PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MAY 12, 2014 **ITEM NUMBER:** PH-3

SUBJECT: **PLANNING APPLICATION PA-13-35 AND TENTATIVE TRACT MAP NO. 17705 FOR A 5-UNIT RESIDENTIAL DEVELOPMENT AT 2294 PACIFIC STREET**

DATE: **MAY 13, 2014**

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

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI (714) 754-5610**
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DESCRIPTION

The proposed project is a request to construct a 5-unit detached residential development on a 0.47-acre site located at the northerly terminus of Pacific Avenue. The project site is zoned R2-MD (Multiple Family) and the request includes the following:

1) Planning Application to construct a 5-unit, two-story detached, small lot single-family residential development on a 0.47-acre parcel, including an administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 12'-11" proposed); and,

2) Tentative Tract Map for the subdivision of the property for a 5-unit fee simple subdivision in accordance with the small lot subdivision standards.

APPLICANT

The applicant and the property owner is Peter Zehnder.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Find that the project is exempt from further CEQA review per section 15332 – Infill Development; and
2. Approve the project by adoption of the attached resolution approving Planning Application PA-13-35 and Tentative Tract Map 17705 to allow development of a 5-unit detached residential development with an administrative adjustment from front setback requirements.

PLANNING APPLICATION SUMMARY

Location: 2294 Pacific Avenue
APN 422-051-001

Application Number: PA-13-35, TT-17705

Request: Design Review of a 5-unit residential development with small lot subdivision.

SUBJECT PROPERTY:

Zone: R2-MD
General Plan: MDR
Lot Dimensions: Irregular
Lot Area: 20,669 (0.75 acre)
Existing Development: One parcel developed with 5 apartment units

SURROUNDING PROPERTY:

North: Open Space – Fairview Park
South: Multi-Family Residential
East: Multi-Family Residential
West: Multi-Family Residential

DEVELOPMENT STANDARD COMPARISON

R2-MD	Required/Allowed	Proposed/Provided
Lot Area	12,000 SF	0.47 acre (20,473 Sq. Ft.)
Maximum Density:	12 units per acre	11 units per acre
Lot Coverage	12,401 SF (60%)	11,600 (57%)
Open Space	8,268 (30%)	8,797 SF (43%)
Private Open Space	200 SF	500 SF(min.)
Height	Two Stories / 27 FT	26 FT
Setbacks:		
Front (Pacific Avenue)	20 FT	12'-11" *
Side	10 FT	5 FT **
Rear	10 FT	10 FT
Landscape Setback	10 FT	10 FT
Distance between Buildings	N/A	8 FT
% of 2nd floor to 1st floor	100 %	92%
Parking	Two garage space and two open spaces per unit	Two garage space and two open spaces per unit
Total	40 spaces	40 spaces
Min. Driveway Length:	19 feet	21'-6"

* The reduction on street setback is subject to approval of an administrative adjustment
** Side yard setbacks could be reduced to 5 feet subject to certain findings – see staff report

Final Action	Planning Commission
CEQA Review	Exempt, Class 32, Infill Development Projects

BACKGROUND

Project Site/Environs

The 0.47-acre project site consists of one parcel and is currently developed with five attached apartment units contained in three two-story structures. The property is zoned R2-MD and in the Medium Density Residential (MDR) land use designation. The site abuts medium density residential uses to the east, and south and Fairview Park on the north.

Access to the site is provided from Pacific Avenue. A thirty-foot wide alley was vacated to the north of the site in 1999; however, there are existing Southern California Edison (SCE) power lines that will remain in place. The SCE has requested a five-foot easement that will be recorded with the subdivision map. Condition No. 8 requires that the applicant obtain approval from the easement holder prior to start of construction.

ANALYSIS

Project Description

The applicant is proposing to construct a 5-unit residential development and subdivide the property in compliance with the small lot subdivision ordinance. The property is zoned R2-MD with a maximum development potential of 5 units (12 dwelling units per acre).

The applicant is requesting an administrative adjustment from the R2-MD zoning requirements. The zoning Code requires a minimum 20-foot building setback on the front; the proposed development will provide approximately 13 feet to the front porch of one of the two units along Pacific Avenue. The other unit provides more than 20 feet to the side of the residence. The proposed unit with the reduced setback provide a street facing porch and takes direct pedestrian access from Pacific Avenue.

The proposed two-story units meet the recommendations of the Residential Design Guidelines with respect to massing, articulation and second floor to first floor ratio (100% allowed, 92 % proposed).

Site Layout

The site layout includes three units on the north and two units on the south. The units facing north are abutting Fairview Park and take advantage of the open views along that edge. Units to the south include private side yards and are oriented either to the interior of the property or Pacific Avenue with more than 20-foot setback. This orientation reduces any privacy impacts to the neighboring residences to the south. Access to the units is provided with a central 20-foot driveway that leads to all garage spaces and open parking areas. The site is less than 178 feet in depth and on-site emergency access will not be required.

Parking

A minimum of forty parking spaces are required at a rate of four spaces per unit (detached units). Each unit is provided with an over-sized two-car garage and the overall site provides 10 open parking spaces, four in front of garages and six dispersed throughout the site for guest and resident use by all units. The small lot subdivision ordinance requires an additional parking spaces for subdivisions of five to ten units when parking spaces are provided in front of garages. Three of the units include open parking spaces accessible to all units; therefore, the project was not required to provide additional parking.

The site is less than 160 feet deep at the center and on-site emergency vehicle access is not required. The project site has more than 110 feet of curb face along Pacific Avenue that should be adequate for trash cart storage and trash pickup.

Setbacks

The small lot subdivision ordinance requires a standard minimum 10-foot setback on the side and rear; this setback could be reduced to 5 feet depending on the setbacks of adjacent properties and if the building design includes off-sets, variety of roof slopes and massing and excellence in design is provided in terms of colors, materials, massing and articulation. The two side yards that are subject to this setback reductions are along the south property line. Based on the following, staff believes that reduced setback can be supported in this case:

- The existing two-story structures are located less than five feet to the southerly property line. The new units have smaller footprints and the five-foot setback covers approximately 90 feet of that 177-foot interface (50%).
- The two-story units include a variety of roof designs on that interface including a gable roof sloping away from the southerly property line.
- The units on the south are provided with a private yard to the side of the units and not abutting the southerly property line. The reduced 5-foot setback is a side yard situation that could include upright landscaping for screening to be maintained by the maintenance association.

Open Space

The small lot subdivision ordinance requires a minimum of 30 percent open space and 200 square feet of private open space. The project will provide 8,797 square feet (43%) open space. Each unit is provide with a private yard either at the rear or side of the unit, which are more than 500 square feet in area. In addition, adequate open space is provided between units (no minimum distance is required between units per small lot subdivision ordinance). There is a minimum 8-foot separation between the three units on the north and the two units on the south are separated by over 30 feet.

Floor Plans

The floor plan is the same for all five units and has 1,881 Sq. Ft. of living area and provides for two different orientations with respect to location of the garage and garage

size. The upper levels include three bedrooms and the lower level include the living area and two-car garage. The three units to north include oversized garages that are wider than standard and the units to the south include garages that are deeper than standard. All units include additional space for trash cart storage.

Elevations

The architecture is "Beach House" in design and incorporates a variety of high-quality building materials. The two-story structures are designed with standing seam metal roofs with exposed rafters, vertically oriented windows and doors, stucco at rear, and vertical siding on three sides. The individual structures incorporate offsets, front porches that are projected from the front or sides of the building. The proposed changes in materials, and modulated facades serve to break up the elevations both horizontally and vertically.

Tentative Tract Map

The tentative tract map for fee simple subdivision would allow the individual sale of each parcel as anticipated by the small lot subdivision ordinance. The map complies with City Code and the State Subdivision Map Act. The individual lot sizes vary from 2,847 square foot to 5,270 square foot. All common areas including the driveway and parking spaces will be commonly used and maintained by a maintenance or homeowners association.

GENERAL PLAN CONFORMANCE

Subject to conditions, the design and density of the proposed project are in conformance with the General Plan. The proposed development is comprised of 5 fee-simple lots with detached residential units at a density of 11 dwelling units per acre, consistent with the R2-MD zone.

The specific General Plan objectives with which the proposed project complies are as follows:

- *Land Use Objective LU-1A.4*: Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities.
- *Land Use Objective LU-*2A.7: Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or condominium developments.
  Land Use Objective LU-2A.8: Encourage increased private market investment in declining or deteriorating neighborhoods.

The project would replace a rental apartment complex, with detached ownership units that would enhance the appearance and value of the site and its surroundings. The project provides new housing opportunities at a level no greater than can be supported by the existing infrastructure. In addition, the proposal will provide on-site parking space that comply with current parking standards, in place of an existing apartments with limited parking.

The design of the units meet the intent of the City's Residential Development Standards and Design Guidelines. Off-set forms provide a visual transition and vertical relief to the wall planes. The elevations include porches and window sill projections, and a variety of building materials typical of the architectural style and compatible with the open floor plan.

Side Yard Setback. With conditions of approval for installation of additional landscape screening, the reduced side yard setback would not adversely affect the neighboring properties. In addition, the massing and architectural design of the buildings will enhance the interface with the southerly properties as noted below.

Bulk/Massing. The overall architectural design promotes excellence and compatibility with the surrounding neighborhood. The two-story structures are "Beach House" in design with contemporary accents and finishes and meet the 100% ratio of second-floor to first-floor, recommended in the City's Residential Design Guidelines. The elevations incorporate modulated floor plans with horizontal and vertical articulation and changes of building materials, and include offsets to provide visual interest and divide the elevation mass.

The proposed Tentative Tract Map is consistent with subdivision requirements and the small lot subdivision ordinance. The proposed property is physically suitable to accommodate the proposed subdivision. Engineering staff has confirmed that there are no interferences with the City's or other utility agencies' right-of-way areas and/or easements within the tract. The 5-foot easement will provide access to the utility poles as requested by SCE.

ENVIRONMENTAL DETERMINATION

The project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15332 for In-fill Development Projects. The project is consistent with the General Plan designation and with all applicable General Plan policies as well as the zoning designation. The project site is less than one-acre, currently developed with residential units and within an urbanized area. The site is surrounded by multiple-family residential uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

CONCLUSION

Approval of the project will allow development of a 5-unit detached fee-simple development. The project satisfies the required findings for the requested deviations and is deemed to be a high-quality development, therefore it is consistent with the intent of the General Plan and Zoning Code.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project by adoption of resolution subject to conditions.

2. Continue the project to a later Planning Commission meeting to allow time for further analysis or project alternatives.
3. Direct staff to prepare a resolution for denial of the project.

MINOO ASHABI
Principal Planner

JERRY GUARRACINO
Interim Assistant Director of Development Services

Attachments:
1. Draft Planning Commission Resolution and Exhibits
2. Vicinity Map
3. Zoning Map
4. Project Plans/Elevations/Tentative Tract Map 17705

Distribution:
Director of Economic & Development Services/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
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Peter Zehnder
P.O. Box 15216
Newport Beach, CA 92659

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-13-35 AND TENTATIVE TRACT MAP 17705 LOCATED AT 2294 PACIFIC AVENUE

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Peter Zehnder as the authorized agent on behalf of the property owner, requesting approval of the following:

1) ***Planning Application PA-13-35*** – Design Review to construct a 5-unit detached residential development, including an administrative adjustment to reduce the front yard setback to 12'11" along Pacific Avenue (20 feet required).

2) ***Tentative Parcel Map No. 17705*** to subdivide a 0.47-acre parcel for a 5-unit fee simple subdivision in accordance with the small lot subdivision standards.

WHEREAS, a duly noticed public hearing held by the Planning Commission on May 27, 2014 with all persons having the opportunity to speak for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-13-35 and Tentative Tract Map 17705.

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-13-35 and Tentative Tract Map 17705 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.

PASSED AND ADOPTED this 27th day of May, 2014.

Jim Fitzpatrick, Chair
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 27, 2014 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that:

Required 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.

Response: The 5-unit includes an administrative adjustment from the Zoning Code minimum required front setback requirement. The design of the units meets the intent of the City's Residential Development Standards and Design Guidelines and promotes design excellence with consideration given to site planning and building orientation, overall open space, landscaping and architectural design. The project incorporates varied, high-quality building materials on the building elevations which include a both horizontal and vertical modulation. Off-set forms provide horizontal and vertical relief to the wall planes. The elevations include articulations, projections, and varied building materials. The project exceeds the required open space for small lot subdivisions and private open space for each individual lot per the Zoning Code requirements.

Required Finding: The visual prominence associated with the construction of two-story homes in a predominately one-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid long unarticulated two-story walls.

Response: The proposed two-story structures are in keeping with the rest of the neighborhood which is predominantly developed with mostly two-story buildings. The elevations of the proposed residences include a variety of materials to highlight the vertical offsets and horizontal floor to floor transitions.

Required Finding: The proposed development plan and subdivision meets the broader goals of the General Plan, and the Zoning Code by exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

Response: The proposed project provides ownership opportunities for detached units in place of an existing attached multiple family project. The project exhibits site planning excellence with inclusion of perimeter and common open space and building orientation Pacific Avenue.

B. The proposed tentative tract map complies with Costa Mesa Municipal Code Section 13-29(g)(13) because:

Required Finding: The creation of the subdivision and related improvements is consistent with the General Plan and the Zoning Code.

> **Response:** The creation of the subdivision is consistent with General Plan Land Use Element in that the project complies with Objectives 1A.4, 2A.7, and 2A.8 by developing owner-occupied housing to improve the balance between rental and ownership housing opportunities, the project provides sufficient easements as a condominium developments, and encourages increased private market investment in declining or deteriorating neighborhoods.

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

> **Response:** The project density is 11 units per acre, consistent with the Objectives of the General Plan and the site's Medium Density Residential land use designation that allows up to 12 units per acre.

Required 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.

> **Response:** The proposed project is exempt from the provisions of the California Environmental Quality Act under Section 15332, for In-fill Development Projects.

Required 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.

> **Response:** The proposed project has three of the five buildings oriented in an east-west direction to take advantage of passive solar heating as well as passive ventilation from ocean breezes. The inclusion of a combination of medium and large size trees will also help provide shade to the residences.

Required Finding: The subdivision and development of the property 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.

> **Response:** As conditioned, the proposed project does not interfere with the public right of way.

Required Finding: The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

Response: 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.

C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(1) in that:

Required Finding: Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications:

Response: The project site is an irregular shaped property with angled frontage on Pacific Avenue; this results in an average setback of more than 20 feet along the frontage. Applying the perimeter setback requirements on Pacific Avenue will restrict development of one unit on the northerly portion of the site. This site is at the terminus of Pacific Avenue and reduction of the setback on the north will not affect any other residential property on that frontage.

Required Finding: The deviation granted shall be subject to such conditions as will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Response: The project is conditioned to provide additional trees and a decorative walls that will complement the Pacific Avenue frontage.

Required Finding: The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Response: The General Plan Land Use designation allows residential development of up to 12 du/acre on this site. The proposed project is 11 du/acre.

D. The project is Categorically Exempt under California Environmental Quality Act Guidelines Section 15332 for In-fill Development Projects. The project is consistent with the General Plan designation and with all applicable General Plan policies as well as the zoning designation. The project site is less than an acre, currently developed with residential units and within an urbanized area. The site is surrounded by multiple-family residential uses and has no value as habitat for endangered, rare or threatened species. The project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

E. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng.

1. The expiration of Planning Application PA-13-35 shall coincide with the expiration of the approval of the Tentative Tract Map 17705 which is valid for two years. An extension request is needed to extend the expiration for each additional year after the initial two-year period.
2. The conditions of approval for PA-13-35 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The Tentative Tract Map shall be processed as a small lot subdivision consistent with Section 13-42.3 of the Zoning Code.
4. A decorative six-foot high perimeter block wall (or combination of block wall and wrought iron fencing) shall be constructed around the perimeter of the site prior to issuance of certificates of occupancy unless otherwise approved by the Development Services Director. 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 screening by trees and landscaping.
5. The interior fences or walls between the homes shall be a minimum of six feet high masonry block wall or decorative wood fencing subject to final approval of Development Services Department.
6. 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.
7. Prior to issuance of building permits, a final landscape plan indicating the landscape palette and the design/material of paved areas shall be submitted for review and approval by the Planning Division.
8. The applicant shall obtain approval from Southern California Edison (the easement holder for the 5-foot easement at the northerly property line) prior to commence of any grading or construction activity.
9. The 5-foot setback along the south property line shall be improved as a landscape buffer with installation of upright trees at an adequate spacing to create a green screen for the properties to the south. All landscaping within this area shall be maintained by the maintenance or homeowners association.
10. The applicant shall plant a minimum of four, 48-inch box, specimen trees along the Pacific Avenue frontage. The landscape plans shall incorporate privacy walls and accent trees along this frontage complementary to the architectural design of the buildings.
11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
12. 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. 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 a variance, or in the requirement to modify the construction to reflect the approved plans.

13. The exterior drain downspouts shall be painted to match the building exterior(s). This condition shall be completed under the direction of the Planning Division.

14. 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 residents during construction. The truck route plan shall preclude truck routes through residential areas and major truck traffic during peak hours. The total truck trips to the site shall 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.

15. 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 fill 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.

16. 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.

17. To avoid an alley-like appearance, the private street shall not be developed with a center concrete swale. The private street shall be finished by stamped concrete or pervious pavers.

18. 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 maintenance or homeowner's association effectively manage parking and contract with a towing service to enforce the parking regulations.

B. The CC&Rs shall also contain provisions related to night-time lighting and active use of the common areas (if applicable). These provisions shall prohibit amplified noise, loud parties/gatherings, night-time lighting other than for security purposes, or any other activities that may be disruptive to the quiet enjoyment of neighboring properties after sunset.

C. The CC&Rs shall also contain provisions related to use, preservation and maintenance of the common drive aisle and open space areas in perpetuity by the maintenance or homeowner's association.

D. The CC&Rs shall contain restrictions requiring residents to park vehicles in garage spaces provide for each unit, be that a one, two or three car garage. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.

E. 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.

F. The CC&Rs shall contain a notice that all open parking spaces shall be unassigned and available for visitors.

19. The CC&Rs shall be recorded prior to issuance of certificates of occupancy.

20. Prior to issuance of building permits, the applicant shall provide proof of recordation of Tract Map 17705.

21. Transformers, 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.

22. Prior to release of any utilities, the applicant shall provide proof of establishment of a maintenance or homeowners association.

23. 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, or which are in any way related to, the applicant's project, or any approvals 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.

24. The project is subject to installation of three 24-inch box Pinus Canariensis along Pacific Avenue subject to approval of Public Services Department.

25. In the event that archaeological resources are encountered during grading and construction, all construction activities shall be temporarily halted or redirected to permit the sampling, identification, and evaluation of archaeological materials as determined by the City, who shall establish, in cooperation with the project applicant and a certified archaeologist, the appropriate procedures for exploration and/or salvage of the artifacts.

26. In the event that paleontological resources are encountered during grading and construction operations, all construction activities shall be temporarily halted or redirected to permit a qualified paleontologist to assess the find for significance and, if necessary, develop a paleontological resources impact mitigation plan (PRIMP) for the review and approval by the City prior to resuming excavation activities.

27. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission (NAHC), which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall complete the inspection within 24 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Utilities

28. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.

CODE REQUIREMENTS (PA-13-35, TTM 17705)

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

2. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

3. Prior to issuance of building permits, 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.

4. Two (2) 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.

5. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.

6. All on-site utility services shall be installed underground.

7. Installation of all 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.

8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.

Bldg. 9. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, 2013 California Electrical Code, 2013 California Mechanical Code, 2013 California Plumbing Code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Building Code, California Residential 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. Areas of alteration and additions shall comply with 2013

California Green Building Standards Code section 5.303.2 and 5.303.2

10. The applicant shall submit 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 two feet in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).

    2- A fill less than one 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 three feet in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.

11. The applicant shall submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans. For an existing slopes or when new slopes are proposed the Soils report shall address how existing slope or the new slope will be maintained to avoid any future failure.

12. 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 two percent. 2013 California Building Code CRC 403.1.7.3.

13. The lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of six inches within the first ten feet. CRC R401.3

14. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the five foot setback area from the property line. They may project a maximum of 12 inches beyond the three foot setback. CRC Tables R302.1(1) and R302.1(2).

Eng. 15. Comply with the requirements contained in the letter prepared by the City Engineer dated May 14, 2014 (attached as Exhibit 1).

Fire 16. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the project design features to assess compliance with the California Building Code and California Fire Code. Fire staff shall examine the projected demands of the proposed Project and make recommendations to ensure that adequate personnel/resources will be available to meet projected demand. Recommendations of the study shall be implemented to the satisfaction of the Fire Department to ensure that emergency response impacts are minimized to below a level of significance.

Sani. 17. The applicant shall submit a trash pick-up route subject to review and approval of the Costa Mesa Sanitation District (CMSD). The route shall facilitate cart pick-up on the right hand side of the truck. The bins shall

be placed side-by-side approximately 1 foot apart and at least 3 feet from any obstruction. If we CMSD cannot safely service this property, dumpster service shall be required.

18. The applicant shall submit plans for review and approval by the Mesa Water District.

SPECIAL DISTRICT REQUIREMENTS (PA-13-35, TTM 17705)

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

Sani. 1. Applicant will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.

2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.

3. Applicant shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.

4. The applicant is required to contact the Costa Mesa Sanitary District at (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.

5. Unless an off-site trash hauler is being used, applicant shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences. Residences using bin or dumpster services are exempt from this requirement.

6. Applicant shall contact Costa Mesa Sanitary District at (949) 654-8400 for any additional district requirements.

AQMD 7. Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.

School 8. Pay applicable Newport Mesa Unified School District fees to the Building Division prior is issuance of building permits.

State 9. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

EXHIBIT 1

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

FROM THE DEPARTMENT OF PUBLIC SERVICES/ENGINEERING DIVISION

May 14, 2014

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

SUBJECT: Tentative Tract No. 17705
LOCATION: 2294 Pacific Avenue

Dear Commissioners:

Tentative Tract Map No. 17705 as furnished by the Planning Division for review by the Public Services Department consists of subdividing one parcel into 5 lots to construct 5-unit, two-story single-family residential development. Tentative Tract Map No. 17705 meets with the approval of the Public Services 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. Prior to recordation of a Final Tract Map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Subarticle 12, Section 7-9-337 of the Orange County Subdivision Code.

6. 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.

7. Survey monuments shall be preserved and referenced before construction and replaced after construction, pursuant to Section 8771 of the Business and Profession Code.

8. The elevations shown on all plans shall be on Orange County benchmark datum.

PHONE: (714) 754-5335 FAX: (714) 754-5028 TDD: (714) 754-5244
www.ci.costa-mesa.ca.us

9. 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.

10. 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.

11. Vehicular and pedestrian access rights to Pacific Avenue shall be released and relinquished to the City of Costa Mesa except at approved access locations.

12. The Subdivider's engineers shall furnish the Engineering Division a storm runoff study showing existing and proposed facilities and the method of draining this area and tributary areas without exceeding the capacity of any street or drainage facility on-site or off-site. This study to be furnished with the first submittal of the Final Tract Map.

13. Ownership and maintenance of private on-site drainage facilities and parkway culverts and other common areas shall be transferred by the owner to the Homeowner Association to be formed pursuant to C.C.M.M.C. Section 13-41 (e) and said association shall indemnify and hold harmless the City for any liability arising out of or in any way associated with the connection of the private drainage system with the City's drainage system and shall execute and deliver to the City the standard (indemnity) Hold Harmless Agreement required for such conditions prior to issuance of permits.

14. Fulfill City of Costa Mesa Drainage Ordinance No. 06-19 requirements prior to approval of plans.

15. Sewer improvements shall meet the approval of the Costa Mesa Sanitary District; call (949) 631-1731 for information. Water system improvements shall meet the approval of Mesa Consolidated Water District; call (949) 631-1200 for information.

16. Dedicate easements as needed for public utilities.

17. 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, and hydrology calculations, both prepared by a registered Civil Engineer or Architect. Cross lot drainage shall not occur. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-29(2)(b) of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering permits being issued by the City of Costa Mesa.

18. A Construction Access Permit and deposit of $730 will be required by City of Costa Mesa, Engineering Division, prior to start of any on-site work necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.

19. 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.

20. Submit required cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per Section 15-32, C.C.M.M.C. and as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.

21. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct 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.

22. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct a 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.

23. 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.

Sincerely,

Fariba Fazeli, P. E.
Interim City Engineer

(Engr. 2014/Planning Commission Tract 17705)

Vicinity Map


I&R
2295
2297
2303
2293
2299
2301
2291
2289
2287
2285
2283
2277
2277
2277
2277
PACIFIC AV
2294
42269101
1022
1022
1020
1020
1018
1016
1014
NANCY LN
1017
1017
1015
1015
2286
2286
2286
2286
2286
R2-MD
2286
2286
2286
2286
2286
2286
2286
2286
2281

Zoning Map

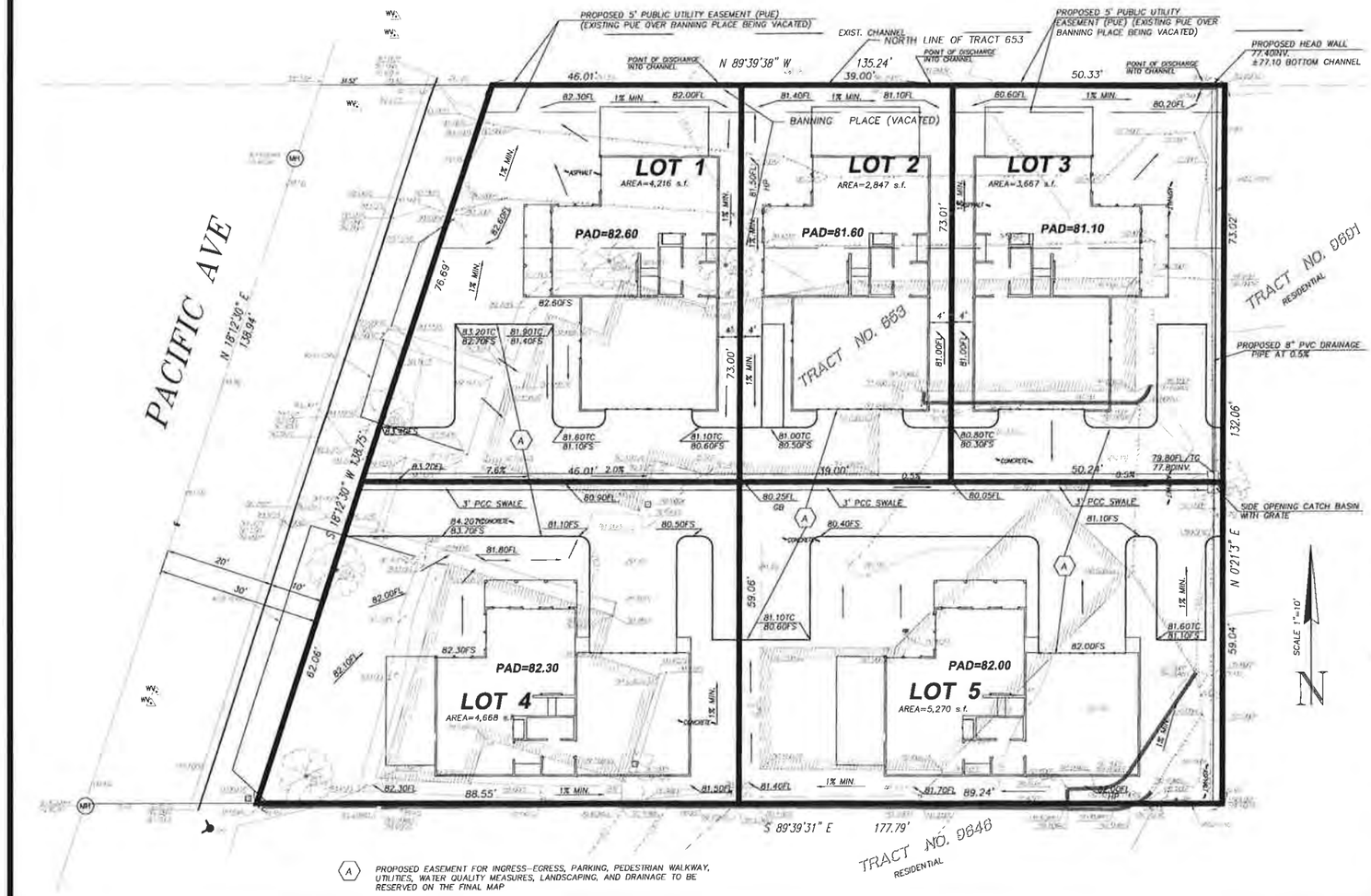
SHEET 1 OF 1

TENTATIVE TRACT NO. 17705

PORTION OF LOT 69 OF TRACT NO. 653, IN THE CITY OF COSTA MESA, COUNTY ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE(S) 42, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY TOGETHER WITH THE PORTION OF BANNING PLACE (ALLEY NO.4), 30 FEET WIDE, AS SHOWN UPON THE MAP OF SAID TRACT NO. 653, FAIRVIEW HIGHLANDS, RECORDED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ROBIN B. HAMERS

DATE OF PREPARATION: NOVEMBER 2013



(A) PROPOSED EASEMENT FOR INGRESS-EGRESS, PARKING, PEDESTRIAN WALKWAY, UTILITIES, WATER QUALITY MEASURES, LANDSCAPING, AND DRAINAGE TO BE RESERVED ON THE FINAL MAP

VICINITY MAP
NTS

SITE ADDRESS:
2294 PACIFIC AVE.
COSTA MESA, CA 92627
A.P.N. 422-051-001

PURPOSE
CONSTRUCTION OF 5 SINGLE FAMILY RESIDENCES

AREA SUMMARY
TOTAL AREA = 20,669 S.F.(0.475 ac.)

OWNER AND SUBDIVIDER:
PETER ZEHNDER
P.O. BOX 15126
NEWPORT BEACH, CA 92659
P. 949-230-5426

ENGINEER:
ROBIN B. HAMERS AND ASSOC., INC
234 E. 17TH STREET, SUITE 205
COSTA MESA, CA 92627
(949) 548-1192

ROBIN B. HAMERS RCE NO. 31720 EXP. 12/31/2014 CIVIL STATE OF CALIFORNIA

BASIS OF BEARING
THE BEARINGS SHOWN HEREON ARE BASED UPON THE BEARING BETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6201 AND STATION GPS NO. 6197R2 BEING NORTH 72°41'29" EAST, PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY SURVEYOR.

LEGAL DESCRIPTION:
PARCEL A:
LOT 69 OF TRACT NO. 653, IN THE CITY OF COSTA MESA, COUNTY ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 19, PAGE(S) 42, MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY,
EXCEPT THEREFROM THE EASTERLY 100 FEET THEREOF.

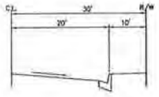
PARCEL B:
THAT PORTION OF BANNING PLACE (ALLEY NO.4), 30 FEET WIDE, AS SHOWN UPON THE MAP OF SAID TRACT NO. 653, FAIRVIEW HIGHLANDS, RECORDED IN BOOK 19, PAGE 42 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, VACATED BY RESOLUTION NO. 99-12, OF THE CITY OF COSTA MESA, COUNTY OF ORANGE, A CERTIFIED COPY THEREOF BEING RECORDED OCTOBER 25, 1999 AS INSTRUMENT NO. 1999-0745857 OF OFFICIAL RECORDS, LYING BETWEEN THE NORTHERLY PROLONGATIONS OF THE WESTERLY AND EASTERLY LINES OF THE LAND DESCRIBED IN PARCEL A ABOVE.

BENCHMARK
THE ELEVATIONS SHOWN HEREON ARE BASED ON ORANGE COUNTY SURVEY VERTICAL CONTROL NUMBER "CM-59-04", ELEVATION 79.511 FEET (NAVD88) 2005 OCS

EASEMENTS
EXISTING PUBLIC UTILITY OVER BANNING PLACE BEING VACATED BY CITY

FLOOD ZONE
ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

NOTES:
- NO EXISTING WATERCOURSES ON SITE
- NO PROPOSED DEDICATION
- LAND IS NOT SUBJECT TO OVERFLOW OR INUNDATION



PACIFIC AVENUE
TYPICAL STREET SECTION
NTS

LOT SUMMARY

	GROSS AREA
LOT 1	4,216 s.f.
LOT 2	2,847 s.f.
LOT 3	3,667 s.f.
LOT 4	4,668 s.f.
LOT 5	5,270 s.f.

2294 PACIFIC AVENUE
SCHEMATIC DESIGN SET

JZMK JOB 13028
18 APRIL 2014

PERSPECTIVE VIEW

SIT E CONTEXT / VICINITY MAP

LOCATION:
2294 PACIFIC AVENUE
COSTA MESA, CA

APPLICANT:
PBBL, LLC
CONTACT: PETE ZEHNDER
2454 ALTON PKWY
IRVINE, CA 92606

TEL: 949.861.4600

J Z M K
P A R T N E R S

ARCHITECT:
JZMK PARTNERS
CONTACT: ERIC ZUZIAK
3080 BRISTOL STREET,
SUITE 650
COSTA MESA, CA 92626

TEL: 714.426.6900
FAX: 714.426.6901

SHEET INDEX

SITE SUMMARY

Unit Mix

PLAN	BEDROOM COUNT	SQ. FOOTAGE	UNITS ON SITE	MIX	SF PER UNIT TYPE
Plan 1A/AR	3BR, 2.5 BA	1881	2	40.0%	3762
Plan 1B	3BR, 2.5 BA	1881	1	20.0%	1881
Plan 1C/CR	3BR, 2.5 BA	1881	2	40.0%	3762
TOTAL	avg	1881	5	100.0%	9405

Minimum lot size = 2,847 S.F.
Average lot size = 4,134 S.F.

Density
5 Units / 0.47 ac = 10.64 du/ac Net Density (Includes lot area only. Not including easement)

Parking Summary

Garage Spaces	10		
Off Street Spaces	10	(6 on site)	
Total Spaces	20	/5 Units	4 Spaces / Unit

DESCRIPTION	SQ. FOOTAGE	PERCENTAGE TO TOTAL LOT AREA
Lot Area	20,669	100.0%
Open Space (Includes planted areas, uncovered patios. Does not include Driveways, parking areas and Private Drive areas)	8,797	43.0%
Building footprint (including garages)	6,581	32.0%
Driveways & open parking (including main entry drive)	5,019	25.0%

Percentage of 2-story mass along southernly border = 53% (94' / 177.79')

PINNACLE RESIDENTIAL

SITE OVERLAY EXHIBIT

2294 PACIFIC AVENUE

COSTA MESA, CA

N

0 5 10 20 30

SCALE: 1" = 10'-0"

JZMK PARTNERS

JOB # 13028 04-18-2014

SITE SUMMARY

Unit Mix

PLAN	BEDROOM COUNT	SQ. FOOTAGE	UNITS ON SITE	MIX	SF PER UNIT TYPE
Plan 1A/AR	3BR, 2.5 BA	1881	2	40.0%	3762
Plan 1B	3BR, 2.5 BA	1881	1	20.0%	1881
Plan 1C/CR	3BR, 2.5 BA	1881	2	40.0%	3762
TOTAL		avg 1881	5	100.0%	9405

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Average lot size = 4,134 S.F.

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Driveways & open parking (including main entry drive)	5,019	25.0%

Percentage of 2-story mass along southerly border = 53% (94' / 177.79')

PINNACLE RESIDENTIAL

SCHEMATIC SITE PLAN

2294 PACIFIC AVENUE

COSTA MESA, CA

SCALE: 1" = 10'-0"

JZMK PARTNERS

JOB # 13028 05-09-2014

REAR ELEVATION 1A

PERIMETER WALL: AVERAGE OF
6'-0" HIGH CONCRETE BLOCK OR
DECORATIVE WOOD FENCING; T.B.D.

REAR ELEVATION 1AR

VIEW FROM SOUTHERN PROPERTY LINE

2294 PACIFIC AVENUE

COSTA MESA, CA

PINNACLE RESIDENTIAL

0 2 4 8 12

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

JZMK PARTNERS

JOB # 13028 04-18-2014

VIEW FROM PACIFIC AVE

VIEW FROM PARK EDGE

SITE PERSPECTIVE

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

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ENTRY VIEW FROM PACIFIC AVENUE

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

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PLAN 1A - PERSPECTIVE VIEW 1

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

PLAN 1A - PERSPECTIVE VIEW 2

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

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PLAN 1A - PERSPECTIVE VIEW 3

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

PLAN 1C - PERSPECTIVE VIEW

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

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VIEW OF REAR OF PROPERTY

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

JZMK PARTNERS

INTERIOR VIEW 1

INTERIOR VIEW 2

INTERIOR VIEWS

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

JZMK PARTNERS

FIRST FLOOR

3BR, 2.5BA 1881 SF

SECOND FLOOR

FLOOR PLANS - PLAN 1A

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

0 2 4 8 12

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

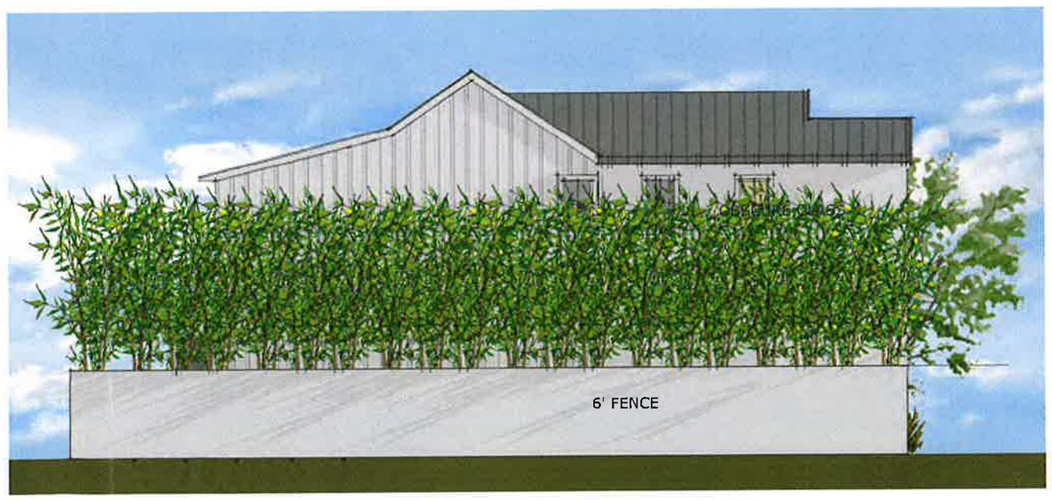
N

J Z M K
PARTNERS

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION



REAR ELEVATION

40

ELEVATIONS - PLAN 1A

2294 PACIFIC AVENUE

COSTA MESA, CA

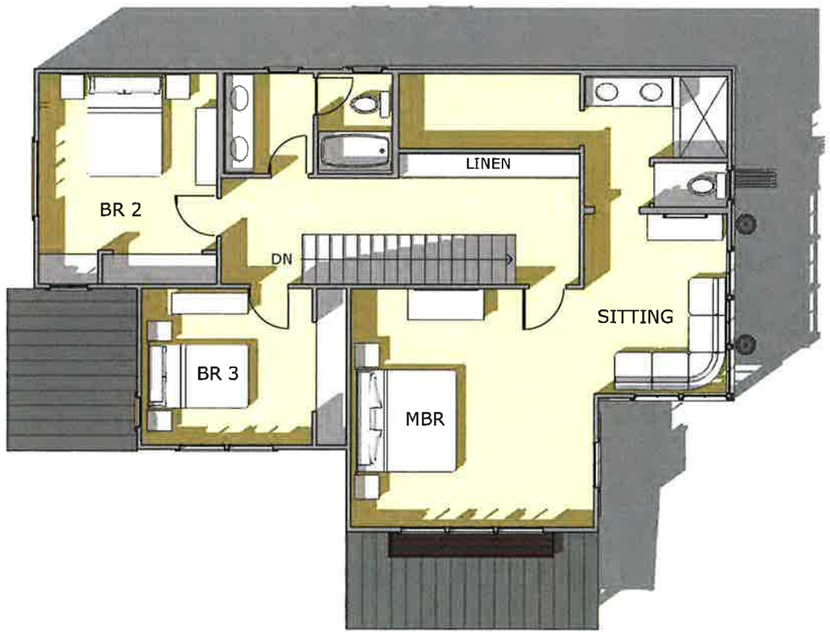
SCALE: 1/4" = 1'-0"

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

J Z M K
PARTNERS

FIRST FLOOR

3BR, 2.5BA 1881 SF



SECOND FLOOR

41

FLOOR PLANS - PLAN 1C

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

0 2 4 8 12

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

N

J Z M K
PARTNERS

FRONT ELEVATION

RIGHT ELEVATION

LEFT ELEVATION

REAR ELEVATION

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ELEVATIONS - PLAN 1C

2294 PACIFIC AVENUE

COSTA MESA, CA

Peter Zehnder
PBBL, LLC
2454 Alton Pkwy

0 2 4 8 12

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

J Z M K
PARTNERS