



COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
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CITY OF NEWPORT BEACH
ZONING ADMINISTRATOR STAFF REPORT
September 12, 2013
Agenda Item No. 1:

SUBJECT: Mitchell Residence Condominium Conversion - (PA2013-126)
512 and 512 ½ Avocado Avenue

- Condominium Conversion No. CC2013-001
- Tentative Parcel Map No. NP2013-015
County Tentative Parcel Map No. 2008-151

APPLICANT: Richard and Jeanne Mitchell

PLANNER: Makana Nova, Assistant Planner
(949) 644-3249, mnova@newportbeachca.gov

ZONING DISTRICT/GENERAL PLAN

- **Zone:** R-2 (Two-Family Residential)
- **General Plan:** RT (Two-Unit Residential)

PROJECT SUMMARY

A condominium conversion and parcel map to convert an existing duplex into a condominium project. The code required two-car parking per unit is provided and no waivers of Title 19 development standards are proposed with this application.

RECOMMENDATION

- 1) Conduct a public hearing; and
- 2) Adopt Draft Zoning Administrator Resolution No. _ approving Condominium Conversion No. CC2013-001 Tentative Parcel Map No. NP2013-015 (Attachment No. ZA 1).

DISCUSSION

- The site is located in Corona del Mar, south of Third Avenue and north of Second Avenue, in the R-2 zoning district. The adjacent properties are also zoned for residential use. The area of the lot is approximately 3,540 square feet (30' X 118'), which is typical in this neighborhood.
- The site is developed with a duplex built to condominium standards with separate utility connections for each unit. The building permit was issued in December 2005 and construction was completed October 2007.
- The Land Use Element of the General Plan designates the site as Two-Unit Residential (RT), and the current development is consistent with this designation.
- The Coastal Land Use Plan designates this site as Two-Unit Residential (RT-D), which is intended to provide for two-family residential development, and the current development is consistent with this designation.
- This property is now exempt from park and housing in-lieu fees since the new unit was finalized more than five years ago on October 25, 2007. Exemptions apply per Section 19.54.030 (Inclusionary Housing, Applicability) and 19.52.020.B (Park Fee, Applicability).
- One garage parking space and one tandem carport parking space are provided for each dwelling unit, which satisfies the off-street parking requirements of Chapter 20.40 (Off-Street Parking) of the Municipal Code.
- A tentative parcel map for two-unit condominium purposes has been submitted in conjunction with the condominium conversion application for the purpose of creating two separate ownership units.

ENVIRONMENTAL REVIEW

The project is categorically exempt under Section 15315, of the California Environmental Quality Act (CEQA) Guidelines - Class 15 (Minor Land Divisions).

The division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels is exempt when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

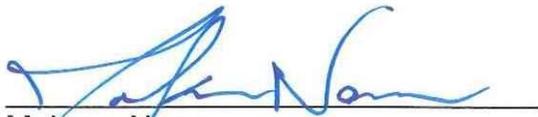
PUBLIC NOTICE

Notice of this application was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the City website.

APPEAL PERIOD:

An appeal of the Parcel Map and Condominium Conversion may be filed with the Director of Community Development within fourteen (14) days following the date of action. For additional information on filing an appeal, contact the Planning Division at (949) 644-3200.

Prepared by:



Makana Nova
Assistant Planner

GR/mkn

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| Attachments: | ZA 1 | Draft Resolution |
| | ZA 2 | Vicinity Map |
| | ZA 3 | Site Photos |
| | ZA 4 | Project Plans |
| | ZA 5 | County Tentative Parcel Map No. 2008-151 |

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2013-0##

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH APPROVING CONDOMINIUM CONVERSION NO. CC2013-001 AND TENTATIVE PARCEL MAP NO. NP2013-015 FOR A TWO-UNIT CONDOMINIUM DEVELOPMENT LOCATED AT 512 AND 512 ½ AVOCADO AVENUE (PA2013-126)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Richard and Jeanne Mitchell, with respect to property located at 512 and 512 ½ Avocado Avenue, and legally described as Lot 28 of Tract 682, in the City of Newport Beach, as per map thereof recorded in Book 20, Page 19 of miscellaneous maps in the office of the County Recorder of said Orange County, requesting approval of a condominium conversion and parcel map.
2. The applicant proposes a condominium conversion and parcel map to convert an existing duplex into a condominium project. The code required two-car parking per unit is provided and no waivers of Title 19 development standards are proposed with this application.
3. The subject property is located within the RT (Two-Unit Residential) Zoning District and the General Plan Land Use Element category is RT (Two-Unit Residential).
4. The subject property is located within the coastal zone. The Coastal Land Use Plan category is RT-D (Two-Unit Residential).
5. A public hearing was held on September 12, 2013 in the Corona del Mar Conference Room (Bay E-1st Floor) at 100 Civic Center Drive, Newport Beach. A notice of time, place and purpose of the meeting was given in accordance with the Newport Beach Municipal Code. Evidence, both written and oral, was presented to, and considered by, the Zoning Administrator at this meeting.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This project has been determined to be categorically exempt under the requirements of the California Environmental Quality Act under Class 15 (Minor Land Divisions)
2. The division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels is exempt when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

SECTION 3. REQUIRED FINDINGS.

Condominium Conversion

In accordance with Section 19.64.070 (Standards for Condominium Conversions) of the Newport Beach Municipal Code, the following finding is set forth:

Finding

- A. *The minimum number, and the design and location of off-street parking spaces shall be provided in conformance with the provisions of the Zoning Ordinance in effect at the time of approval of the conversion.*

Facts in Support of Finding

- A-1. The existing duplex consists of 3,521 square feet including two, single-car garages and two covered spaces.
- A-2. The four spaces provided meet the number of spaces required (2 per unit) per Chapter 20.40 (Off-Street Parking) of the Zoning Ordinance.

Finding

- B. *Each dwelling unit within a building shall have a separate sewer connection to the City sewer.*

Facts in Support of Finding

- B-1. The duplex has two separate sewer connections to the City sewer.

Finding

- C. *Each sewer lateral shall be retrofitted/fitted with a cleanout at the property line.*

Facts in Support of Finding

- C-1. The duplex has two separate sewer cleanouts located at the property line.

Finding

- D. *Each unit shall maintain a separate water meter and water meter connection.*

Facts in Support of Finding

- D-1. The duplex has two separate water meters and water meter connections.

Finding

- E. *The electrical service connection shall comply with the requirements of Chapter 15.32 (Underground Utilities) of the Newport Beach Municipal Code.*

Facts in Support of Finding

- E-1. The duplex complies with the requirements of Chapter 15.32.

Finding

- F. *The applicant for a condominium conversion shall request a special inspection from the Building Division for the purpose of identifying any building safety violations. The applicant shall correct all identified safety violations prior to approval of a final map for the condominium conversion.*

Facts in Support of Finding

- F-1. A special inspection was completed by the Building Division on August 6, 2013, and no violations were identified.

Finding

- G. *Permanent lot stakes and tags shall be installed at all lot corners by a licensed surveyor or civil engineer unless otherwise required by the City Engineer.*

Facts in Support of Finding

- G-1. As conditioned, the project will comply with this requirement prior to recordation of the final parcel map.

Finding

- H. *For residential conversions, the project shall be consistent with the adopted goals and policies of the General Plan, particularly with regard to the balance and dispersion of housing types within the City.*

Facts in Support of Finding

- H-1. The project is consistent with the adopted goals and policies of the Land Use Element and other Elements of the General Plan and the Local Coastal Program Land Use Plan. The project site is designated as RT (Two-Unit Residential) by the Land Use Element of the General Plan and as RT-D (Two-Unit Residential) by the Coastal Land Use Plan (CLUP). The proposed project is consistent with the RT land use category, which is intended to provide for a range of two-family dwelling units such as duplexes and townhomes.

- H-2. An existing, remodeled two-unit dwelling rental will be converted into a two-unit condominium project. The residential density on the site will remain the same.

Finding

- I. *The establishment, maintenance or operation of the use or building applied for shall not, under the circumstances of the particular case, be detrimental to the health, safety, peace, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the City.*

Facts in Support of Finding

- I-1. The application of the project conditions will ensure the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood and the City.
- I-2. The proposed project is to convert an existing, remodeled duplex into two condominiums on property located within the R-2 zoning district.
- I-3. Public improvements will be required of the Applicant per the Municipal Code and the Subdivision Map Act.

Tentative Parcel map

The Zoning Administrator determined in this case, that the proposed parcel map is consistent with the legislative intent of Title 20 of the Newport Beach Municipal Code and is approved based on the following findings per Section 19.12.070 (Required Findings for Action on Tentative Maps) of Title 19 (Subdivision Code):

Finding:

- A. *The proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding:

- A-1. The proposed parcel map is for two-unit condominium purposes. The existing duplex was remodeled in 2011 to condominium standards. The residential density on the site (two-units) will remain the same. The proposed subdivision and improvements are consistent with the density of the R-2 Zoning District and the "Two-Unit Residential" General Plan Land Use designation.
- A-2. The proposed parcel map does not apply to any specific plan area.

Finding:

- B. *The site is physically suitable for the type and density of development.*

Facts in Support of Finding:

- B-1. The lot is physically suitable for two-unit development because it is regular in shape and has a slope of less than 20 percent.

Finding:

- C. *The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. However, notwithstanding the foregoing, the decision making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.*

Facts in Support of Finding:

- C-1. This project has been reviewed, and it has been determined that it qualifies for a Class 15 categorical exemption pursuant to Title 14 of the California Code of Regulations (Section 15315, Article 19 of Chapter 3, Guidelines for Implementation of the California Environmental Quality Act). Under Class 15 (Minor Land Divisions), the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels is exempt when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Finding:

- D. *The design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Facts in Support of Finding:

- D-1. The proposed parcel map is for residential condominium purposes. The development will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the developer per Section 19.28.010 (General Improvement Requirements) of the Municipal Code and Section 66411 of the Subdivision Map Act. All ordinances of the City and all Conditions of Approval will be complied with.

Finding:

- E. *The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision making body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to*

easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.

Facts in Support of Finding:

- E-1. The design of the development will not conflict with easements acquired by the public at large, for access through, or use of property within the proposed development, because there are no public easements located on the property.

Finding:

- F. *That, subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

- F-1. The property is not subject to the Williamson Act because the subject property is not designated as an agricultural preserve and is less than 100 acres in area.
- F-2. The site, which is developed for residential use, lies in a residentially zoned area.

Finding:

- G. *That, in the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) There is an adopted specific plan for the area to be included within the land project; and (2) the decision making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

- G-1. The property is not a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the existing subdivision does not contain 50 or more parcels.
- G-2. The project is not located within a specific plan area.

Finding:

- H. *That solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Facts in Support of Finding:

- H-1. The proposed parcel map and improvements are subject to Title 24 of the California Building Code that requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate. The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process. The existing duplex was constructed in compliance with Title 24.

Finding:

- I. *The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Facts in Support of Finding:

- I-1. The proposed parcel map is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need. The residential density on the site will remain the same, which allows two units in the R-2 Zoning District. Therefore, the parcel map for condominium purposes will not affect the City in meeting its regional housing need.

Finding:

- J. *The discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Facts in Support of Finding:

- J-1. Wastewater discharge into the existing sewer system will remain the same and does not violate Regional Water Quality Control Board (RWQCB) requirements.

Finding:

- K. *For subdivisions lying partly or wholly within the Coastal Zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three of the Coastal Act.*

Facts in Support of Finding:

- K-1. The proposed parcel map is for two-unit condominium purposes. The proposed subdivision and improvements are consistent with the Coastal Land Use Plan designation RT-D (Two-Unit Residential).
- K-2. The subject property is not adjacent to coastal access points therefore, the coastal access and recreation policies do not apply.

K-3 Recreation policies contained within Chapter Three of the Coastal Act are not applicable to the subject property.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby approves Parcel Map No. NP2013-015 and Condominium Conversion No. CC2013-001 (PA2013-126), subject to the conditions set forth in Exhibit A, which is attached hereto and incorporated by reference.
2. The Condominium Conversion action shall become final and effective fourteen days after the adoption of this Resolution unless within such time an appeal is filed with the Community Development Director in accordance with the provisions of Title 20 Planning and Zoning, of the Newport Beach Municipal Code.

PASSED, APPROVED AND ADOPTED THIS 12th DAY OF SEPTEMBER, 2013.

Brenda Wisneski, AICP, Zoning Administrator

DRAFT

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans and building elevations stamped and dated with the date of this approval. (Except as modified by applicable conditions of approval.)
2. The applicant shall comply with all federal, state, and local laws. Material violation of any of those laws in connection with the use may be cause for revocation of this Parcel Map and Condominium Conversion.
3. No more than two-dwelling units shall be permitted on the site.
4. In accordance with the provisions of Chapter 13 of the Newport Beach Municipal Code or other applicable section or chapter, additional street trees may be required and existing street trees shall be protected in place during construction of the subject project, unless otherwise approved by the General Services Department and the Public Works Department through an encroachment permit or agreement.
5. Two-car parking, including one enclosed garage space and one covered or enclosed parking space, shall be provided on site for each dwelling unit per requirements of the Zoning code. All parking spaces shall be maintained clear of obstructions for the parking of vehicles at all times.
6. The project is subject to all applicable City ordinances, policies, and standards, unless specifically waived or modified by the conditions of approval.
7. Prior to the recordation of the parcel map, the applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.
8. To the fullest extent permitted by law, applicant shall indemnify, defend and hold harmless City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any and all claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs and expenses (including without limitation, attorney's fees, disbursements and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to City's approval of the Condominium Conversion and Parcel Map including, but not limited to, Condominium Conversion No. CC2013-001 and Tentative Parcel Map No. NP2013-015 (PA2013-126). This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorneys' fees, and other expenses incurred in connection with such claim, action, causes of action, suit or proceeding whether incurred by applicant, City, and/or the parties initiating or bringing such proceeding. The applicant shall indemnify the City for all of City's costs, attorneys' fees, and damages which City incurs in enforcing the indemnification provisions set forth in this condition. The applicant shall pay to the City upon demand any amount

owed to the City pursuant to the indemnification requirements prescribed in this condition.

9. The parcel map shall expire if the map has not been recorded within 24 months of the date of approval, unless an extension is granted by the Planning Director in accordance with the provisions of Section 19.16 of the Newport Beach Municipal Code.

Building Division Conditions

10. The project shall comply with the CRC or CBC 2010 code for construction type, fire rating, egress requirements and sound attenuation.
11. The sprinkler system shall provide a separate riser, one for each dwelling unit.
12. Separate utilities and electrical, mechanical, and plumbing shall be provided for each dwelling unit.
13. Separate forced air units and air conditioning units shall be provided for each dwelling units. Sound attenuation will apply.
14. The dwelling units shall comply with fire separation and sound attenuation requirements.
15. Prior to the recordation of the parcel map, the applicant shall apply for a building permit for description change of the subject project development from “duplex” to “condominium.” **The development will not be condominiums until this permit is finalized.** The building permit for the new construction shall not be finalized until after recordation of the parcel map.

Public Works Conditions

16. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD88). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. **The map to be submitted to the City of Newport Beach shall comply with the City’s CADD Standards. Scanned images will not be accepted.**
17. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (1- inch iron pipe with tag) shall be set on each lot corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.

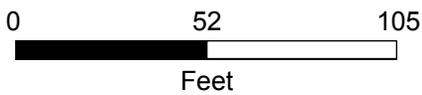
18. All improvements shall be constructed as required by Ordinance and the Public Works Department.
19. Repair damaged concrete curbs along the Avocado Avenue frontage.
20. Each dwelling unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover. Water meters and sewer cleanouts shall be located within the public right-of-way.
21. An encroachment permit is required for all work activities within the public right-of-way.
22. All improvements shall comply with the City's sight distance requirement. See City Standard 110-L and Municipal Code Section 20.30.130.
23. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.
24. All on-site drainage shall comply with the latest City Water Quality requirements.
25. All above ground improvements shall stay a minimum 5-foot clear within the alley setback, including planting. Standard concrete driveway shall replace the planter within the 5-foot alley setback.
26. A Public Works Department encroachment permit inspection is required before the Building Division permit final can be issued. At the time of Public Works Department inspection, if any of the existing public improvements surrounding the site are damaged, new concrete sidewalk, curb and gutter, and alley/street pavement will be required and 100 percent paid by the owner. Said determination and the extent of the repair work shall be made at the discretion of the Public Works Inspector.

Attachment No. ZA 2

Vicinity Map



Newport
Beach
GIS



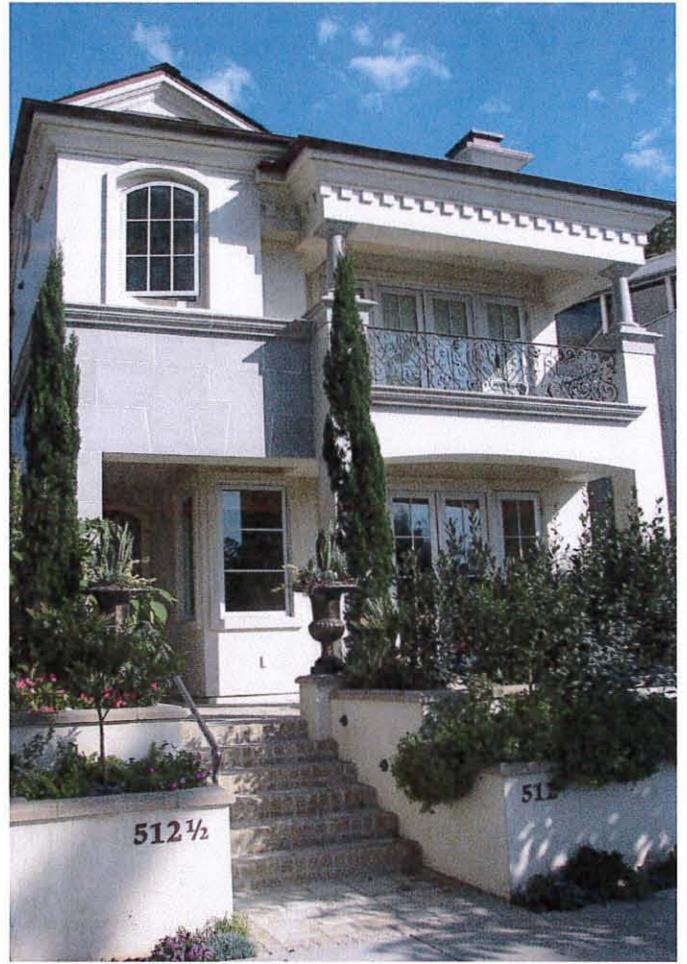
Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2011 photos provided by Eagle Imaging www.eagleaerial.com

8/29/2013

Attachment No. ZA 3

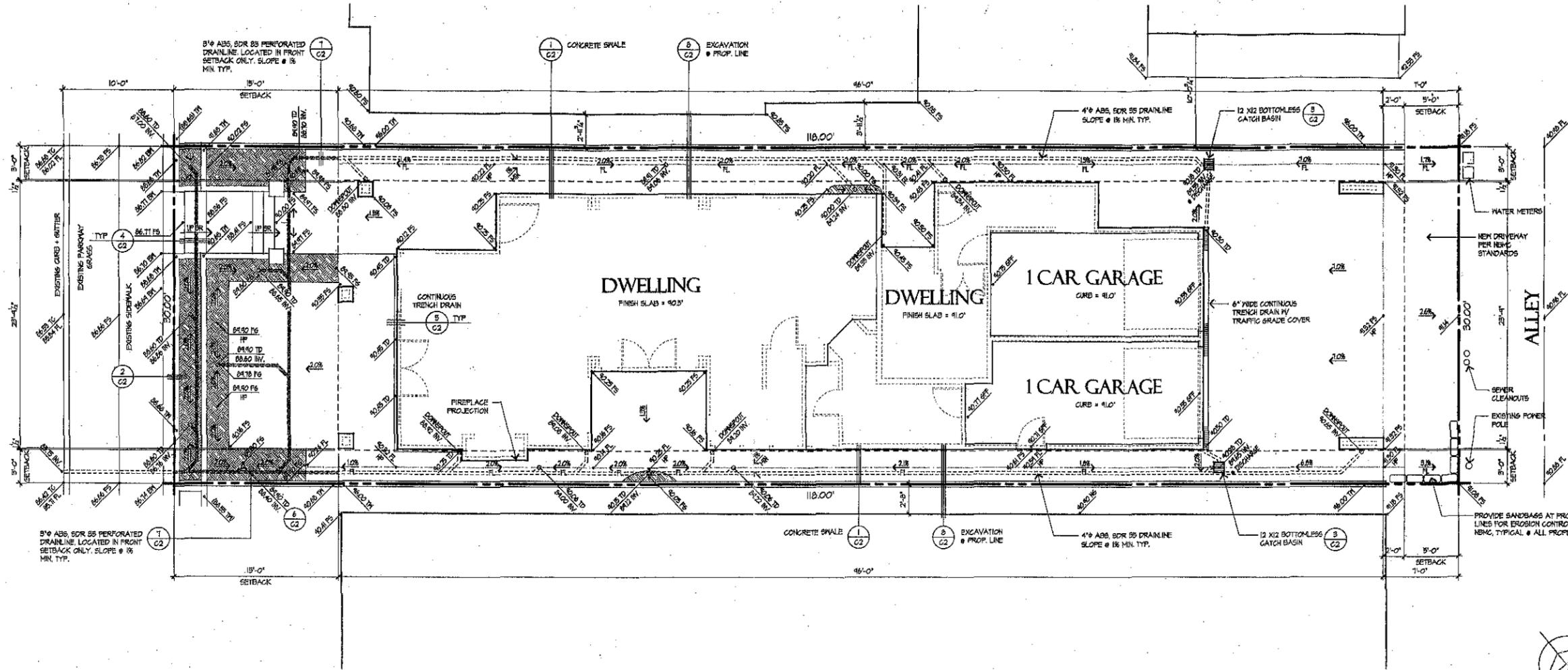
Site Photos



Attachment No. ZA 4

Project Plans

AVOCADO AVENUE



SITE / GRADING / DRAINAGE PLAN

1/5" = 1'-0"



ACOUSTIC NOTES

- APPROVED ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND THE SEPARATION WALL.
- ALL PENETRATIONS INTO SOUND RATED PARTITIONS OF FLOOR-CEILING ASSEMBLIES SHALL BE SEALED WITH APPROVED PERMANENT RESILIENT SEALANT.
- ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS OR MINIMUM 1/4" THICK APPROVED RESILIENT MATERIAL (EXCEPTION: GAS PIPING NEED NOT BE ISOLATED).
- METAL VENTILATIONS AND CONDITIONED AIR DUCTS LOCATED IN SOUND ASSEMBLIES SHALL BE LINED (EXCEPTION: DUCTS SERVING ONLY EXIT MAYS, KITCHEN COOKING FACILITIES AND BATHROOM NEED NOT BE LINED).
- MINERAL FIBER INSULATION SHALL BE INSTALLED IN JOIST SPACES TO A POINT 12" BEYOND THE PIPE OR DUCT, WHENEVER A PLUMBING PIPE, OR DUCT PENETRATES A FLOOR-CEILING ASSEMBLY OR WHERE SUCH UNIT PASSES THROUGH THE PLANE OF THE FLOOR-CEILING ASSEMBLY WITHIN A WALL.

SITE NOTES

- GRADING: OVEREXCAVATION CUT: 350 CUBIC YARDS OVEREXCAVATION FILL: 350 CUBIC YARDS
- ALL PLANTING TO BE NON-INVASIVE.
- ALL ENCROACHMENTS WITHIN THE PUBLIC RIGHT-OF-WAY MUST BE REVIEWED AND APPROVED BY THE PUBLIC WORKS DEPARTMENT UNDER A SEPARATE PERMIT AND MAY REQUIRE THE EXECUTION OF AN ENCROACHMENT AGREEMENT. THERE IS NO GUARANTEE THAT ENCROACHMENTS SHOWN ON THE SITE PLAN WILL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
- PROVIDE SANDBAGS AT PROPERTY LINES FOR EROSION CONTROL PER NDIC, TYP.
- REMOVAL OF ANY CITY TREES REQUIRES PRIOR APPROVAL FROM GENERAL SERVICES DEPARTMENT.
- TREES ARE REQUIRED TO BE PLANTED IN PARKWAY ADJUTING THE BUILDING SITE IF A NEW BUILDING IS CONSTRUCTED, PER MUNICIPAL CODE SECTION 15.04.01.01.01.
- PROVIDE TREES IN THE PARKWAY ADJOINING THIS SITE TO THE SATISFACTION OF THE GENERAL SERVICES DEPARTMENT (949-644-3053). APPROVAL FROM GENERAL SERVICES IS REQUIRED ON THE BUILDING INSPECTION CARD PRIOR TO FINAL INSPECTION.
- SURVEYOR SHALL MONITOR PROPERTY CORNERS BEFORE STARTING GRADING, WITH PERMANENT MONUMENTS, SURVEYOR TO FILE A CORNER RECORD OR A RECORD OF SURVEY WITH THE OFFICE OF THE COUNTY SURVEYOR. EVIDENCE OF FILING SHALL BE SUBMITTED TO BUILDING INSPECTOR PRIOR TO FOUNDATION INSPECTION.
- CONTRACTOR TO OBTAIN AN ENCROACHMENT PERMIT FROM PUBLIC WORKS PRIOR TO PERFORMING ANY OFF-SITE WORK.
- NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND OR OBTAIN NECESSARY PERMIT FROM THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.
- FENCES AND WALLS WITHIN THE SIDE YARD SETBACKS SHALL NOT EXCEED 6'-0" AS MEASURED FROM NATURAL GRADE.
- FENCES AND WALLS WITHIN THE FRONT YARD SETBACKS SHALL NOT EXCEED 5'-0" AS MEASURED FROM NATURAL GRADE.
- DISTANCE FROM FACE OF FOUNDATION TO PROPERTY LINE TO BE ZONING SETBACK PLUS WALL FINISH THICKNESS, MINIMUM.
- THE WATER METER AND SEWER CLEANOUT THAT SERVE THE NEW RESIDENCE SHALL BE LOCATED WITHIN THE ALLEY AND SHALL HAVE A TRAFFIC-GRADE BOX AND COVER.

PROJECT NOTES

- GOVERNING CODES FOR THIS PROJECT: 2007 CALIFORNIA BUILDING CODE (CBC), ELECTRICAL (EBC), ENERGY (E-131-4), MECHANICAL (MBC), AND PLUMBING (PBC) CODES WITH LOCAL AMENDMENTS.
- EDISON COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION. SERVICE TO BE UNDERGROUND IF RELOCATED OR A NEW SERVICE IS INSTALLED. FIELD INSPECTORS TO REVIEW AND APPROVE FUTURE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.
- SOILS ENGINEER TO REVIEW AND APPROVE FOUNDATION AND GRADING PLANS. SOILS ENGINEER TO INSPECT AND CERTIFY FOOTING EXCAVATION AND DESIGN BEARING PRESSURE AND GRADING AND CONTRACTING OF SUBGRADE PRIOR TO POURING CONCRETE. FOR OVER EXCAVATION AND RECONSTRUCTION DURING GRADING OPERATION SOILS ENGINEER TO VERIFY COMPACTED SOIL AT EXIST OF EXCAVATION PRIOR TO BACKFILL AND RECONSTRUCTION.
- PROVIDE PRESSURE REGULATOR IF WATER IS EQUAL TO OR GREATER THAN EIGHTY POUNDS PER SQUARE INCH (80 PSI).
- SEPARATE APPLICATION PERMIT IS REQUIRED FOR DEMOLITION, RETAINING WALLS, GRADING, DRAINAGE, PATIO COVERS, FENCES OVER 3 FEET HIGH AND POOL/SERAPAS.
- FEMA FINISH FLOOR ELEVATION CERTIFICATE MUST BE COMPLETED BY A LICENSED SURVEYOR AND SUBMITTED TO THE BUILDING DEPARTMENT INSPECTOR AFTER THE FIRST FLOOR IS POURED AND BUILT.
- CONTRACTOR TO HAVE LAB TEST FOR SOIL SULFATES PRIOR TO CALLING FOR FOUNDATION INSPECTION AND SHOWN SULFATES ARE NEGLECTIBLE OR COMPLY WITH TABLE M-A-4.
- TEMPORARY SHORING IS REQUIRED FOR EXCAVATION WHICH REMOVES THE LATERAL SUPPORT FROM A PUBLIC WAY OR AN EXISTING BUILDING EXCAVATIONS ADJACENT TO A PUBLIC WAY REQUIRE PUBLIC WORKS APPROVAL PRIOR TO BEGAINCE OF A BUILDING PERMIT. SHORING MUST BE DESIGNED BY A REGISTERED CIVIL ENGINEER.
- PROVIDE LOW FLUSH TOILETS PER CODE: 1/6 GALLON MAX.
- CONSTRUCTION INSPECTION PER CBC SECTION 109.
- DESIGN SOIL BEARING IS 1000 PSF.
- HIGHEST TEMPERATURE OF 120 DEGREES AT ALL SUPERS AND TRANSFORMERS TO BE PROVIDED BY THE USE OF PRESSURE BALANCE OR THERMOSTATIC MIXING VALVES.
- PROVIDE PEDESTRIAN PROTECTION ADJACENT TO PUBLIC WAY AS FOLLOWS:
DISTANCE FROM STRUT. TO PROP. LINE (80)
PROTECTION
SB < 6' FENCE + CANOPY
SB 6' (PART OF STRUT) FENCE + CANOPY
SB 6' (PART OF STRUT) FENCE ONLY
SB 10' (STRUCT 16712) NONE
WHEN REQUIRED, FENCE AND CANOPY TO BE CONSTRUCTED PER UFG 8803.1 AND 8803.14
- NEW CONCRETE SIDEWALK, CURB AND GUTTER, AND STREET PAVEMENT MAY BE REQUIRED BY THE CITY AT THE TIME OF CONSTRUCTION. SAID DETERMINATION SHALL BE MADE AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR.
- WHERE THE EXISTING DRIVEWAY APPROACH IS REMOVED AND THE NEW DRIVEWAY APPROACH IS CONSTRUCTED, A MINIMUM 12" WIDE X 12" DEEP FULL DEPTH CONCRETE PATCHBACK SHALL BE CONSTRUCTED ALONG THE ENTIRE LENGTH OF THE NEW DRIVEWAY APPROACH. SUCH PATCHBACK PANEL SHALL DOWNLEDD INTO THE EXISTING CONCRETE ROADWAY AND CONCRETE GUTTER CURB.
- ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC SIDEWALK.
- WATER QUALITY BEST MANAGEMENT PRACTICES
1. PLANTING AREAS AND VINE POCKETS INCORPORATED INTO THE LANDSCAPE PAVING DRAINS TO LANDSCAPE AREAS WHEREVER POSSIBLE.
2. SURFACE DRAINAGE DIRECTED INTO LANDSCAPE AREAS ON PROPERTY TO RETAIN SIGNIFICANT AMOUNTS OF WATER RUNOFF ON-SITE.
3. ROOF GUTTER DOWNSPOUTS DAYLIGHT OR FLOW INTO LANDSCAPED AREAS WHERE POSSIBLE.
4. USE OF LOW WATER CONSUMPTION PLANTS AND PROPER IRRIGATION TECHNIQUES AND TAKING INTO CONSIDERATION SUN AND SHADE EXPOSURES AND SOIL TYPES. PLANTS SHALL BE GROUPED IN ACCORDANCE TO THEIR WATER NEEDS IN ORDER TO AVOID POTENTIAL OVER-WATERING AND IRRIGATION RUNOFF.
5. HOMEOWNER TO ROUTINELY CLEAN GUTCH BASINS AND DRAIN LINES OF DEBRIS.
6. CATCH BASINS WITH GRAVEL, FILLED OPEN BOTTOMS INCORPORATED IN DRAIN SYSTEM TO PROVIDE FILTRATION OF RUNOFF PRIOR TO DISCHARGE INTO THE BAY.

LEGEND

- BH BACK OF HALL
- TC TOP OF CURB
- FL FLOOR LINE
- FS FINISHED SURFACE
- NS NATURAL GRADE
- FG FINISH GRADE
- FF FINISH FLOOR ELEVATION
- EX EXISTING
- GF GARAGE FINISH FLOOR
- TD TOP OF DRAIN ELEVATION
- TR TOP OF RAIL
- INV INVERT ELEVATION
- IP HIGH POINT
- PL PLANTER TO DRAIN 28 MIN TYP

BUILDING CODE INFORMATION:

OCCUPANCY: RES
CONSTRUCTION TYPE: TYPE V, NR
SPRINKLERED: NO (S0005F)
DEFERRED SUBMITTALS
SOUND ATTENUATION DESIGN ELEVATOR
SFA
DEFERRED SUBMITTALS TO BE REVIEWED BY THE PROJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN REVIEW

SHEET INDEX

- C1 SITE PLAN
- C2 SURVEY SITE DETAILS
- A1 1ST + 2ND FLOOR PLANS
- A2 3RD FLOOR PLAN
- A3 ROOF PLAN
- A4 ELEVATIONS NW + SW
- A5 ELEVATIONS SE + NE
- AGN BUILDING SECTIONS ABCD
- AD1 BUILDING SECTIONS 1EG
- AD2 DOOR + WINDOW SCHEDULES TITLE 24
- S1 ELECTRICAL PLANS 1ST + 2ND FLOORS
- S2 ELECTRICAL PLANS 3RD FLOOR
- S3 ARCHITECTURAL GENERAL NOTES
- SD1 ARCHITECTURAL DETAILS
- SD2 ARCHITECTURAL DETAILS
- SD3 ARCHITECTURAL DETAILS
- SD4 ARCHITECTURAL DETAILS
- SD5 ARCHITECTURAL DETAILS

PROJECT DATA

PROJECT DESCRIPTION:
DEMOLISH EXISTING STRUCTURE, CONSTRUCT NEW 2 STORY DUPLEX AND ATTACHED GARAGES

LEGAL DESCRIPTION:
LOT 26, TRACT NO. 602 PER MH. 2011 RECORDS OF ORANGE COUNTY, CA

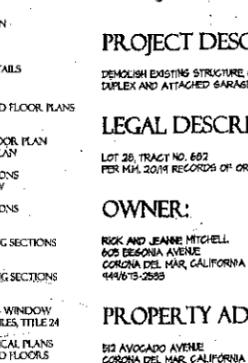
OWNER:
RICK AND JEANNE MITCHELL
605 BEASON AVENUE
CORONA DEL MAR, CALIFORNIA 92625
949-615-2555

PROPERTY ADDRESS:
512 AVOCADO AVENUE
CORONA DEL MAR, CALIFORNIA 92625

AREA SUMMARY:
HOUSE: FIRST FLOOR = 136.64, SECOND FLOOR = 872.61, THIRD FLOOR = 0.00
TOTAL DWELLING = 1009.25
GARAGE = 211.45
BALCONIES = 64.46
ROOF DECK = 249.78
APARTMENT: FIRST FLOOR = 109.71, SECOND FLOOR = 878.59, THIRD FLOOR = 244.61
TOTAL DWELLING = 1302.91
GARAGE = 191.75
BALCONIES = 114.41
TOTAL STRUCTURE = 2022.75 + 1900.45 = 3923.20
ALLOWABLE: 24 X 8 X 15 = 5928.00

SOILS ENGINEER:
610-ETKA, INC. JOB #: F-10936-05
191 NORTH MAIN ORANGE, CALIFORNIA 92668 DATE: APRIL 12, 2009
714-771-9111

VICINITY MAP



IAN J. HARRISON ARCHITECT
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SEAL: IAN J. HARRISON ARCHITECT
No. C 6947
Exp. 5-31-07
STATE OF CALIFORNIA
IAN J. HARRISON ARCHITECT
I am a duly licensed architect and certify that I have prepared the above drawings and specifications and that I am a duly licensed architect and that I am a duly licensed architect and that I am a duly licensed architect.

FILE COPY
MITCHELL RESIDENCE
512 AVOCADO AVENUE
CORONA DEL MAR, CALIFORNIA 92625

REVISION	BY	DATE

DRAWN BY: pdw

Approved [Signature]
SIT PLAN PROJECT DATA
JOB #: MITCHELL
PLOT DATE: 12/26/09



MITCHELL RESIDENCE
52 AVOCADO AVENUE
CORONA DEL MAR, CALIFORNIA 92625

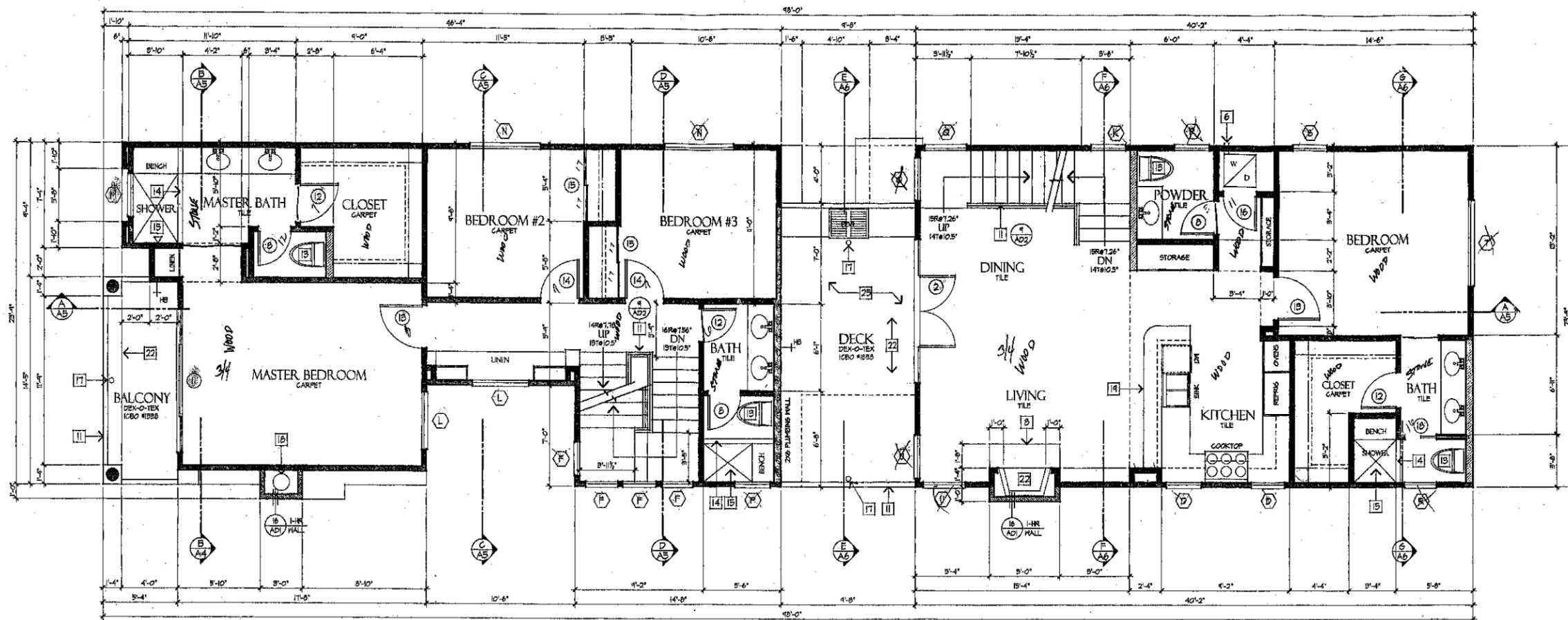
REVISION	BY	DATE

DRAWN BY: pdw

IST + 2ND FLOOR PLANS

JOB #: MITCHELL
PLOT DATE: 12/21/2005
SHEET
A1
OF TWENTY-THREE

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SECOND FLOOR PLAN

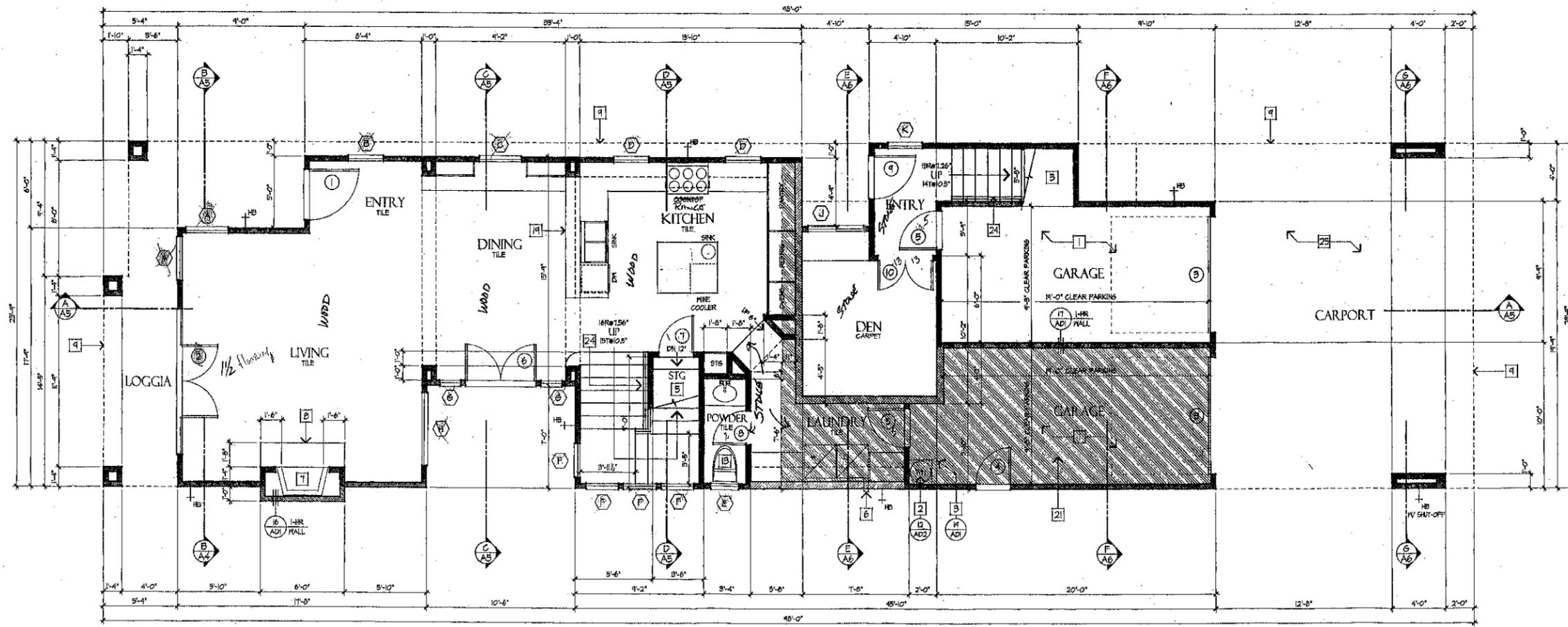
1/4" = 1'-0"

- WALL LEGEND**
- 2x4 @ 16" O.C.
 - 2x6 @ 16" O.C.
 - MASONRY
 - PARTY WALL
 - 1-HOUR WALL

PROVIDE FIRE BLOCKS AND DRAFT STOPS AT 10'-0" O.C. (8'-0" O.C. AT RATED WALLS)

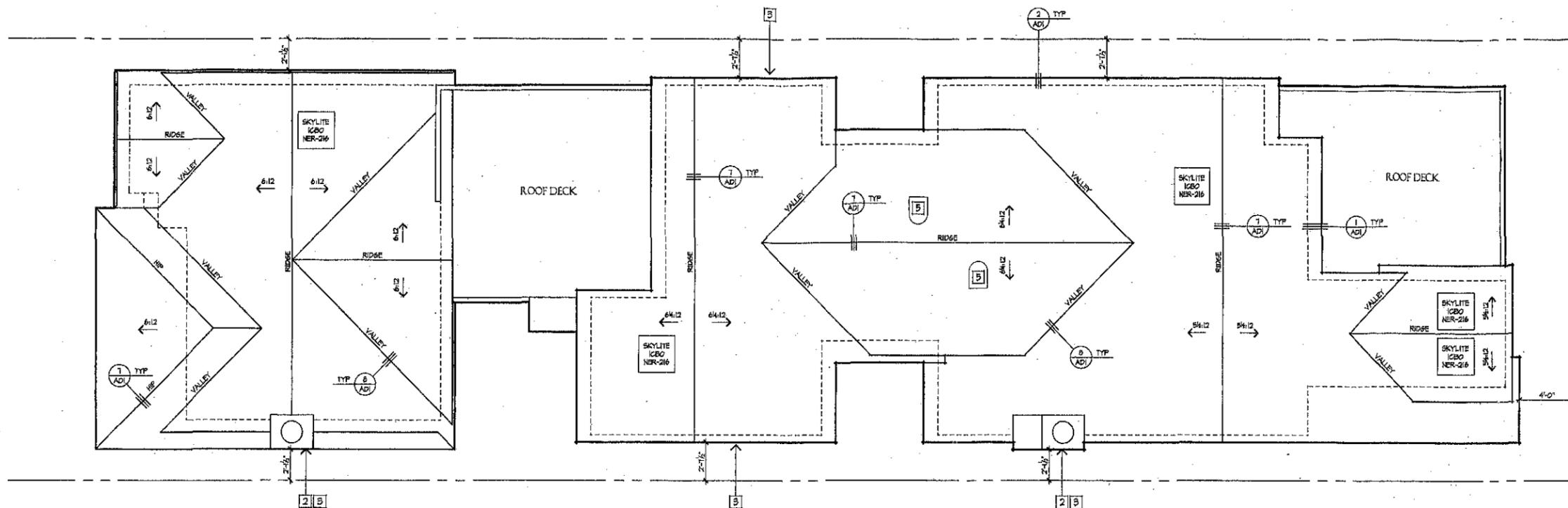
KEYNOTES

- 1 5/8" TYPE X GYPSUM BOARD ALL WALLS, CEILING, BEAMS, POSTS AND COLUMNS, TYPICAL AT GARAGE
- 2 WATER HEATER ON 18" HIGH PLATFORM W/ PAN AND FWT VALVE TO TERMINATE OUTSIDE
- 3 STEEL POST, CONCRETE FILLED
- 4 1-HOUR RATED SHAFT
- 5 PROVIDE 5/8" TYPE X GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED USEABLE SPACE UNDER STAIRS
- 6 DRYER VENT
- 7 42" WIDE FIREBOX METAL FIREPLACE ICC PER-3501
- 8 TILE HEARTH
- 9 LINE OF WALL ABOVE
- 10 6" MIN. TREAD WIDTH AT NARROW END, 9" MIN. TREAD WIDTH AT 12" FROM NARROW END
- 11 36" HIGH GUARDRAIL
- 12 42" HIGH GUARDRAIL
- 13 WATER CLOSET TO BE MIN. 30" WIDE MIN. 24" CLEAR IN FRONT OF TOILET
- 14 SHATTER-PROOF ENCLOSURE
- 15 CERAMIC TILE WALLS TO 8'-0" OVER PLASTER, TYP.
- 16 30" X 30" ATTIC ACCESS
- 17 ROOF DRAIN W/ OVERFLOW
- 18 METAL GINNEY FLE
- 19 42" HIGH COUNTER
- 20 WINDOW SEAT, 18" ABOVE FINISH FLOOR
- 21 HATCHING INDICATES PARTY FLOOR
- 22 SLOPE TO DRAIN 1/8" MIN.
- 23 36" WIDE FIREBOX METAL FIREPLACE ICC PER-3501
- 24 1-HOUR MALL
- 25 HANDRAIL
- 26 1-HOUR CEILING



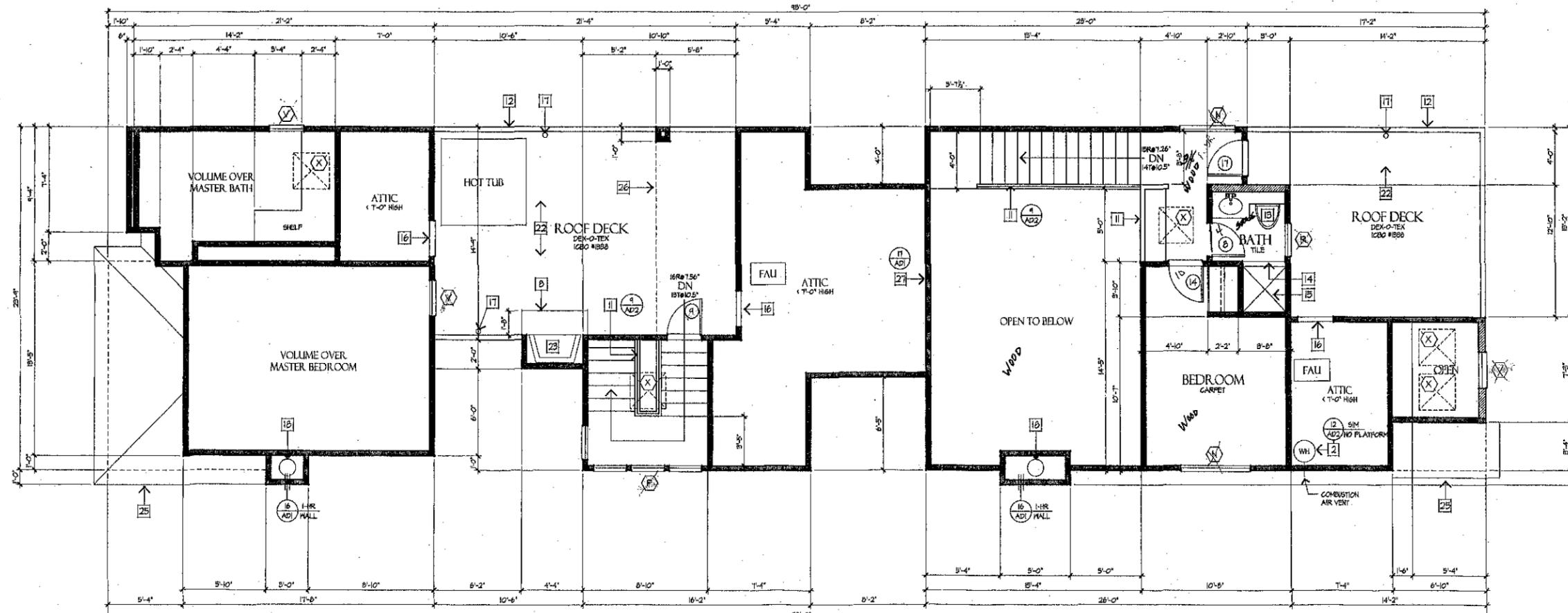
FIRST FLOOR PLAN

1/4" = 1'-0"



ROOF PLAN

1/4" = 1'-0"



THIRD FLOOR PLAN

1/4" = 1'-0"

- ROOF PLAN KEYNOTES**
- 1 SLATE ROOFING - 10/125 MAX. 1200 ER-5075 CLASS 'A'
 - 2 CHIMNEY TO BE 2'-0" ABOVE ROOF WITH 12'-0" WITH SPARK ARRESTOR AND SHOULD 24" X 48" X 12" MAX. HEIGHT TYPICAL
 - 3 PROJECTIONS LESS THAN 8'-0" TO PROPERTY LINE TO BE 1-HOUR CONSTRUCTION, TYPICAL
 - 4 PROPERTY LINE
 - 5 COPPER ROOF VENT (144 SQ. IN. EACH)

ATTIC VENTILATION

ATTIC AREA	= 240 SF
RATIO REQUIRED	= 1/80
CONVERSION	= X 144 IN/2 FT
VENT AREA REQUIRED	= 288 SF
VENT AREA PROVIDED	= 2 VENTS @ 144 SF EACH

WALL LEGEND

2X4 @ 16" O.C.	[Symbol]
2X6 @ 16" O.C.	[Symbol]
MASONRY	[Symbol]
PARTY WALL	[Symbol]
1-HOUR WALL	[Symbol]

PROVIDE FIRE BLOCKS AND DRAFT STOPS AT 10'-0" O.C. 18'-0" O.C. AT RATED WALLS

- FLOOR PLAN KEYNOTES**
- 1 5/8" TYPE X GYPSUM BOARD ALL WALLS, CEILING, BEAMS, POSTS AND COLUMNS, TYPICAL AT GARAGE
 - 2 WATER HEATER IN PAN AND PAT VALVE TO TERMINATE OUTSIDE
 - 3 STEEL POST, CONCRETE FILLED
 - 4 1-HOUR RATED SHAFT
 - 5 PROVIDE 5/8" TYPE X GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED USABLE SPACE UNDER STAIRS
 - 6 DRYER VENT
 - 7 42" WIDE FIREBOX METAL FIREPLACE 1200 NER-8807
 - 8 TILE HEARTH
 - 9 LINE OF HALL ABOVE
 - 10 6" MIN. TREAD WIDTH AT NARROW END. 4" MIN. TREAD WIDTH AT 12" FROM NARROW END
 - 11 36" HIGH GUARDRAIL
 - 12 42" HIGH GUARDRAIL
 - 13 WATER CLOSET TO BE MIN. 30" WIDE WITH MIN. 24" CLEAR IN FRONT OF TOILET, TYP.
 - 14 SHATTER-PROOF ENCLOSURE
 - 15 CERAMIC TILE WALLS TO 8'-0" OVER PLASTER, TYP.
 - 16 80" X 80" ATTIC ACCESS
 - 17 ROOF DRAIN IN OVERFLOW
 - 18 METAL CHIMNEY FLUE
 - 19 42" HIGH COUNTER
 - 20 WINDOW SEAT. 18" ABOVE FINISH FLOOR
 - 21 HATCHING INDICATES PARTY FLOOR
 - 22 SLOPE TO DRAIN (1/4" MIN)
 - 23 36" WIDE FIREBOX METAL FIREPLACE 1200 NER-8807
 - 24 36" HIGH HANDRAIL
 - 25 LINE OF ROOF BELOW
 - 26 LINE OF ROOF ABOVE
 - 27 1-HOUR WALL

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MITCHELL RESIDENCE
 52 AVOCADO AVENUE
 CORONA DEL MAR, CALIFORNIA 92625

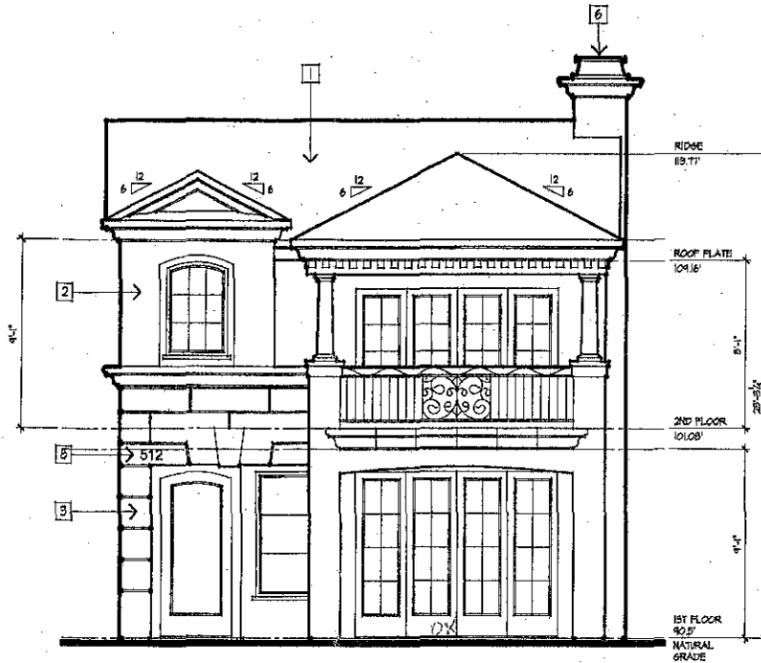
REVISION	BY	DATE

DRAWN BY: **pdw**

3RD FLOOR PLAN
ROOF PLAN

JOB #: MITCHELL
 PLOT DATE: 12/21/2005
 SHEET
A2
 OF TWENTY-THREE

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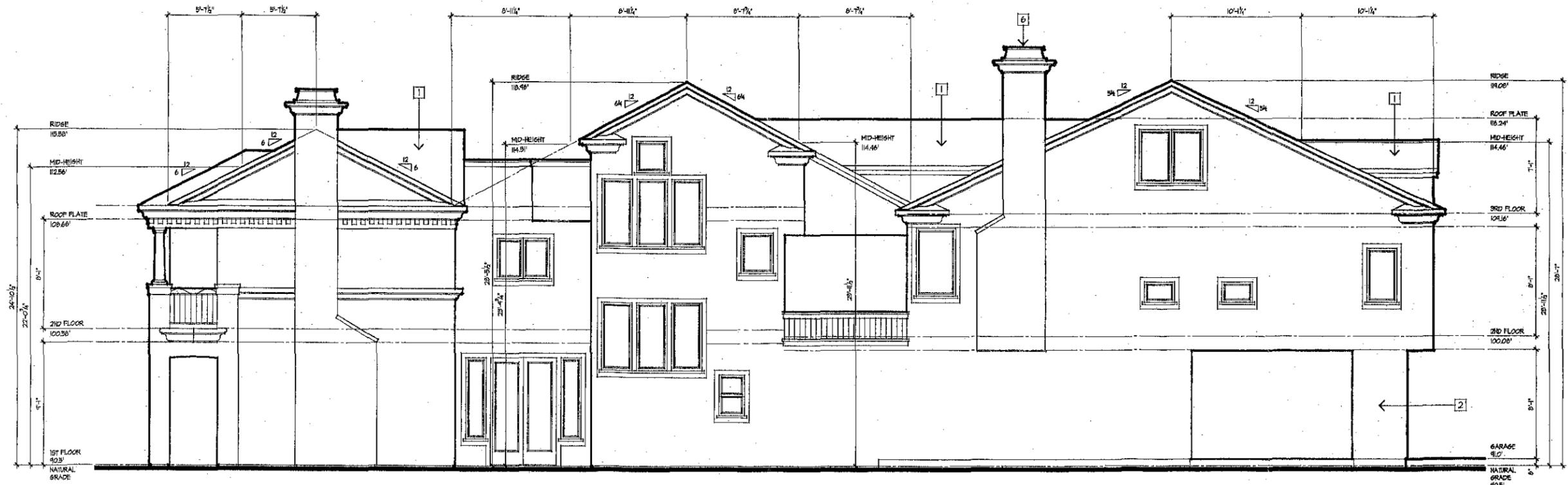


FRONT ELEVATION (NORTHWEST)

1/4" = 1'-0"

KEYNOTES

1	SLATE ROOFING
2	STUCCO SIDING
3	PRECAST CONCRETE PANELS
4	NATURAL GRADE
5	FINISH GRADE
6	CHIMNEY AT 24" ABOVE HIGHEST POINT OF ROOF WITH 12" OF VENT SPARK ARRESTOR AND EXHAUST 12" MAXIMUM HEIGHT, TYPICAL
7	ATTIC VENT
8	STREET ADDRESS



RIGHT SIDE ELEVATION (SOUTHWEST)

1/4" = 1'-0"

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No. C 6947
EXPIRES 12-31-07
STATE OF CALIFORNIA
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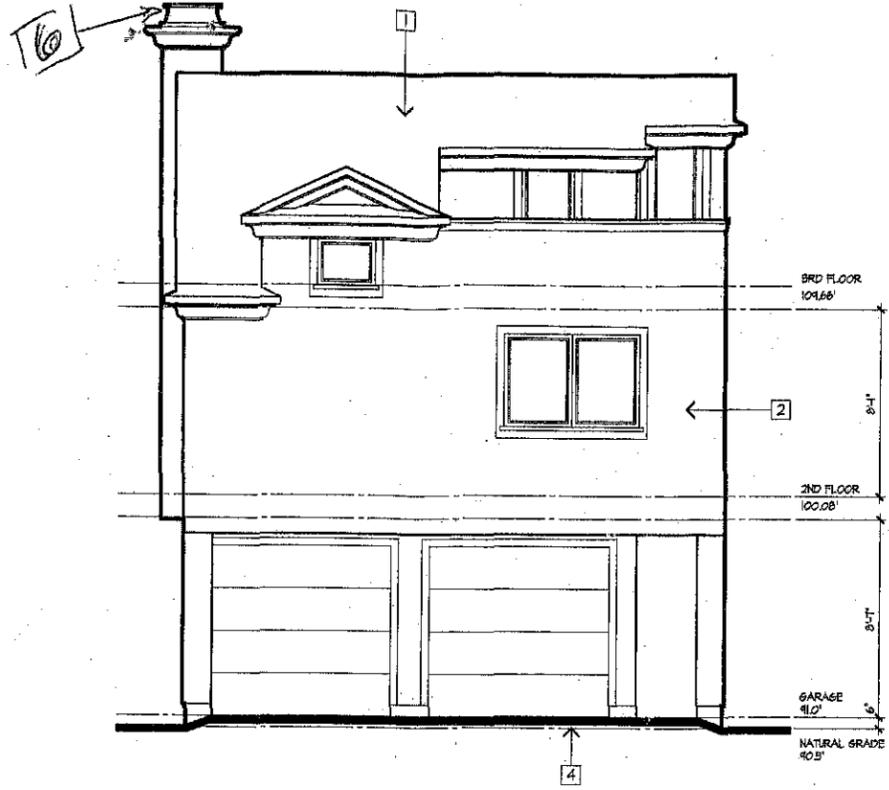
REVISION	BY	DATE

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EXTERIOR ELEVATIONS
NORTHWEST + SOUTHWEST

JOB #: MITCHELL
PLOT DATE: 12/21/2005
SHEET
28A3
OF TWENTY-THREE

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REAR ELEVATION (SOUTHEAST)

1/4" = 1'-0"

- KEYNOTES
- 1 SLATE ROOFING
 - 2 STUCCO SIDING
 - 3 PRECAST CONCRETE PANELS
 - 4 NATURAL GRADE
 - 5 FINISH GRADE
 - 6 CHIMNEY AT 24" ABOVE HIGHEST POINT OF ROOF WITHIN 12'-0" WITH SPARK ARRESTOR AND SHROUD 12" MAXIMUM HEIGHT, TYPICAL
 - 7 ATTIC VENT



SEAL:



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**EXTERIOR ELEVATIONS
 SOUTHEAST + NORTHEAST**

JOB #: MITCHELL
 PLOT DATE: 12/21/2005
 SHEET

A4

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Attachment No. ZA 5
County Tentative Parcel Map No. 2008-151

Sept. 12, 2013, Zoning Administrator Agenda Comments

Comments submitted by: Jim Mosher (jimmosher@yahoo.com), 2210 Private Road, Newport Beach 92660 (949-548-6229)

Suggested corrections to passages in *italics* are shown in ~~strikeout~~ underline format.

~~Item C: Minutes of August 29, 2013~~

~~Page 4, Item No. 6, paragraph 2: The staff report identified the applicant as “Architectural Design & Signs.” I am guessing “Applicant Milton” was representing “AD/S Companies” rather than “AC/S Companies,” so I would suggest changing “D” to “C”. I would also guess “Applicant Milton” might have been the “Milton Solomon” listed as a founding partner on the company history page at http://www.ad-s.com/site/history_ds.html .~~

Item 1. Mitchell Residence Condominium Conversion (PA2013-126)

Regarding the Draft Resolution (Attachment ZA 1):

1. Section 2. (California Environmental Quality Act Determination): There is a section of the Class 1 CEQA exemption which seems more appropriate to the conversion of an existing structure, namely CEQA Guidelines Section 15301(k): “*Division of existing multiple family or single-family residences into common-interest ownership and subdivision of existing commercial or industrial buildings, where no physical changes occur which are not otherwise exempt.*”
2. Section 3:
 - a. Line 3: “... *the following ~~finding is findings are~~ set forth.*”
 - b. Page 5, Facts in Support of Finding C-1: see CEQA note, above, for more appropriate fact.
 - c. Page 7, Finding K:
 - i. Per the California Supreme Court Case of *Pacific Palisades Bowl Mobile Estates, LLC v_ City of Los Angeles*, [55 Cal.4th 783](#) (2012), any action in the Coastal Zone implicating the Subdivision Map Act is “development” as defined in the Coastal Act.
 - ii. In the absence of a certified Local Coastal Program, the City lacks the authority to determine the consistency of that development with the Coastal Act.
3. Section 4: the draft resolution appears to set an effective date for the “*Condominium Conversion action,*” but by implication not for the Parcel Map action. Is something missing?
4. Exhibit “A” (Conditions of Approval):
 - a. Condition 4 refers to “*construction*” but the staff report and resolution suggest the proposed action requires no construction, since the units are already built to “*condominium standards*” (page 4, Fact A-1).

- b. Many of the “Building Division” and “Public Works Division” conditions similarly seem construction related. Are physical improvements required for the applicant to comply with the approval?

~~Item 2. Sessions Sandwiches - Minor Use Permit (PA2013-142)~~

Regarding Section 3 of the Draft Resolution (Attachment ZA 1):

1. Finding C: I am pleased to see the non-conforming parking analysis is performed relative to the actual prior use rather than to what might have been theoretically possible with the zoning. However the calculation seems to relate only to the former bike and soon-to-be sandwich shop unit. Are there additional required spaces for the dry cleaner and upper story occupants, and if so, how do they figure into the total? The applicant’s letter (handwritten page 21) implies that 11 is the total number of available spaces, shared by multiple uses, which seems to be confirmed by the striping plan proposed on Sheet A11 (handwritten page 30).
2. Facts in Support of Finding C-5: “... and does not impede ~~with the~~ parking spaces.” (or “access to the”)
3. Condition 18: Does the trash enclosure, as well as the dumpster within it, need a solid cover?