

City of Costa Mesa

Inter Office Memorandum

To: Planning Commission
From: Mel Lee, Associate Planner
Date: January 7, 2004
Subject: **APPEAL OF MINOR DESIGN REVIEW ZA-03-76
(2160 MYRAN DRIVE)
SUPPLEMENTAL INFORMATION
PLANNING COMMISSION MEETING OF JANUARY 12, 2004**

Attached for your information and reference are pages of the City's Residential Design Guidelines with the highlighted sections that are applicable to the proposed 2-story residence at the above address.

Attachment

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

1. Purpose

These Residential Design Guidelines are intended to promote design excellence in new residential construction. The 2000 General Plan includes the following policies related to residential development:

CD-7A.1 Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and natural surroundings within residential neighborhoods. Develop and adopt design guidelines for residential development.

CD-7A.2 Preserve the character and scale of Costa Mesa's established residential neighborhoods; where residential development or redevelopment is proposed, require as a condition of approval that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on the adjacent areas.

In view of these policies, the City of Costa Mesa encourages architectural diversity that considers the existing neighborhood character and anticipated trends and development.

It is recognized that there will be instances when these guidelines may yield an unsatisfactory design or the applicant may propose a design that meets the intent of these design guidelines but not the specific criteria. In these instances, overriding consideration will be given to meeting the intent of the Residential Design Guidelines and promoting design excellence.

These Residential Design Guidelines are intended to implement the goals, objectives, and policies of the 2000 General Plan as they relate to residential development. To achieve this, all residential construction shall be subject to the following architectural design guidelines, as appropriate, with the exception of single-story construction in an R1 zone.

It should be noted that these design guidelines are to be used in conjunction with the City of Costa Mesa Zoning Code, which provides numerous development standards that are applicable to new residential construction and additions. Please consult the Planning Division for appropriate zoning information.

2. Approval Procedures

Unless stated otherwise, deviations from these guidelines shall require the approval of a Minor Design Review. A Minor Design Review is a discretionary review process that requires approval by the Zoning Administrator. The City

3. *Second-Story to First-Story Percentage*

- 3.1 Second-story floor areas that exceed 50% of the first-story floor area will require approval of a Minor Design Review.
- 3.2 Second-story floor areas should not exceed 80% of the first-story floor area (including garage area, if attached).
- 3.3 Single-story areas with vaulted ceilings that exceed 15 feet (4.6 m) in height shall be counted as a two-story area for the second-story to first-story percentage calculation. In instances where the second-story floor area exceeds 50% of the first-story floor area, the Zoning Administrator, through a Minor Design Review, may grant an exception if the vaulted area provides articulation and transitioning between the first and second story.

4. *Other Building Mass and Form Considerations*

- 4.1 To enhance variety and interest, long, unbroken building facades should be avoided and offsets and building projections made an integral part of residential design. Providing individual and identifiable entries to units is also encouraged to add interest and variety to the street scene.
- 4.2 Variety should be accomplished through variation in building heights and forms.
- 4.3 Variation in depth of floor plans to create interesting massing is encouraged. Structures having dwelling units attached side-by-side should avoid the long-row effect by consisting of no more than 6 dwelling units. The Planning Division may approve alternative designs, which accomplish the same purpose.
- 4.4 Consideration shall be given to the effect of proposed development on the light, air, and privacy of adjacent properties.

Please see the following photographs for examples of inappropriate and appropriate building mass and form.

5. *Second-Story Side Setback*

5.1 The second-story interior side building elevation should be set back an average of 10 feet (3 m), but shall be no closer than 5 feet (1.5 m) from the side property line.
Exception: This requirement would not apply to the following:

- a. The distance between dwelling units within the same development in multiple-family residential zones; or
- b. The initial development in planned development zones (subsequent additions would be subject to this requirement); or
- c. Second-story construction that is consistent with the prevailing two-story design within the same residential tract.

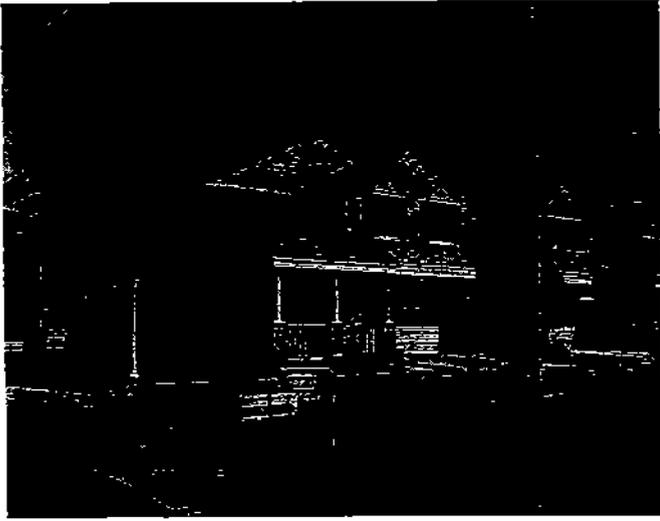
5.2 In addition to the above-stated setback, second-story construction should use additional design techniques to provide visual relief to the side yard. This includes, but is not limited to: horizontal and/or vertical plane breaks, roof plane breaks, and varied roof forms, openings such as breezeways, limiting the length of the second story, and appropriate architectural details.

6. *Elevation Treatments*

- 6.1 Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window.
- 6.2 Elevations with stepping forms both horizontally and vertically are encouraged to soften and provide transition to second-stories.
- 6.3 With emphasis on front and street-facing elevations, building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials.
- 6.4 Elevations should incorporate multiple building planes and offsets, and may include porches and patio covers and enhancement of exterior openings (doors/windows).

Please see following photographs for examples of architectural elements.

Architectural Elements



P-9: Architectural enhancement through variation in detailing is encouraged. Note the use of shutters, decorative porch supports, stone accents around the garage.



P-10: The use of dormer elements and Palladian windows add interest to the front and side elevations.

7. Roof Forms

7.1 Variation in roof forms, orientation and pitch are encouraged to provide visual interest.

7.2 Within development projects, single type or color roofing is not encouraged. Consideration of a variety of roof types and color tones provides relief from monotony and enhances the appearance of a neighborhood.

7.3 The maximum building height of 27 feet (8.2 m), as specified in the Zoning Code, will only be allowed for structures with sloped-roof designs. Structures proposed to have a flat roof, for either the entire structure or a portion thereof, should be designed to be consistent with the bulk and scale of the structures in the surrounding neighborhood, and overall height of the portion of the structure where the flat roof is proposed should not exceed 22 feet (6.7 m).

8. Window Placement

8.1 Second-story windows should incorporate off-sets to minimize direct views into the windows of existing, neighboring structures.

8.2 The use of screen landscaping to minimize privacy impacts should also be considered.