



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL, PLANNING COMMISSION
CC: TOM HATCH, BARRY CURTIS, AND JENNIFER LE
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: JULY 5, 2018
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. Project descriptions have been kept brief for this notice. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-18-31 2125 ORANGE AVENUE

Minor Conditional Use Permit (MCUP) to construct an 898-square-foot garage (a 700-square-foot maximum is allowed without a MCUP) in conjunction with a Development Review for the construction of a new two-story single family residence in the R2-MD zoning district. The existing one-story residence with detached garage will be demolished. The proposed two-story residence will be 2,590 square feet with two bedrooms, two bathrooms, an office and a detached 444-square-foot workshop

Approved, subject to conditions.

Comments received: None.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

July 5, 2018

Howard Denghausen
P.O. Box 3381
Newport Beach, CA 92659

**RE: ZONING APPLICATION ZA-18-31
MINOR CONDITIONAL USE PERMIT TO CONSTRUCT AN OVERSIZE
GARAGE / DEVELOPMENT REVIEW FOR A NEW 2-STORY RESIDENCE
2125 ORANGE AVENUE**

Dear Mr. Denghausen:

City staff's review of your zoning application for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval and code requirements (attached). The decision will become final at 5:00 p.m. on July 12, 2018, unless appealed by an affected party, including filing of the necessary application and payment of the appropriate fee, or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Nancy Huynh, at 714.754.5609, or at nancy.huynh@costamesaca.gov

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
Findings
Conditions of Approval, Code Requirements, and Special District
Approved Conceptual Plans and Project Data

cc: Engineering
Fire Protection Analyst
Building Safety Division

PROJECT DESCRIPTION

Location

The property is located at 2125 Orange Avenue in a Medium Density Multiple-Family Residential zone (R2-MD). The adjacent properties are developed with two-story, single-family and multiple-family residences to the south and a one-story, single-family residence to the north and west. The neighborhood contains a mix of one and two-story single-family residences. The project site contains an existing one-story residence with a detached garage that is proposed to be demolished. The existing detached storage located at the rear of the property will remain.

Proposed Project

The applicant requests approval of a minor conditional use permit (MCUP) to allow a garage that exceeds the maximum 700 square foot area permitted by the Zoning Code. The proposed attached two-car garage is 898 square feet in area and includes a work bench area and garage door access from the rear. The additional garage space will be used by the homeowner for motorcycle parking.

The proposed project also involves a Development Review to construct a new two-story single family residence with a detached workshop. The new two-story residence will contain approximately 2,600 square feet. The first floor includes the living areas (living room, dining, kitchen, and laundry) and a second bedroom while the second floor is comprised of a master bedroom suite including an office and storage. The 444 square foot detached workshop is proposed in the rear of the property.

ANALYSIS

Minor Conditional Use Permit

The oversized garage will provide two covered parking spaces for the residence. The garage, though oversized, meets all required setback and separation requirements. The bulk of the garage will not be readily visible from the street as the garage is the standard 21-foot width at the front of the site and extends back onto the property. The 21-foot garage frontage is compatible and consistent with the current typical two-car garage designs within the neighborhood. Additionally, the garage doors are offset from each other, which avoids a bulky frontage.

The garage also features a garage door taller in size which is intended for boat or RV parking and another garage door at the rear of the property for ease of access to the backyard and detached workshop. This configuration with the offset doors will ensure the garage will not easily be converted into livable area. A condition of approval has been included to ensure the use will be limited to the type of building as described in this staff report (Condition 1).

Therefore, the proposed garage, as conditioned, is consistent with the Zoning Code and the City's General Plan because the proposed oversized garage has been designed to not adversely impact surrounding uses.

Development Review

A development review is required for new two-story residential construction located in the R2-MD zoning district that complies with the Residential Design Guidelines adopted by the City Council. The new two-story residence is proposed to be 2,590 square feet with two bedrooms, two bathrooms, an office, and a detached workshop. The exterior finish will be stucco with vertical and horizontal metal trims to provide visual relief from the first to second floor. The color palette will be neutral tones with a tan color for the main house, brown for the garage, entry porch and second floor deck, and gray for the roof. The front entry porch will feature a teal colored stained glass window that will further enhance the street frontage and public realm.

The design of the new two-story residence, as conditioned, will comply with the second-story design guidelines in that it will be developed with appropriate building mass and form; provide distinct architectural features and materials on all four sides of the building; provide varied roof forms; takes into account window placement; and bestows appropriate site planning practices.

- Second Story Design: Second-story floor areas should not exceed 100% of the first-story floor area. The intent of this guideline is to have two story structures designed with articulation and off-sets to avoid a boxy appearance from the street and neighboring views. The residence proposes a 95% first-floor to second-floor ratio and includes architectural projections and facade treatments.
- Building Mass, Roof Forms, and Form Considerations: Building mass and form were considered through building offsets, projections, and recesses such as a front porch on the first floor that provides an identifiable entry and a master bedroom deck located on the second floor to provide visual relief to the front facade. Differing vertical placements and orientations of the gable roofs create variation in building height and form.
- Elevation Treatments: The proposed project provides variation to elevations in order to reduce visual prominence, produce visual interest and relieve monotonous facades. The building facade is enhanced with horizontal and vertical metal trims, varying window sizes, and entry details to create a pedestrian oriented public realm along Orange Avenue. In general, the materials, finishes, and related architectural features wrap around on all four sides of the building to create a cohesive residential unit.

- Second Story Side Setbacks: The R2-MD zone allows for a minimum five-foot second story side setback when the unit is less than 2,700 square feet of living space. The total living space of the new residence is less than 2,700 square feet of living area.
- Window Placement: The setbacks of existing neighboring structures and visual impacts from second story windows were considered. The new residence will abut a parking area and drive aisle of the adjoining property to the left (south); additionally, the residence will be further separated from any buildings on the adjoining property by a nine-foot side setback. The second story portion of the new residence will be setback approximately 19 feet from right (north) side property line. A thick line of trees exists on the adjoining property, providing screening between the two properties. A 58-foot rear setback – as well as a new one-story workshop – will separate the new residence from the residential property to the rear (west). Consequently, staff does not anticipate any privacy impacts on the neighbors resulting from the construction of this new, two story residence as proposed.

General Plan Consistency

With the recommended conditions of approval and code requirements, the use will be consistent and compatible with surrounding uses, as specified in Objectives CD-7A.1 and CD-7A.2 and of the General Plan Community Design Element:

- *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 the 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, required 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.*

The main bulk of the oversized garage is at the rear of the residence, with a standard, 21-foot wide/two car garage dimension at the front of the residence so that the scale of the garage is in keeping with a standard single-family residence and, therefore, is not noticeable from the street frontage. The proposed design of the garage allows the residence to maintain the same scale and character as the rest of the neighborhood. The additional garage space will be used by the homeowner for motorcycle parking and storing of other personal vehicles. The garage also features a garage door taller in size and another garage door at the rear of the property, which will further discourage use of

the garage as living area. Thus, the oversized garage will not adversely impact the surrounding properties.

The design of the new two-story residence is in an architectural style that reflects the City's eclectic quality, yet is compatible in scale and character with existing buildings within the neighborhood. Therefore, the new residence will comply with the City's General Plan.

FINDINGS

A. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that:

1. The proposed use is compatible with developments in the same general area; specifically, setback requirements are met and the proposed garage will have an architectural design in keeping with the proposed residence, with the bulk of the garage not readily visible from the street.

2. Granting the Minor Conditional Use Permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity because the new structure will have to comply with all requirements of the California Building Code.

3. Granting the Minor Conditional Use Permit will not allow a use, density or intensity that is not in accordance with the General Plan designation for the property since the garage is a permitted subordinate structure to the proposed residence and, with the proposed boat door and layout, should remain a subordinate use to the new residence.

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(e) in that:

1. There will be a compatible and harmonious relationship between the proposed building and the site development, and use(s), and the building and site developments, and uses that exist or have been approved for the general neighborhood. The subject property is a large lot, allowing the oversized garage to be designed so as to be in scale with the rest of the site and neighborhood.

2. Safety and compatibility of the design of buildings, parking area, landscaping, luminaries, and other site features which may include functional aspects of the site development such as automobile and pedestrian circulation have been considered and will not be affected by the new structure.

3. The structure complies with performance standards described elsewhere in the Zoning Code. All development standards as well as the City's Residential Design

Guidelines are met and the garage is designed so that it appears to be a standard two-car garage from the street elevation.

4. The structure is consistent with the General Plan, specifically Community Design Element Objective CD-7A.1 & CD-7A.2.
 5. This zoning application is for a project-specific case and is not to be construed to set a precedent for future development.
- C. 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 under Section 15303, Class 3, New Construction or Conversion of Small Structures, of the CEQA Guidelines.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

CONDITIONS OF APPROVAL

- | | |
|--------------|---|
| Plng. | 1. The project shall be limited to the type of building as described in this staff report and in the attached plans. Any change in the use, size, or design shall require review by the Planning Division and may require an amendment to the Minor Conditional Use Permit. |
| | 2. A minimum 10 foot by 20 foot clear inside dimension shall be provided for each of the two garage spaces. The proposed garage shall be used only for non-habitable purposes. |
| | 3. The conditions of approval, code requirements, and special district requirements of ZA-18-31 shall be blueprinted on the face of the site plan as part of the plan check submittal package. |
| | 4. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to final inspections by the Building Division. This inspection is to confirm that the conditions of approval and code requirements have been satisfied. |
| Eng. | 5. Maintain the public Right-of-Way in a "wet down" condition to prevent excessive dust and remove any spillage from the public Right-of-Way by sweeping or sprinkling. |
| Bldg. | 6. Prior to issuing the Building permit the conditions of approval shall be required to be incorporated on the approved Architectural plans. |
| Pub.
Ser. | 7. City maintained trees located in the public right-of-way shall be protected in place. If any City maintained trees are damaged and needs to be removed OR are removed due to relocation or design changes of the driveway, the applicant shall remove and replant the tree at the applicant's cost. The tree size shall be a 24" box. The applicant shall contact the City's Arborist to determine the appropriate tree species. |

CODE REQUIREMENTS

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

- Plng. 1. Approval of the planning application is valid for two years 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 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.
2. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
3. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box shall be installed under the direction of the Planning Division.
4. All on-site utility services shall be installed underground or with the ability to be underground in the future.
5. Any new mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited.
6. 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, 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.
7. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
8. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
- Bldg. 9. Comply with the requirements of the adopted 2013 California Residential Code, 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code and 2013 California Energy Code (or the applicable adopted, California Residential Code, California Building code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards and California Energy Code at the time of plan submittal or permit issuance)

and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.

10. Submit a precise grading plan, an erosion control plan and a hydrology study. If it is determined that a grading plan is not required a drainage plan shall be provided. A precise grading plan shall not be required if any of the following are met:
 1. An excavation which does not exceed 50 CY on any one site and which is less than 2 ft in vertical depth, or which does not create a cut slope greater than 1 ½:1 (excluding foundation area).
 2. A fill less than 1 foot in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 3. A fill less than 3 ft in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
11. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans. Or prior to pouring of concrete on foundation(s), a geologist or a Soil's Engineer shall be required to conduct soil testing and provide a written report to the City inspector. The report shall indicate if any critical expansive soil is present and what preventive solutions he/she recommends.
12. On graded sites the top of exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2013 California Residential 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.
13. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.
14. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.
15. At the time of development, submit for approval an Offsite Plan to the Engineering Division and Grading Plan to the Building Division that shows Sewer, Water, Existing Parkway Improvements and the limits of work on the site prepared by a registered Civil Engineer or Architect. Construction Access approval must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa.

Bus.
Lic.

Eng.

16. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.
17. Obtain an encroachment permit from the Engineering Division for any work in the City public right-of-way. Pay required permit fee & cash deposit or surety bond to guarantee construction of off-site street improvements at time of permit per section 15-31 & 15-32, C.C.M.M.C. as approved by City Engineer. Cash deposit or surety bond amount to be determined by City Engineer.
18. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for new driveway approaches.
19. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then remove any existing driveways and/or curb depressions that will not be used and replace with full height curb and sidewalk at applicant's expense.
20. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Approval of Plans.

SPECIAL DISTRICT REQUIREMENTS

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

- | | | |
|-------|----|--|
| Sani. | 1. | It is recommended that the applicant contact the Costa Mesa Sanitary District at 949.645.8400 for current district requirements. |
| AQMD | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD. |
| CDFA | 3. | 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. |
| AQMD | 4. | Prior to the Building Division issuing a demolition permit contact South Coast Air Quality Management District (AQMD) located at: 21865 Copley Dr. Diamond Bar, CA 91765-4178, Tel: 909- 396-2000 or visit their web site: http://yourstory.aqmd.gov/home . The Building Division will not issue a demolition permit until an Identification no. is provided by AQMD. |

PLANNING APPLICATION SUMMARY

Location:	2125 Orange Avenue	Application No:	ZA-18-31
Request:	Minor Conditional Use Permit for a garage in excess of 700 square feet with Development Review of a new two-story residence		

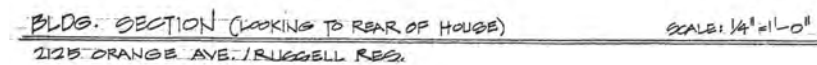
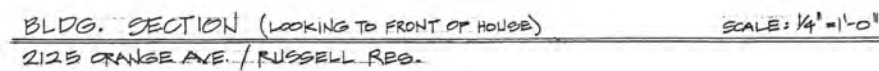
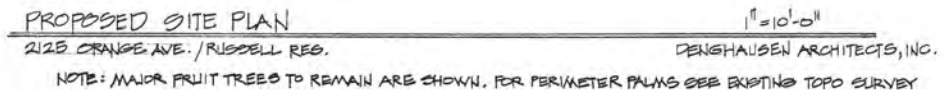
SUBJECT PROPERTY:

SURROUNDING PROPERTY:

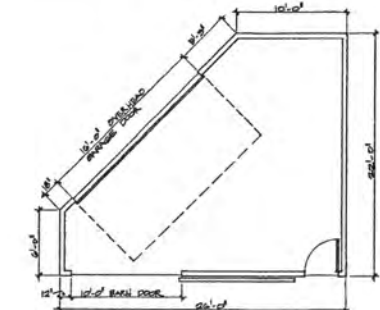
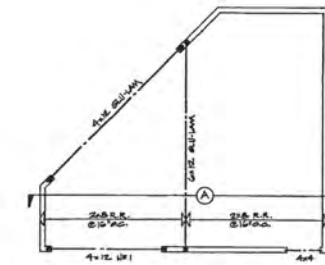
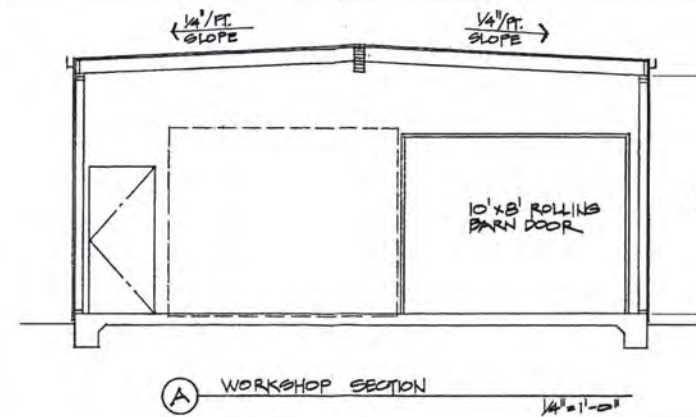
Zone:	R2-MD, Medium Density Multi-Family Residential	North:	R2-MD, Medium Density Multi-Family Residential
General Plan:	Medium Density Residential	South:	R2-MD, Medium Density Multi-Family Residential
Lot Dimensions:	65 FT by 130 FT	East:	R2-MD, Medium Density Multi-Family Residential
Lot Area:	8,470 SF	West:	R2-MD, Medium Density Multi-Family Residential
Existing Development:	One-story single family residence to be demolished		

DEVELOPMENT STANDARD COMPARISON

DEVELOPMENT STANDARD	REQUIRED/ALLOWED	PROPOSED/PROVIDED
Density:	1 DU: 3,630 SF	1 DU: 8,470 SF
Building Coverage:		
Building – Main Residence		2,590 SF
Building – Garage	700 SF maximum	898 SF
Driveway		471 SF
Total Coverage	60% (5,082 SF)	42% (3,548 SF)
Open Space:	40% (3,388 SF)	58% (4,922 SF)
Building Height:	2 stories/27 FT maximum	2 stories/27 FT
Main Residence Setbacks:		
Front	20 FT	20 FT
Side (left/right)	5 FT/5 FT	9 FT/5 FT (19 FT to second story)
Rear	20 FT for two-story structures	58 FT
Building-to-Building (Detached Workshop)	6 FT	10 FT
Detached Workshop Setbacks:		
Side (left/right)	5 FT/5 FT	15 FT/20 FT
Rear	10 FT for one-story structures	26 FT
Building-to-Building (Main Residence)	6 FT	10 FT
Parking:		
Covered	2	2
Open	2	2
CEQA:	Exempt per CEQA Section 15303, New Construction (Class 3)	
Final approval:	Zoning Administrator	

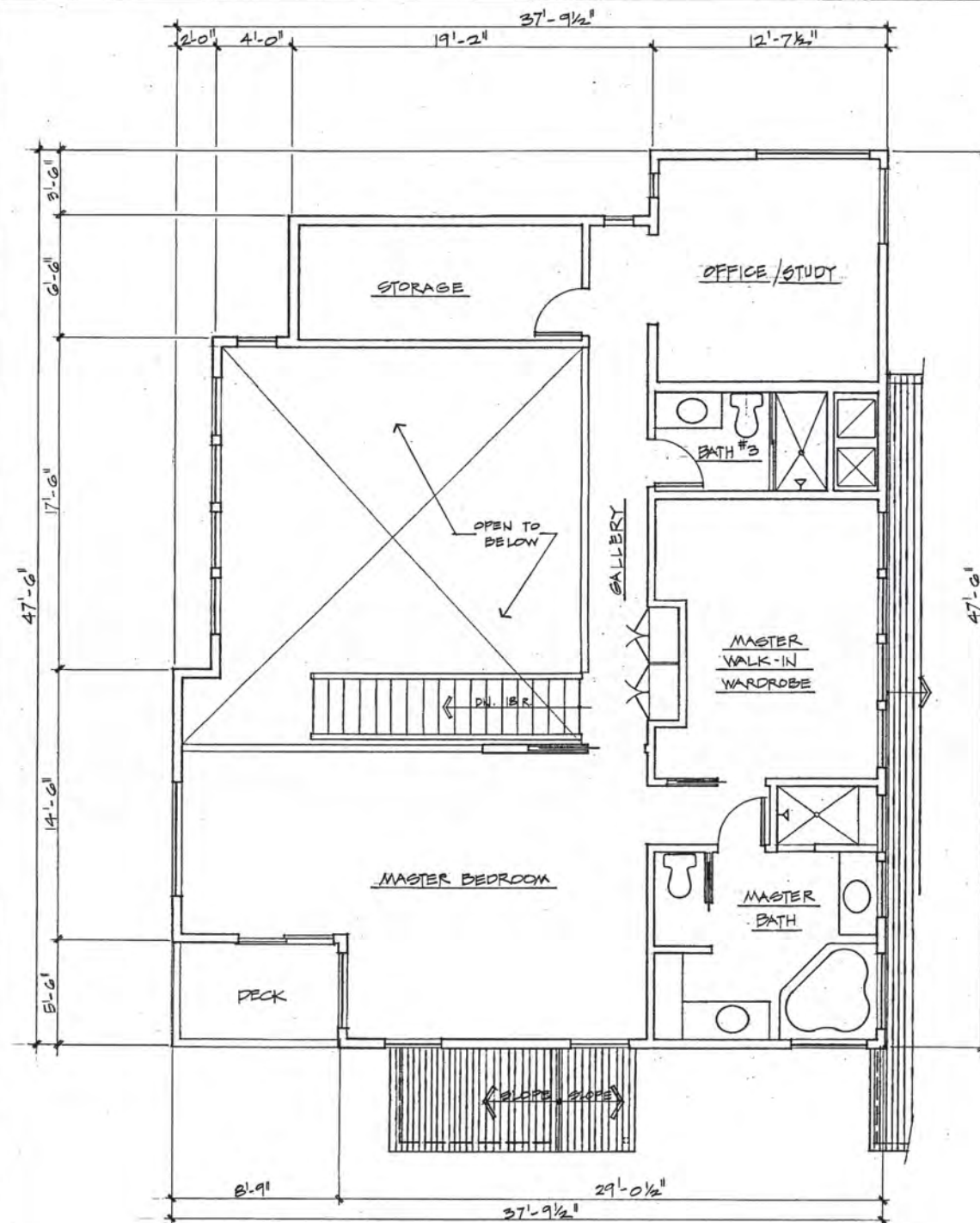


Sheet	Date	Drawn	By	Revisions
1				
<p>JERRY & MARY RUSSELL 2125 ORANGE AVE. COSTA MESA, CA 92660</p> <p>RUSSELL RESIDENCE FOR A NEW 2-STORY SINGLE FAMILY RESIDENCE</p> <p><u>SITE PLAN</u> ROOF PLAN BLDG. SECTIONS</p> <p>JUN 15 2018</p> <p>DENGHAUSEN ARCHITECTS, INC. P.O. BOX 3381, NEWPORT BEACH, CA 92659 TEL: (949) 646-5206 denghausen@alextrieme.com</p>				

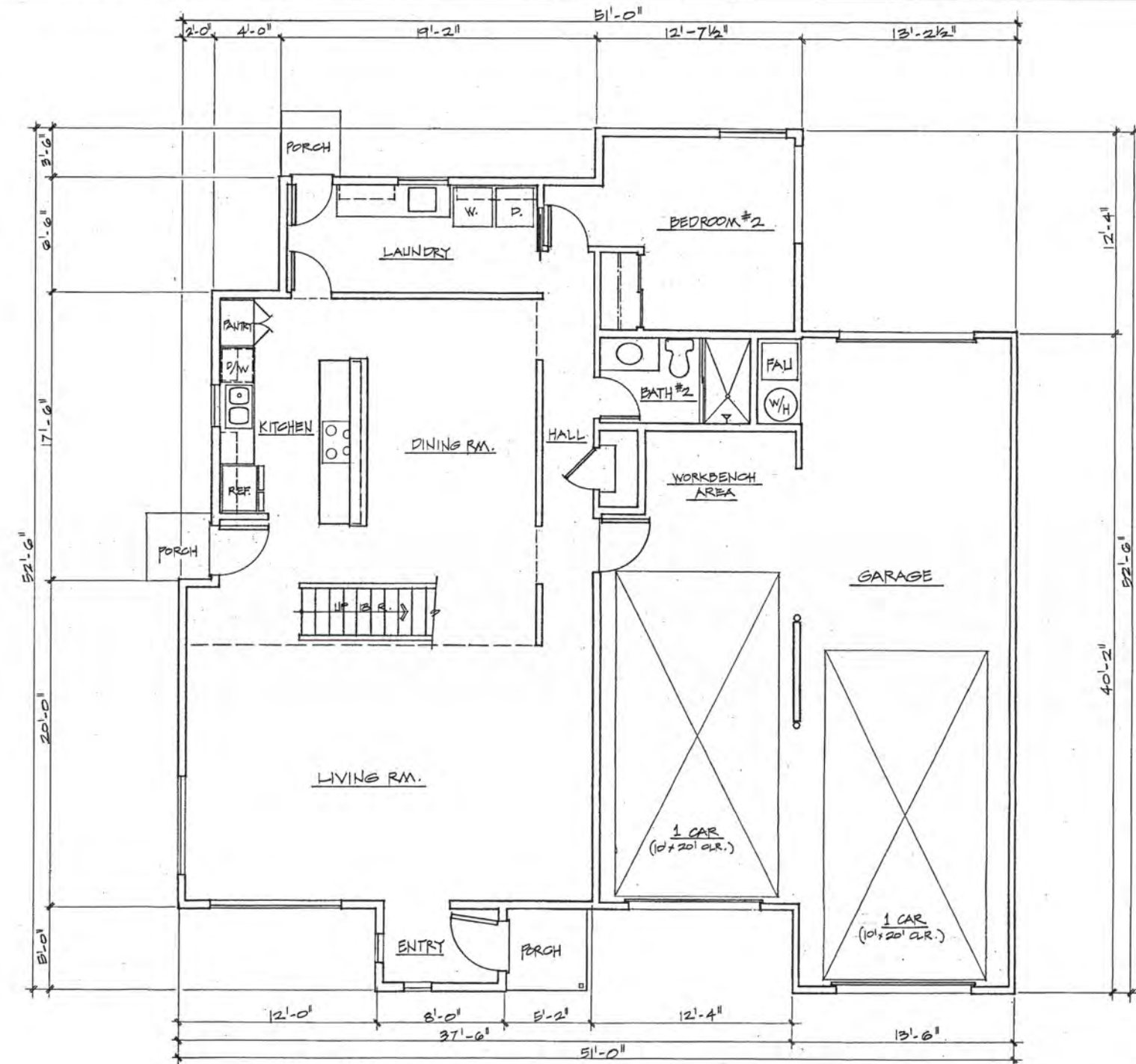


BACKYARD WORKSHOP

SCALE AS NOTED

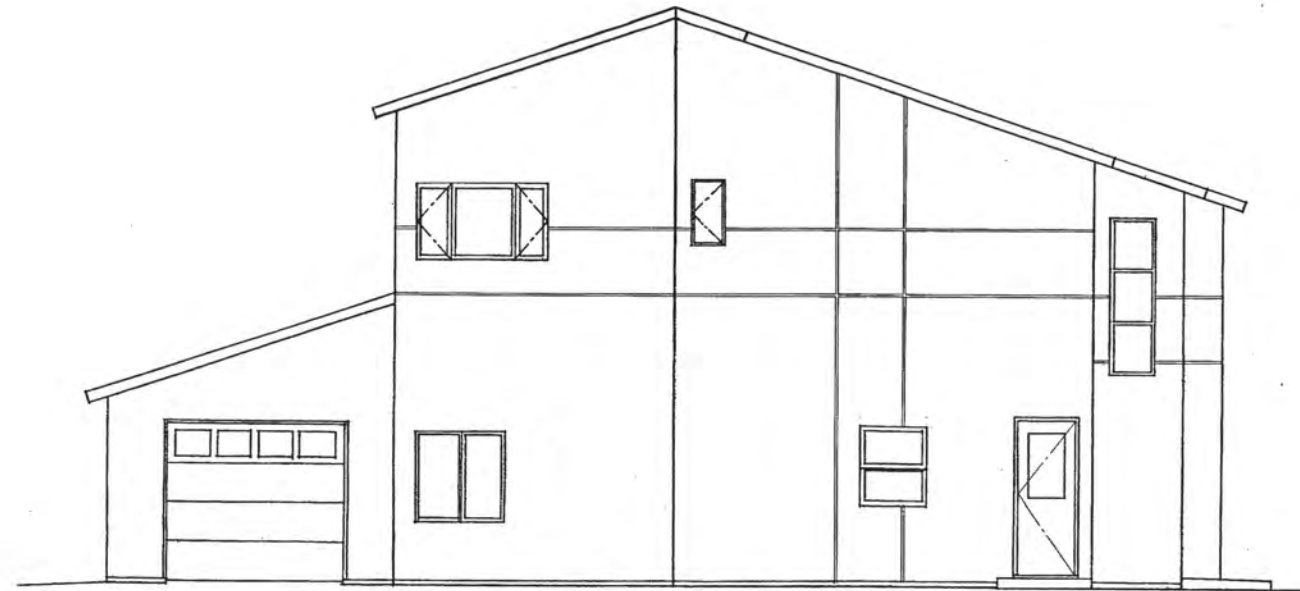


SECOND FLOOR PLAN



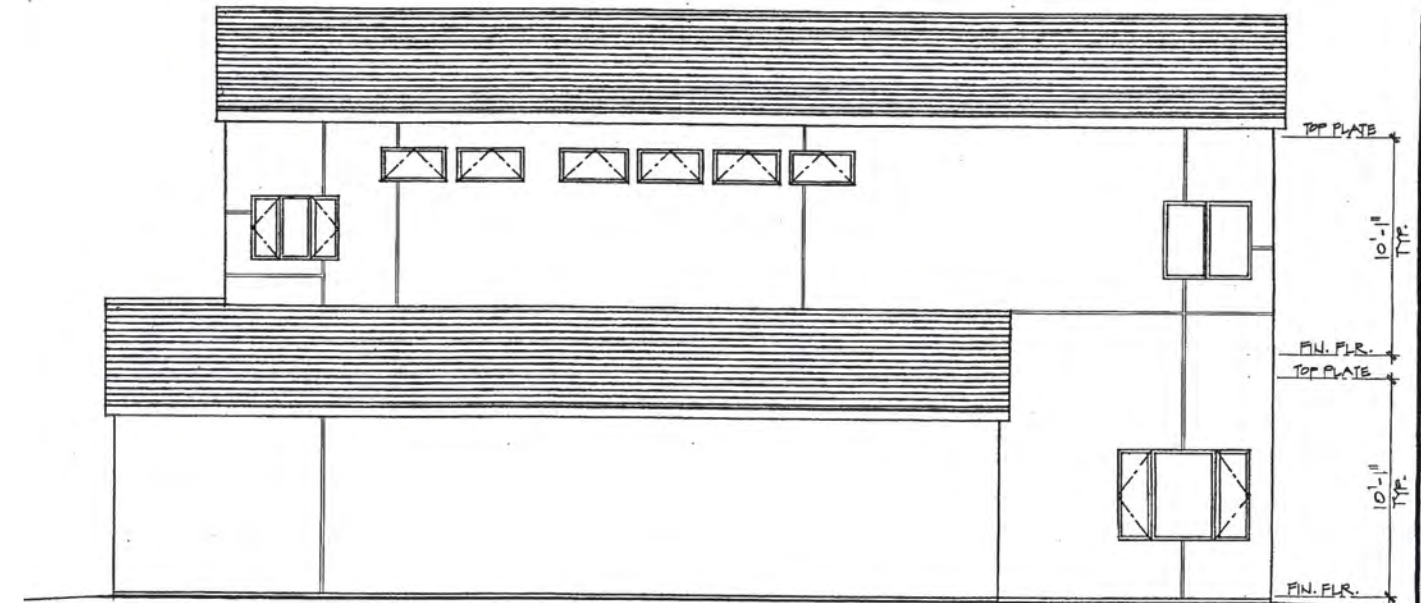
FIRST FLOOR PLAN

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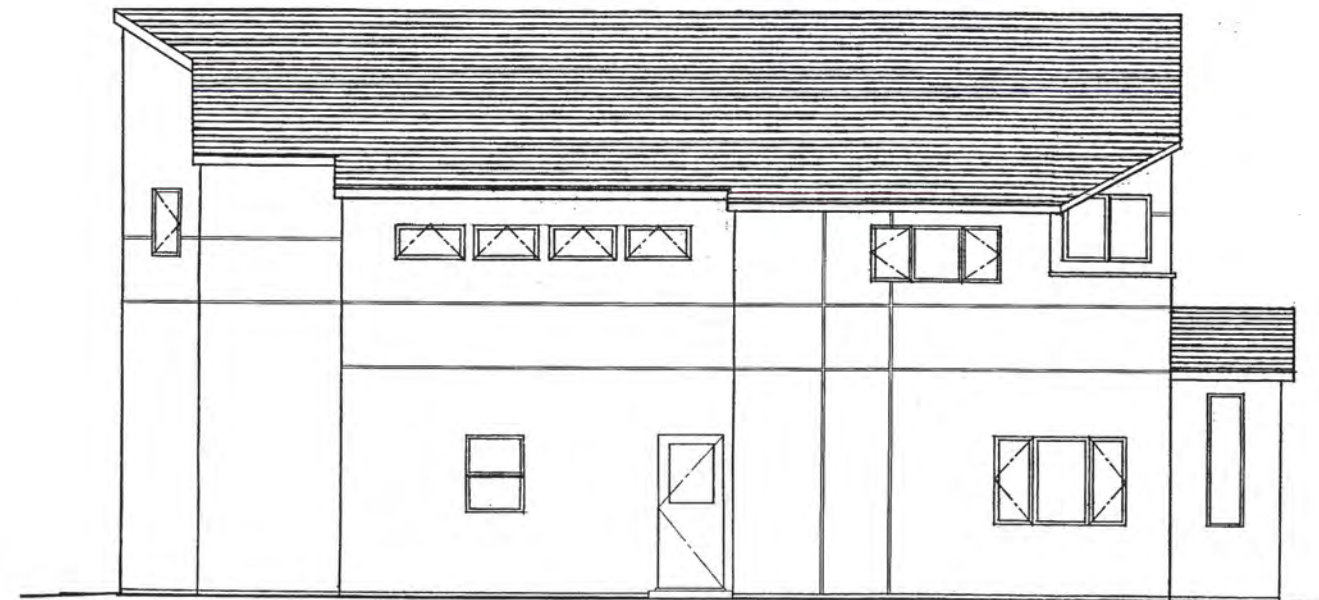
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



FRONT ELEVATION

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

REVISIONS BY

DENGHAUSEN
ARCHITECTS, INC.

P.O. BOX 3381, NEWPORT BEACH, CA 92659
TEL: (949) 646-5205 denghausen@earthlink.net

JUN 15 2018

SHEET TITLE:
EXTERIOR ELEVATIONS w/
STUCCO SCREEN LAYOUT

RUSSELL RESIDENCE
A NEW 2-STORY SINGLE FAMILY RESIDENCE
FOR
JERRY & MARY RUSSELL
2125 ORANGE AVE.
COSTA MESA, CA 92680

Date
Scale
Drawn
Job
Sheet
Of Sheets



THE SOUTHWESTERLY 65.00 FEET OF THE SOUTHEASTERLY 130.30 FEET OF LOT 262 OF NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N.: 426-131-16

MARY Y. RUSSELL
JERRY RUSSELL
1251 SANTIAGO DRIVE
NEWPORT BEACH, CA 92660
(714) 412-4106 TEL

CIVIL ENGINEERING ASSOCIATE: EDUARDO VILLARRUEL
7340 E. FLORENCE AVENUE, SUITE. 211
DOWNEY, CA 90240
(562) 325-8893 TEL
(562) 309-8161 FAX
evengineering@yahoo.com

MICHAEL SANCHEZ P.L.S. 5508
EXP. 9-30-18

SITE ADDRESS: 2125 ORANGE AVENUE
COSTA MESA, CA 92627
A.P.N. 426-131-16

SHEET 1 OF 1

CHECKED BY: EV/PBS

CITY OF COSTA MESA

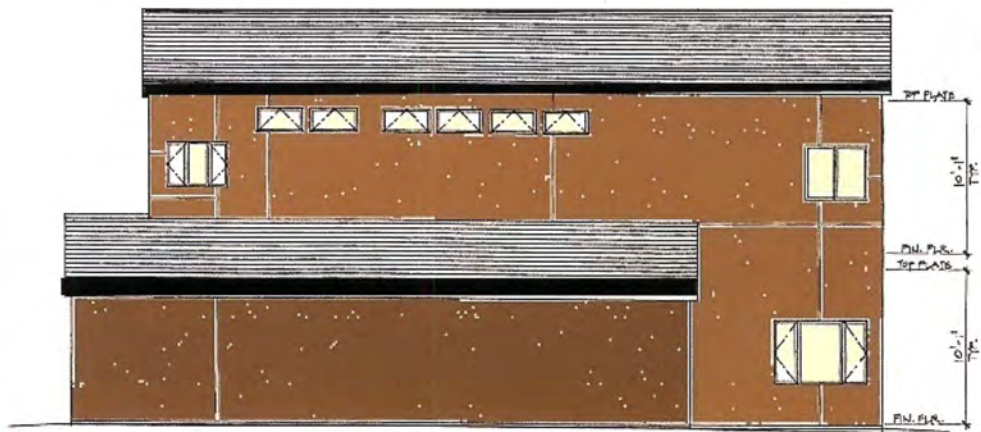


VICINITY MAP
NOT TO SCALE

JUN 15 2010



REAR ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION

STUCCO COLORS: Main House: Behr Soft Bronze (HDC-NT-28)
Side Garage, Entry & Master Bedroom Deck: Behr Sassafrass Tea (HDC-CL-13)

ROOF COLOR: GAF Timberline HD - Color: Charcoal

NOTE: THESE ELEVATIONS ARE FOR CONCEPTUAL STUCCO COLOR PLACEMENT ONLY. FOR ACTUAL SIZE, SHAPE AND FENESTRATION LOCATIONS PLEASE REFER TO THE ARCHITECTURAL ELEVATIONS ACCOMPANYING THIS APPLICATION (ZA-18-13).

PROJECT DATA

ADDRESS: 2125 ORANGE AVE., COSTA MESA, CA
LEGAL: THE SOUTHWESTERLY 65.00 FEET OF THE
SOUTHEASTERLY 130.30 FEET OF LOT 262 OF
NEWPORT HEIGHTS, IN THE CITY OF COSTA MESA,
COUNTY OF ORANGE, STATE OF CALIFORNIA, AS
SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 83,
OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

A. P. No.: 426-131-16

CODES: 2016 California Building Code (CBC)
2016 California Residential Code (CRC)
2016 California Mechanical Code (CMC)
2016 California Plumbing Code (CPC)
2016 California Electrical Code (CEC)
2016 California Energy Code
Costa Mesa Municipal Code (CMMC)
City Ordinances, State & Fed. Laws & Regs.

CONST. TYPE: V - B
ZONING: R2-MD
OCCUPANCY: R3 / U
PARKING REQ'D: 2 CAR GARAGE

LOT AREA:	OVERALL AREA:	8,470 SQ. FT.
	SETBACK AREA:	2,950 SQ. FT.
	BUILDABLE AREA:	5,520 SQ. FT.

BLDG. AREAS: **MAIN HOUSE**

1 ST FLOOR AREA:	1,330 SQ. FT.
2 ND FLOOR AREA:	1,260 SQ. FT.
MAIN HOUSE AREA:	2,590 SQ. FT.
GARAGE:	898 SQ. FT.
2 ND FLR. DECK:	43 SQ. FT.

ACCILLARY BUILDINGS

WORKSHOP:	444 SQ. FT.
STORAGE SHED:	70 SQ. FT.

CONC. AREAS:	DRIVEWAYS:	471 SQ. FT.
	WALKWAYS:	780 SQ. FT.

LOT COVERAGE:	HOUSE & GARAGE:	2,228 SQ. FT.
	STORAGE SHED:	70 SQ. FT.
	CONC. AREAS:	1,250 SQ. FT.
	TOTAL LOT COVERAGE:	3,548 SQ. FT.

OPEN SPACE: (8,470 S.F. - 3,548S.F.) 4,922 SQ. FT.

SETBACKS: 20' FRONT, 5' SIDE, 10' REAR

STREET WIDTH: ORANGE AVE. STREET R.O.W.: 60'