



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 20, 2007

ITEM NO:

**SUBJECT: REFERRAL OF PLANNING STAFF APPROVAL FOR SECOND STORY ADDITION
3175 BARBADOS PLACE**

DATE: FEBRUARY 8, 2007

FROM: DEVELOPMENT SERVICES DEPARTMENT – PLANNING DIVISION

PRESENTATION BY: WENDY SHIH, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

RECOMMENDED ACTION

Conduct public hearing and adopt resolution to uphold, reverse, or modify Planning staff's decision.

BACKGROUND

On November 30, 2006, Planning staff approved an 884 square-foot, second-floor addition to the single-story residence at the subject site. As required, Planning staff noticed the abutting neighbors of the decision. In response, on December 7, 2006, the neighbor to the north of the subject site filed an appeal of staff's decision. The appellant states the proposed second-story addition would block sunlight to her home and prohibit the installation of solar panels, decrease her property value, and negatively impact her privacy. A second neighbor also submitted a written objection of this project because of privacy and parking concerns.

At their meeting of January 22, 2007, a vote by the Planning Commission to approve the project failed to carry (2-2). After further discussion, by a vote of 3 to 1 (Bill Perkins voted no), Planning Commission referred the item to City Council for review.

ANALYSIS

The City's Residential Development Standards and Design Guidelines include provisions to ensure adequate light, air, and privacy is provided to adjacent parcels. The proposed addition meets or exceeds these criteria and will minimize the impacts on the appellant's property. Specifically, the design guidelines recommend that the second floor area not exceed 80% of the first floor area and that the addition incorporate design techniques to provide visual relief to the side yards. The proposed second floor to first floor ratio is 53% and the proposed construction incorporates window trims, siding, and a belly band to break up the elevations and to provide architectural interest and visual relief from off-site. Additionally, the second floor is set back more than 40 feet from the front property line and

does not extend along the entire length of the first floor on the north elevation, which faces the appellant's property. The overall building height (24 feet) is also below the 27 feet maximum allowed by Code.

The second floor windows are also designed and placed to minimize privacy impacts and direct views into windows on the adjacent properties. There are three windows proposed on the right (north) elevation facing the appellant's property, two of which are bathroom windows proposed to contain obscured glass. The third window overlooks the single-story residence to the north. The second floor is located approximately 25 feet from the rear (west) property line, which exceeds the 20-foot minimum required by Code.

ALTERNATIVES CONSIDERED

If Planning staff's approval is upheld, the project applicant may obtain a building permit and begin construction.

If Planning staff's approval is overturned, the project applicant may not obtain a building permit for the second-story addition.

City Council may also approve the project with modifications.

FISCAL REVIEW

Fiscal review is not required.

LEGAL REVIEW

Legal review is not required.

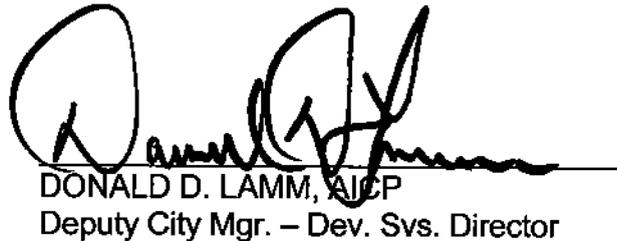
ENVIRONMENTAL REVIEW

The project is exempt from the provisions of the California Environmental Quality Act for ministerial projects.

CONCLUSION

The appellant states the addition would negatively impact her property. Planning staff determined that the proposed second-story addition satisfies the Residential Design Guidelines.


WENDY SHIH
Associate Planner


DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments: Zoning/Location Map
 Plans
 Photo Exhibit
 Draft City Council Resolution
 Exhibit "A" – Draft Findings
 Exhibit "B" – Draft Conditions of Approval
 Minutes of Planning Commission meeting of January 22, 2007

Planning Division Staff Report
Appeal application
Neighbor Letter
Planning Staff Letter

Distribution: City Manager
Assistant City Manager
City Attorney
Deputy City Manager-Development Svs. Dir.
Public Service Director
City Clerk (2)
Staff (4)
File (2)

James Kime
3175 Barbados Place
Costa Mesa, CA 92626

Cynthia Ann Jaconelli
3181 Barbados Place
Costa Mesa, CA 92626

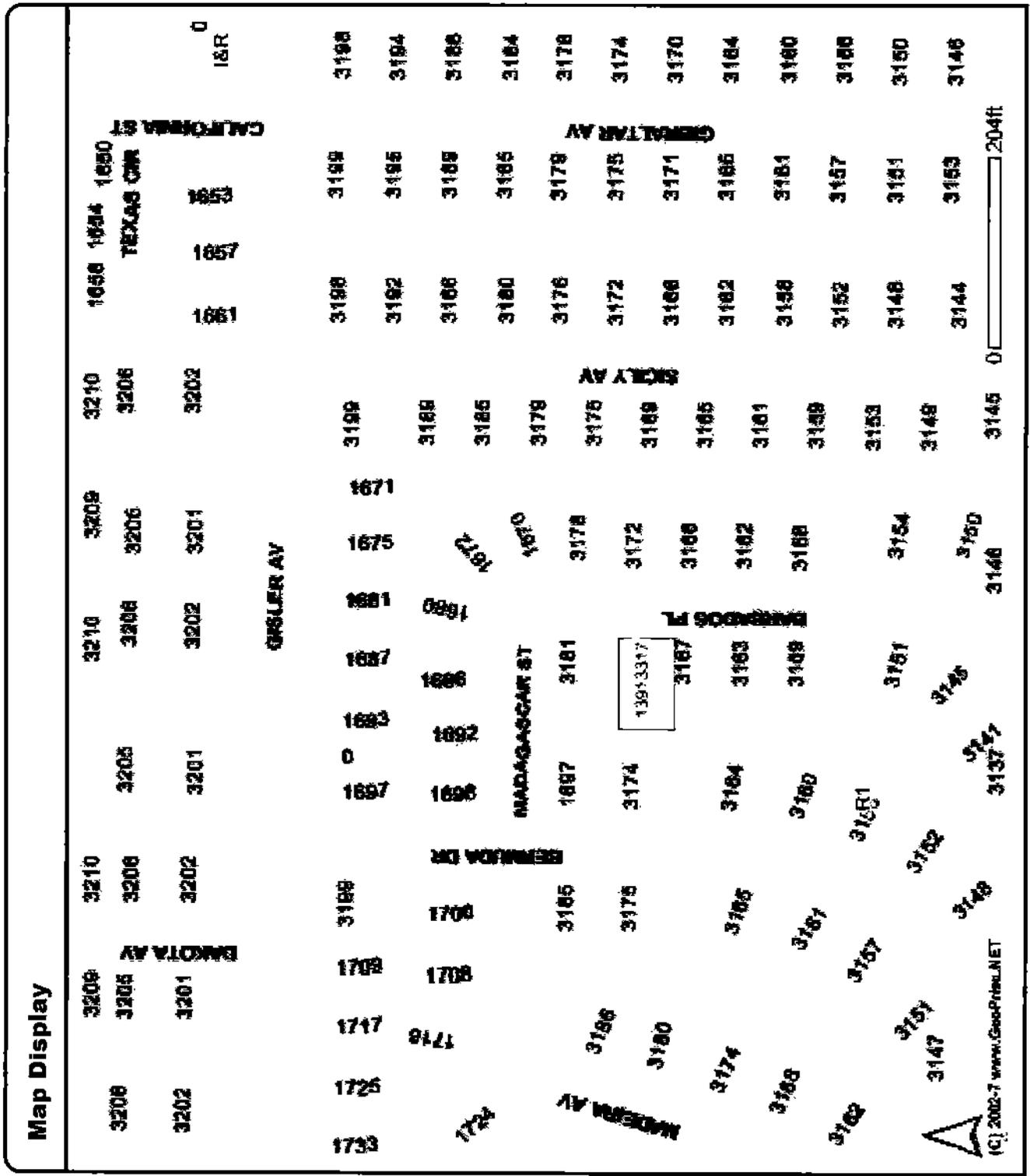
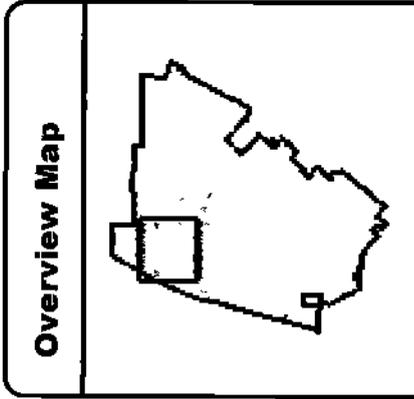
Christopher Schilling
3176 Barbados Place
Costa Mesa, CA 92626

Goode John S Sr & D L Trust
3174 Bermuda Drive
Costa Mesa, CA 92626

Rachel Langdale
1697 Madagascar Street
Costa Mesa, CA 92626

City of Costa Mesa

3175 BARBADOS PLACE - [Created: 1/2/2007 4:58:48 PM] [Scale: 204.3] [Page: 8.5 x 11 / Landscape]

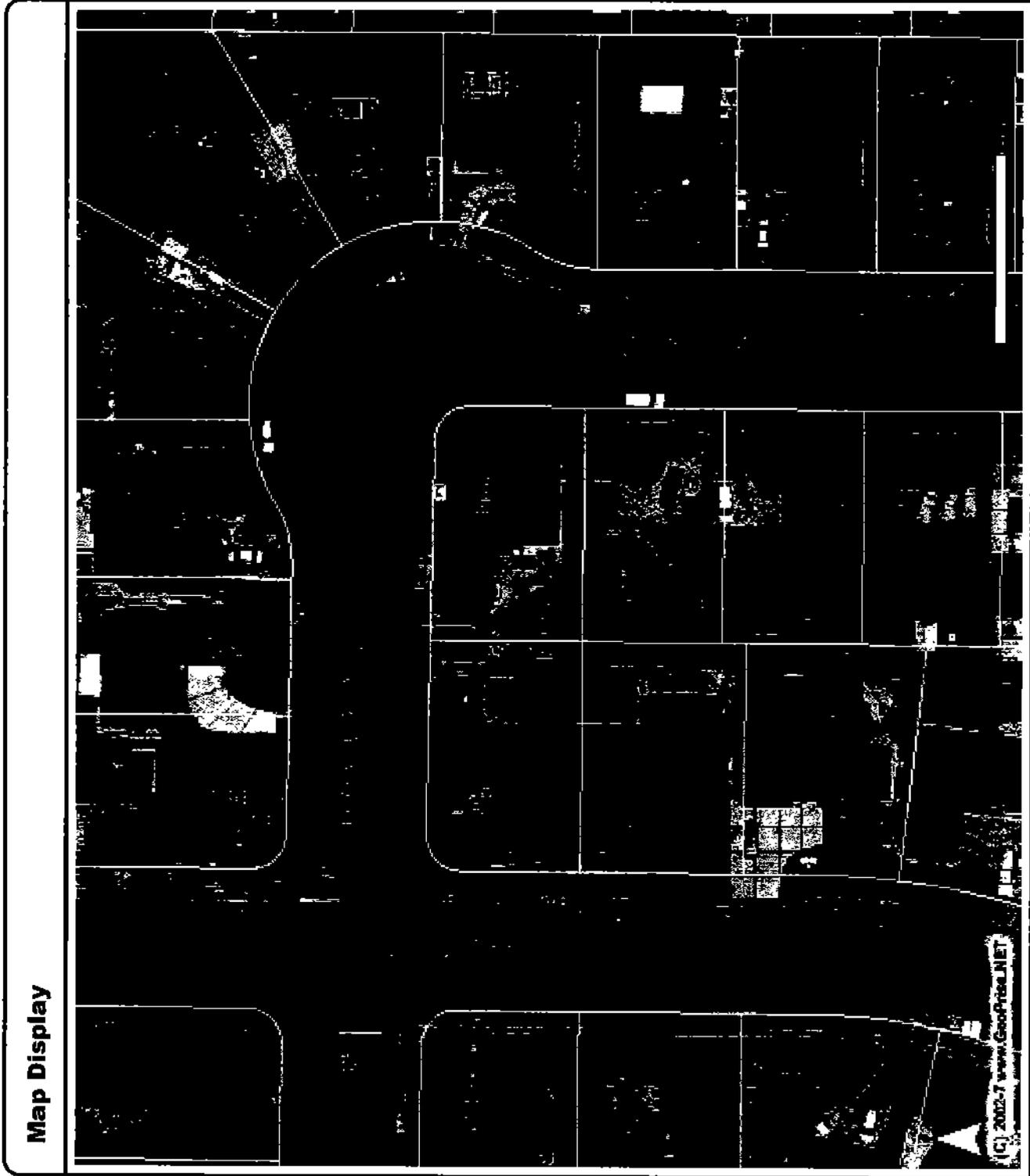
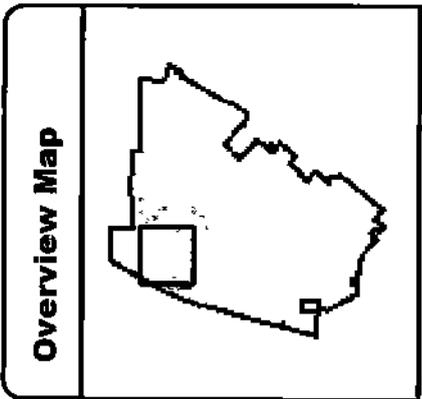


Legend

Address Medium	C1-S
Street Names	C2
Parcel Lines	CL
City Boundary	ISR
Zoning	ISR-S
AP	MG
C1	MP
(cont)	P
	PDC
	POI
	PDR-HD
	PDR-LO
	PDR-MD
	PDR-MCM
	R1
	(cont)

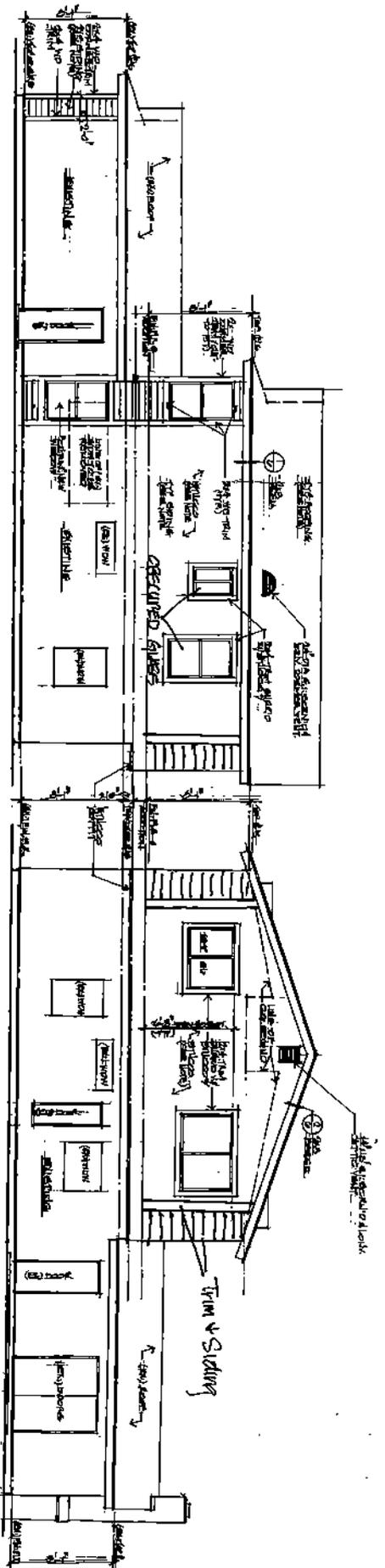
City of Costa Mesa

3175 BARBADOS PLACE - [Created: 1/2/2007 5:00:06 PM] [Scale: 82.25] [Page: 8.5 x 11 / Landscape]



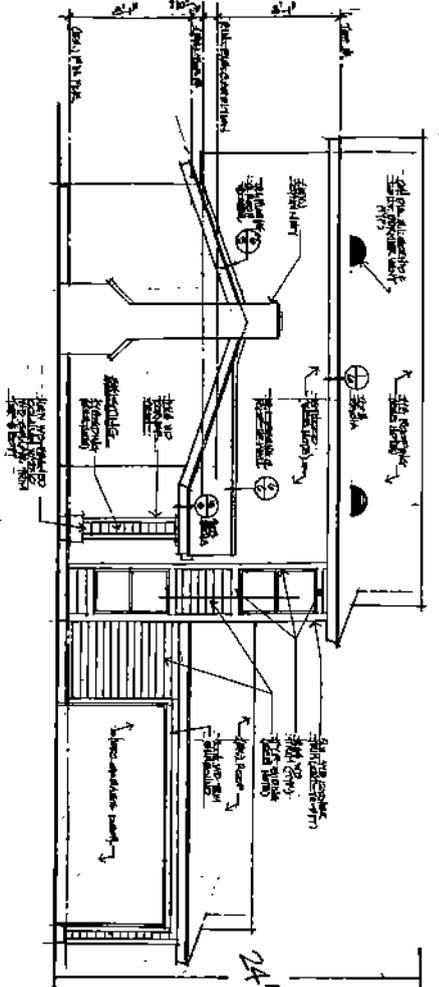
Legend

Address Large	Ortho Photography
Street Names	Parcel Lines
City Boundary	Level 1 Ortho Photo

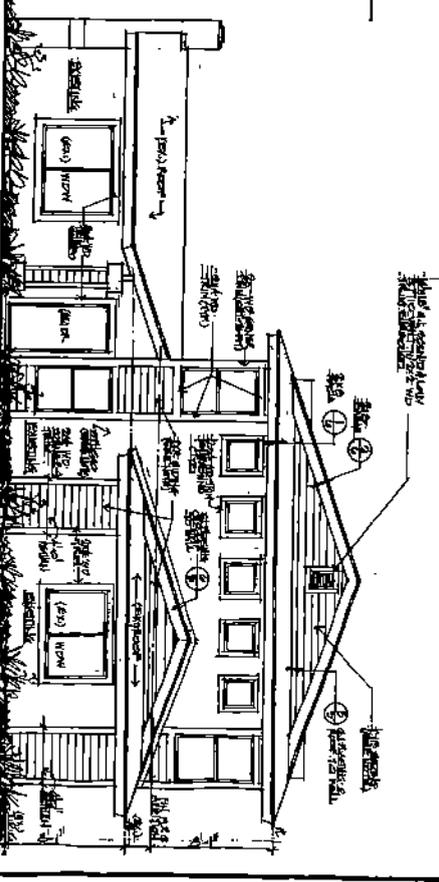


RIGHT ELEVATION

REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

ATTIC VENT CALCULATION

VENTILATION AREA: 100 sq. ft. (10' x 10')

ROOF AREA: 1000 sq. ft. (20' x 50')

VENTILATION PERCENTAGE: 10%

ROOF PITCH: 12/12

VENTILATION TYPE: Ridge Vent

VENTILATION RATE: 1 CFM per sq. ft. of roof area

VENTILATION AREA REQUIRED: 100 sq. ft.

VENTILATION PROVIDED: 100 sq. ft.

VENTILATION COMPLIANT: YES

TIP: ROOFING

USE 1/2" OSB SHEATHING UNDER SHINGLES

USE 15# FELT UNDER SHINGLES

USE 30# FELT UNDER SHINGLES

USE 1/2" OSB SHEATHING UNDER SHINGLES

USE 15# FELT UNDER SHINGLES

USE 30# FELT UNDER SHINGLES

USE 1/2" OSB SHEATHING UNDER SHINGLES

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USE 30# FELT UNDER SHINGLES

TRIM SIDING

USE 1/2" OSB SHEATHING UNDER SIDING

USE 15# FELT UNDER SIDING

USE 30# FELT UNDER SIDING

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USE 1/2" OSB SHEATHING UNDER SIDING

USE 15# FELT UNDER SIDING

USE 30# FELT UNDER SIDING

NO.	DATE	REVISION
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RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA UPHOLDING PLANNING STAFF'S DECISION, APPROVING A SECOND-STORY ADDITION AT 3175 BARBADOS PLACE

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by James Kime, owner of real property located at 3175 Barbados Place, requesting approval for an 884 square-foot, second-story addition to an existing single-story, single-family residence; and

WHEREAS, on November 30, 2006, Planning staff issued a letter conceptually approving the second-story addition; and

WHEREAS, on December 7, 2006, a neighbor appealed Planning staff's decision; and

WHEREAS, the Planning Commission conducted a public hearing of Planning staff's decision on January 22, 2007, and referred the item to City Council for review; and

WHEREAS a duly noticed public hearing was held by the City Council on February 20, 2007;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the City Council of the City of Costa Mesa hereby **APPROVES** Planning staff's decision with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 20th day of February 2007.

Mayor of the City of Costa Mesa

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

I, Julie Folcik, Deputy City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, do hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the said City Council at a regular meeting thereof held on the 20th day of February 2007.

Deputy City Clerk and ex-officio Clerk of the
City Council of the City of Costa Mesa

EXHIBIT "A" (APPROVAL)

FINDINGS

- A. The proposed addition complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The proposed development is consistent with both the General Plan and the Zoning designations because the proposed construction will not increase the number of dwelling units on the property.
 4. The proposed development satisfies the City's Residential Design Guidelines. Specifically, the second to first floor ratio is 53% and the proposed construction incorporates window trims, sidings, and a belly band to break up the elevations and to provide architectural interest and visual relief from off-site. The second story windows are also placed and designed so as to minimize privacy impacts and direct views into windows on the adjacent properties.
- B. The project is exempt from the provisions of the California Environmental Quality Act for ministerial projects.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 2. Any future second-floor windows shall be reviewed and approved by the Planning Division prior to installation.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA REVERSING PLANNING STAFF'S DECISION, DENYING A SECOND-STORY ADDITION AT 3175 BARBADOS PLACE

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by James Kime, owner of real property located at 3175 Barbados Place, requesting approval for an 884 square-foot, second-story addition to an existing single-story, single-family residence; and

WHEREAS, on November 30, 2006, Planning staff issued a letter conceptually approving the second-story addition; and

WHEREAS, on December 7, 2006, a neighbor appealed Planning staff's decision; and

WHEREAS, the Planning Commission conducted a public hearing of Planning staff's decision on January 22, 2007, and referred the item to City Council for review; and

WHEREAS a duly noticed public hearing was held by the City Council on February 20, 2007;

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the City Council of the City of Costa Mesa hereby **DENIES** Planning staff's approval with respect to the property described above.

PASSED AND ADOPTED this 20th day of February 2007.

Mayor of the City of Costa Mesa

ATTEST:

Deputy City Clerk of the City of Costa Mesa

EXHIBIT "A" (DENIAL)

FINDINGS

- A. The proposed addition does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
 - 1. The proposed development and use is not compatible and harmonious with uses on surrounding properties.
 - 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - 3. The proposed development does not satisfy the City's Residential Design Guidelines.

- B. The project is exempt from the provisions of the California Environmental Quality Act for ministerial projects.

- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

1. Appeal of Planning Staff's Zoning Approval, to add an 884 sq. ft. second-floor to a single-family residence, located at 3175 Barbados Place, in an R1 zone. Environmental determination: exempt.

Associate Planner Wendy Shih gave a presentation.

In response to Commissioner Fisler's question concerning the first photograph in the report and where the addition is, Associate Planner Wendy Shih said the side setback is 6 feet and the length of the addition is approximately 30 feet.

Cyndy Jaconelli, appellant, Costa Mesa, spoke about encroachment concerns; the applicant's tree intruding on her property; and the resulting effect due to the tree limiting sunlight on the pool (increased pool costs). Ms. Jaconelli asked that the project be redesigned and noted she would contribute toward the redesign costs.

In response to a question from the Chair concerning the tree issue, Associate Planner Wendy Shih said there is no regulation on this issue and that it is a civil matter.

James Kime, applicant, Costa Mesa, gave a presentation and mentioned that he would cut down the tree, if necessary, but cannot afford a redesign. He noted that there are several two-story homes on the street and feels his project should be approved.

During a discussion concerning the tree by the Chair and Associate Planner Wendy Shih, Deputy City Attorney Tom Duarte noted that this issue is between the two property owners.

Mary Langdale, Costa Mesa, said she enjoys her backyard and spoke in opposition to the project citing privacy concerns.

George Wilfert, real estate broker, spoke in opposition to the project citing the loss in value of the appellant's home if the second story is built (40% of the pool being shaded).

The building contractor for the project discussed how the house was being built in a cost-effective manner.

Both Ms. Jaconelli and Mr. Kime returned and commented on their respective concerns. Also Ms. Jaconelli noted that solar panels were too costly in response to Vice Chair Hall's question on same.

Deputy City Attorney Tom Duarte reiterated that the tree issue is between the two property owners and is not to be considered in relation to this agenda item. In reply to Commissioner Fisler's question about why it would be so costly to keep this a one-story project, Mr. Kime said it would involve a lot of costly changes for the kitchen and chimney. There being no further public comment, the Chair closed the public hearing.

The Chair said Mr. Kime has done everything necessary to meet the guidelines and codes.

MOTION: To uphold the approval based on the findings contained in Exhibit "A", subject to conditions in Exhibit "B". Moved by Chairman Perkins, seconded by Commissioner Egan.

During discussion on the motion, Commissioner Egan said the applicant has complied with the requirements and codes.

During discussion on the motion, Vice Chair Hall and Commissioner Egan discussed the project and Vice Chair Hall mentioned property rights concerning having sunlight in your backyard. Vice Chair Hall said he did not support the motion.

During discussion on the motion, Commissioner Fisler commented that he did not support the motion citing the shade issue and suggested developing second story conditions. As a result of the discussions on the motion, the motion did not carry.

MOTION: Refer to City Council for final decision.

Moved by Vice Chair Donn Hall, seconded by Commissioner James Fisler.

The motion carried by the following roll call vote:

Ayes: Vice Chair Donn Hall, Commissioner Eleanor Egan, and Commissioner James Fisler

Noes: Chair Bill Perkins

Absent: None.



PLANNING COMMISSION AGENDA REPORT

VII.1

MEETING DATE: JANUARY 22, 2007

ITEM NUMBER:

SUBJECT: APPEAL OF PLANNING STAFF APPROVAL FOR BUILDING PERMIT
3175 BARBADOS PLACE

DATE: JANUARY 11, 2007

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754-5136

PROJECT DESCRIPTION

Appeal of Planning staff's approval for a second story addition to an existing single-story, single-family residence.

APPLICANT

The project applicant is property owner James Kime. The appellant is Cynthia Ann Jaconelli.

RECOMMENDATION

Uphold, reverse, or modify Planning staff's decision, by adoption of Planning Commission resolution.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Assistant Development Svs. Director

PLANNING APPLICATION SUMMARY

Location: 3175 Barbados Place Permit No.: B06-01521

Request: Appeal of an 884 sq.ft. second-floor addition.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1 Single Family Residence</u>	North: <u>Surrounding properties</u>
General Plan: <u>Low Density Residential</u>	South: <u>are all R1</u>
Lot Dimensions: <u>62 ft. x 102 ft.</u>	East: <u>zoned and</u>
Lot Area: <u>6,324 sq.ft.</u>	West: <u>developed.</u>
Existing Development: <u>A 1,224 sq.ft. single-story, single-family residence with a 455 sq.ft. attached garage.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 du/ 6,000 sq. ft.	1 du/ 6,324 sq.ft.
General Plan	1 du:5,445 sq. ft.	
Building Coverage:		
Building	N/A	27%(1,679 sq.ft.)
Paving	N/A	16%(1,020 sq.ft.)
Open Space	40% (2,530 sq.ft.)	57% (3,625 sq.ft.)
TOTAL	100%	100%
Building Height:		
Ratio of 2 nd floor to 1 st floor ¹	80% (1,343 sq.ft.) maximum	53% (884 sq.ft.)
Setback		
Front	20 ft.	22 ft.
Side (left/right) – 1 st story	5 ft./5 ft.	5 ft./6 ft.
Side (left/right) – 2 nd story ¹	5 ft./5 ft.	5 ft./6 ft.
Rear	20 ft.	25 ft.
Parking:		
Covered	2	2
Open	2	0 ²
TOTAL	4	2 ²

¹ Residential Design Guideline

² Existing, nonconforming.

CEQA Status	<u>Exempt-Ministerial Project</u>
Final Action	<u>Planning Commission</u>

BACKGROUND

The property owner/applicant submitted plans for an 884 square-foot second-floor addition and a 34 square-foot covered porch to his single-story residence. The second-floor addition will be located along the right (north) side of the residence.

On November 30, 2006, Planning staff conceptually approved the addition. On December 7, 2006, the neighbor to the north of the subject site filed an appeal of staff's decision. The appellant states the proposed second-story addition would block sunlight to her home and prohibit the installation of solar panels, decrease her property value, and negatively impact her privacy. The neighbor to the northwest (1697 Madagascar Street) also submitted a written objection to this project because of privacy and parking concerns.

ANALYSIS

A minor design review was not required for the second-floor addition because it complies with the City's Residential Design Guidelines. To minimize second story mass, the design guidelines recommend that the second floor not exceed 80% of the first floor area and that the addition incorporate design techniques to provide visual relief to the side yard since it matches the current 6-foot first floor north side setback. The proposed second floor to first floor ratio is 53% and the proposed construction incorporates window trims, siding, and a belly band to break up the elevations and to provide architectural interest and visual relief from off-site. Additionally, the second floor is set back more than 40 feet from the front property line and does not extend along the entire length of the first floor on the north elevation, which faces the appellant's property. The overall building height (24 feet) is also below the 27 feet maximum allowed by Code.

The City's Residential Development Standards and Design Guidelines were developed to provide adequate light, air, and privacy to developing parcels as well as adjacent parcels. As noted above, the proposed addition meets or exceeds these criteria and will minimize the impacts on the appellant's property.

The second floor windows are also designed and placed so as to minimize privacy impacts and direct views into windows on the adjacent properties. There are three windows proposed on the right (north) elevation facing the appellant's property, two of which are bathroom windows proposed to contain obscured glass. The third window overlooks the single-story residence to the north. The second floor is located approximately 25 feet from the rear (west) property line, which exceeds the 20-foot minimum required by Code.

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Low Density Residential, which allows a maximum density of one dwelling unit per 5,445 square feet of lot area; however, the property is zoned R1, which allows a maximum density of one dwelling unit per lot, minimum 6,000 square-foot in area. The site contains one dwelling unit on a 6,324 square-foot lot, which is consistent with both the General Plan and Zoning designations.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act for ministerial projects.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold Planning staff's decision and approve the proposed addition, which would allow the applicant to obtain a building permit and begin construction;
2. Overturn Planning staff's decision and deny the project, which would prohibit the applicant from obtaining a building permit;
3. Approve the project with modifications.

CONCLUSION

Planning staff determined that the proposed second-story addition satisfies the Residential Design Guidelines.

Attachments: Draft Planning Commission Resolution
Exhibit "A" Draft Findings
Exhibit "B" Draft Conditions of Approval
Appeal application
Planning staff letter
Neighbor Letter
Photographs of the site
Location Map
Plans

cc: Deputy City Manager - Dev. Svs. Director
Deputy City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

James Kime
3175 Barbados Place
Costa Mesa, CA 92626

Cynthia Ann Jaconelli
3181 Barbados Place
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Christopher Schilling
3176 Barbados Place
Costa Mesa, CA 92626

Goode John S Sr & D L Trust
3174 Bermuda Drive
Costa Mesa, CA 92626

Rachel Langdale
1697 Madagascar Street
Costa Mesa, CA 92626

File: 012207B0601521Appeal	Date: 010907	Time: 11:00 a.m.
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APPLICATION FOR REVIEW, APPEAL OR REHEARING

Applicant Name CYNTHIA ANN JACONELLI
Address 3181 BARBADOS PLACE COSTA MESA, CA 92626
Phone 714 549-5886 Representing* _____

REQUEST FOR: REVIEW** APPEAL REHEARING

Decision of which review, appeal or rehearing is requested: (give number of rezoning, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) ZONING APPROVAL (BO6-01521)

3175 BARBADOS PLACE - SINGLE STORY REMODEL AND AN 884 sqft
Second floor Addition 11-30-06 - COVERING (NORTH) FACING
SINGLE STORY HOME WITH POOL (should stay single / extend Living Room
and BACKYARD)

Decision by: _____ Reasons for requesting review, appeal or rehearing: _____

SEE ENCLOSED (PHOTOS / DOCUMENT) FINISHING: 2 yrs REMODELING HOME NOT WORKING
LITTLE MONEY LEFT FOR (SOLAR PANELS) TO HEAT HOME + POOL (POOL) + (SUNPORCH) BUILT
WITH HOME. FAMILYS BEEN HERE SINCE 1970'S. ALREADY HAD SPOOKEN SIGNED
PLANNED, ORDERED AND GAVE DEPOSIT FOR SOLAR PANELS / HAVE OBTAIN BUILDING PERMITS
AND GOING UP FEW WEEKS! HAD THEM COME BACK ON THERE TIME TO SEE IF THERE'S ANY
WHERE ELSE THEY CAN GO - THEY LOOKED AND SAID NO - AND TOLD ME THEY WILL NOT WORK
GOOD ENOUGH WITH KNOWING - BEING (NORTH) OF THEM. TO DENY USE OF PURCHASED
(ECHO/ENERGY) SAVING SOLAR PANELS IS NOT GOOD FOR A CITY WHO PRIDES THEMSELVES
ON RECYCLING AND OTHER ECHO PROJECTS / MIGHT HAVE TO GO TO THE MEDIA) IF YOU LET THIS HAPPEN
BESIDE PROPERTY VALUE GOING DOWN (SEE ENCLOSED PROFESSIONAL REAL ESTATE AGENT 25 yrs QUOTE)
THERE WILL BE NO SUN ANYWHERE (around) OR (IN POOL) ONLY HAVE 2X2 FT SPACE AS IT IS!
(SEE ENCLOSED PHOTO EXPLAINING) ALSO MY BED ROOM ONLY HAS ONE WINDOW FOR SOURCE OF LIGHT
WILL NOT HAVE ANY LIGHT AT ALL. BESIDES NO PRIVACY EVEN IF YOU PUT BATHROOM THEY
STILL CAN LOOK SEE EVERYTHING - (THEY HAVE 2 BOYS) I FEEL THEY CAN EXTEND FRONT LIVING ROOM
AND BACKYARD WHICH THEY
Date: Dec 5, 2006 Signature: Cynthia Jacconelli (seldom use)

For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If review, appeal or rehearing is for person or body other than City Council/Planning
Commission, date of hearing of review, appeal or rehearing:

* If you are serving as the agent for another person, please identify the person you represent and provide proof of agency.
** Review may be requested only by City Council or City Council Member
Costa Mesa/Forms1/Application for Review-Appeal-Rehearing

APPLICATION FOR REVIEW, APPEAL OR REHEARING

Applicant Name CYNTHIA ANN JACONELLI
Address 3181 BARBADOS PLACE COSTA MESA, CA 92626
Phone 714 549-5886 Representing* _____

REQUEST FOR: REVIEW** APPEAL REHEARING

Decision of which review, appeal or rehearing is requested: (give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) ZONING APPROVAL (B06-01521) 3175

BARBADOS PLACE - Thank you FOR YOUR TIME AND TROUBLE TO SERIOUSLY THINK THIS OVER - Not How City MAKES MONEY ON PROPERTY TAXES THIS TIME (AM) THE 1% out of 100 - that you will have to Realize this DOES WORK!
(2nd page)

Decision by: _____ Reasons for requesting review, appeal or rehearing: TO CONCLUDE AND REVIEW

1. SOLAR PANELS - Purchased (DEPOSIT/PAID) Building Permit - schedule to go up in few weeks - NO other Place to Put them. they check
2. Property Value: Because of the 2 story Being North of them with Built in Pool when Home was Built - will have (No sun - not even a little Around Pool or IN Pool - IF I EVER DESIDE TO SELL - How these Home Covers) (OUR HOME) AND (PAST HOME) EVEN PART PORTION OF THE POOL - WE WILL BE IN THE SHADE/DARK 90% of the Year. How would you like it if you could Never Enjoy or grow Anything in your Backyard Being North of them! As it is Now - my Pool is in the SHADE Due to there over Grown tree - this is Why (one reason) I need to Heat it - BEEN Here (FAMILY) Since I was 9 yrs old am 44 now - Since the 70's we never needed to heat the Pool - But Always Planned to my Parents have Both Past Away But my father had purchase Panels But Died Before he could Put them up - I hate to say this But I like to Lay out Topless Plus Have (A SPA) I'd Like to enjoy - without Swim wear will never Be able to do this
It is a Big upset stress (CHANGING MY WHOLE LIFE) And I had just refinanced my parent Home.

For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If review, appeal or rehearing is for person or body other than City Council/Planning Commission, date of hearing of review, appeal or rehearing:

* If you are serving as the agent for another person, please identify the person you represent and provide proof of agency.
** Review may be requested only by City Council or City Council Member
Costa Mesa/Forms1/Application for Review-Appeal-Rehearing



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,

PLEASE CONTACT THE CITY CLERK'S OFFICE AT

(714) 754-5121