



CITY OF COSTA MESA

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

ECONOMIC & DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

June 15, 2023

Scott Ridgeway
2804 Lafayette Ave
Santa Ana, CA 92705

Via email: sridgeway9@gmail.com

**RE: SB-9 URBAN LOT SPLIT - PM-23-02 (TENTATIVE PARCEL MAP 2023-111)
316 22nd STREET**

Dear Mr. Ridgeway:

The tentative parcel map for an Urban Lot Split and associated single family residential construction pursuant to Senate Bill 9 has been approved, based on the development standards contained in Urgency Ordinance 2021-21 and subject to standard subdivision requirements. The staff analysis, Tentative Parcel Map and preliminary architectural plans associated with this request are attached. This approval is final and cannot be appealed pursuant to Government Code Section 36934 and 36937. As such, you may proceed to submit a Final Map and an application for building permits.

If you have any questions regarding the above items, please do not hesitate to contact the project planner, Chris Yeager at 714.754.4883, or at christopher.yeager@costamesaca.gov.

Sincerely,

Jennifer Le
Director of Economic and Development Services

cc: Engineering
Fire Marshal
Building Division

PLANNING APPLICATION SUMMARY

Location: 316 22nd Street Application: PM-23-02

Request: SB 9 Urban Lot Split, subdividing one parcel into two parcels with construction of a two-story, single-family dwelling with attached one-car garage on each parcel

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R1</u>	North:	<u>R1</u>
General Plan:	<u>Low Density Residential</u>	South:	<u>R1</u>
Lot Dimensions:	<u>Existing: 60 FT x 108'-2" FT</u>	East:	<u>R1</u>
	<u>Proposed:</u>		
	<u>Parcel 1 – 60 FT x 63 FT</u>		
	<u>Parcel 2 – 60 FT x 45'-2" FT</u>		
Lot Area:	<u>Existing: 6,489 SF</u>	West:	<u>R1</u>
	<u>Proposed: Parcel 1 – 3,780 SF</u>		
	<u>Parcel 2 – 2,709 SF</u>		
Existing Development:	<u>One Single Family Dwelling with Attached Garage (proposed for demolition)</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Minimum Street Frontage	10 FT	Parcel 1 – 50 FT Parcel 2 – 10 FT
Minimum Lot Area	1,200 SF / min 40% of the original lot	Parcel 1 – 3,780 SF / 58% Parcel 2 – 2,794 SF / 42%
Building Height:		
Open Space	Min 40%	Parcel 1 – 40% Parcel 2 – 48%
Setbacks:		
Front	20 FT	Parcel 1 – 20 FT Parcel 2 – 4 FT ¹
Side (Left/Right)	4 FT	Parcel 1 – 15 FT/4 FT Parcel 2 – 4FT/4FT
Rear	4 FT	Parcel 1 – 12 FT Parcel 2 – 10 FT
Distance Between Buildings	10 FT	16 FT
Parking		
TOTAL	1 per unit	Parcel 1 – 1 garage space/1 open space Parcel 2 – 1 garage space
CEQA Determination	Exempt pursuant to Section 15268 – Ministerial Projects	
Final Action	Planning Division/Director of Economic and Development Services	

¹The front setback is only required for lots abutting a public or private street. Parcel 2 does not abut a public or private street and therefore the side setback is applied.

PROJECT DESCRIPTION

Background

Senate Bill 9 (SB9) was signed into law on September 16, 2021 and amended Government Code section 66452.6. The bill requires that a proposed housing development containing no more than two residential units located within a single-family residential zone must be reviewed and decided upon ministerially by the City and without discretionary review or hearing, if the proposed housing development meets certain requirements. In addition, the bill requires local agencies to ministerially approve a parcel map for an urban lot split that meets certain requirements.

In response to the approval of SB9, the City of Costa Mesa adopted Urgency Ordinance No. 2021-21 on December 7, 2021 in order to comply with State law and allow the City to impose limited objective zoning, subdivision, and design review standards in compliance with SB9.

Location

The subject property is located at 316 22nd Street and is zoned Single Family Residential (R1) with a General Plan Land Use Designation of Low Density Residential. The project site is 6,489 square feet in area. The site is currently developed with an existing, one-story, 826-square-foot single-family residence and a detached two-car garage. The property is surrounded by other residentially zoned properties. The properties to the north, south, east, and west across 22nd Street are zoned R1 and are developed with single-family residences.

Proposed Project

Pursuant to Costa Mesa Municipal Code (CMMC) Section 13-265.5(B), parcel maps shall be ministerially approved when the proposed urban lot split meets applicable requirements. The project proposes two rectangular lots; Parcel 1 with frontage on 22nd Street and the rear lot (Parcel 2) is accessed via 22nd Street by an access easement over Parcel 1. Parcel 1 is proposed to be approximately 3,780 square feet with 60 feet of street frontage and a lot depth of 63 feet. Parcel 2 is proposed to be approximately 2,709 square feet with a lot width of 60 feet including a 12 foot wide access easement allowing the property to access the street. The lot depth will be 45'-2" feet.

The proposed development complies with all applicable development standards. Once subdivided, the project proposes construction of a single-family dwelling with an attached one-car garage on each lot. Each garage will have driveway access from 22nd Street.

Table 1: Proposed Parcel 1 Development

	SB9 Code Requirements	Proposed
Lot Area	Min 1,200 SF / 40% of existing lot area	3,780 SF / 58%
Lot Width	N/A	60 FT
Lot Depth	N/A	63 FT
Front Setback	20 FT	20 FT
Side Setback (Left/Right)	4 FT	15FT / 4 FT
Rear Setback	4 FT	12 FT
Distance Between Buildings	10 FT	16 FT
Maximum Height	2 Stories/27 Feet	2 Stories/27 FT
Building Footprint Area	N/A	1,230 SF (33%)
Driveway Area	N/A	1,025 SF (27%)
Open Space	40%	1,525 SF (40%)
Parking Spaces	1 garage space / unit ¹	1 garage
Driveway Width/Depth	10 FT / 19 FT	10 FT / 20 FT

Table 2: Proposed Parcel 2 Development

	SB9 Code Requirements	Proposed
Lot Area	Min 1,200 SF / 40% of existing lot area	2,709 SF / 42%
Lot Width	N/A	60 FT
Lot Depth	N/A	45'-2"
Front Setback	20 FT	4 FT ²
Side Setback (Left/Right)	4 FT	4 FT/4 FT
Rear Setback	4 FT	10 FT
Distance Between Buildings	10 FT	16 FT
Maximum Height	2 Stories/27 Feet	2 Stories/27 FT
Building Area	N/A	1,249 SF (46%)
Driveway Area	N/A	150 SF (6%)
Open Space	40%	1,310 SF (48%)
Parking Spaces	1 garage space/unit ¹	1 garage
Min. Driveway Width/Depth	10 FT / 19 FT	10 FT / 77'2"

¹ One parking space is required per unit because the property is more than a ½ mile from a high-quality transit corridor.

² The front setback is only required for lots abutting a public or private street. Parcel 2 does not abut a public or private street and therefore the side setback is applied.

RESIDENTIAL DESIGN STANDARDS

As indicated in the tables above, the two proposed residences comply with all development standards. The Costa Mesa Residential Design Guidelines establish regulations for the design of residential buildings in the City. The project complies with the guidelines as follows:

- **Second-Story Designs:** As designed, the project includes two, two-story residential units. As proposed, the second story facades include articulation and offsets which avoid a boxy appearance.
- **Building Mass and Form Considerations:** Long unbroken facades have been avoided and variety is accomplished through variation in building height and forms. The project proposes variation in roof heights and forms including gabled roofs for each unit. The house on Parcel 2 has varying setbacks along the rear property line to create variation along both sides and the rear elevations and facades.
- **Second-Story Side Setback:** For homes greater than 2,700 square feet, second story interior side building elevations should be setback an average of 10 feet but shall be no closer than 5 feet from the side property line unless an exception can be made. The project is not subject to second story side setbacks because each new residence is less than 2,700-square-feet of living space.
- **Elevation Treatments:** Emphasis has been given to front and street facing elevations. Enhanced detailing includes horizontal panel siding with stone base facing the street for the house on Parcel 1. Additionally, shutters and enhanced window trim are proposed for the second story windows of the house on Parcel 1. The house on Parcel 2 features shingled siding on the street facing or front elevation. Additionally, the windows are also finished with shutters and enhanced trim on the second story of the house on Parcel 2.
- **Roof Forms:** Variation in roof form, orientation and pitch have been provided. The project includes a variety of front and side gable roofs, with emphasis given toward the street facing elevations.
- **Window Placement:** The placement of second story windows have been considered. The neighboring residences to the north and south are single story homes and therefore, there will be no direct views into the neighboring windows. The home behind Parcel 2, located on Costa Bella Court, is two stories. However the proposed second floor windows of the house on Parcel 2 is approximately 35 feet from the neighboring property and the proposed windows are offset to ensure there are no direct views into the neighboring property. A hedge is also proposed along the rear property line to provide additional privacy between the properties.
- **Integration of Second-Story Construction:** The project includes two new build residences with integrated second stories. Therefore the second stories are incorporated into the design of the overall project. The staggered floor placement of the second story for the house on Parcel 2 provides for a balanced appearance of the two homes.

- **Site Planning Considerations:** The project site is developed and does contain sensitive natural features. The site is flat and the buildings have been oriented to allow for adequate access.
- **Consistency in Architectural Design:** The two units are consistent in architectural design in that they have similar traditional styles and incorporate varying but compatible materials and finishes.

MINISTERIAL REVIEW CRITERIA

Pursuant to CMMC Section 13-265.5 and consistent with Government Code Section 66411.7, Parcel Maps for a lot split shall be ministerially approved if the project meets the following requirements:

1. The parcel is located within a single-family residential zone.

The project site is located within the R1 (Single-Family Residential) zoning district.

2. The parcel is located at least partially in an urbanized area or urban cluster as designated by the United States Census Bureau.

The entirety of the City of Costa Mesa is located within the Los Angeles—Long Beach—Anaheim urbanized area as designated by the United States Census Bureau.

3. The parcel map divides an existing parcel to create no more than two new parcels of approximately equal lot area, provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel.

The proposed parcels are similar in lot area, Lot 1 is proposed to be 58 percent and Lot 2 is proposed to be 42 percent of the original parcel lot area.

4. Both newly created parcels are no smaller than 1,200 square feet.

Both lots are greater than 1,200 square feet. Lot 1 is proposed to be 3,780 square feet and Lot 2 is proposed to be 2,709 square feet.

5. The parcel is not located in any of the disqualifying categories as listed in CMMC Section 13-265.5(B)(5).

The lot is not located in a historic district, is not prime farmland, is not located in wetlands, is not located in a very high hazard severity zone, is not a hazardous waste site, is not in a delineated earthquake fault zone and will comply with applicable building code provisions, is not within a flood hazard zone or floodway, is not located on lands identified for conservation, is not a habitat for sensitive or endangered species, and is not under a conservation easement.

- 6. The proposed lot split would not require demolition or alteration of any housing that is subject to a recorded covenant, ordinance, or law that restricts rents, housing that is subject to any form of rent or price control by the City, a parcel on which an owner has exercised rights under Government Code section 7060 et seq. to withdraw accommodations from rent or lease within 15 years before the date of the application, or housing that has been occupied by a tenant in the last three years.**

The applicant has provided information that the property is not subject to any rent control or price control by the City. No renters have been evicted in the last 15 years and the housing has not been occupied by a tenant in the last three years. The property is privately owned. Therefore, the project is eligible to demolish the existing residential unit in order to accommodate the project.

- 7. The lot split does not create more than two units on a parcel, including any accessory dwelling units or junior accessory dwelling units.**

The project proposes to construct one dwelling unit on each lot and therefore there will be no more than two units on each parcel.

Tentative Parcel Map Findings – CMMC Section 13-29(g)(13)

- *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-2A, and Policy LU-1.3, in that adequate infrastructure exists to serve the proposed project; the subdivision allows for a project that would promote homeownership opportunities and improve the balance between rental and ownership housing in the City; the parcel map would allow for redevelopment of a residential property; and the subdivision would maintain the quality of environment by proposing a high quality residential design for new single family residential homes within an existing single family residential neighborhood. SB9 specifically preempts the City's regulations in regards to density. SB9 allows for a lot split and up to two units on each lot if all development standards are met. The project complies with SB9 and applicable development standards and therefore complies with State mandated density. The project would add one additional market-rate ownership housing unit to the City's housing stock, consistent with satisfying the City's required Regional Housing Needs Assessment (RHNA).

- *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 single-family residential uses at a maximum of 8 dwelling units per acre. SB9 specifically preempts the City's regulations in regards to density. SB9 allows for a lot split and up to two units on each lot if all development standards

are met. The project complies with SB9 and applicable development standards and therefore complies with State mandated density.

- 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 existing property is flat and suitable to accommodate the new residential units. The size of the lot is also suitable since the proposed development meets all applicable development standards including, setbacks, parking, and open space. The parcel map proposes a density less than the density mandated by SB9 in that the project proposes one unit per parcel. Adequate infrastructure exists to serve the proposed project and the project will 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 parcel map would meet the applicable minimum open space requirements for each individual unit. Parcel 1 and Parcel 2 provide 40 and 48 percent open space, respectively. The open space will accommodate landscaping that can be provided throughout the site with adequate setbacks for airflow. The project is proposed to include operable windows and will be fully insulated as required by the building code.

- 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.

The project has been reviewed by the Public Works Department and there are no conflicts with the City's or other utility agencies' rights-of-way or other 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 Control 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 onsite unit. The parcel map would allow for a residential project that would not include physical changes to the lot that would result in discharge into the public sewer system in violation of State requirements. Furthermore, the applicant will be required to comply with the regulations set forth by the Costa Mesa Sanitation District and Mesa Water District.

ENVIRONMENTAL DETERMINATION

SB9 establishes the ministerial approval process for Urban Lot Splits and outlines that SB9 projects are exempt from the provisions of the California Environmental Quality Act (CEQA) under section 15268, Ministerial Projects. The exemption applies because the project is approved through a ministerial action. Therefore, the project is exempt from CEQA.

STANDARD SUBDIVISION REQUIREMENTS

- P1ng.
1. The applicant shall defend, with attorneys of City's choosing, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, legal action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of 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.
 2. Approval of the planning/zoning application is valid for two (2) years from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by one of the following actions: 1) a building permit has been issued and construction has commenced, and a valid building permit has been maintained by making satisfactory progress as determined by the Building Official; 2) a certificate of occupancy has been issued; or 3) the use has been established and a business license has been issued. A time extension can be requested no less than thirty (30) days or more than sixty (60) days before the expiration date of the permit and submitted with the appropriate fee for review to the Planning Division. The Director of Development Services may extend the time for an approved permit or approval to be exercised up to 180 days subject to specific findings listed in Title 13, Section 13-29(k)(6). Only one request for an extension of 180 days may be approved by the Director. Any subsequent extension requests shall be considered by the original approval authority
 3. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.

4. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
5. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the standard subdivision requirements and code requirements have been satisfied.
6. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
7. Approval of a subdivision map shall be required for this project. The subdivision map shall be recorded prior to issuance of precise grading permits or building permits for the proposed development.
8. The standard subdivision requirements, code requirements, and special district requirements for PM-23-02 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
- Trans 9. At the time of issuance of Building Permit, submit to the Transportation Division the required Traffic Impact Fee pursuant to the prevailing schedule of charges adopted by the City Council. The Traffic Impact Fee is calculated based upon the net daily trips generated by the proposed project. At the current rate the Traffic Impact Fee is estimated at \$2,009. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of Building Permit based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time.
- Eng 10. 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.
11. Submit updated Title Report of subject property.
12. The Final Parcel Map shall be developed in full compliance of CMMC Sec. 13-208 through 13-261 inclusive.
13. 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.
14. 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.
15. Survey Monuments shall be preserved and referenced or set pursuant to Section 8771 of the Professional Land Surveyors Act and Business and Professional code.

16. Submit cash deposit or surety bond to guarantee monumentation prior to approval of the final map. Amount to be determined by City Engineer.
17. Fulfill Drainage Fee requirements per City of Costa Mesa Ordinance No. 06-19 prior to approval of Final Map.

OTHER 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. All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be <u>prohibited</u> on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.2. 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 under the direction of the Planning Division.3. All on-site utility services shall be installed underground.4. All unpaved areas visible from public right-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.5. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.6. All utilities shall be installed underground on the building site in accordance with the serving utilities' rules, regulations and tariffs on file with the state public utilities commission. |
| Bldg. | <ol style="list-style-type: none">6. Comply with the requirements of the adopted, 2023 California Residential Code or the 2023 California Building Code, 2023 California Electrical code, 2023 California Mechanical code, 2023 California Plumbing code, 2023 California Green Building Standards Code and 2023 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.7. Prior to issuing the Building permit the rough grading certificate shall be submitted to the Building Division.8. Submit a precise grading plan and an erosion control plan. |

9. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and the precise grading plans.
- Fire 10. Comply with the requirements of the 2023 California Fire Code and referenced standards as amended by the City of Costa Mesa.
- Bus. 11. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
Lic.

SPECIAL DISTRICT REQUIREMENTS

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

- AQMD
1. Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
 2. Prior to the Building Division (AQMD) issuing a demolition permit, contact South Coast Air Quality Management District located at:
21865 Copley Dr.
Diamond Bar, CA 91765-4178
Tel: 909-396-2000

OR

Visit their web site:

<http://www.costamesaca.gov/modules/showdocument.aspx?documentid=23381>

The Building Division will not issue a demolition permit until an identification number is provided by AQMD.

- Cable
3. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
- Sani.
4. It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- State
5. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

This description for the property located at 316 22nd St, a 6,489 sq. ft lot. Currently, the lot contains an 800 sq ft. residence that will be demolished to make way for two (2) detached SFR's. This project will comply with SB9 standards to be processed ministerially. The intent is to subdivide the lot into two adjacent lots through a tentative tract map. The corresponding lots (beginning with the front lot) will equal 3,780 square feet, and 2,709 sq. ft, respectively. Lot 1 will have 2054 sq ft of total livable area while lot 2 will consist of 2002 sq. ft of living area. Both lots will have a 1-car garage and porch.

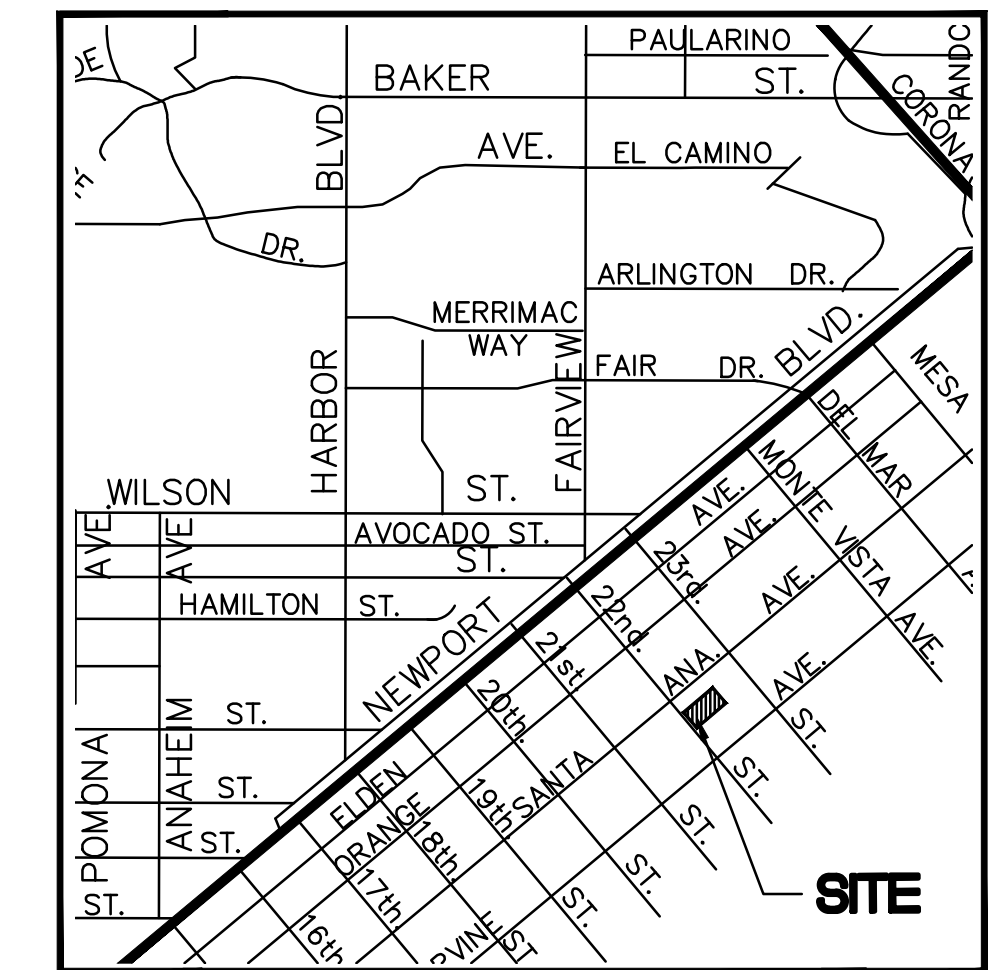
Furthermore, in reference to Government Code 7060, as owner, we have not withdrawn accommodations nor do we have any knowledge of a previous owner withdrawing accommodations.

TENTATIVE PARCEL MAP 2023-111

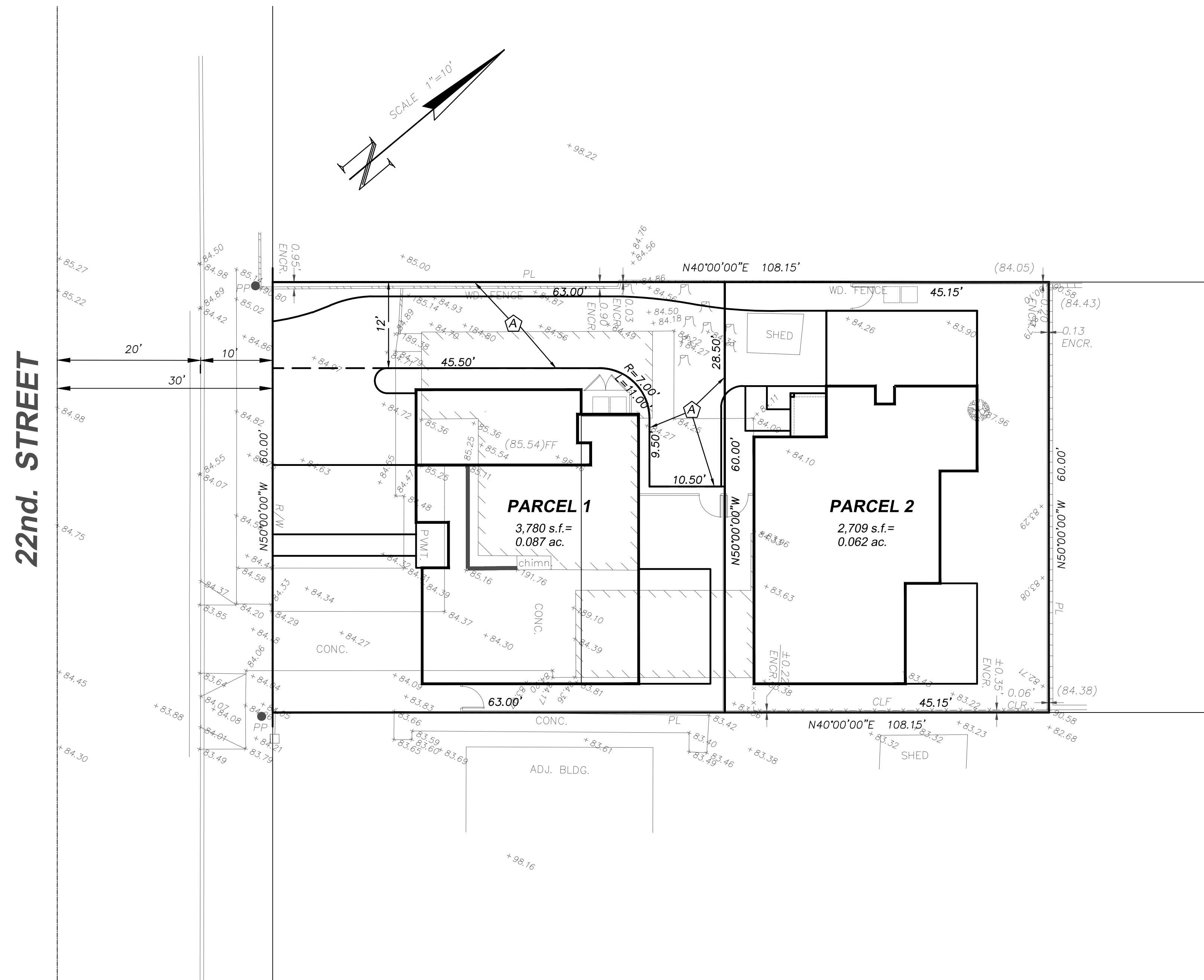
PURPOSE: SB9 LOT SPLIT TO CREATE TWO PARCELS

YEFIM TSALYUK, LS 7421

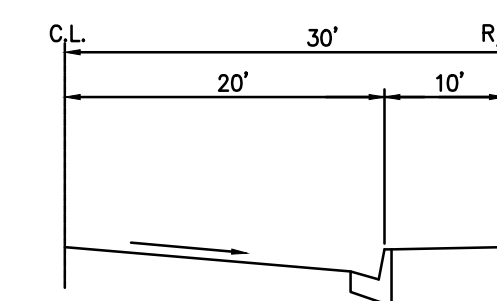
DATE OF PREPARATION: FEBRUARY 2023



VICINITY MAP
NTS



22nd. STREET



22nd STREET
TYPICAL STREET SECTION
NTS

SITE ADDRESS:

316 E 22nd STREET
COSTA MESA, CA 92627
A.P.N. 426-042-04

AREA SUMMARY

TOTAL AREA = 6,489 S.F.(0.15 ac.) GROSS

PURPOSE STATEMENT

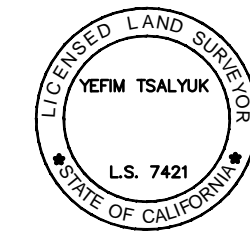
THE PURPOSE: SB9 LOT SPLIT TO CREATE TWO PARCELS

OWNER / SUBDIVIDER:

TOD RIDGEWAY
316 22nd, LLC
2804 LAFAYETTE AVE.
NEWPORT BEACH, CA 92663
p. 949-422-3932

ENGINEER/SURVEYOR:

ITF & ASSOCIATES, INC.
11278 LOS ALAMITOS BLVD., #354
LOS ALAMITOS, CA 90720
(800) 797-9483



BASIS OF BEARING

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY LINE OF LOT 295, BEING N50°00'00"W PER MAP OF NEWPORT HEIGHTS TRACT, M.M. 4/83, RECORDS OF COUNTY OF ORANGE

BENCHMARK

DESCRIBED BY OCS 2001 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "CM-17-70", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 9 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHWEST CORNER OF THE INTERSECTION OF SANTA ANA AVENUE AND 23RD STREET, 58 FT. SOUTHWESTERLY OF THE CENTERLINE OF 23RD STREET AND 21 NORTHWESTERLY OF THE CENTERLINE OF SANTA ANA AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.

ELEV. 74.564 NAVD88, 2005 ADJ.

LEGAL DESCRIPTION:

THAT PORTION OF LOT 295 OF MAP OF NEWPORT HEIGHTS TRACT, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 60 FEET OF THE NORTHWESTERLY 220 FEET OF SAID LOT 295, SAID POINT BEING NORTH 40°00'00" EAST 108.15 FEET FROM THE INTERSECTION OF SAID NORTHWESTERLY LINE WITH THE NORTHEASTERLY LINE OF 22ND STREET, 60.00 FEET WIDE; THENCE LEAVING SAID NORTHWESTERLY LINE, AND PARALLEL WITH SAID NORTHEASTERLY LINE OF 22ND STREET, SOUTH 50°00'00" EAST 60.00 FEET TO THE SOUTHEASTERLY LINE OF SAID NORTHWESTERLY 220 FEET OF LOT 295; THENCE SOUTH 40°00'00" WEST 108.15 FEET ALONG SAID SOUTHEASTERLY LINE TO SAID NORTHEASTERLY LINE OF 22ND STREET; THENCE NORTH 50°00'00" WEST 60.00 FEET ALONG SAID NORTHEASTERLY LINE OF 22ND STREET TO SAID NORTHWESTERLY LINE OF THE SOUTHEASTERLY 60 FEET OF THE NORTHWESTERLY 220 FEET OF SAID LOT 295; THENCE NORTH 40°00'00" EAST 108.15 FEET ALONG SAID NORTHWESTERLY LINE TO THE POINT OF BEGINNING. SAID LAND IS DESCRIBED AS PARCEL 2 OF LOT LINE ADJUSTMENT NO. LL-16-01 RECORDED AUGUST 2, 2016 AS INSTRUMENT NO. 2016000354532, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 426-042-04

EASEMENTS

-NO EASEMENTS DISCLOSED BY THE PUBLIC RECORDS
 Ⓜ INGRESS-EGRESS AND PUBLIC UTILITIES AND DRAINAGE EASEMENT FOR BENEFIT OF PARCEL 2 TO BE DEDICATED ON FINAL MAP

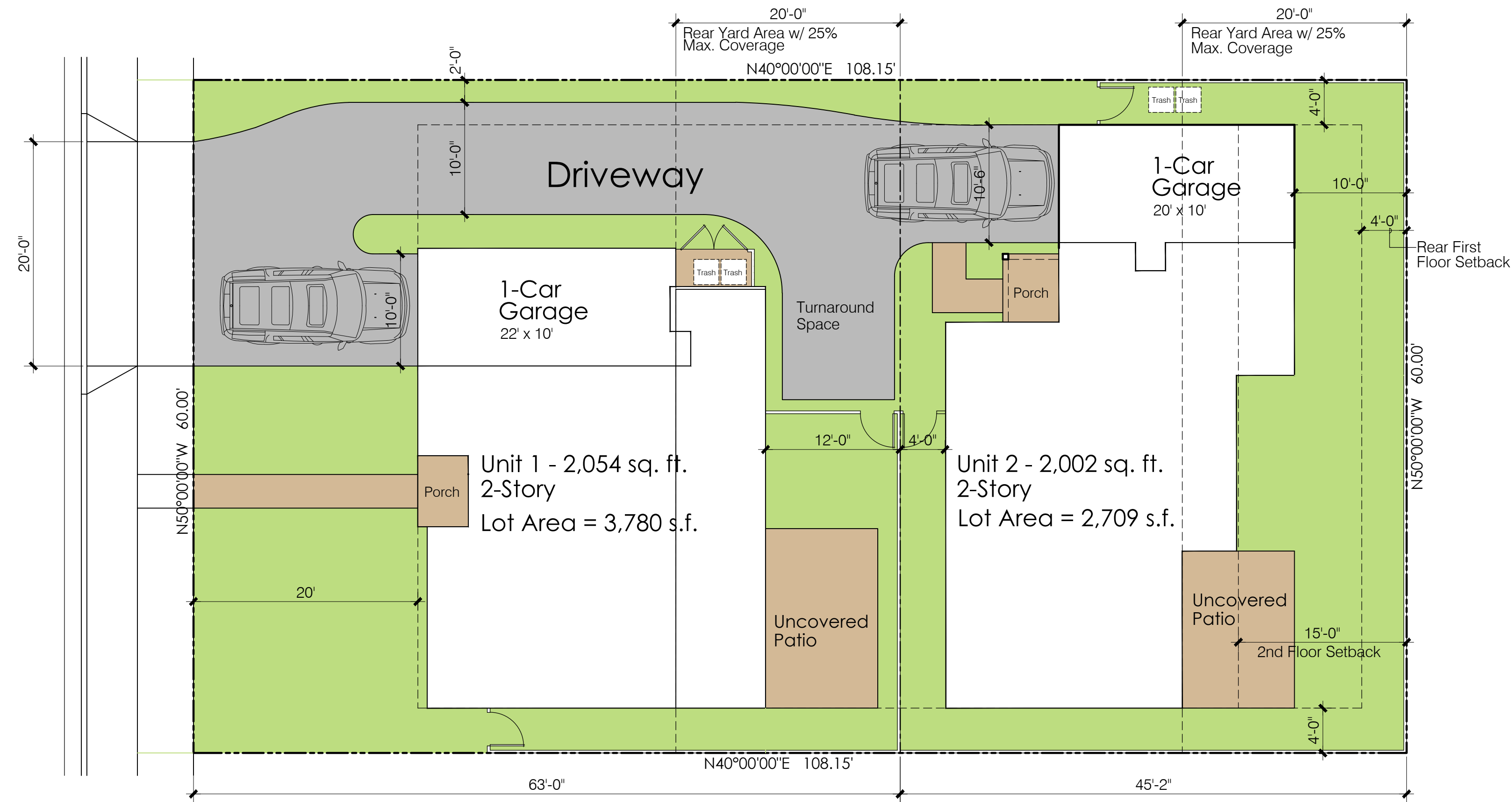
FLOOD ZONE

FIRM NO. 06059C0264K EFFECTIVE DATE 03/21/2019
 ZONE X, OUTSIDE THE 500 YEAR FLOOD BOUNDARIES

NOTES:

- NO EXISTING WATERCOURSES ON SITE
- SITE IS NOT SUBJECT TO OVERFLOW OR INUNDATION
- NO LANDS AND PARKS TO BE DEDICATED FOR PUBLIC USE

22nd Street



Development Data:

Total Lot Area = 6,489 s.f.
Underlying Zoning = R-1

Unit 1
 Lot Area 3,780s.f. (% of total site =58.3%)
 Required Open Space 3,780 s.f. x 40% = 1,512 s.f. Minimum

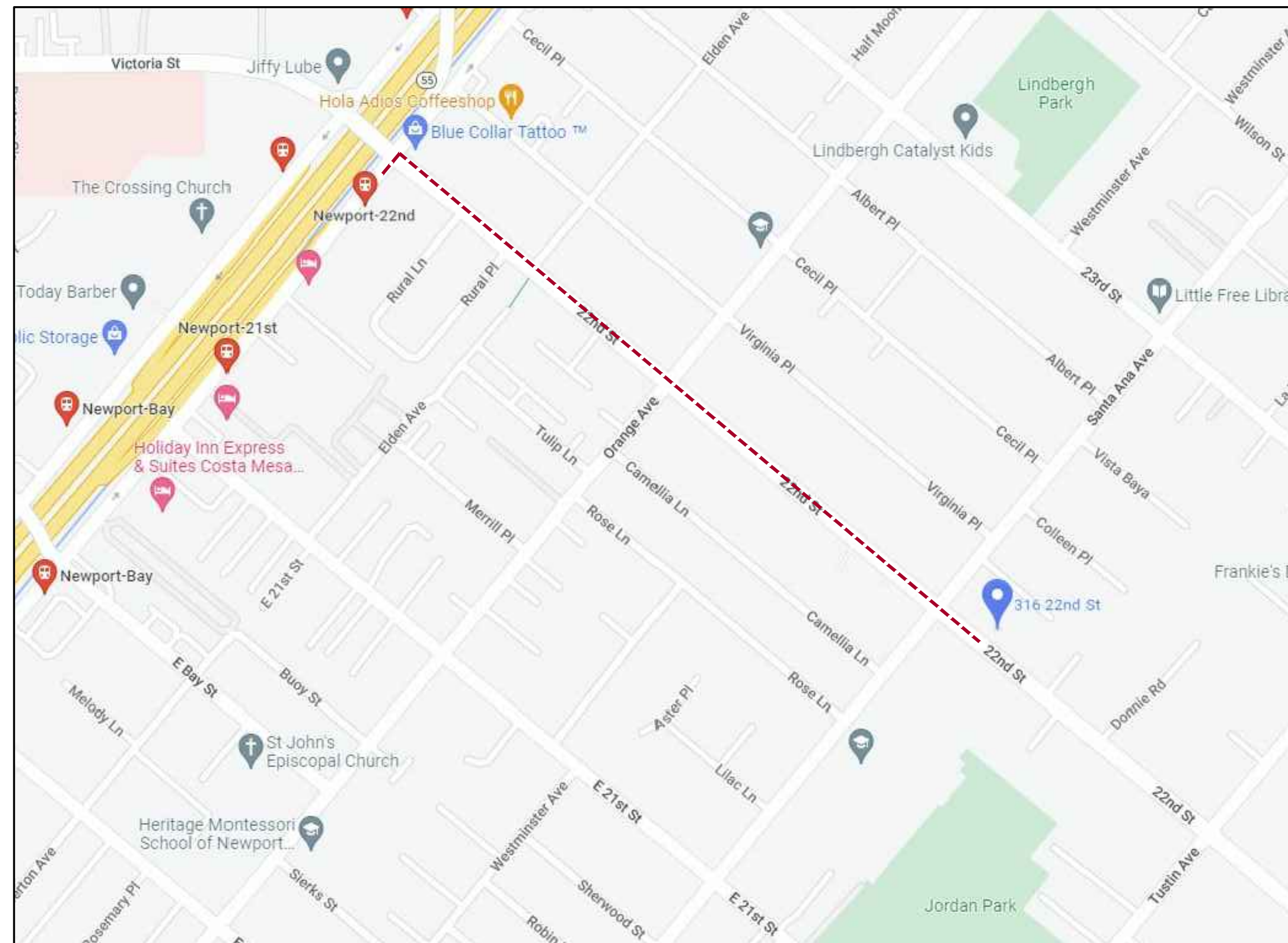
Lot Coverage:
 House Footprint 958
 Garage 244
 Porch 28
 Driveway 1025
 Total Coverage 2,255 s.f.
 3,780 - 2,255 = 1,525 s.f. of open space provided

Rear Yard Coverage:
 Rear yard area 60' x 20' = 1,200 x 25% = 300 s.f.max allowed coverage
 Area of rear yard covered = 300 s.f.

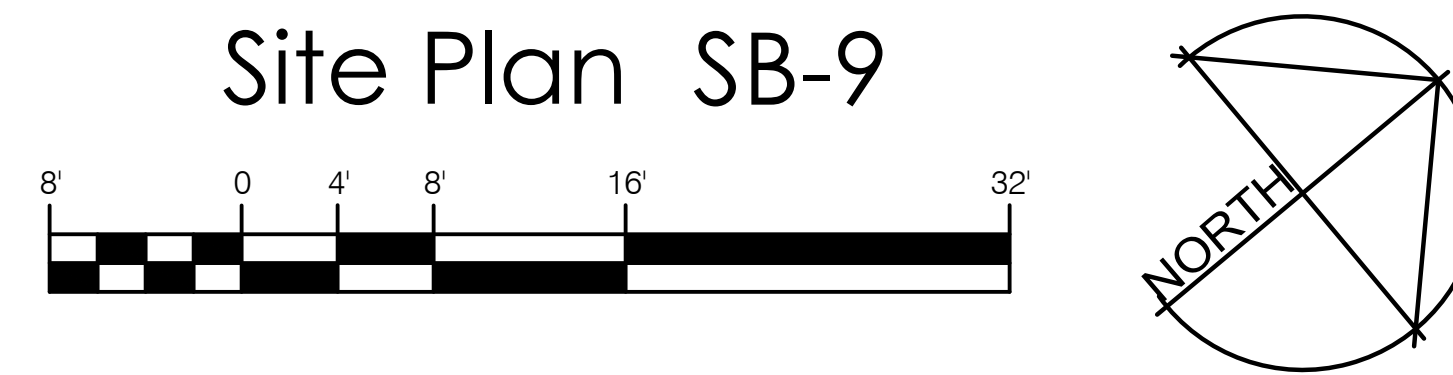
Unit 2
 Lot Area 2,709 s.f. (% of total site =41.7%)
 Required Open Space 2,709 s.f. x 40% = 1,084.6 s.f. Minimum

Lot Coverage:
 House Footprint 991
 Garage 227
 Porch 31
 Driveway 150
 Total Coverage 1,399 s.f.
 2,709 - 1,399 = 1,310 s.f. of open space provided

Rear Yard Coverage:
 Rear yard area 60' x 20' = 1,200 x 25% = 300 s.f.max allowed coverage
 Area of rear yard covered = 299 s.f.



Transit Map
Scale: 1" = 400'
----- Transit Route = .6 Miles

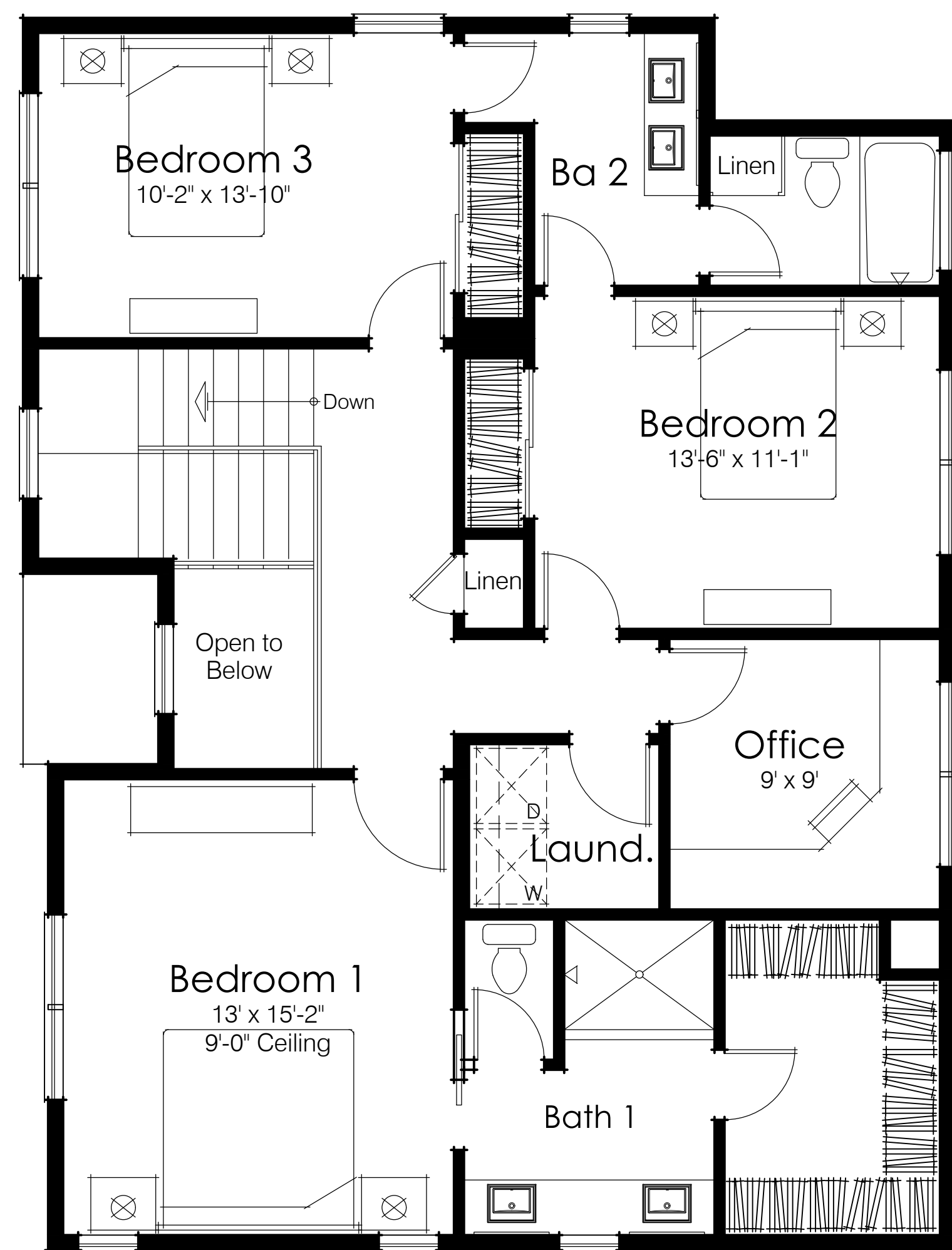


Ridgeway Dev.
316 22nd Street, Costa Mesa

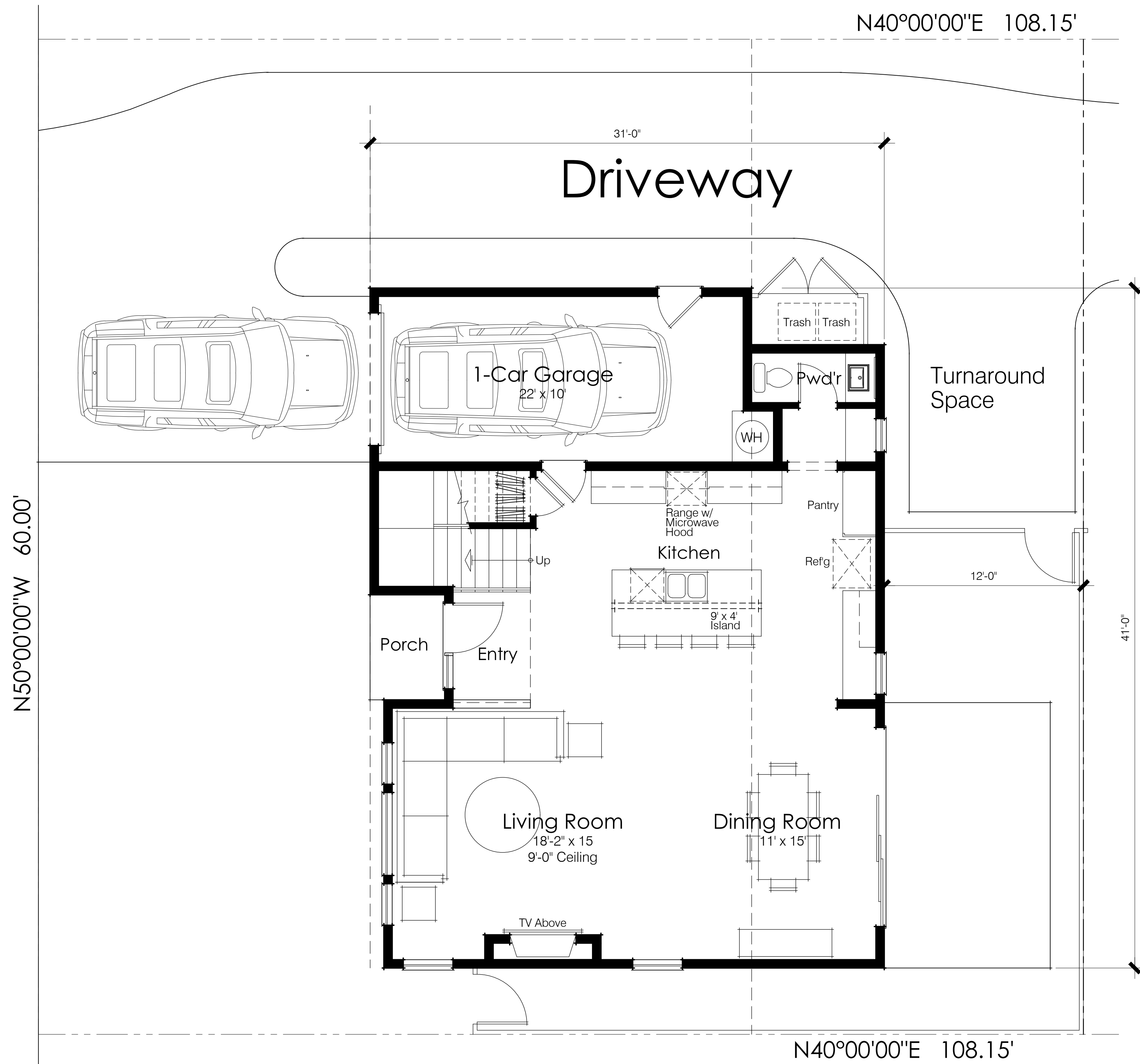
Mark Gross & Associates, Inc.
8881 Research Drive, Irvine, California 92618
(949) 387-3800 Fax (949) 387-7600
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Title
Conceptual Architectural Site Plan

Date	July 18, 2022
Project Number	4509
Scale	1/8" = 1'-0"
Revision	
9-20-2022	10-14-2022
9-27-2022	11-7-2022
10-3-2022	11-28-2022
10-4-2022	1-13-23
Sheet No.	4-4-23

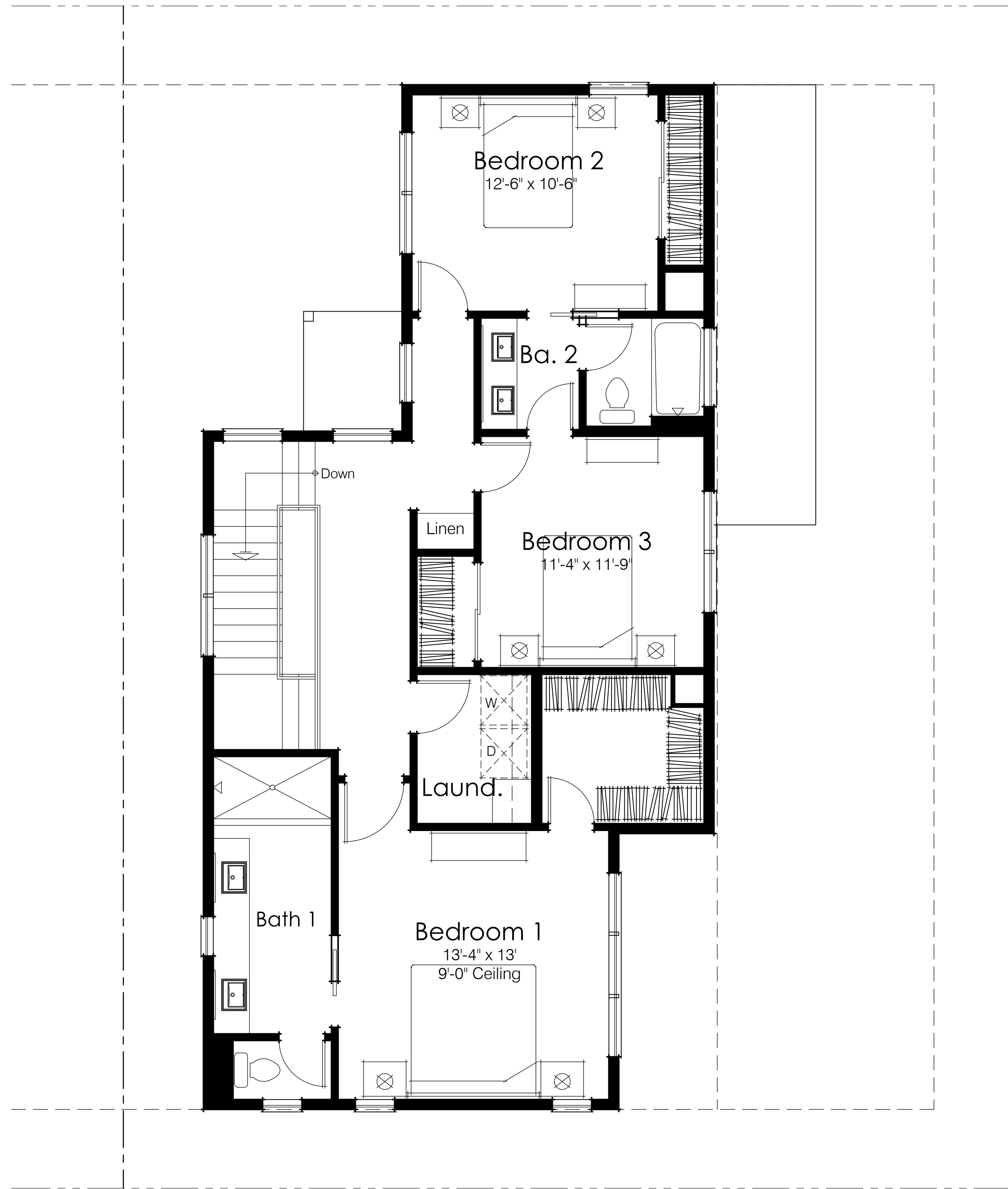


Second Floor Plan

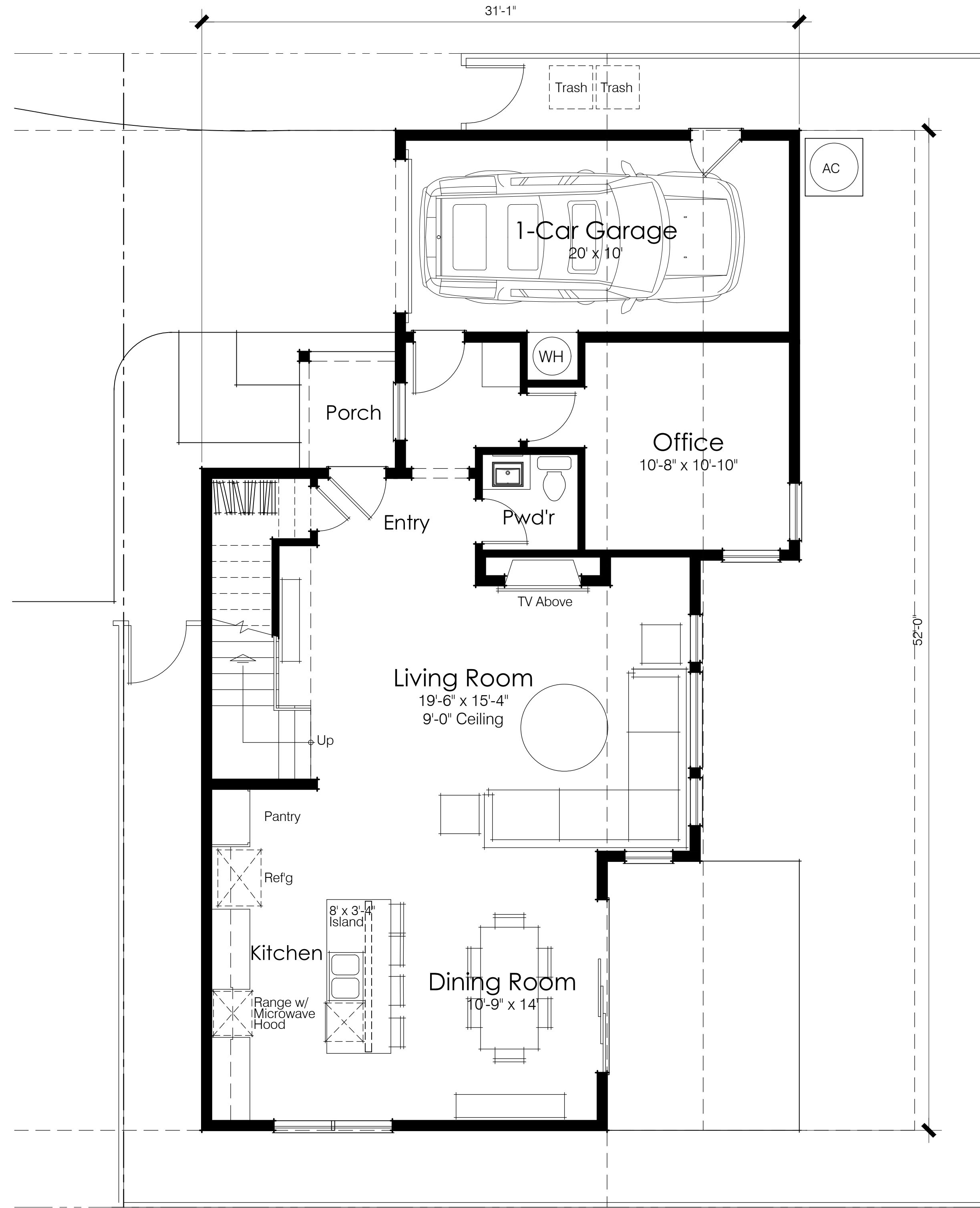


First Floor Plan

Floor Area:	
First Floor	958 sq. ft.
Second Floor	1,096 sq. ft.
Total Living Area:	2,054 sq. ft.
1-Car Garage	244 sq. ft.
Porch	28 sq. ft.



Second Floor Plan



First Floor Plan

Floor Area:	
First Floor	991 sq. ft.
Second Floor	1,011 sq. ft.
Total Living Area:	2,002 sq. ft.
1-Car Garage	227 sq. ft.
Porch	31 sq. ft.

Ridgeway Dev.

316 22nd Street, Costa Mesa

Title
Lot 2
Floor Plan

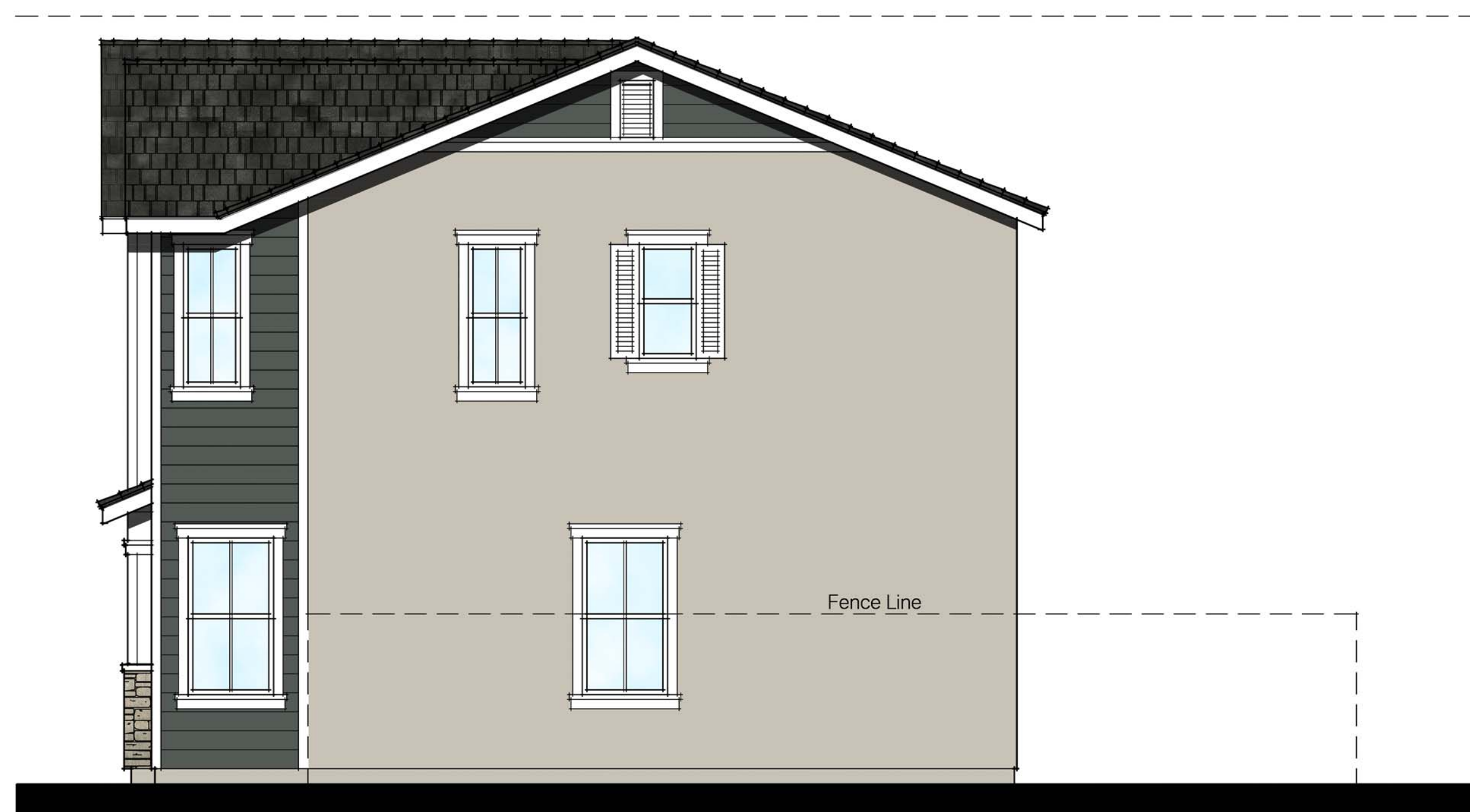
Date
December 27, 2022
Project Number
4509
Scale
1/4" = 1'-0"
Revision
January 11, 2023



Left Side Elevation



Front Elevation



Rear Elevation

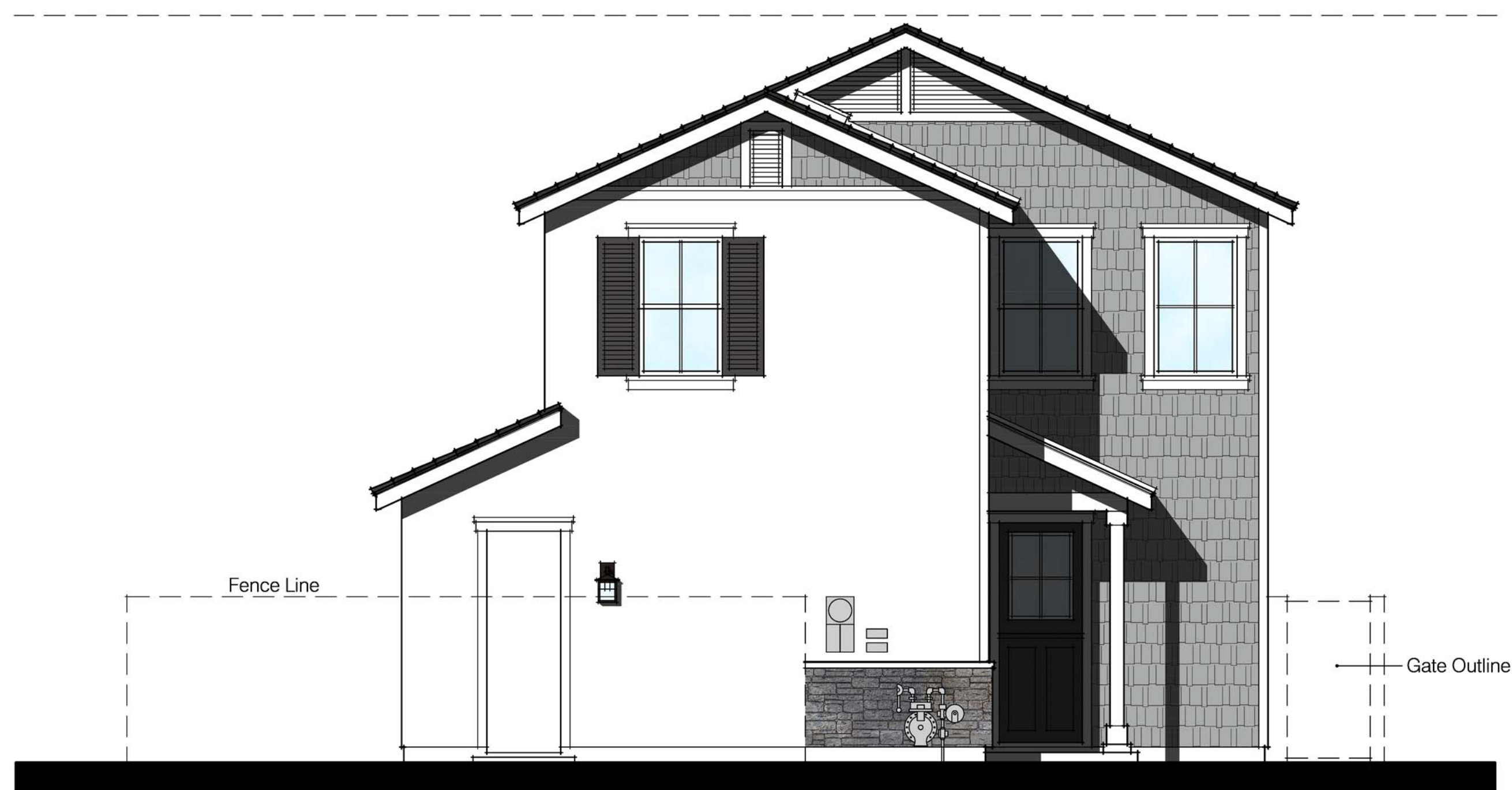
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Ridgeway Dev.
 316 22nd Street, Costa Mesa

Title
 Lot 1
 Conceptual
 Elevations

Date
 January 30, 2023
 Project Number
 4509
 Scale
 1/4" = 1'-0"
 Revision
 January 31, 2023

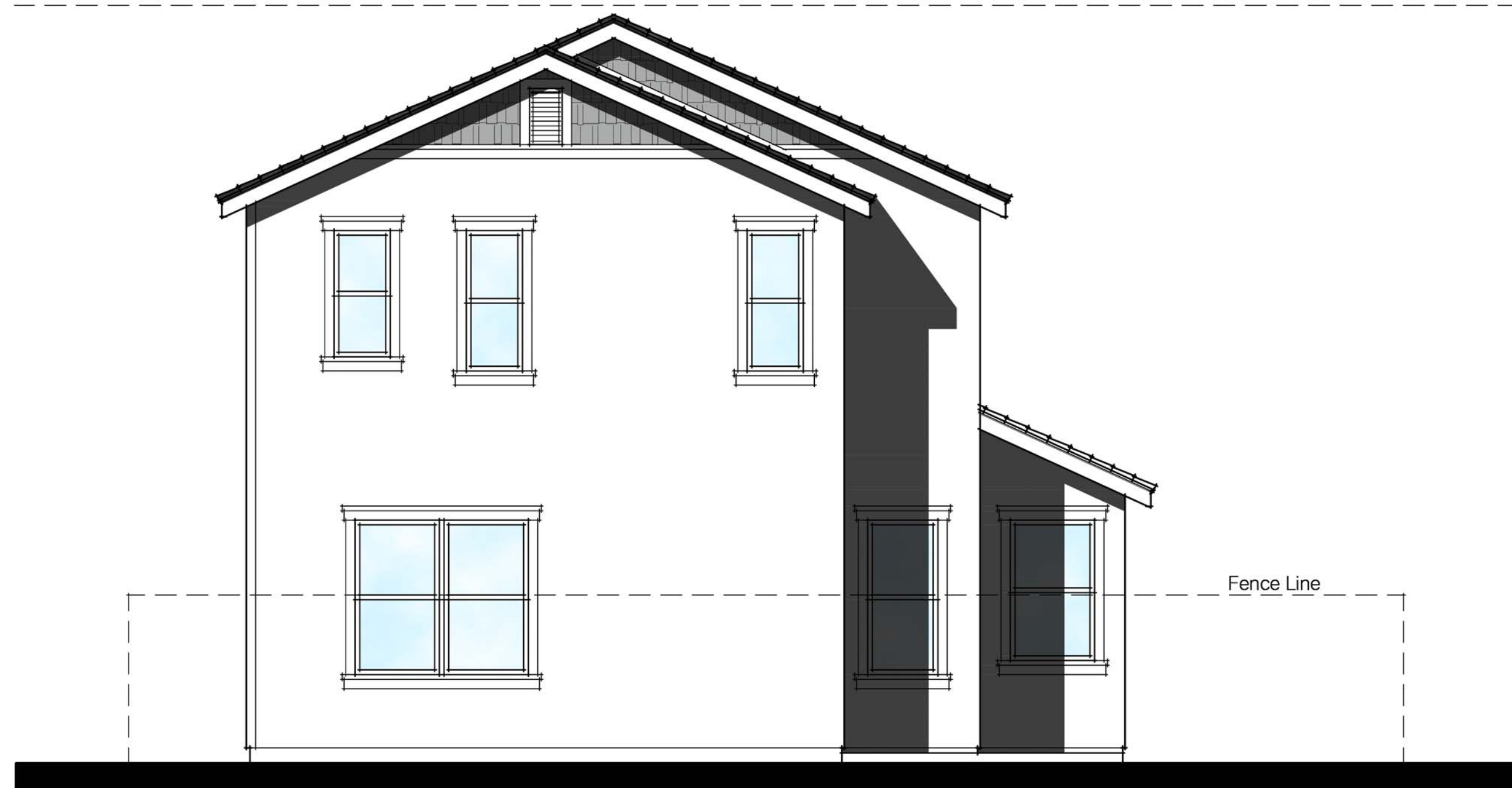
Sheet No.
 2



Left Side Elevation



Front Elevation



Right Side Elevation



Rear Elevation

Ridgeway Dev.

316 22nd Street, Costa Mesa

Title
 Lot 2
 Conceptual
 Elevations

Date
 January 30, 2023

Project Number
 4509

Scale
 1/4" = 1'-0"

Revision
 January 31, 2023

Sheet No.
 4

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