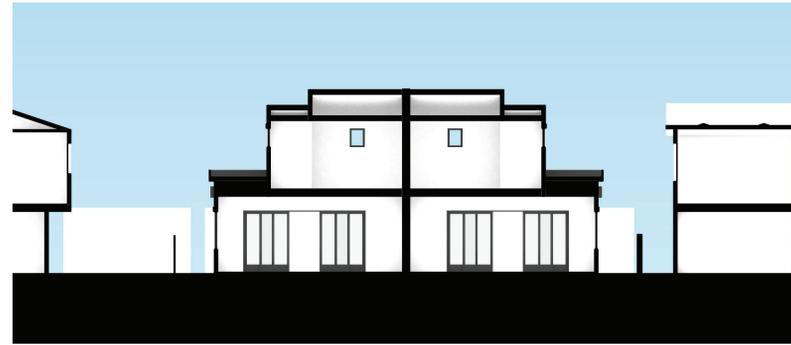


2-STORY  
MULTI-FAMILY RESIDENCES

133 CECIL PL  
2-STORY MULTI-FAMILY RESIDENCES

119 CECIL PL  
2-STORY RESIDENCE

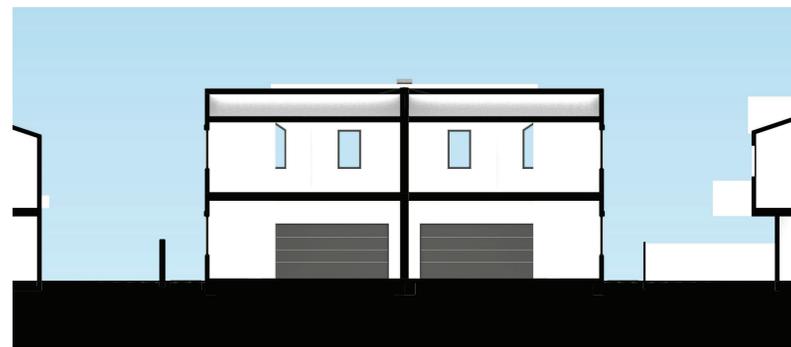
2-STORY  
SINGLE FAMILY



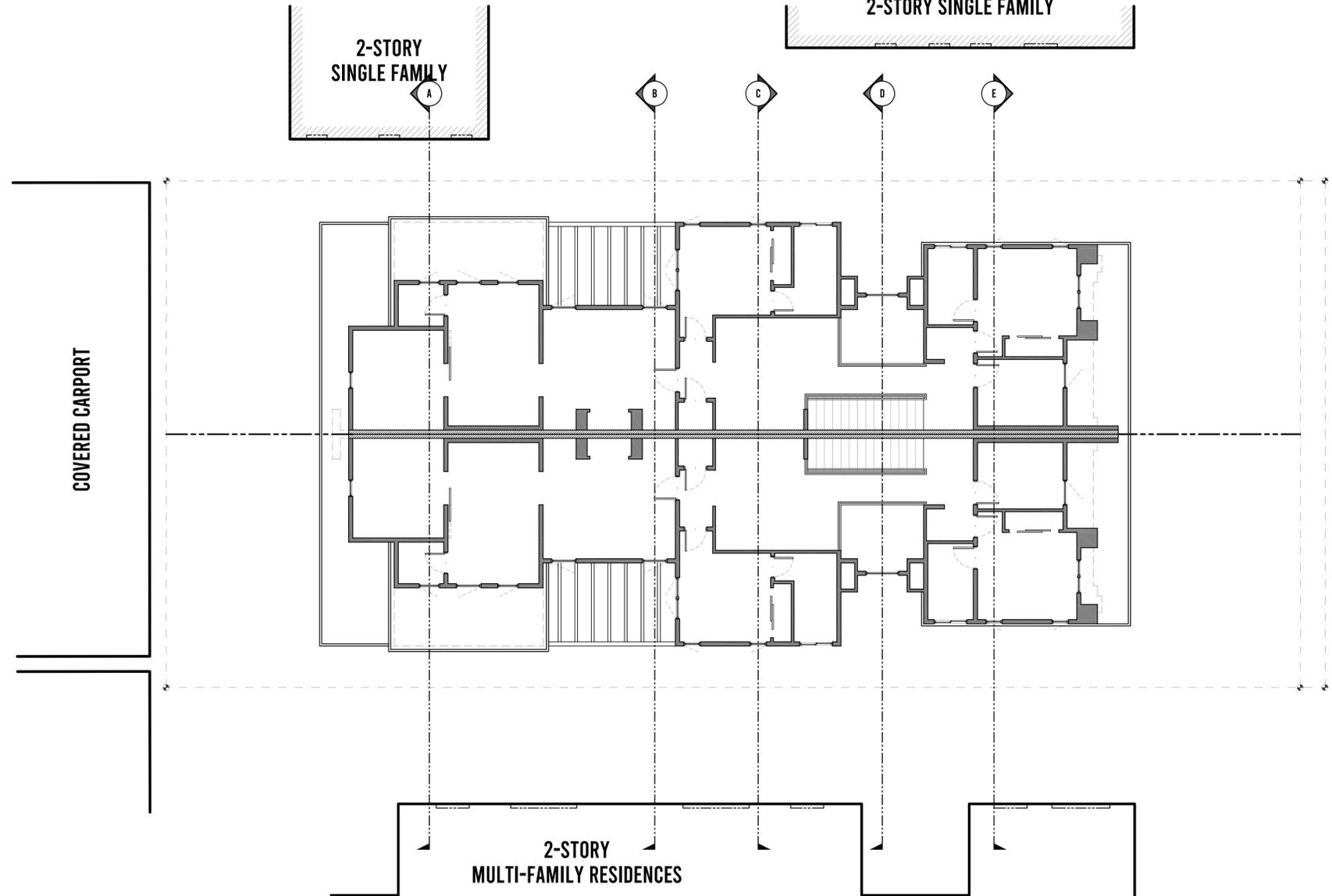
BUILDING PRIVACY STUDY  
SECTION A



BUILDING PRIVACY STUDY  
SECTION B



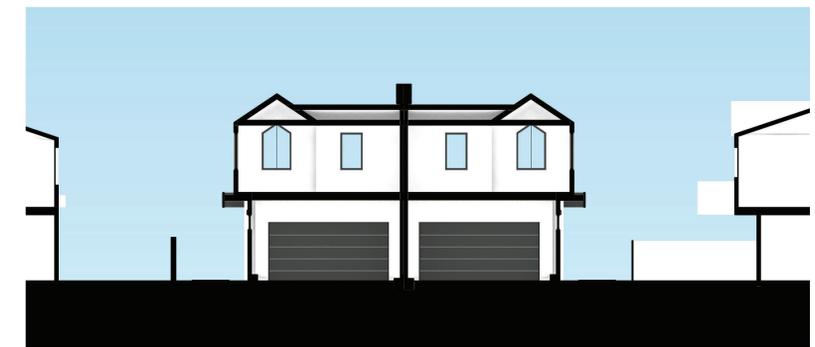
BUILDING PRIVACY STUDY  
SECTION C



BUILDING PRIVACY EXHIBIT  
SCALE: 1/8"=1'-0"



BUILDING PRIVACY STUDY  
SECTION D



BUILDING PRIVACY STUDY  
SECTION E

CECIL PL

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PROJECT NAME:  
NEW 2-STORY DUPLEX CONSTRUCTION  
FOR CECIL VENTURE LLC  
PROJECT ADDRESS:  
121 CECIL PL.,  
COSTA MESA, CA 92627

PROJECT DESIGNER  
*Josh Martineez*  
JOSH MARTINEEZ

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REVISIONS

A-8

SHEET 12 OF 12

DATE: 12.22.103