



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 13, 2017

ITEM NUMBER: PH-2

SUBJECT: ONE YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-15-08 /
TENTATIVE PARCEL MAP 2015-108 FOR DEVELOPMENT OF FOUR DETACHED
RESIDENTIAL UNITS AT 2068 MAPLE AVENUE

DATE: FEBRUARY 2, 2017

FROM: PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

DESCRIPTION

The proposed project is a request for a one-year time extension for the Planning Application and subdivision as follows:

1. **Planning Application PA-15-08** – Urban Master Plan for development of a four-unit detached residential project on a vacant parcel within an Urban Plan area. The project includes the following deviations:
 - Minimum lot size (one acre required, 0.235-acre proposed)
 - Minimum front landscape setback (20 feet required, 10 feet proposed)
 - Open parking spaces provided in garages – The project meets the overall parking requirement; (a total of 13 spaces are required including 8 open parking spaces and five garage spaces, 8 garage spaces and 5 open parking spaces proposed)
2. **Tentative Parcel Map 2015-108** – Subdivision of a 0.235-acre property into four fee-simple parcels in compliance with small lot subdivision standards.

AUTHORIZED AGENT

The authorized agent is Ramin Favakehi representing the property owner, Mohammad Gharavi Ghouchi Family Trust.

RECOMMENDATION

Adopt resolution to approve a one-year time extension for Planning Application PA-15-08 and Tentative Parcel Map 2015-108 by adoption of Planning Commission resolution, subject to conditions.

BACKGROUND

The project was approved by the Planning Commission on May 26, 2015 and included the following:

1. **Planning Application PA-15-08** – Urban Master Plan for development of a four-unit detached residential project on a vacant parcel within an Urban Plan area. The project includes the following deviations:
 - Minimum lot size (one acre required, 0.235-acre proposed)
 - Minimum front landscape setback (20 feet required, 10 feet proposed)
 - Open parking spaces provided in garages – The project meets the overall parking requirement; (a total of 13 spaces are required including 8 open parking spaces and five garage spaces, 8 garage spaces and 5 open parking spaces proposed)
2. **Tentative Parcel Map 2015-108** – Subdivision of a 0.235-acre property into four fee-simple parcels in compliance with small lot subdivision standards.

The Planning Commission staff report and minutes may be found at the following link:
<http://www.costamesaca.gov/index.aspx?page=1822>

Time Extension Request

The property has been repurchased since the entitlement was approved in 2015. Based on the request letter submitted by the applicant, the project has been delayed due to hiring consultants and preparation of construction drawings (Attachment 2). The additional time is also needed to record the final map and obtain building permits.

Justification for Approval of Time Extension Request

Staff supports the request for time extension based on the following:

- The approved Planning Application PA-15-08 and Tentative Parcel Map 2015-108 are in substantial compliance with the Zoning Code and the subdivision code. There have been no amendments to the General Plan and the Zoning Code that would affect the project.
- The time extension would provide the applicant with additional time in their preparation of construction documents and recordation of final map.
- The site is currently vacant and located to the south of a recently developed project.

GENERAL PLAN CONFORMANCE

The approved development was in conformance with the goals and policies of the General Plan.

ENVIRONMENTAL DETERMINATION

The proposed four-unit project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development.

ALTERNATIVES

1. Approve the time extension. The entitlement would be extended to May 26, 2018.
2. Deny the time extension. The entitlement would expire on May 26, 2017 unless construction commences on the property.

CONCLUSION

Staff believes that approval of a time extension is appropriate and consistent with previous time extensions granted by the Planning Commission. The time extension would provide the applicant with ample time to obtain construction financing, building permits and other related requirements. Staff is not anticipating any change to the zoning code or general plan that would have a direct effect on this project.



MINOO ASHABI
Principal Planner, AIA



JAY TREVINO, AICP
Development Services Department
Consultant

- Attachments:
1. Planning Commission Resolution
 2. Applicant's Request Letter
 3. Submitted Color Material Board
 4. Location Map
 5. Approved Concept Plans

cc: Development Services Department Consultant
Interim Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

Mohammad Gharavi Ghouchi Family Trust
36 San Simeon
Laguna Niguel, CA 92677

Ramin Favakehi
2355 Pieper Lane
Tustin, CA 92782

RESOLUTION NO. PC-17-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING A ONE-YEAR TIME
EXTENSION FOR PLANNING APPLICATION PA-15-08 AND
TENTATIVE PARCEL MAP 2015-108, FOR A 4-UNIT
RESIDENTIAL DEVELOPMENT AT 2068 MAPLE AVENUE**

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

WHEREAS, an application was filed by Diamond Star Associates authorized agent on behalf of the property owner, Caliber Development & Construction, LLC, requesting approval of a one-year time extension for the following:

- 1) **Planning Application PA-15-08** – Urban Master Plan for development of a 4-unit residential project at a vacant site within the Mesa West Residential Ownership Urban Plan area; and,
- 2) **Tentative Parcel Map 2015-108** – Subdivision of a 0.235-acre (10,260 square-feet) property for fee-simple subdivision in accordance with Small Lot Subdivision Ordinance.

WHEREAS, the Planning Commission approved PA-15-08 and Tentative Parcel Map 2015-108 on May 26, 2015 by adoption of Resolution No. PC-15-31;

WHEREAS, the applicant requests approval of a one-year time extension to be applied from May 26, 2017 to May 26, 2018 for Planning Application PA-15-08 and Tentative Parcel Map 2015-108;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 13, 2017 to allow for public comments on the proposed time extension and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the original findings and conditions of approval in the entirety for and PA-15-08 and Tentative Parcel Map 2015-108 (Resolution No. 15-31, Exhibit 1) are still applicable to the project and attached hereto;

BE IT RESOLVED that the Planning Commission hereby **APPROVES** a one-year time extension for the time period from May 26, 2017 to May 26, 2018 for Planning Application PA-15-08 and Tentative Parcel Map 2015-108, with respect to the property described above.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents 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.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that the adoption of this Resolution is expressly predicated upon the record, findings, and activity described herein, and in the Council staff report for Planning Application PA-15-08 dated May 26, 2015. This time extension request is also based on the evidence in the record and findings as set forth in Exhibit "A" and subject to the applicant's compliance with each and all mitigation measures and conditions of approval as referenced in Exhibit "B" of this resolution.

PASSED AND ADOPTED this 13th day of February 2017.

Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Jay Trevino, Acting 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 February 13, 2017 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Jay Trevino, Acting Secretary
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The findings of the previously approved Planning Application PA-15-08 and Tentative Parcel Map 2015-108 are still applicable and valid to the proposed residential project. These findings in their entirety are incorporated herein by reference.
- B. The one-year time extension for Planning Application PA-15-08, meets the broader goals of the 2015-2035 General Plan, and Zoning Code, in that the time extension is consistent with the original intent of the project. Furthermore, there have been no amendments to the planning and policy documents of the City of Costa Mesa that would materially affect the amended Master Plan.

EXHIBIT "B"

CONDITIONS OF APPROVAL

1. Applicant shall comply with the mitigation measures and conditions of approval of the previously-approved Planning Application PA-15-08 and Tentative Parcel Map 2015-108 attached hereto as Exhibit 1 in their entirety, these are still applicable and valid to the proposed residential project and are incorporated herein by reference. Note: Standard Condition No. 4 of Exhibit 1 has been modified to clarify that the Planning Commission may extend a planning application for successive periods of one year upon showing good cause by the applicant. The application will therefore expire on or before May 26, 2018.

RESOLUTION NO. PC-15-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING MASTER PLAN PA-15-08 AND TENTATIVE PARCEL MAP 2015-108, FOR DEVELOPMENT OF A 4-UNIT THREE-STORY RESIDENTIAL PROJECT, AT 2068 MAPLE AVENUE.

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

WHEREAS, an application was filed by Diamond Star Associates authorized agent on behalf of the property owner, Caliber Development & Construction, LLC, requesting approval of the following:

- 1) **Planning Application PA-15-08** – Urban Master Plan for development of a 4-unit residential project at a vacant site within the Mesa West Residential Ownership Urban Plan area; and,
- 2) **Tentative Parcel Map 2015-108** – Subdivision of a 0.235-acre (10,260 square-feet) property for fee-simple subdivision in accordance with Small Lot Subdivision Ordinance.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 26, 2016, with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-fill Development;

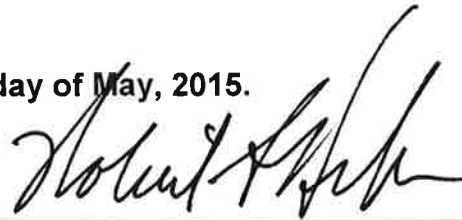
NOW, THEREFORE, BE IT RESOLVED that based on the evidence in the record, the findings contained in Exhibit A, and subject to conditions of approval contained in Exhibits B, the Planning Commission hereby **APPROVES** Planning Application PA-15-08 and Tentative Parcel Map 2015-108 with respect to the property described above;

BE IT FURTHER RESOLVED that If any section, division, sentence, clause, phrase or portion of this resolution is 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.

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-15-08, and Tentative Parcel Map 2015-108 and upon applicant's compliance with each and all of the conditions contained in Exhibit B, as well as with 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 26th day of May, 2015.

A handwritten signature in dark ink, appearing to read "Robert L. Dickson, Jr.", is written over a horizontal line.

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. 15-31 was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on May 26, 2015, by the following votes:

AYES: Dickson, Mathews, McCarthy, Sesler, Andranian

NOES: None

ABSENT: None

ABSTAIN: None



Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- 1) The proposed project (Master Plan Application PA-15-08) complies with the Master Plan Findings, Costa Mesa Municipal Code Section 13-29 (g) (5) because:

Required Finding: The master plan meets the broader goals of the general plan, any applicable specific 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 4-unit residential project is consistent with the goals, policies, objectives, and/or regulations of the General Plan, Zoning Code, and Mesa West Residential Ownership Urban Plan. The project would redevelop a vacant parcel with a high-quality project that would enhance the site and its surroundings, and would provide for a balanced mix of housing at a level no greater than can be supported by the existing infrastructure. The proposed development does not exceed the development capacity of the General Plan transportation system.

The proposed 4-unit residential project meets the objectives of Mesa West Residential Ownership Urban Plan to revitalize the Westside and create new housing opportunities. The proposed development meets all development standards with exception of encroachment of a parking space in the front setback and minimum lot size. Even though the site is 0.235-acre, the proposed design and product type is very similar in design and massing to the adjacent property to the north and both properties are 0.54-acre in total area. The intent of the minimum one-acre requirement was to encourage lot consolidation and to stimulate new development on the Westside, both of which will be achieved with this development.

Required 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.

Response: The overall architectural design promotes excellence and compatibility. The buildings are three-story structures with roof top decks. The units are designed with off-sets and projections along the elevations to stagger the building mass and provide a visual rhythm and modulation. The roof decks and balconies are spaced apart to ensure privacy of the owners. The front portion of the property as well as the sides along the common walkways are all landscaped.

- 2) Pursuant to Section 13-29(g)(13) of the Municipal Code, the subject property is physically suitable to accommodate Tentative Parcel Map 2015-108 in terms of type, design and intensity of development, and will not result in substantial environmental

damage nor public health problems, based on compliance with the City's Zoning Code and General Plan because:

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

Response: The creation of the subdivision and development as a 4-unit residential project is compatible with the general plan, Mesa West Residential Ownership Urban Plan and Zoning Code. The residential project exhibits excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring development.

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 project would redevelop a vacant parcel with a high-quality project that would enhance the site and its surroundings, and would provide for a new housing development at a level no greater than can be supported by the existing infrastructure. The proposed development is within the allowable densities of the General Plan and does not exceed the development capacity of the General Plan transportation system.

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 4-unit residential project is located on a narrow rectangular parcel. The units are oriented north and south and have south exposure to the sun that may help with passive natural heating. The central driveway provides a conduit for natural breezes that may serve as passive cooling.

Required 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 Parcel.

Response: An easement is necessary to allow access for emergency vehicles on site that will be provided by the tentative Parcel map.

Required 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).

Response: The applicant is required to pay sanitation district fees to offset the added waste water discharge from this subdivision into the public sewer system.

- 3) The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development.
- 4) The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated at all affected intersections and by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. The conditions of approval for Master Plan PA-15-08 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 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. A decorative six-foot high perimeter block wall shall be provided separating the site from the properties to the north, south and east. The design of the wall shall incorporate materials, color, and texture compatible with the building architecture.
 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. A minimum of eight 5- gallon shrubs (Texas privet or similar species) shall be planted to screen the parking space from street view. The Maple Avenue frontage shall include a minimum of three 24-inch box trees subject to approval of the Planning Division.
 5. The applicant shall plant one, 24-inch box Magnolia Grandiflora (or similar variety) or Pistacia Chinesis street trees in the Maple Avenue public right of way planted 3 feet back of the sidewalk.
 6. The proposed architecture with brick and masonry facades and metal finishes is a "material quality" of the design that is intended to be complementary to the site design and adjacent property to the north. Only minor revisions in keeping with the established material palette and architectural style will be considered; as approved by the Director of Development Services. Any revisions to proposed finished materials, offsets, and architectural articulations, not considered to be minor by the Director of Development Services, shall be reviewed by the Planning Commission for approval.
 7. No modification(s) of the approved floor plans, building elevations including, but not limited to, 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.

8. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts are permitted. This condition relates to visually prominent features of scuppers or downspouts that not only detract from the architecture but may be spilling water from overhead without an integrated gutter system which would typically channel the rainwater from the scupper/downspout to the ground. An integrated downspout/gutter system which is painted to match the building would comply with the condition. This condition shall be completed under the direction of the Planning Division.
9. To avoid an alley-like appearance, the driveway shall not be developed with a center concrete swale. The driveway shall be finished with 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.
10. Open parking spaces shall be designated as unreserved, available, open visitor / guest parking for the project site. Signage will be posted to indicate that these spaces are available to all visitors.
11. All units are required to maintain a two-car garage. Residents shall park vehicles in garage spaces. Storage of other items may occur only to the extent that vehicles may still be parked within the require garage spaces.
12. Development shall comply with all requirements of the Mesa West Residential Ownership Urban Plan applicable and applicable Small Lot Subdivision standards.
13. Prior to issuance of grading permits, developer shall identify to the Development Services Director a construction relations officer to act as a community liaison concerning on-site activity, including resolution of issues related to dust generation from grading/paving activities.
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 and also businesses 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. 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. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
16. Prior to issuance of building permits, the building plans shall demonstrate that all units are equipped with a mechanical ventilation system that will properly filter the indoor air. The ventilation system can be a component of the air conditioning system with the distinction being that clean, ventilated air flow does not necessarily need coolant.
17. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
18. 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 upon view, under direction of Planning staff. Any deviation from this requirement shall be subject to review and approval of the Development Services Director.
19. 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.
20. Applicant shall provide proof of establishment of a maintenance association prior to release of any utilities prior to selling any of the units.
21. Provide proof of recordation of TPM 2015-108 prior to issuance of building permits.
22. 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 association 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.

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. 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.

G. The CC&Rs shall contain provisions requiring that the Homeowner's Association submit a signed affidavit to the City of Costa Mesa on an annual basis to certify the following:

- The two-car garages in the residential community are being used for vehicle parking by the resident(s).
- The vehicle parking areas within the garage are not obstructed by storage items, including but not limited to, toys, clothing, tools, boxes, equipment, etc.
- 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.

23. Design, grading, and construction shall be performed in accordance with the requirements of the California Building Code applicable at the time of grading as well as the appropriate local grading regulations, and the recommendations of the project geotechnical consultant as summarized in a final written report, subject to review by the City of Costa Mesa Building official prior to issuance of grading permits.
24. Prior to issuance of building permits, developer shall contact the U.S. 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.
25. 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:
 - The mounting height of lights on light standards shall not exceed 18 feet in any location on the Project site unless approved by the Development Services Director.
 - The intensity and location of lights on buildings shall be subject to the Development Services Director's approval.
 - All site lighting fixtures shall be provided with a flat glass lens. Photometric calculations shall indicate the effect of the flat glass lens fixture efficiency.
 - Lighting design and layout shall limit spill light to no more than 0.5 foot-candles 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.
 - Glare shields may be required for select light standards.
26. The proposed project would be subject to all applicable regulations of the City's General Plan, zoning ordinance, and all requirements and enactments of Federal, County, City authorities, and any other governmental entities, and all such requirements and enactments would, by reference, become conditions of project implementation.

27. 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.
28. If any section, division, sentence, clause, phrase or portion of this resolution is 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.
29. The applicant and future homeowners shall contract with a waste disposal company that will provide full on-site trash and recyclable collection. Access for disposal collection shall be provided from the rear alley. 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.
30. The upper level roof decks shall be provided with solid barriers to the greatest extent possible with finishes matching exterior materials/ colors instead of metal railings.
- Bldg 31. 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.
32. 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. 2010 California Building Code CRC 403.1.7.3.

Lot 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

33. Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 foot setback area from the property line. They may project a maximum of 12 inches beyond the 3 foot setback. CRC Tables R302.1(1) and R302.1(2).
- Trans. 34. Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is estimated at \$650.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
35. Construct commercial drive approach at location specified on site plan. Comply with minimum clearance requirements from property lines and any vertical obstructions.
- Fire 36. The final master plan for development of the Project site shall provide sufficient capacity for fire flows required by the City of Costa Mesa Fire Department.
37. Vehicular access shall be provided and maintained serviceable throughout construction to all required fire hydrants.
38. Prior to the issuance of a Building Permit, the City of Costa Mesa Fire Department shall review and approve the developer's 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.
39. The Project shall provide approved smoke detectors to be installed in accordance with the 2010 Edition of the Uniform Fire Code.
40. The Project shall provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
41. The Project shall provide an automatic fire sprinkler system according to NFPA 13 R.

42. The Project shall provide a fire alarm system.
 43. Prior to the issuance of a connection permit, the applicant shall pay the applicable water connection fees.
 44. Prior to issuance of building permits, a letter shall be obtained from the Costa Mesa Sanitary District and the Orange County Sanitation District verifying that there is sufficient capacity in the receiving trunk lines to serve the project.
- Utilities
45. The applicant shall comply with guidelines provided by Southern California Edison Company with respect to easement restrictions, construction guidelines, and potential amendments to right-of-way in the areas of any existing Southern California Edison Company easements.
 46. The applicant shall submit plans for review by the Mesa Water District. The applicant shall obtain a letter of approval and letter of project completion from the Mesa Water District.
 47. Prior to the issuance of building permits, the project applicant shall pay the applicable connection fees charged to new development by the Mesa Consolidated Water District.

CODE REQUIREMENTS (Master Plan PA-15-08)

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. 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.
 3. All on-site utility services shall be installed underground.
 4. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to establish the use/obtain building permits within the one-year time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the planning application.
 5. Trash enclosure or other acceptable means of trash disposal shall be provided. Design of trash enclosure(s) shall conform to City standards. Standard drawings are available from the Planning Division.
 6. All on-site utility services shall be installed underground, except as modified by other conditions of approval stipulated herewith.
 7. 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.
 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.
 9. 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.
 10. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.

11. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
12. 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.
13. During construction, the contractors shall ensure that construction activity complies with the City's Noise Ordinance. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet indoor work.
14. Prior to issuance of occupancy permits, the Developer shall pay a park impact fee or dedicate parkland to meet the demands of the proposed development. The current park impact fee is calculated at \$13,572 per new detached dwelling unit.
- Bldg. 15. Comply with the requirements of the 2013 California Building Code, 2013 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, 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) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
16. The project applicant shall contact the Southern California Air Quality Management District (SCAQMD) at 800-288-7664 for potential additional conditions of development or required permits by SCAQMD.
17. 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.
18. Submit a precise grading plans, an erosion control plan and a hydrology study.
19. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
20. Submit an erosion controls plan with the grading submittal.
- Eng. 21. Prior to approval of Plans, the Project shall fulfill the City of Costa Mesa Drainage Ordinance No. 06-19 requirements
- Fire 22. 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.

SPECIAL DISTRICT REQUIREMENTS (Master Plan PA-15-08)

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 (949) 645-8400 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 to issuance of building permits. |
| | 9. | Prior to issuance of a building permit, the project applicant shall pay developer fees to the Newport-Mesa Unified School District pursuant to the requirements established in SB 50. The amount of fees to be paid will be determined based on the established State formula for determining construction costs. |
| State | 10. | 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. |

ARIOS, JUSTIN

From: Ramin Favakehi <raminfavakehi@gmail.com>
Sent: Tuesday, November 01, 2016 5:25 PM
To: ARIOS, JUSTIN
Subject: Extension of time for application number PA-15_08

Property address: 2068 Maple Ave Costa Mesa CA 92627

Original application Date: May 26 2015

Application Number PA-15-08

Owner: The Gharavi Ghouchani Family Trust

Agent: Ramin Favakehi

Dear Justin,

I am writing to request a extension of time for the above referenced property address and application number. We are requesting a extension of time in order to complete the following:

1. To submit our tentative parcel map for subdivision into four fee-simple parcels to be in compliance with the small subdivision standards.
2. To have sufficient time to contract, complete and submit the architectural design, structural, civil and the soil report to the city for review and approval.

I understand that we must start construction by May 26, 2016, but since the property was purchased on September 29, 2016 , we will need a extention of time so we are able to develop our construction team and to obtain all nescesary approvals. Please do not hesitate to contact me with any questions.

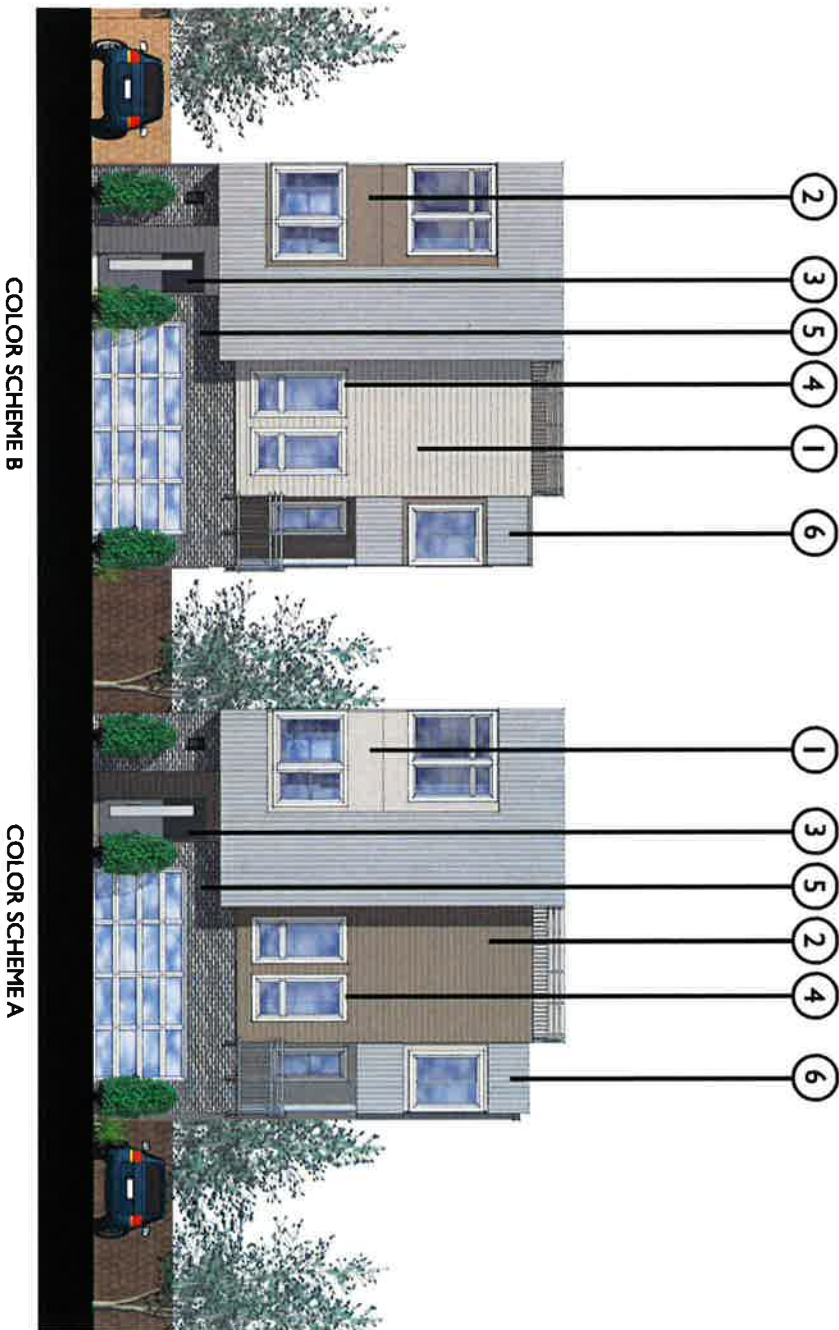
Kind regards
Ramin Favakehi
2355 Pieper Lane
Tustin CA 92782
raminfavakehi@gmail.com
949-929-2630

- STUCCO/SIDING 1:**
BISCUIT SW 6112
- STUCCO/SIDING 2:**
SANDS OF TIME SW 6101
- STUCCO/ACCENT 3:**
DOVETAIL SW 7018
- TRIM 4:**
EXTRA WHITE SW 7006
- BRICK VENEER 5:**
EAGLE BUFF - SPECIAL USED BRICK
- METAL SIDING 6:**
LIGHT GRAY

2068 MAPLE AVENUE COSTA MESA, CA.

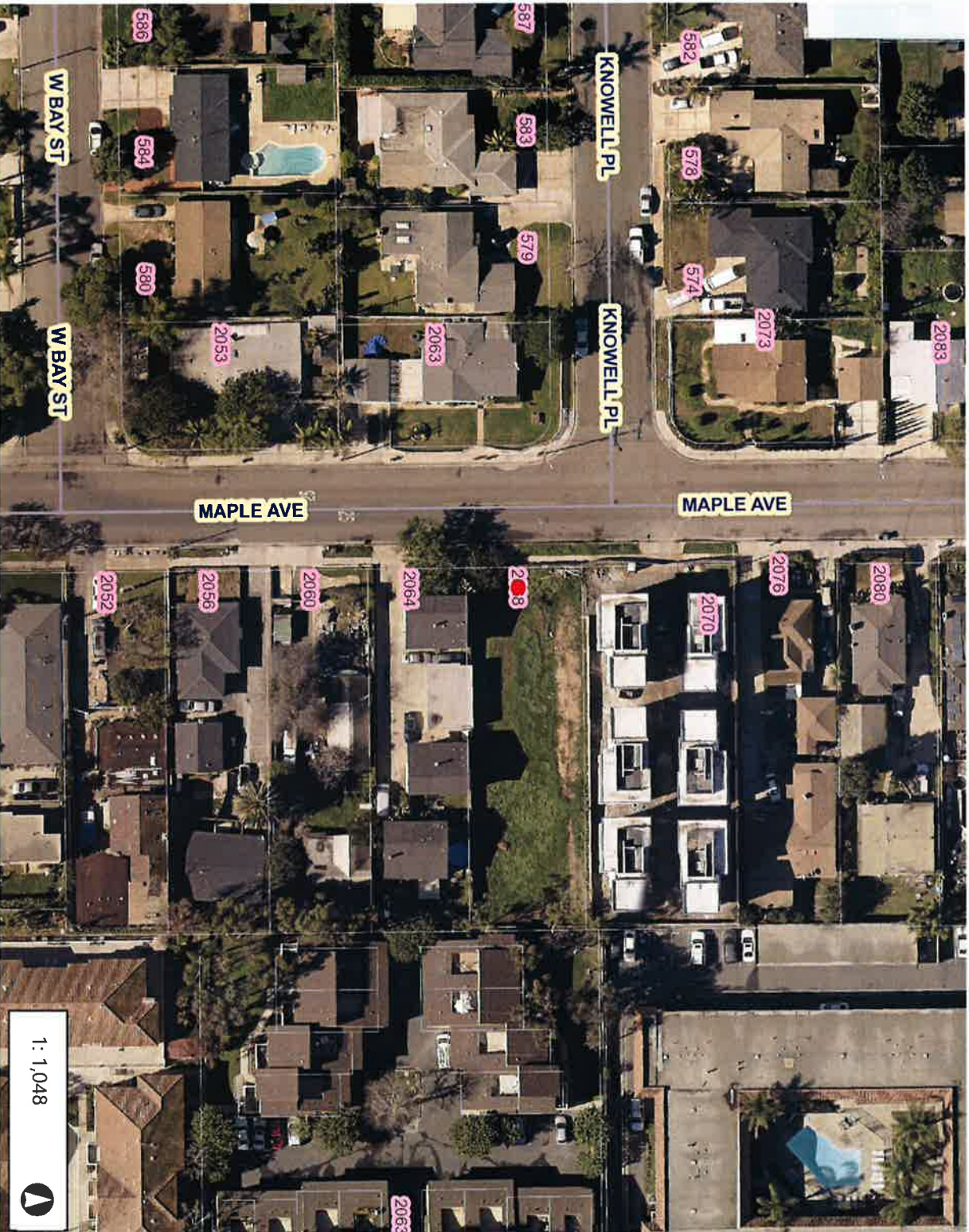
CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DR. STE. 102
NEWPORT BEACH, CA 92660
(949) 340-7220

SUMMYA
ARCHITECTURE
5256 S. MISSION RD. STE 404
BONSALL, CA. 92003
760.724.1198
MANUFACTURER:
SHERWIN-WILLIAMS
CORONADO STONE
CORRUGATED METAL.COM





Maple Ave



1: 1,048



Legend

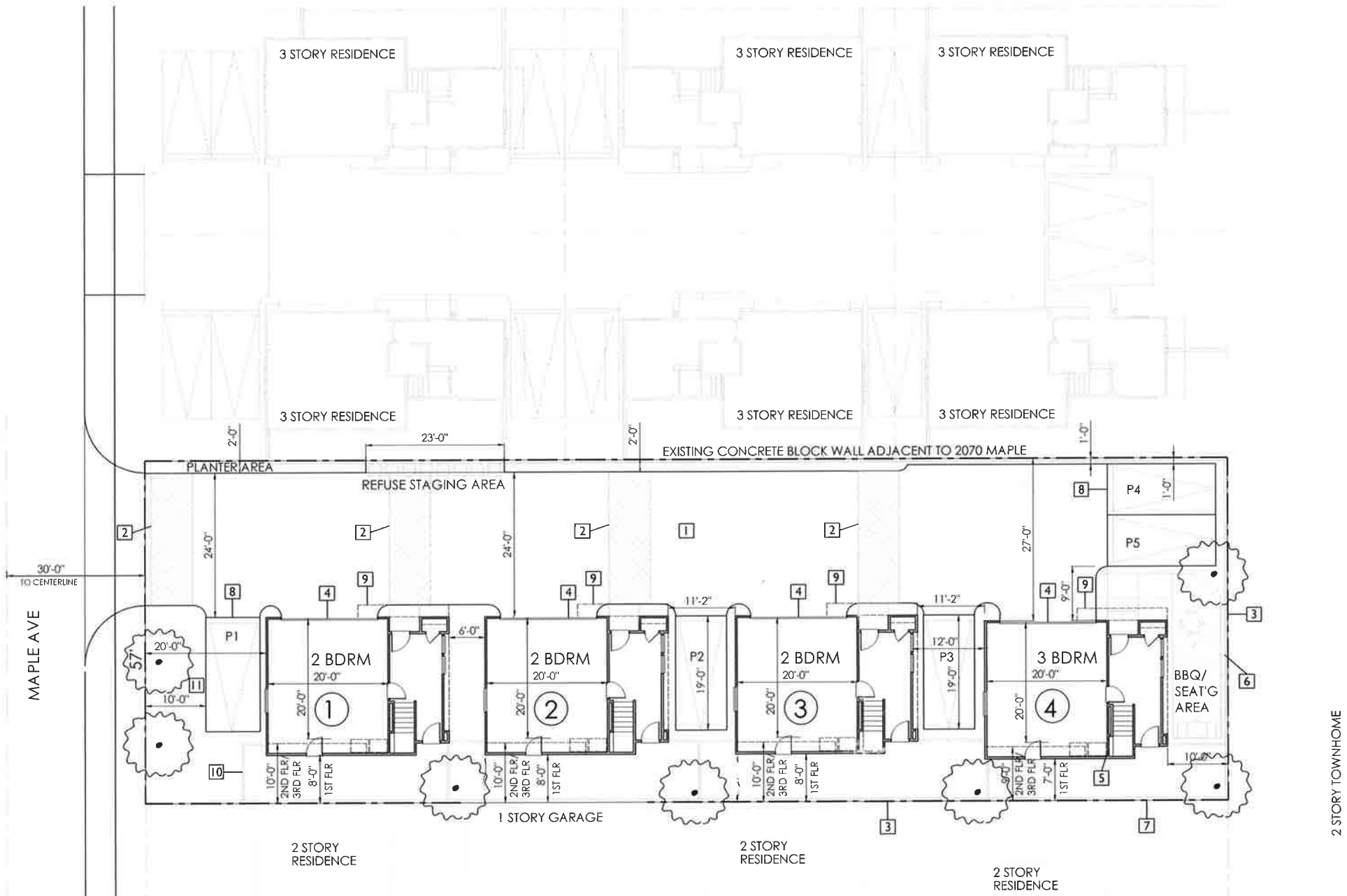


Notes

28

0.0 0 0.02 0.0 Miles
 WGS 1984 Web Mercator Auxiliary Sphere
 © Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION



SITE PLAN SUMMARY

OWNER: CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DRIVE, SUITE 102
NEWPORT BEACH, CA 92660
(949) 340-7220

SITE ADDRESS: 2068 MAPLE AVENUE

APN:

EXISTING ZONING: MESA WEST RESIDENTIAL OWNERSHIP
URBAN OVERLAY ZONE
MULTIPLE FAMILY RESIDENTIAL
(MEDIUM DENSITY)

GENERAL PLAN: MULTIPLE FAMILY RESIDENTIAL
(HIGH DENSITY)

PROPOSED UNITS: 4 DETACHED HOMES -
3- 2 BDRM, 1- 3 BDRM

LOT AREA: 10,260 S.F. (0.235 ACRES)

DENSITY: 17.0 UNITS PER ACRE

SITE SUMMARY:
BLDG FOOTPRINTS: 2,650 S.F. (25.8%)
PRIV. DRIVEWAYS: 3,708 S.F. (36.2%)
GUEST PARKING: 807 S.F. (7.8%)
OPEN SPACE: 3,095 S.F. (30.2% PROVIDED AT GRADE)
BALCONIES: 176 S.F. (2ND FLOOR OPEN SPACE)
ROOF DECKS: 1,263 S.F.
TOTAL OPEN SPACE: 4,534 S.F. (44% AT GRADE, BALCONY, ROOF DECK)

PLAN SUMMARY:

	LIVABLE AREA	FLOOR AREA
1ST FLR	195 S.F.	685 S.F.
2ND FLR	642 S.F.	685 S.F.
3RD FLR	645 S.F.	685 S.F.
TOTAL LIVABLE	1,482 S.F.	
BALCONY	44 S.F.	
ROOF DECK	316 S.F.	
GARAGE	467 S.F.	

PARKING PROVIDED: 2 CAR ATTACHED GARAGE/UNIT
(8 STALLS TOTAL)
5 OPEN GUEST STALLS
13 STALLS PROVIDED

BUILDING HEIGHT: 3 STORIES, 36'-0" HEIGHT AT PARAPET

SITE PLAN NOTES

1. FIRE LANE
2. DECORATIVE INTERLOCKING PAVERS OR STAMPED CONCRETE FOR ALL DRIVEWAY AND PARKING AREAS
3. 6' HIGH SPLIT FACE BLOCK WALL
4. 2 CAR GARAGE WITH 16' WIDE DOOR
5. 3 STORY DWELLING TYP.
6. COMMON RECREATION AREA
7. PROPERTY BOUNDARY
8. 8.5' X 19' PARKING STALL, TYP.
9. LINE OF 2ND/3RD FLOOR ABOVE - NOTE 3RD FLOOR ALIGNS WITH 2ND FLOOR
10. PRIVACY FENCE
11. SCREEN LANDSCAPING AT FRONT SETBACK

Received
City of Costa Mesa
Development Services Department

MAR 23 2015

Site Plan

SCALE: 1/10" = 1'-0"

CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DRIVE, SUITE 102
NEWPORT BEACH, CA 92660
(949) 340-7220

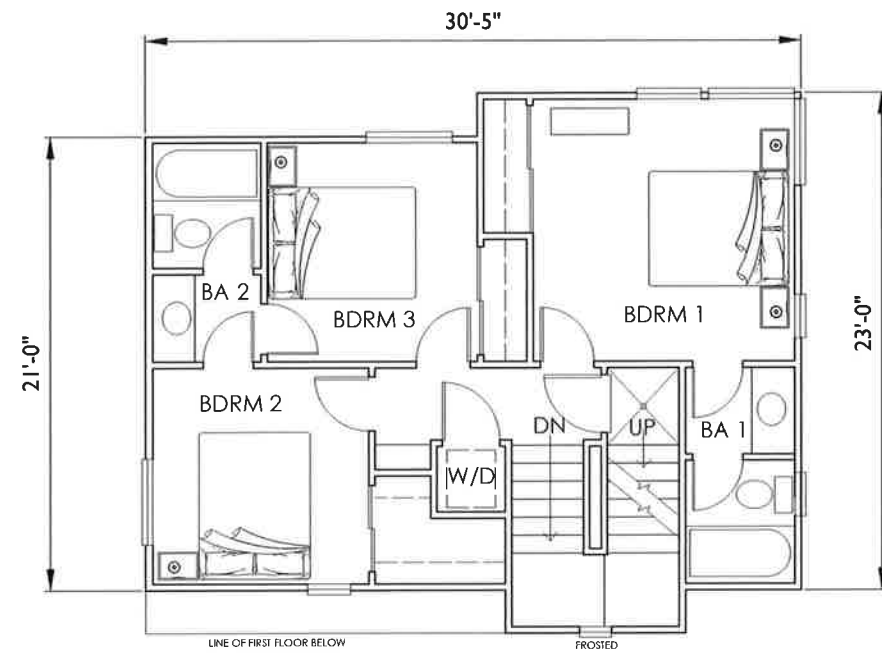
2068 MAPLE AVENUE
4 UNIT DETACHED SUBDIVISION

Costa Mesa, California

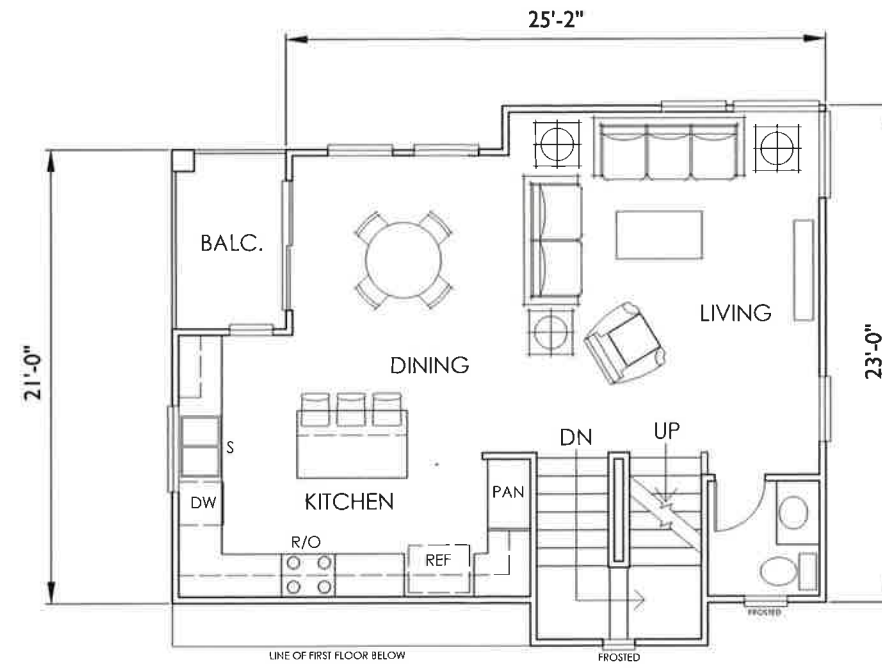
March 19, 2015



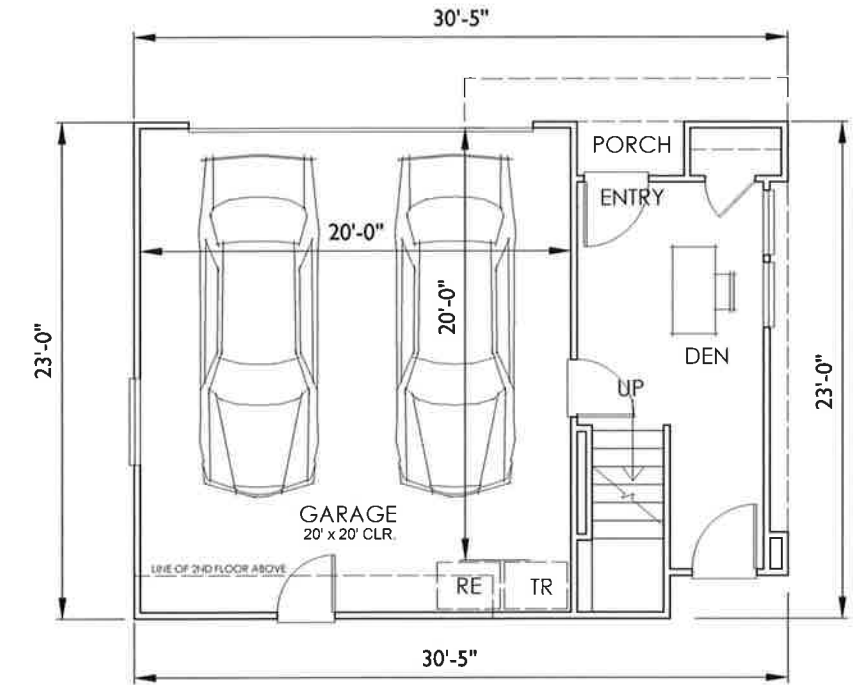
5256 S. MISSION ROAD, SUITE 404
BONSALL, CA 92003
www.summarch.com
760.724.1198



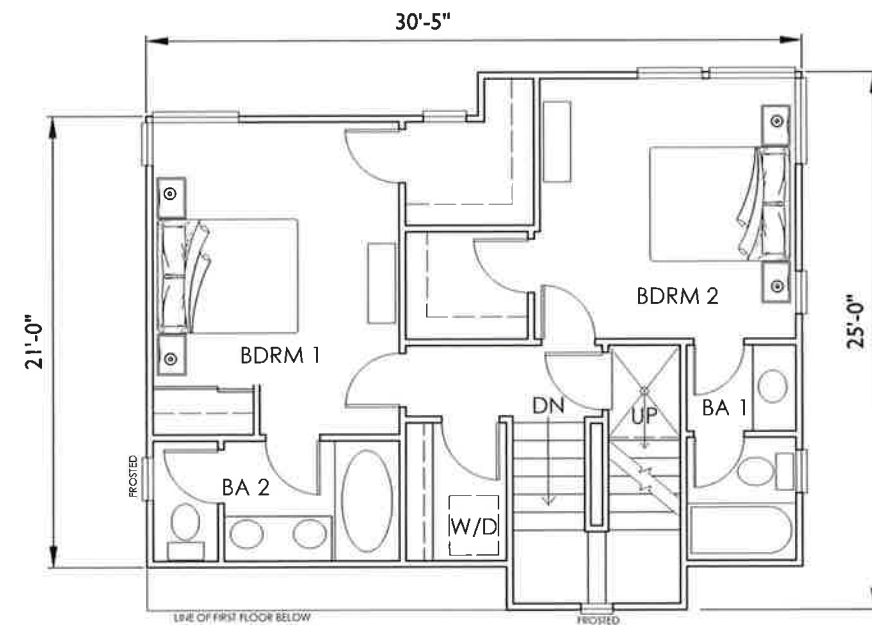
THIRD FLOOR PLAN - UNIT 4



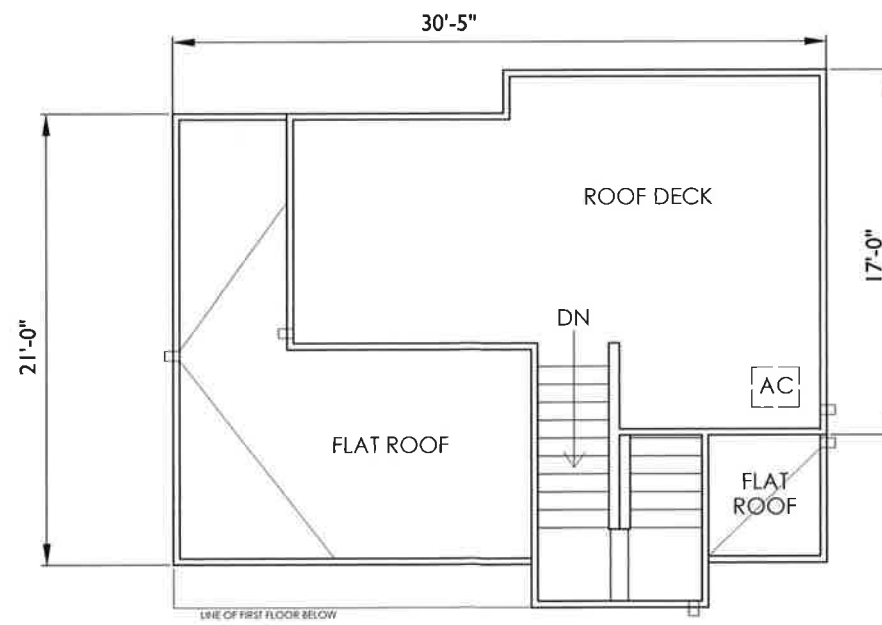
SECOND FLOOR PLAN



FIRST FLOOR PLAN



THIRD FLOOR PLAN - UNITS 1-3



ROOF PLAN

PLAN SUMMARY

	LIVABLE AREA	FLOOR AREA
1ST FLR	195 S.F.	685 S.F.
2ND FLR	642 S.F.	685 S.F.
3RD FLR	645 S.F.	685 S.F.
TOTAL LIVABLE	1,482 S.F.	
BALCONY	44 S.F.	
ROOF DECK	315 S.F.	
GARAGE	467 S.F.	

Floor Plans

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



LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

MATERIAL SCHEDULE

- 1 FLAT ROOF - BUILT-UP ROOFING
- 2 SAND FINISH STUCCO
- 3 RIBBED METAL SIDING
- 4 EXTERIOR LIGHT FIXTURE
- 5 STUCCO SCORE LINE
- 6 HARDIE PLANK LAP SIDING
- 7 BRICK VENEER
- 8 METAL RAILING
- 9 2x TRIM @ WINDOW TYP.
- 10 STUCCO REGLET
- 11 TRANSLUCENT GARAGE DOOR
- 12 LEADERHEAD/DOWNSPOUT
PAINT TO MATCH ADJACENT MATERIAL

Elevations

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



VIEW FROM NORTHEAST

Perspective I

CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DRIVE, SUITE 102
NEWPORT BEACH, CA 92660
(949) 340-7220

2068 MAPLE AVENUE
4 UNIT DETACHED SUBDIVISION
32

Costa Mesa, California

March 19, 2015

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BONSALL, CA 92003
www.summarch.com
760.724.1198



VIEW FROM NORTHWEST

Perspective 2

CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DRIVE, SUITE 102
NEWPORT BEACH, CA 92660
(949) 340-7220

2068 MAPLE AVENUE
4 UNIT DETACHED SUBDIVISION
33

Costa Mesa, California

March 19, 2015

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VIEW FROM SOUTH



VIEW FROM NORTH

Perspective 3 & 4

2068 MAPLE AVENUE
4 UNIT DETACHED SUBDIVISION
34

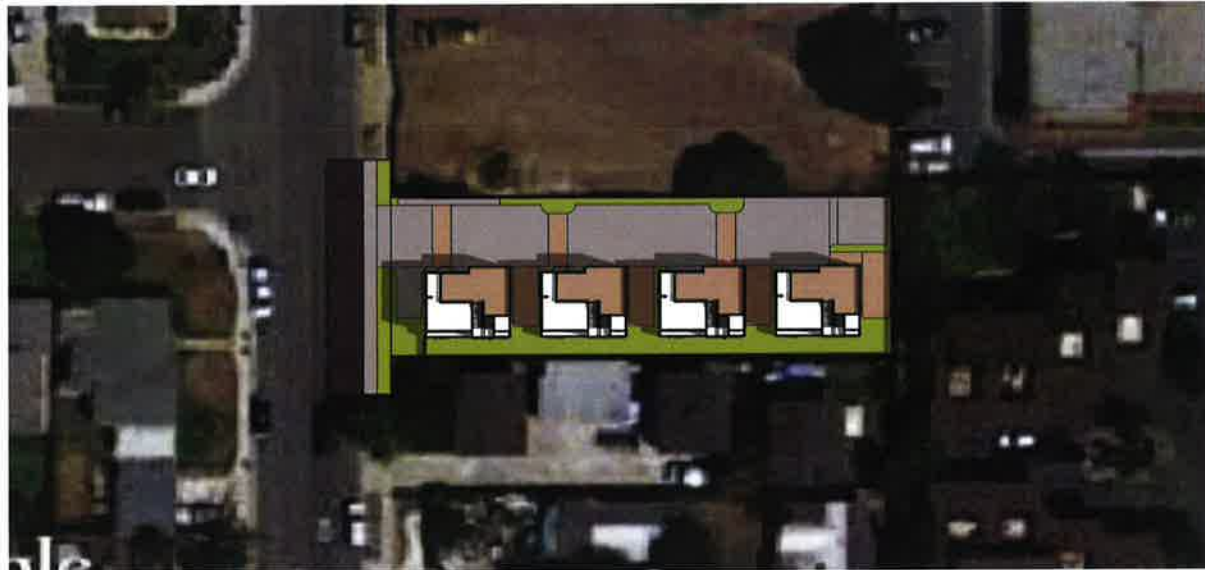
CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DRIVE, SUITE 102
NEWPORT BEACH, CA 92660
(949) 340-7220

Costa Mesa, California

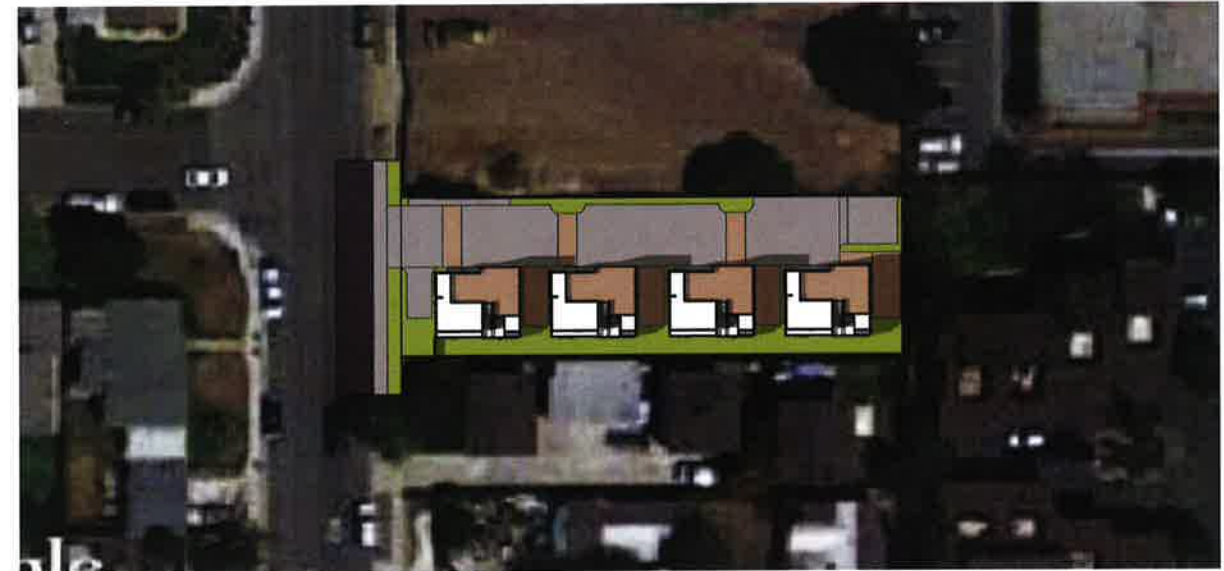
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10 AM - JUNE 21



2 PM - JUNE 21




10 AM - DECEMBER 21



2 PM - DECEMBER 21

Shadow Study

SCALE: 1/32" = 1'-0" 

CALIBER DEVELOPMENT & CONSTRUCTION INC.
2549 EASTBLUFF DRIVE, SUITE 102
NEWPORT BEACH, CA 92660
(949) 340-7220

2068 MAPLE AVENUE
4 UNIT DETACHED SUBDIVISION

35

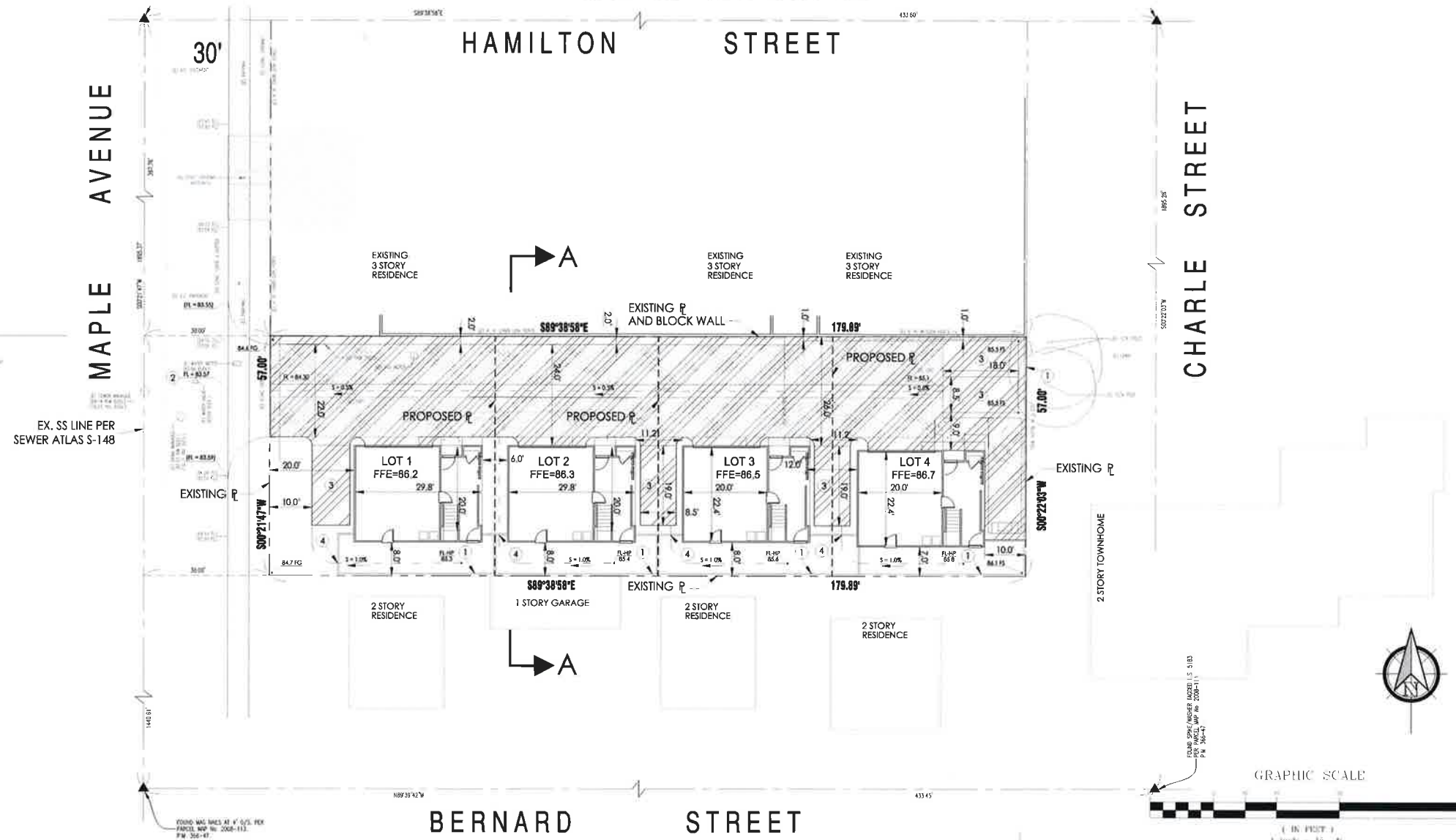
Costa Mesa, California

March 19, 2015

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TENTATIVE PARCEL MAP AND PRELIMINARY GRADING PLAN
TPM No. 2015-108
2068 MAPLE AVENUE
APN No. 422-092-33



SITE ADDRESS:

2068 MAPLE AVENUE
COSTA MESA, CA 92627
A.P.N. 422-092-33

LEGAL DESCRIPTION

THE NORTH 57 FEET OF THE SOUTH 255 FEET OF THE WEST 189.48 FEET OF LOT 20 OF FAIRVIEW FARMS, IN THE CITY OF COSTA MESA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 8, PAGE 71, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, SAID WEST 189.48 FEET BEING MEASURED FROM THE EAST LINE OF ANAHEIM AVENUE;

EXCEPT THAT PORTION THEREOF INCLUDED WITHIN THE EAST 10 ACRES OF SAID LOT 20, SAID EAST 10 ACRES BEING COMPUTED TO THE CENTER LINE OF THE ADJACENT STREETS, AS SHOWN ON SAID MAP.

SUBDIVIDER AND OWNER:

CALIBER DEVELOPMENT AND CONSTRUCTION, LLC
1416 SEA RIDGE DRIVE
NEWPORT BEACH, CA 92660

PLANS PREPARED BY:

HAMILTON LAND DEVELOPMENT, INC.
2147 IRIS PLACE
COSTA MESA, CA 92627
(O) 949.791.8401

EXISTING WATERCOURSES:

NONE

FLOODING POTENTIAL

FEMA FLOODPLAIN MAP No. 06059C0268J SHOWS NO FLOOD HAZARD ON THIS SITE

SURROUNDING LAND USE

SURROUNDING LAND USE ON ALL FOUR SIDES IS: RESIDENTIAL
THERE ARE NO ADJOINING SUBDIVISIONS

PROPOSED LAND USE

SINGLE-FAMILY SMALL LOT RESIDENTIAL

NUMBER OF PROPOSED LOTS

FOUR (4)

LOT 1 = 3,044 SF

LOT 2 = 2,216 SF

LOT 3 = 2,358 SF

LOT 4 = 2,635 SF

TOTAL GROSS ACREAGE = 0.235 AC (10,253 SF)

TOTAL NET ACREAGE = 0.235 AC (10,253 SF)

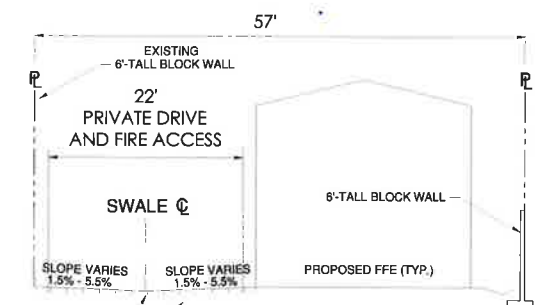
BENCHMARK:

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-38-81", SET IN THE NORTHEAST CORNER OF A 3.5FT. BY 15FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED ALONG THE WESTERLY SIDE OF PLACENTIA AVENUE, 26FT. NORTHERLY OF THE CENTERLINE PROLONGATION OF 20TH STREET. MONUMENT IS SET LEVEL WITH SIDEWALK. BM #: CM-38-81 COSTA MESA ELEVATION: NAVD 88 - 98.319 FT. YEAR LEVELED: 2005

LEGEND

TC	TOP OF CURB	PROPOSED CONCRETE PAVEMENT
FL	FLOWLINE	PROPOSED PERVIOUS PAVERS
TW	TOP OF WALL	PROPOSED DECORATIVE HARDSCAPE
FF	FINISH FLOOR	RECIPROCAL ACCESS & MAINTENANCE EASEMENT BENEFITING ALL FOUR RESIDENTIAL LOTS
P.A.	PLANTING AREA	PROPOSED EXCLUSIVE USE EASEMENT
FS	FINISH SURFACE	
FG	FINISH GRADE	
MIN.	MINIMUM	
H.L.	HIGH	
BW	BACK OF WALK	
X	SPOT ELEVATION	
	RETAINING WALL	
	CENTERLINE	
	EXISTING PROPERTY LINE	
	EXISTING SANITARY SEWER LINE	
	PROPOSED PROPERTY LINE	
	PROPOSED DRAINAGE SWALE	
	CONTOUR LINE	

VICINITY MAP - NTS



PROPOSED PERVIOUS INTERLOCKING PAVERS
PROPOSED GRAVEL INFILTRATION SYSTEM

SECTION A-A (NTS)

GENERAL NOTES:

1. ALL EXISTING STRUCTURES, PAVEMENT AND TREES TO BE REMOVED
2. EXISTING TREES NOT SHOWN. ALL ARE TO BE REMOVED
3. FINAL MAP SHALL PROVIDE FOR EASEMENTS EMCOMPASSING ALL PUBLIC PAVED AREAS (SEE BELOW)
4. EXISTING DRIVEWAY APPROACH ON MAPLE AVENUE TO BE REMOVED

SITE PLAN NOTES

1. CONSTRUCT 6'-TALL BLOCK WALL.
2. CONSTRUCT DRIVEWAY APPROACH PER CITY OF COSTA MESA STANDARD DRAWING
3. 8.5' X 18' GUEST PARKING STALL (UNLESS DIMENSIONS SHOWN INDICATE OTHERWISE)
4. REMOVE BLOCKS AS NECESSARY FOR DRAINAGE SWALES

NOTE: ALL PAVED AREAS AND PARKING STALLS TO BE ENCOMPASSED BY ACCESS AND MAINTENANCE EASEMENT (SEE LEGEND TO LEFT).

SUBMITTAL DATE: MARCH, 2015

TENTATIVE PARCEL MAP AND PRELIMINARY
GRADING PLAN - TPM No. 2015-108
2068 MAPLE AVENUE
APN No. 422-092-33

CITY OF COSTA MESA
COUNTY OF ORANGE, CALIFORNIA

PLAN CHECK NO.

2

CIP NO.

SHEET

1

OF 1

PROFESSIONAL ENGINEER SEAL/STAMP

PLANS PREPARED BY:



HAMILTON
LAND DEVELOPMENT, INC.