



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 25, 2019

ITEM NUMBER:

PH-1

SUBJECT: TENTATIVE PARCEL MAP 2018-136 FOR THE SUBDIVISION OF A SINGLE PARCEL INTO TWO PARCELS AT 2183 TUSTIN AVENUE

DATE: FEBRUARY 19, 2019

FROM: PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: JUSTIN ARIOS, ASSISTANT PLANNER

STAFF CONTACT: JUSTIN ARIOS (714) 754-5667
justin.arios@costamesaca.gov

DESCRIPTION

Tentative Parcel Map 2018-136 is a request for the subdivision of a 14,350-square-foot parcel into two separate parcels to allow for the future development of a residential project containing a single-family dwelling unit on the front parcel and a single-family dwelling unit with an attached Accessory Dwelling Unit (ADU) on the rear parcel. The proposed subdivision is consistent with the Subdivision Map Act and development standards.

APPLICANT / AUTHORIZED AGENT

The applicant/authorized agent is Michael Mossman, for the property owner, The Klaus Lischer Trust.

RECOMMENDATION

Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions; and
2. Approve Tentative Parcel Map 2018-136, subject to conditions of approval.

PLANNING APPLICATION SUMMARY

| | | | |
|------------------|---|------------------------|--------------|
| Location: | 2183 Tustin Avenue | Application No: | TPM 2018-136 |
| Request: | Subdivide a single parcel in an R1 zone into two parcels. | | |

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

| | | | |
|------------------------------|--|---------------|-------------------------------|
| Zone: | R1; Single Family Residential | North: | R1; Single Family Residential |
| General Plan: | LDR; Low Density Residential | South: | R1; Single Family Residential |
| Lot Dimensions: | 70 FT x 205 FT | East: | R1; Single Family Residential |
| Lot Area: | 14,350 SF | West: | R1; Single Family Residential |
| Existing Development: | An existing single-family dwelling unit with a detached garage (to be demolished). | | |

DEVELOPMENT STANDARD COMPARISON

| Development Standard | | Required/Allowed R1 Zone | Proposed/Provided |
|--------------------------|--|--|---|
| Lot Size: | | | |
| Lot Width | | 50 FT ¹ | Parcel 1: 38 FT Parcel 2: 12 FT |
| Lot Area | | 6,000 SF | Parcel 1: 6,043 SF Parcel 2: 8,307 SF |
| Density | | | |
| DU's / Acre | | 1 DU / 6,000 SF (8 DU / Acre) Maximum 2 Lots | Maximum 1 DU / 6,000 SF (less than 8 DU / Acre) 2 Lots Proposed |
| Driveway Width (minimum) | | 10 FT | 10 FT |
| Final Action | | Planning Commission | |
| CEQA Review | | Exempt per CEQA Guidelines Section 15315 Minor Land Divisions (Class 15) | |

1 – CMMC Table 13-32 (minimum lot width for newly subdivided lots in the R1 zone), all newly subdivided lots shall have frontage on a dedicated street equal to, or in excess of, the required minimum lot width. An exception to this requirement applies when the existing R1 lot (that is proposed to be subdivided) has an average depth that equals to or exceeds 200 feet. In this case, the lot depth is 205 feet; therefore, the lot width can be less than 50 feet per Code.

BACKGROUND

Project Site/Environs

The project site is a 14,350-square-foot parcel located on the north side of Tustin Avenue, between East 21st Street and East 22nd Street. The property is zoned R1 (Single-Family Residential) and has a General Plan land use designation of LDR (Low Density Residential). Surrounding properties are also zoned R1, with land use designations of LDR. The site contains an existing single-family dwelling unit with a detached garage that will be demolished as part of a future residential development project.

ANALYSIS

Tentative Parcel Map 2018-136

The proposed tentative parcel map is in compliance with the City's R1 zoning requirements to allow the formation of two lots. The configuration of the rear parcel is proposed as a "flag lot", i.e., vehicle access to the rear parcel will be from a narrow driveway along the street frontage, resulting in a lot in the shape of a flag and pole. The Zoning Code requires a minimum lot width of 50 feet for newly subdivided lots; however, an exception to this requirement applies when the existing R1 lot proposed to be subdivided has an average depth that equals or exceeds 200 feet (existing lot depth is 205 feet). Both lots satisfy minimum lot area requirements and the proposed property is suitable to accommodate the proposed subdivision. There are no conflicts with the City's or other utility agencies' rights-of-way or other easements. Therefore, the proposed map is consistent with City Codes and the State Subdivision Map Act.

Future Development

The two proposed R1 lots are compliant with zoning requirements regarding lot size and width. Once the map is recorded, these lots could be sold individually for the future development of a single-family residence on each lot. Additionally, the rear lot, at 8,307 square feet, would be of sufficient size to allow an ADU. There are no common areas or shared access easements that would tie these lots together.

A condition of approval is included for this project which stipulates that prior to recordation of the final parcel map, demolition of the existing structure shall be completed and a code compliant residential project shall be submitted for building plancheck. The future single family residential development will need to comply with the R1 development standards in the Zoning Code as well as the City's Residential Design Guidelines. The applicant is currently working with Planning staff on preliminary drawings for the two single family residences. Building plans would be prepared and submitted for plancheck if the Planning Commission approves the subdivision.

Staff notes that two-story, single-family residences that comply with all applicable development standards and Residential Design Guidelines would be approved through

standard building plan check procedures with notice only to abutting neighbors. If Planning staff's approval is not appealed to Planning Commission, building permits are issued "over the counter" for code-compliant residential structures.

General Plan Conformance

The City's General Plan ensures that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies of the City.

1. **Policy LU-1.3:** *Strongly encourage the development of residential uses and owner-occupied housing (single-family detached residences, condominiums, townhouses) where feasible to improve the balance between rental and ownership housing opportunities.*

Consistency: The proposed project would encourage ownership housing; it proposes to subdivide the property into two separate parcels so that each future single-family residence will be on its own lot and, therefore, can be owned separately.

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

Consistency: The project is a parcel map that would allow for a future infill residential project which would be subject to allowable density for the Low Density Residential General Plan land use designation. Adequate infrastructure exists to serve the two proposed lots. Therefore, the project is consistent with this General Plan objective.

3. **Objective LU-4A:** *Encourage new development and redevelopment to improve and maintain the quality of the environment.*

Consistency: The project is a parcel map for a future infill development project and will not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The site is developed with a single family residential construction and does not contain habitat. In addition, the site is within an established residential neighborhood, that is already served by utilities and services. In addition, the subdivision will allow for an infill residential project that would replace an older dwelling unit with new housing stock.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-29(g)(13), Parcel Map Findings, of the Costa Mesa Municipal Code, in order to approve the parcel map, the Planning Commission shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of Tentative Parcel Map 2018-136, based on the following assessment of facts and findings which are also reflected in the draft Resolution.

- The creation of the subdivision and related improvements is consistent with the general plan, any applicable specific plan, and this Zoning Code. The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-4A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for an infill residential project that promotes homeownership opportunities to improve the balance between renter and owner-occupied housing in the City; and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The subdivision allows for an infill residential project that would be subject to the maximum allowable density of 8 units per acre and, therefore, is consistent with the General Plan land use designation of Low Density Residential and the R1 zoning of the property. Furthermore, the proposed subdivision complies with all development standards.
- The proposed use of the subdivision is compatible with the general plan. The subject property has a General Plan land use designation of Low Density Residential, which allows a maximum of 8 dwelling units per acre. The proposed project is a subdivision of one lot into two lots which would allow for future residential construction that conforms to the maximum density allowed per the General Plan. Therefore, the proposed use of the subdivision is compatible with the General Plan.
- The subject property is physically suitable to accommodate the subdivision in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and general plan, and consideration of appropriate environmental information. The proposed subdivision would divide one lot into two lots and would allow for one single-family residence on each lot (with the potential for an ADU on the rear parcel). This density complies with the maximum allowed density for the site. Future residential construction would be required to meet all development standards including setbacks, parking, driveway width/length and open space. The site is flat, with a topography that can reasonably accommodate residential construction. Adequate infrastructure exists to serve the proposed project and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site.
- The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by State Government Code section 66473.1. The subdivision meets requirements for minimum lot size. Future residential construction on each lot will be required to meet applicable development standards including open space, setback requirements, landscaping operable windows, which will provide for natural heating and cooling opportunities.
- The division and development will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract. No easements exist on the site or are required for the

proposed subdivision. The project was reviewed by the Public Services Department and it has been determined that there are no conflicts with the City's or other utility agencies' rights-of-way or easements.

- The discharge of sewage from this land division into the public sewer system will not violate the requirements of the State Regional Water Quality Board pursuant to Division 7 (commencing with State Water Code section 13000). The lot has been previously graded and contains connections to the public sewer system for the existing single-family residence onsite. The subdivision allows for an infill residential project and does not propose physical changes to the lot that would require discharge into the public sewer system in violation of State requirements. Furthermore, 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 at the time permits are issued for any residential construction.

ENVIRONMENTAL DETERMINATION

The subdivision is exempt from the provisions of CEQA under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions. Division of property in urbanized areas zoned for residential use into four or fewer parcels is exempt from CEQA, when the division is: in conformance with the General Plan and Zoning Code; not requesting any variances or exceptions; has access to available services; where the lot has not been part of a division of a larger parcel in the last two years; and the parcel does not have an average slope greater than 20 percent. The proposed subdivision meets these criteria.

LEGAL REVIEW

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

PUBLIC NOTICE

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

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

As of the date of this report, no written public comments have been received. Any public comments received after the date of this report but prior to the February 25, 2019 Planning Commission meeting will be provided separately.

ALTERNATIVES

The Planning Commission has the following options:

1. Approve the project. The Planning Commission may approve the project as proposed, subject to the conditions outlined in the attached Resolution.
2. Approve the project with modifications. The Planning Commission may suggest specific changes that are necessary to alleviate concerns related to the proposed project. If any of these changes are substantial, the item should be continued to a future meeting to allow a redesign and/or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised resolution incorporating new findings and/or conditions.
3. Deny the project. If the Planning Commission believes that there are insufficient facts to support the findings for approval, the Commission must deny the application, provide facts in support of denial, and direct staff to return to the Commission at its next meeting with a Resolution for denial to be placed on the Commission's consent calendar. If the project were denied, the applicant could not submit substantially the same type of application for at least six months.

CONCLUSION

Staff recommends approval of Tentative Parcel Map 2018-136, which would allow the subdivision of a 14,350-square-foot parcel at 2183 Tustin Avenue into two separate parcels. The subdivision would allow for the future development of a residential project containing a single-family dwelling unit on the front parcel and a single-family dwelling unit with an attached ADU on the rear parcel. Any future residential development would be reviewed separately subject to applicable codes and requirements. The parcel map complies with the applicable development standards, as well as the State Subdivision Map Act.



JUSTIN ARIOS
Assistant Planner



BARRY CURTIS, AICP
Director of Economic and Development
Services

- Attachments:
1. Vicinity Map, Zoning Map and 500' Radius Map
 2. Applicant's Project Description
 3. Site Photos
 4. Tentative Parcel Map 2018-136
 5. Draft Planning Commission Resolution and Exhibits

Distribution: Director of Economic and Development Services
Assistant Director of Development Services Director
Assistant City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

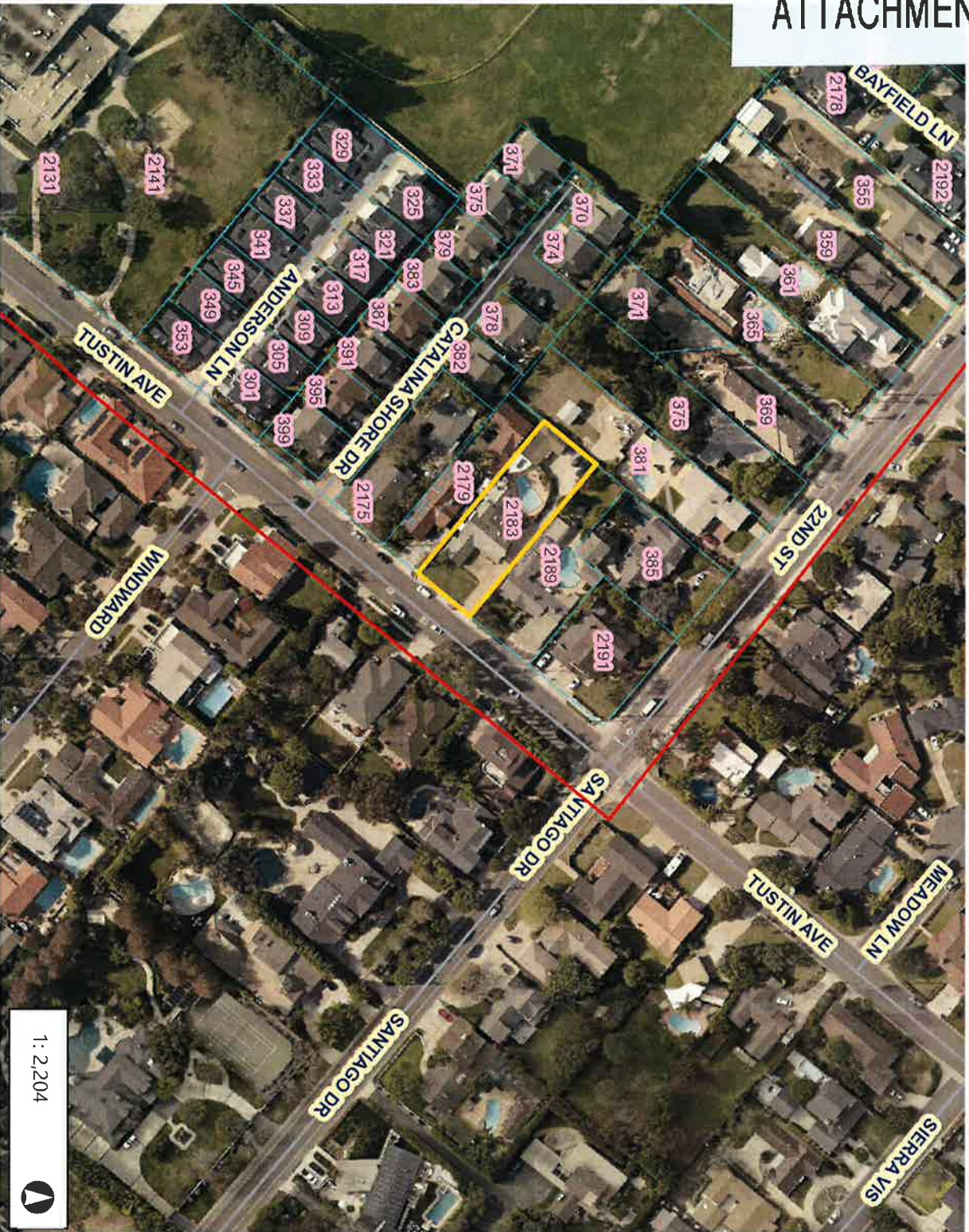
Applicant: Michael Mossman
328 Alva Lane
Costa Mesa, CA 92627

Property
Owner: The Klaus Lischer Trust
2183 Tustin Avenue
Costa Mesa, CA 92627

ATTACHMENT 1



Public Works Department / Public Works Division / Public Works Division / Public Works Division



0.1 0 0.03 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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The City of Costa Mesa makes no guarantee as to the accuracy of any of the information provided and assumes no liability for any errors, omissions, or inaccuracies.

1:2,204



Legend
□ Costa Mesa

Notes



Notes

VISTA BAYA



October 30, 2018

APPLICANT LETTER

RE: 2183 Tustin Ave, Costa Mesa
Tentative Parcel Map

The application parcel map application for 2183 Tustin Ave consists of two new proposed parcels to be formed from one existing 14,350 SF parcel. Upon approval and issuance of permits, the existing home and site improvements will be demolished to accommodate two new single-family homes on two newly formed lots. The parcel map is designed to comply with the City's R-1 lot standards with no variances or modifications needed. Each lot will be larger than the 6,000 SF minimum and will meet or exceed the minimum setback requirements.

Each new home will provide approximately 3,500 SF of living space. The front home will have 4 bedrooms, 5 bathrooms, and a 2 car garage. The rear home will have an Accessory Dwelling Unit (ADU) which will have 1 bedroom and 1 bathroom with a dedicated 1 car garage. The main part of the living space in the rear home will have 4 bedrooms and 3 bathrooms with an oversized 2 car dedicated garage. The rear lot will be 8,307 SF which exceeds the R-1 requirement of 7,900 SF minimum to allow for an Accessory Dwelling unit.

The proposed plan is in harmony with the adjacent residential properties next door and down the street. The two properties to the west each have two homes on one lot of smaller size. To the west of those are two small lot subdivision projects which have lots ranging from 3,500 SF to 4,000 SF. The 2183 Tustin Ave project was designed to be a low-density R-1 conforming project that meets the City's residential development requirements.

Sincerely,

Michael Mossman

mikemossman@gmail.com
949-439-8340

TPM 2018-136 (2183 TUSTIN AVENUE): SITE PHOTOS



TPM 2018-136 (2183 TUSTIN AVENUE); SITE PHOTOS

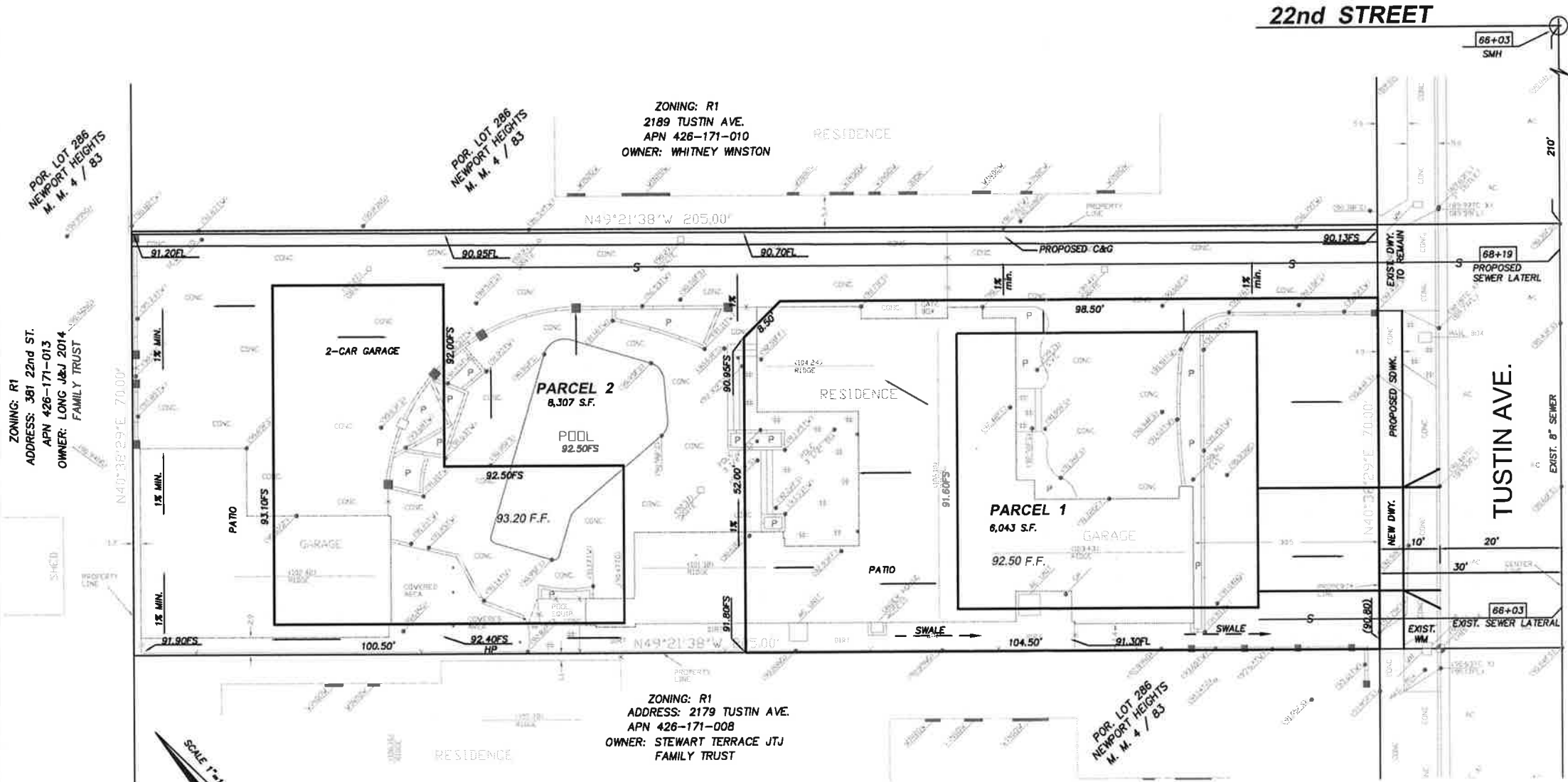


TENTATIVE PARCEL MAP 2018-136

PURPOSE: CREATE 2 PARCELS
ROBIN HAMERS, RCE 31720
DATE OF PREPARATION: DECEMBER 2018



VICINITY MAP



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF TUSTIN AVE. BEING NORTH 40°38'29" EAST, PER TRACT MAP 17519, BOOK 921 PAGES 48 TO 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY, CALIFORNIA.

LEGAL DESCRIPTION:

LOT 288 OF "NEWPORT HEIGHTS", IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER TRACT MAP RECORDED IN BOOK 4 PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. EXCEPT THE NORTHEASTERLY 180 FEET. ALSO EXCEPT THE SOUTHWESTERLY 50.00 FEET. ALSO EXCEPT THE NORTHWESTERLY 425.00 FEET

FLOOD ZONE

ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

NOTES:

- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECTED TO OVERFLOW OR INUNDATION

SITE ADDRESS:

2183 TUSTIN AVENUE
COSTA MESA, CA 92627
A.P.N. 426-171-008

AREA SUMMARY

TOTAL AREA = 14,350 S.F.(0.33 ac.) GROSS

PURPOSE STATEMENT

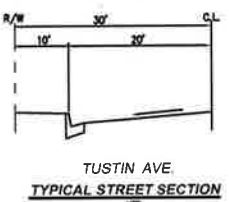
THE PURPOSE IS TO CREATE 2 PARCELS
FOR SINGLE FAMILY RESIDENCES

OWNER / SUBDIVIDER:

THE KLAUS LISCHER TRUST
2183 TUSTIN AVE.
COSTA MESA, CA 92627
p. 949-439-8340

ENGINEER:

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



RESOLUTION NO. PC-19-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 2018-136 TO SUBDIVIDE ONE PARCEL INTO TWO PARCELS IN THE R1 ZONE FOR PROPERTY AT 2183 TUSTIN AVENUE

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

WHEREAS, an application was filed by Michael Mossman, authorized agent for the property owners, The Klaus Lischer Trust, requesting approval of Tentative Parcel Map 2018-136 for the subdivision of a 14,350-square-foot parcel into two separate parcels. The front parcel would be 6,043 square feet and the rear parcel would be 8,307 square feet in area;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 25, 2019 with all persons having the opportunity to speak for and against the proposal;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is exempt from the provisions of CEQA under CEQA Guidelines Section 15315 for Minor Land Divisions.

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

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 in Exhibit B, the Planning Commission hereby **APPROVES** Tentative Parcel Map 2018-136 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Tentative Parcel Map 2018-136 and upon applicant's compliance with each and all of the conditions in Exhibit B, and compliance with all applicable federal, state, and local laws. Any approval granted by this Resolution shall be subject to review, modification or revocation if there is a material change that

occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

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

PASSED AND ADOPTED this 25th day of February, 2019.

Byron de Arakal, Chair
Costa Mesa Planning Commission

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

I, Barry Curtis, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-19-__ was passed and adopted at a special meeting of the City of Costa Mesa Planning Commission held on February 25, 2019 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Barry Curtis, Secretary
Costa Mesa Planning Commission

Resolution No. PC-19-__

EXHIBIT A

FINDINGS

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

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

Facts in Support of Finding: The proposed parcel map is consistent with General Plan Land Use Objectives LU-1A, LU-4A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for an infill residential project that promotes homeownership opportunities to improve the balance between renter and owner-occupied housing in the City; and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site. The subdivision allows for an infill residential project that would be subject to the maximum allowable density of 8 units per acre and, therefore, is consistent with the General Plan land use designation of Low Density Residential and the R1 zoning of the property. Furthermore, the proposed subdivision complies with all development standards.

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

Facts in Support of Finding: The subject property has a General Plan land use designation of Low Density Residential, which allows a maximum of 8 dwelling units per acre. The proposed project is a subdivision of one lot into two lots which would allow for future residential construction that conforms to the maximum density allowed per the General Plan. Therefore, the proposed use of the subdivision is compatible with the General Plan.

Finding: The subject property is physically suitable to accommodate the subdivision in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the Zoning Code and General Plan, and consideration of appropriate environmental information.

Facts in Support of Finding: The proposed subdivision would divide one lot into two lots and would allow for one single-family residence on each lot (with the potential for an ADU on the rear parcel). This density complies with the maximum allowed density for the site. Future residential construction would be required to meet all development standards including setbacks, parking, driveway width/length and open space. The site is flat, with a topography that can reasonably accommodate residential construction. Adequate infrastructure exists to serve the proposed project and the project would not result in the loss of any habitat, or require extensive infrastructure improvements to provide service to the site.

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

Facts in Support of Finding: The subdivision meets requirements for minimum lot size. Future residential construction on each lot will be required to meet applicable development standards including open space, setback requirements, landscaping operable windows, which will provide for natural heating and cooling opportunities.

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.

Facts in Support of Finding: No easements exist on the site or are required for the proposed subdivision. The project was reviewed by the Public Services Department and it has been determined that there are no conflicts with the City's or other utility agencies' rights-of-way or easements.

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).

Facts in Support of Finding: The lot has been previously graded and contains connections to the public sewer system for the existing single-family residence onsite. The subdivision allows for an infill residential project and does not propose physical changes to the lot that would require discharge into the public sewer system in violation of State requirements. Furthermore, 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 at the time permits are issued for any residential construction.

- B. The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 (Class 15) for Minor Land Divisions. Division of property in urbanized areas zoned for residential use into four or fewer parcels is exempt from CEQA when the division is: in conformance with the General Plan and zoning code; not requesting any variances or exceptions; has access to available service, where the lot has not been part of a division of a larger parcel in the last two years; and the parcel does not have an average slope greater than 20 percent. The proposed project is the subdivision of one residentially zoned parcel into two parcels and meets the criteria for this exemption.
- C. 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. Approval of the Tentative Parcel Map 2018-136 is valid for two (2) years from the effective date of this approval and will expire at the end of that period. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29 (k) (6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority.
 2. The conditions of approval for Tentative Parcel Map 2018-136 shall be blueprinted on the face of the site plan as part of the plan check submittal package for the residential units proposed on this site. 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. The applicant shall obtain City approval of Final Parcel Map 2018-136 in compliance with the requirements of the Subdivision Map Act and the Costa Mesa Municipal Code, and submit proof of final recordation prior to the issuance of building permits.
 4. Demolition permits for existing structure(s) shall be obtained and the current development shall be demolished prior to recordation of the parcel map. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 5. All work and inspections shall be completed prior to final building inspections for any residential construction.
 6. Prior to recordation of the parcel map, a code compliant residential project shall be submitted.
 7. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of (1) City's approval of the project, including but not limited to any proceeding under the California Environmental Quality Act. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in

this section.

8. Prior to final inspections, the applicant shall provide a scaled and dimensioned digital site plan(s) for the project site, on either a CD or thumb drive, to the Planning Division. All site plans shall include an accurate and precise drawing of all building footprints and property line locations for the entire project site. All buildings shall be annotated with its corresponding address and suites if applicable.

CODE REQUIREMENTS

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

- | | |
|------|--|
| Plng | <ol style="list-style-type: none">1. Development shall comply with all residential requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.2. All on-site utility services shall be installed underground.3. Any mechanical equipment, such as air-conditioning equipment and duct work, shall be screened from view in a manner approved by the Planning Division.4. Pay Park fee prior to building permit issuance for residential construction. Applicable fee shall be that fee in effect at the time building permits are issued.5. Proof of recordation of the final parcel map shall be submitted prior to issuance of building permits. |
| Eng. | <ol style="list-style-type: none">6. Two copies of the Final Map and one copy of the Property Boundary closure calculations shall be submitted to the City of Costa Mesa Engineering Division for checking.7. Submit updated Title Report of subject property.8. The Parcel Map shall be developed in full compliance of CMMC Sec. 13-208 through 13-261 inclusive.9. Release and relinquish all vehicular and pedestrian access rights to Tustin Avenue to the City of Costa Mesa except at approved locations.10. Submit seven copies, one duplicate mylar and an electronic copy of recorded map or signed plan to Engineering Division, City of Costa Mesa, prior to occupancy.11. Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor and shall submit to the City Engineer and the County Surveyor a digital-graphic file of said map in a manner described in Subarticle 11/12, Sections 7-9-330/7-9-337 of the Orange County Subdivision Code.12. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.13. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the map. Amount to be determined by City Engineer. |

COLGAN, JULIE

From: Sara Brock Rollins <sbrollins@yahoo.com>
Sent: Sunday, February 24, 2019 5:40 PM
To: PLANNING COMMISSION
Subject: TPM 2018-136 - Planning Commission Meeting 2-25-2019

Planning Commission and Staff,

In response to Application TPM 2018-136, I strongly oppose the proposed lot split.

The proposed lot split is not in character and scale with the existing buildings and neighborhood. This parcel should remain in its current configuration to retain a large lot consistent with the neighborhood.

According to the City's Zoning Map (R-16-05, Ordinance 0-Nov16), there are 28 lots zoned R1 in the block bounded by Kaiser School and Catalina Landing housing area, Santa Ana, 22nd St, and Tustin St. These lots range from 7,187 SF to 37,519 SF. The proposed front lot of the split is 6,043 SF which is 16% smaller than the smallest lot in this R1 neighborhood and it would be the smallest lot. The average size of the lots is just under 13,000 SF. When you take out the two largest lots, the average is roughly 11,500 SF. Please see the graph below to better demonstrate the size of the lots in this neighborhood.

Our neighborhood is known for and prized for having large lots.

The proposed lot split is in direct opposition to the 2000 General Plan which includes "the following policies related to residential development: • CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible, in scale and character with existing buildings and natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development. • CD-7A.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, require as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on the adjacent areas."

If the proposed lot split were approved it would have direct negative affect on our home values by increasing the density of the neighborhood and by reducing the green space around each home in our neighborhood.

Furthermore, approving this lot split will set precedents for this unique neighborhood and irreversibly change the character of the neighborhood.

Please do not approve the lot split. It is not in character of the neighborhood.

The applicant for TPM 2018-136 is not the current owner of the lot. I am uncertain of his financial relationship with the current owners, however, I am fairly certain, he is asking for the lot split not to improve the neighborhood but to just increase his profit. There is more profit to be made from two (2) lots and therefore, he is asking the city to approve the proposed lot split for pure financial gain.

Again, I am strongly opposed to the proposed lot split.

Sara Brock Rollins
385 22nd Street, Costa Mesa, CA
sbrollins@yahoo.com

Lot Areas for R1 Parcels In Book 426 Pages 16 & 17
Bounded by 21st Street, 22nd Street, Tustin Avenue and Santa Ana Avenue





COLGAN, JULIE

PH-1

From: sunnyb@949mail.com
Sent: Sunday, February 24, 2019 9:37 PM
To: PLANNING COMMISSION
Subject: TPM 2018-136

In response to Application TPM 2018-136, I strongly oppose the proposed lot split.

The proposed lot split is not in character and scale with the existing buildings and neighborhood. This parcel should remain in its current configuration to retain a large lot consistent with the neighborhood.

Sunny Beeker
Costa Mesa Resident

COLGAN, JULIE

From: Charles Rollins <sblanket@pacbell.net>
Sent: Sunday, February 24, 2019 10:02 PM
To: PLANNING COMMISSION
Subject: TPM 2018-136 2183 Tustin Avenue

Regarding Costa Mesa Planning Commission TPM 2018-136
 2183 Tustin Avenue

As a resident that will be directly affected by the proposed lot split at 2183 Tustin I would like to request that the Costa Mesa Planning Commission deny this request for the following reasons and those presented separately by my fellow neighbors.

Costa Mesa Planning department staff (Wendy Shih) was consulted by interested buyers about the potential of splitting the lot prior to the sale. Potential buyers were told the lot could not be split.

When I purchased my house at 385 E 22nd St in 1991 it was specifically for the reason that this section of Costa Mesa had large to oversized lots. Lot size averages almost 13,000 square feet with several lots in excess of 19,000 square feet. I wanted space between my neighbor and myself and room to enjoy open space and a large back yard and a large front yard so the house was set back from the street and a reasonable buffer between my neighbors for privacy. Our section of Eastside Costa Mesa is known for over-sized lots and these estate sized lots bring additional value and desirability to the properties.

Remodels and additions in neighboring houses have been restricted by the City of Costa Mesa by enforcing setbacks, prescribed building size ratios and strict adherence to off street parking requirements.

According to City of Costa Mesa "residential development information" updated April of 2018:

Minimum open space 40% of total lot area

Front, Rear and Side setbacks and second floor setbacks are dictated

Residential Off-Street Parking Standards: two car garage & two open required for the proposed front house

Additional parking space required for accessory dwelling (total of five for rear unit.)

Our next door neighbor has a three car garage and four outside off street parking spots. our other neighbor has a 2 car garage and three off street parking spots. I have a two car garage and 6-7 off street parking spots. In fact all surrounding R1 properties have a minimum of 2-3 off street parking spaces with an average of 6 off street spots being the norm. How many variances are being requested for the proposed new homes?

I would also like to cite CD-7A.2:

"Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, **require** as a condition of approval that it is **consistent with the prevailing character of existing development in the immediate vicinity,** and that it does not have a substantial adverse impact on the adjacent areas."

This requirement alone should be cause to deny this request for the subdivision.

If this proposed subdivision is allowed it will set a precedence for the remaining large lots in this block for unmitigated development. This is an established Eastside Costa Mesa neighborhood well known and sought out for their large lots. The adjoining Newport Beach neighborhood (across the street) also benefits from large to oversize lots. The block between Tustin and Irvine (Santiago) has some of the largest lots in the city of Newport Beach. Increasing density degrades property values, especially in a section of Costa Mesa and immediate neighboring homes in Newport Beach known for spacious ranch style living on estate sized lots.

This area of Costa Mesa is subject to flooding issues during certain weather events. Any elevation change in the current grade of this lot will adversely affect the three adjoining neighbors unless a sufficient and reliable drainage system is installed.

This parcel should be preserved in its current configuration to maintain the character and consistent lot size with the rest of the neighborhood. Please be a good conservator of our special section of Eastside Costa Mesa and deny the request to split the lot located at 2183 Tustin Ave.

Regards,
Charles Rollins
385 E 22nd St
Costa Mesa, CA

PH-1

COLGAN, JULIE

From: Winston Whitney <wwhinb@aol.com>
Sent: Monday, February 25, 2019 12:02 AM
To: ARIOS, JUSTIN; PLANNING COMMISSION
Subject: Subdivision of 2183 Tustin Ave, agenda 2/25/19

Dear Justin Arios and members of Planning Commission,

I am the resident at 2189 Tustin Avenue, the next-door neighbor immediately north of the 2183 Tustin Avenue lot , where a subdivision into two parcels has been proposed.

I oppose the subdivision of 2183 Tustin Avenue and respectfully beg the planning commission to "Deny the Project" for the following reasons:

1. Loss of Character and scale of the North 2100 Tustin Ave block. The code reads: "CD7A.2 Preserve the **character and scale** of Costa Mesa's **established** residential neighborhoods; where residential development or redevelopment is proposed, require as a condition for approval that it is **consistent with the prevailing character** of existing development in the immediate vicinity, and that it **does not have a substantial adverse impact on the adjacent areas**".

The Northern part of the 2100 block including the 2183 lot is part of an established neighborhood well known and considered desirable by the large lots, unbroken by small cluttered "Daly City" - like unit crowding. This section has a desirable "character" and "scale" consisting of numerous contiguous large lots, blending with similar attractive sections of 22nd Street and Santiago. The 2183 Tustin parcel should be preserved in its current configuration to maintain the character and consistent lot size with the rest of the neighborhood.

2. Loss of Privacy: I bought my parcel at 2189 Tustin avenue in 2010 because of the large lot size and the privacy afforded in my backyard and pool area. Subdivided small lots on 2183 Tustin will require at least two- story structures, the rear of which will "loom" over my private yard and pool area, and will eliminate my current privacy. The loss of privacy will adversely affect me and the value of my property.

3. Solar Panels: I purchased solar panels for my house at considerable expense. The panels were placed on the only slanted south facing roof, facing the 2183 property. They were placed with the verbal permission of the prior owner at 2183 Tustin. The panels are on the only appropriate segment of roof, 1. south facing, 2. appropriately slanted, and 3. unburdened with ventilation ducts. All other options for placement are suboptimum as described by the solar company engineers. A two story structure , particularly at the proposed front unit at 2183 Tustin will potentially shade the solar panels, potentially rendering them much less efficient or useless. This could render my investment worthless, and substantially increase my electricity costs.

4. Lot width: The zoning Code requires a minimum lot width of 50 feet for newly subdivided lots. The exception for lots longer than 200 feet provides a semantic loophole, but misses the intent of the code to reduce the crowded , cluttered appearance of properties along the street front . The properties on the north end of the 2100 Tustin Ave block currently have a near uniform width, and resultant curb appeal for our end of the block. The crowding of two properties on such a narrow street frontage will be a visual blight.

The intended subdivision at 2183 will adversely affect me, my property and the beauty of the current upper 2100 Tustin block in Eastside Costa Mesa.. Please conserve the character and scale of our Eastside neighborhood and deny the 2183 Tustin Ave. subdivision proposal.

Respectfully, Winston S Whitney, 2189 Tustin Ave. Costa Mesa, Ca.

PH-1

COLGAN, JULIE

From: Laura Vujnovich <lauravuj@gmail.com>
Sent: Monday, February 25, 2019 6:12 AM
To: PLANNING COMMISSION
Subject: TPM 2018-136

In response to Application TPM 2018-136, I strongly oppose the proposed lot split.

The proposed lot split is not in character and scale with the existing buildings and neighborhood. This parcel should remain in its current configuration to retain a large lot consistent with the neighborhood.

Laura Vujnovich

COLGAN, JULIE

PH-1

From: Angela Debassio <adebassio@icloud.com>
Sent: Monday, February 25, 2019 7:03 AM
To: PLANNING COMMISSION
Subject: TPM 2018-136

Dear Planning Commission,

In response to the application TPM 2018-136.

I strongly oppose the proposed lot split. The proposed lot split is not in character and scale with the existing buildings and neighborhood. This parcel should remain in its current configuration to retain a large lot consistent with the neighborhood.

Sincerely,

Angela DeBassio

PH-1

COLGAN, JULIE

From: Amy Starnes <starnesmail@yahoo.com>
Sent: Monday, February 25, 2019 7:39 AM
To: PLANNING COMMISSION
Subject: TPM 2018-136

Dear Planning Commission,

In response to the application TPM [2018-136](#).

I strongly oppose the proposed lot split. The proposed lot split is not in character and scale with the existing buildings and neighborhood. This parcel should remain in its current configuration to retain a large lot consistent with the neighborhood. Thank you.

Sincerely,

Amy Starnes

Sent from my iPhone

COLGAN, JULIE

From: kerry mccarthy <marsinah@sbcglobal.net>
Sent: Monday, February 25, 2019 8:04 AM
To: PLANNING COMMISSION
Subject: In response to the application TPM 2018-136

Dear Planning Commission,

In response to the application TPM 2018-136.

I strongly oppose the proposed lot split. The proposed lot split is not in character and scale with the existing buildings and neighborhood. This parcel should remain in its current configuration to retain a large lot consistent with the neighborhood.

Sincerely,

Kerry McCarthy

PH-1

COLGAN, JULIE

From: nikiparker.np <nikiparker.np@gmail.com>
Sent: Monday, February 25, 2019 8:09 AM
To: PLANNING COMMISSION
Subject: 2183 tustin

As homeowners off SANTA ana, we object to the subdivision plans for this property, ruins the ambiance of our neighborhood allowing these units.

Niki Parker
336 vista baya 92627
94992316w2

PH-1

COLGAN, JULIE

From: Leah Belfiore <leah.belfiore@gmail.com>
Sent: Monday, February 25, 2019 8:37 AM
To: PLANNING COMMISSION
Subject: Opposition to Lot Split in Costa Mesa - TPM 2018-136. 2183 Tustin Ave.

Re: Application number TPM 2018-136. 2183 Tustin Ave.

Hello, I am a property owner in Costa Mesa and Newport Beach. 210 Monte Vista, CM as well as 2315 Windward Ln, Newport Beach (very near the subject property)

I am opposed to splitting the lots at 2183 Tustin Avenue. Parking is becoming unbearable and stacking the streets with cars is becoming dangerous for bikers and children in the area. I believe the proliferation of ADDITIONAL multi-unit dwellings in this area is not beneficial to the neighborhood. We have enough multi-unit lots already and the attractiveness of the neighborhood is very dependent on keeping the remaining large size properties intact.

Please do not allow this lot spit.

Thanks as always for your consideration.

Leah

Leah Belfiore
leah.belfiore@gmail.com
949-836-2638

PH-1

COLGAN, JULIE

From: Terry Stewart <ts4dolores@earthlink.net>
Sent: Monday, February 25, 2019 8:55 AM
To: PLANNING COMMISSION
Subject: 2183 tustin ave/ R1 single family residence3 tustin ave/ R1 single family residence
Attachments: signed letter to city.pdf

Please find attached my letter to planning commission, thanks Terry Stewart 2179 tustin ave

Regarding costa mesa planning commission TPM 2018-136

As a resident that will be directly affected by this proposed lot split i would ask the planning commission to deny this request to split this lot.

when this property came for sale last year i had first opportunity to purchase from my 12 year neighbor Betty, i went to the planning department and spoke with Wendy Shih and she assured me that this lot could not be split, she informed me that a inside lot was required to be 75 feet in width in order to be split, if i had known that it was possible to split this lot i would have rallied my resources and purchased this property from Betty to assure that we would not end up with 2 homes directly next to us, i purchased and remodeled my home i did so for the reason that this area of costa mesa has lot sizes that average over 12500 sq feet, i wanted space from my neighbors for privacy and plenty of open space to enjoy our new home, these homes offering large lots bring additional value and are very desirable for people who want space around them.

homes in this area are restricted by the city by enforced setbacks bulding size and strict adherence to off street parking requirements, i had absolutely no variances at my project and built !00% to city requirements and code. All of my neighbors are in total compliance with off street parking, Are there variances being requested for this build? if so i am opposed to any variances and am very opposed to this lot being split and development of two 2 story homes and a accessory unit being built directly next door to my home.

Most importantly i site CD-7A2 that states, PRESERVE THE CHARACTER AND SCALE OF COSTA MESAS ESTABLISHED RESIDENTIAL NEIGHBORHOODS, where residential development or redevelopment is proposed REQUIRE as a condition of approval that it is consistent with the PREVAILING CHARACTER OF EXISTING DEVELOPMENT IN THE IMMEDIATE VICINITY and that it does not have a substantial adverse impact on adjacent areas.

I know that this lot split and development would have a adverse impact on my property directly next door, 2179 tustin ave, i will now have 2 large 2 story homes and one accessory unit, staring into my home and directly into my yard, i believe it would also adversely affect my resale value as there are no lots of this size anywhere around me, i strongly urge you to DENY this request, its not as if the present owner or developer is going to live there, there only objective in this is to MAKE MONEY, this lot split helps nobody but the developer, i have a hard time understanding why Costa Mesa allows so much lot division and chops up or beautiful neighborhood that is known for our estate sized lots!

If this subdivision is allowed it will open the door for everyone of these large estate sized lots to be developed in the same manner, all of the homes in my neighborhood are large estate sized lots including the ones in newport beach across the street, increasing density degrades property values especially in areas known for their large lots.

So in conclusion i ASK THAT YOU DENY THE REQUEST FOR SUBDIVISION OF 2183 TUSTIN AVE as it WILL NOT PRESERVE THE CHARACTER AND SCALE OF COSTA MESAS AND MY ESTABLISHED NEIGHBORHOOD as you say in CD-7A2 this requirement ALONE should be cause to deny this request for subdivision

Sincerely TERRY J STEWART and family, Resident 2179 tustin ave

 2179 TUSTIN AVE

COLGAN, JULIE

From: Van Hazewinkel <vanhaze@att.net>
Sent: Monday, February 25, 2019 9:51 AM
To: PLANNING COMMISSION
Subject: Regarding Costa Mesa Planning Commission TPM 2018-136 2183 Tustin Avenue

To whom it may concern,

As a resident that will be affected by the proposed lot split at 2183 Tustin I would like to request that the Costa Mesa Planning Commission deny this request for the following reasons and those presented separately by my fellow neighbors.

Costa Mesa Planning department staff (Wendy Shih) was consulted by interested buyers about the potential of splitting the lot prior to the sale. Potential buyers were told the lot could not be split.

Living close to this section of Costa Mesa that has large to oversized lots is refreshing. Lot size averages almost 13,000 square feet with several lots in excess of 19,000 square feet. It is great to see space between houses. That section of Eastside Costa Mesa is known for over-sized lots and these estate sized lots bring additional value and desirability to the properties.

Remodels and additions in neighboring houses have been restricted by the City of Costa Mesa by enforcing setbacks, prescribed building size ratios and strict adherence to off street parking requirements.

According to City of Costa Mesa "residential development information" updated April of 2018:

Minimum open space 40% of total lot area

Front, Rear and Side setbacks and second floor setbacks are dictated

Residential Off-Street Parking Standards: two car garage & two open required for the proposed front house

Additional parking space required for accessory dwelling (total of five for rear unit.) How many variances are being requested for the proposed new homes?

I would also like to site CD-7A.2:

"Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, **require** as a condition of approval that it is **consistent with the prevailing character of existing development in the immediate vicinity**, and that it does not have a substantial adverse impact on the adjacent areas."

This requirement alone should be cause to deny this request for the subdivision.

If this proposed subdivision is allowed it will set a precedence for the remaining large lots in this block for unmitigated development. This is an established Eastside Costa Mesa neighborhood well known and sought out for their large lots. The adjoining Newport Beach neighborhood (across the street) also benefits from large to oversize lots. The block between Tustin and Irvine (Santiago) has some of the largest lots in the city of Newport Beach. Increasing density degrades property values, especially in a section of Costa Mesa and immediate neighboring homes in Newport Beach known for spacious ranch style living on estate sized lots.

This area of Costa Mesa is subject to flooding issues during certain weather events. Any elevation change in the current grade of this lot will adversely affect the three adjoining neighbors unless a sufficient and reliable drainage system is installed.

This parcel should be preserved in its current configuration to maintain the character and consistent lot size with the rest of the neighborhood. Please be a good conservator of That special section of Eastside Costa Mesa and deny the request to split the lot located at 2183 Tustin Ave.

Regards,

Van Hazewinkel Jr.
358 Esther Street

PH-1

COLGAN, JULIE

From: Kathryn Rollins <plumblines@hotmail.com>
Sent: Monday, February 25, 2019 9:53 AM
To: PLANNING COMMISSION
Subject: Regarding Costa Mesa Planning Commission TPM 2018-136 2183 Tustin Avenue

Planning Commission Members,

As a resident that will be affected by the proposed lot split at 2183 Tustin I would like to request that the Costa Mesa Planning Commission deny this request for the following reasons and those presented separately by my fellow neighbors.

Costa Mesa Planning department staff (Wendy Shih) was consulted by interested buyers about the potential of splitting the lot prior to the sale. Potential buyers were told the lot could not be split.

Living close to this section of Costa Mesa that has large to oversized lots is refreshing. Lot size averages almost 13,000 square feet with several lots in excess of 19,000 square feet. It is great to see space between houses. That section of Eastside Costa Mesa is known for over-sized lots and these estate sized lots bring additional value and desirability to the properties.

Remodels and additions in neighboring houses have been restricted by the City of Costa Mesa by enforcing setbacks, prescribed building size ratios and strict adherence to off street parking requirements.

According to City of Costa Mesa "residential development information" updated April of 2018:

Minimum open space 40% of total lot area

Front, Rear and Side setbacks and second floor setbacks are dictated

Residential Off-Street Parking Standards: two car garage & two open required for the proposed front house

Additional parking space required for accessory dwelling (total of five for rear unit.) How many variances are being requested for the proposed new homes?

I would also like to cite CD-7A.2:

"Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, **require** as a condition of approval that it is **consistent with the prevailing character of existing development in the immediate vicinity**, and that it does not have a substantial adverse impact on the adjacent areas."

This requirement alone should be cause to deny this request for the subdivision.

If this proposed subdivision is allowed it will set a precedence for the remaining large lots in this block for unmitigated development. This is an established Eastside Costa Mesa neighborhood well known and sought out for their large lots. The adjoining Newport Beach neighborhood (across the street) also benefits from large to oversize lots. The block between Tustin and Irvine (Santiago) has some of the largest lots in the city of Newport Beach. Increasing density degrades property values, especially in a section of Costa Mesa and immediate neighboring homes in Newport Beach known for spacious ranch style living on estate sized lots.

This area of Costa Mesa is subject to flooding issues during certain weather events. Any elevation change in the current grade of this lot will adversely affect the three adjoining neighbors unless a sufficient and reliable drainage system is installed.

This parcel should be preserved in its current configuration to maintain the character and consistent lot size with the rest of the neighborhood. Please be a good conservator of That special section of Eastside Costa Mesa and deny the request to split the lot located at 2183 Tustin Ave.

Thanks,

Kathryn Rollins
358 Esther Street

PH-1

COLGAN, JULIE

From: Nancy N. Hirsch <NancyHirsch@bhjllp.com>
Sent: Monday, February 25, 2019 10:43 AM
To: PLANNING COMMISSION
Subject: TPM 2018-136, 2183 Tustin Avenue

I'm writing to express my opposition to the proposed lot split at 2183 Tustin Avenue.

I am the property owner and resident at 1916 Tustin Avenue, Newport Beach, which is directly across the street from me, despite the difference in numerical address and city. I've lived here since 1976.

The charm and character of this neighborhood revolves around the large and oversized lots, with relatively smaller homes. We have large yards and mature trees which are cherished by all, even by visitors.

I've seen this residential neighborhood change drastically over the last ten years, with several multiple-unit developments built on lots which formerly held a single residence.

Parking and traffic has become an issue. Street parking is now almost always at a premium on our block, and it's increasingly difficult and dangerous to back out of my own driveway onto Tustin Avenue into traffic in the morning and throughout the day.

Please sustain Costa Mesa's commitment to "preserving the character and scale of Costa Mesa's established residential neighborhoods" (as stated in CD-7A.2) by denying this request to both subdivide the lot at 2183 Tustin Avenue and increase the density by allowing an Accessory Dwelling Unit.

Sincerely,
Nancy Hirsch

PH-1

COLGAN, JULIE

From: Loren Kortizija <lorenkort@gmail.com>
Sent: Monday, February 25, 2019 11:11 AM
To: PLANNING COMMISSION
Subject: Regarding TPM 2018-136 2183 TUSTIN AVE - DENY Request

Hello,

I'd like to request that the subdivision of 2183 Tustin Ave be denied.

Zone: R1; Single-Family Residential
Applicant: Michael Mossman

Based on the CD-7A2 statement, by allowing this subdivision it simply goes against this and breaches what CD-7A2 stands for. Allowing this will increase density degrades against property values; especially with this area as there are many large lots in the neighborhood.

Not only this but if this is approved, I will have neighbors looking directly into the yard which is disturbing and brings me to worry what can be visible to an outsider eye that should not be.

I appreciate your time with this matter, and I respectfully ask that you deny the request for subdivision of 2183 Tustin Ave as it'll not preserve the character and scale of CM and the established neighborhood.

Thank you, Resident Loren Kortizija, 2179 Tustin Ave #B, Costa Mesa 92627

PH-1

COLGAN, JULIE

From: Sally Holstein <sally4golf@gmail.com>
Sent: Monday, February 25, 2019 11:22 AM
To: PLANNING COMMISSION
Subject: TPM 2018-136

I am opposed to the subdivision at 2183 Tustin Ave. in Costa Mesa. The City of Costa Mesa has approved too many subdivisions in my area (I live on 22nd. Street). The traffic is atrocious with all the new developments and the parking is even worse. The City is now overdeveloped and the council needs to safeguard the residents who live here.

Sally Holstein
251 22nd. Street
Costa Mesa, Ca 92627

Sally4golf@gmail.com

PH-1

COLGAN, JULIE

From: Steve Schwartz <SSchwartz@jcchomes.com>
Sent: Monday, February 25, 2019 11:16 AM
To: PLANNING COMMISSION
Subject: 2138 Tustin Ave / R1 Single Family Residence
Attachments: Schwartz LTR 2183 Tustin.pdf

Please find attached my letter in opposition to proposed lot split TPM 2018-136.

Thank you,

Steve Schwartz
714.390.5716


Steve Schwartz

324 Snug Harbor Rd.
Newport Beach, CA 92663

Date: February 25, 2019

Regarding: 2183 Tustin Ave / R1 single family residence

I am the owner of 2279 Tustin Avenue in Newport Beach right down the street from the subject property. I believe that approving such a subdivision of lots, has no merit, and would be a detriment to the neighborhood. There are virtually no other flag lots in the area. I urged the planning commission not to approve.



Steve Schwartz

PH-1

COLGAN, JULIE

From: Paul Lunsford <pbl2@me.com>
Sent: Monday, February 25, 2019 11:37 AM
To: PLANNING COMMISSION
Subject: TPM 2018-136

To Whom it May Concern:

I am writing in regard to the above referenced application to split the lot located at 2183 Tustin Avenue. A couple of years ago I moved from CDM having sold a big house that I remolded and rented a property located at 2279 Tustin Ave. where I continue to live today. I choose to rent in this neighborhood as I have identified it as the area I would like to purchase my next property and live. The nature of this part of the greater Newport Beach/Costa Mesa area is the fact that the lots are generally quite a bit larger than the surrounding areas and for the most part the neighborhood has retained it character and charm while still allowing for healthy redevelopment opportunities.

I was made aware of the property in question coming on the market and took a serious look at purchasing it myself with an eye toward remodeling and developing the property. When I inquired with the city I was told that the lot could not be split as it was under the required size to do so. I looked at the lot again, realized what the city had told me and respected their decision. I continue to look for the right lot to purchase.

In making an investment in any community one must be able to rely on the rules being the rules and that they are applied fairly to all parties equally. When I find and purchase the right lot I won't be expecting any favors from the Planning Commission as to the development I intend to build. I expect that whatever plans I decide to submit will fall within the codified rules and will maintain the integrity of the overall stated mission of the commission, to preserve the character and scale of the neighborhood. My expectation is that my project will garner the necessary approval for that reason and that reason alone.....no favors, no waivers nor exceptions, simply because it's within the rules and guidelines! Furthermore, I would expect that when I make the investment and move forward that I can count on the city maintaining the same rules and standards I will be held to. It is only in this way that I can make an informed decision and ensure fairness for all concerned. In closing I strongly urge the Commission to deny the permit in question as it is clearly not within the guidelines set forth and is patently unfair to the surrounding neighbors in particular and the overall neighborhood in general. Thank you in advance for your consideration as I am hopeful you will do the RIGHT THING!

Kind Regards,
Paul Lunsford

Sent from my iPhone