



PLANNING COMMISSION AGENDA REPORT

II.6.

MEETING DATE: JANUARY 26, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-52
178 SANTA ISABEL AVENUE, COSTA MESA

DATE: JANUARY 15, 2004

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, SENIOR PLANNER
(714) 754-5153

PROJECT DESCRIPTION

The applicant requests a variance from the required driveway landscaping requirements with minor modifications from minimum driveway width and side setback requirements, in conjunction with the construction of a one-story, 2,202 square-foot residence.

APPLICANT

Property owner Johnny Lu is representing the project.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.

WILLA BOUWENS-KILLEEN
Senior Planner

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 178 Santa Isabel Avenue Application Number: PA-03-52

Request: Variance from the required driveway landscaping requirements, with minor modifications from minimum driveway width and side setback requirements, in conjunction with the construction of a 1-story, 2,202 square-foot residence.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	R2-MD	North:	All surrounding
General Plan:	Medium Density Residential	South:	properties are
Lot Dimensions:	55 ft. by 170 ft.	East:	residentially-zoned
Lot Area:	9,350 sq. ft.	West:	and developed.
Existing Development:	912 sq. ft., two-bedroom, single-story unit with a 299 sq. ft. attached garage.		

DEVELOPMENT STANDARD COMPARISON

Development Standard	City Requirement	Proposed/Provided
Lot Size:		
Lot Width	100 ft.	55 ft. ¹
Lot Area	12,000 sq. ft.	9,350 sq.ft. ¹
Density:		
Zone/General Plan	1 du:3,630 sq. ft.	1 du:4,675 sq. ft.
Building Coverage:		
Buildings		33% (3,114 sq. ft.)
Paving		24% (2,185 sq. ft.)
Open Space	40% (3,740 sq. ft.)	43% (4,051)
TOTAL		100% (9,350 sq. ft.)
Building Height:	2 stories/27 ft.	1 story/ 16 ft.
Chimney Height:	29 ft.	16 ft.
Setback:		
Front (separation from ft. unit)	10 ft.	33 ft.
Side (left/right)	5 ft. / 5 ft.	4.5 ft. ² / 5 ft.
Rear	20 ft.	20 ft.
Parking:		
Covered	2	3
Open	4	3
Guest	1	1
TOTAL	7	7
Driveway width (2 units):	16 ft.	10 ft. ³
Driveway Landscape (left/right):	10 ft. combined (3 ft./7 ft. min.)	3 ft. next to prop. line only ⁴

CEQA Status Exempt- Class 3
 Final Action Planning Commission

¹ Legal, nonconforming
² Minor Modification requested for encroachment.
³ Minor Modification requested for 10 ft. wide driveway.
⁴ Variance requested to reduce driveway landscape width.

BACKGROUND

The applicant proposes to construct a detached, one-story, 2,202 square-foot residence behind an existing 2-bedroom unit. The floor plan was developed to protect as many of the on-site trees as possible, particularly the large pepper tree at the rear of the site. Elevations of the home will consist of wood-type, non-grooved panels with accents of horizontal wood siding and a standing seam metal roof. The garage attached to the existing residence will be demolished, resulting in a 15-foot left side setback that will be used to provide access to the required parking for both units.

The Zoning Code requires a minimum driveway width of 16 feet for two or more units. The Code also requires landscaping along both sides of the driveway, a minimum 3 feet in width or, when along a house, a minimum of 5 feet in width, with a combined total of 10 feet. The applicant requests a minor modification to maintain the existing driveway width of 9 ft. at the front of the property and to allow a 12 ft. wide driveway next to the existing residence. The applicant also proposes a variance to provide a 3 ft. deep landscape planter on one side of the driveway with no landscaping next to the house.

This project also requires approval of a minor modification to allow a 6-inch encroachment of the new structure into the required 5-foot left side setback. Although this item was not included in the project description, the Zoning Code does not require public notice for minor modifications. Therefore, staff has analyzed the request as part of this report to streamline processing of the project.

DISCUSSION

The applicant would have to demolish an 11-foot width of the 35-foot wide house in addition to the 10-foot wide garage in order to provide both the required 16-foot wide driveway and 10 feet of driveway landscaping. With approval of a minor modification, Code allows a minimum 10-foot wide driveway. In proposing a 12-foot wide driveway and the 3-foot wide driveway landscaping, the applicant has proposed a compromise to provide a slightly wider driveway than required and some of the required driveway landscaping. Actually, the only portion of the property that will not satisfy the driveway landscaping requirement is the 28-foot distance next to the existing house and a 16-foot long portion next to the open parking for the new unit, the latter of which is not visible from off-site.

The original intent of the driveway landscaping was to provide visual relief for driveways serving common interest developments, where driveways are often longer (e.g. 300-foot lots). The shorter depth of this lot (170 feet), and the resultant shorter length of the driveway, reduces the visual impact the driveway will have. Additionally, with the exception of the 44 lineal feet next to the two units, landscaping is provided along property lines, around the parking area, and in the front yard, softening the appearance of the paved area from both on- and off-site views, satisfying the intent of Code. Several other properties in the vicinity of this site are

developed with multiple units served by driveways that do not have the 10 feet combined width of driveway landscaping.

The proposed 12-foot driveway width will not adversely impact either on-site or off-site traffic circulation. Additionally, the City's Transportation Services Division feels the proposed driveway will adequately serve the two-unit project. A condition of approval has been included requiring a minimum 10-foot wide driveway in front of the house (9 feet exists) to comply with Code requirements. Adequate room exists to provide the 10-foot width.

The proposed 6-inch encroachment into the left (west) side setback is to accommodate an architectural wall detail of the house; windows will be setback a minimum of 5 feet from the side property line as required by Code. Code permits up to a 1-foot encroachment into a required side setback with approval of a minor modification. An 8-foot high, solid block wall (rear wall of a garage structure) exists on the left side property line. The encroachment will not impact neighbors because it will not be visible to the adjoining property.

The applicant proposes to remove one large tree to accommodate the new driveway. Six existing trees are planned to be retained. As required by Code, the applicant will be required to replace the tree elsewhere on the site.

ALTERNATIVES

If either the variance from the parkway landscaping requirements or the minor modification from the minimum driveway width is denied, the project could not be constructed. Denial of the minor modification for the 6 in. side yard encroachment would require a minor redesign of the project.

ENVIRONMENTAL DETERMINATION

This project is exempt from the provisions of the California Environmental Quality Act.

CONCLUSION

The existing structure creates a hardship in providing a Code compliant driveway width and driveway landscaping. The original intent of the landscaped parkway was to provide visual relief for driveways serving common interest developments, where driveways are typically longer. With the exception of the 44 feet next to the two units, landscaping is provided along property lines, around the parking area, and in the front yard, softening the appearance of the paved area from both on- and off-site views, satisfying the intent of Code. The reduced driveway width, as modified by staff, will not adversely affect either on- or off-site traffic circulation. The 6-inch encroachment into the left side setback will allow for architectural enhancement of the structure, and will not be impact the neighbors.

Attachments: Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Draft Conditions of Approval
Applicant's Project Description and Justification
Location Map
Air Photo
Plans

Distribution: Deputy City Mgr. - Dev. Svs. Director
Assistant City Attorney
Assistant City Engineer
Fire Protection Analyst
Staff (5)
File (2)

Johnny Lu
7632 Crescent Avenue #B
Buena Park, CA 90620

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-03-52**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by Johnny Lu with respect to real property located at 178 Santa Isabel Avenue, requesting approval of a variance to deviate from the required parkway landscape width, with minor modifications from minimum driveway width and side setback requirements, in conjunction with the construction of a one-story, 2,202 square-foot residence in the R2-MD zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 26, 2004.

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 Planning Commission hereby **APPROVES** Planning Application PA-03-52 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Planning Application PA-03-52 and upon the 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 26th day of January, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that, because of special circumstances applicable to the property, strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by other property owners in the vicinity under identical zoning classification. Specifically, the required driveway landscaping could only be provided by demolishing a significant portion of the existing residence. The original intent of the driveway landscaping was to provide visual relief for driveways serving common interest developments, where driveways are often longer. The shorter depth of this lot, and the resultant shorter length of the driveway, reduces the visual impact the driveway will have. Additionally, with the exception of the area next to the two units, landscaping is provided along property lines, around the parking area, and in the front yard, softening the appearance of the paved area from both on- and off-site views, satisfying the intent of Code. Several other properties in the vicinity of this site are developed with multiple units served by driveways that do not have a combined width of 10 feet of landscaping. The deviation granted is the minimum necessary to accommodate the proposed development and does not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and zone in which the property is located.
- B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(6) in that the proposed minor modifications to allow a 10-foot wide driveway and a 6-inch encroachment into the left side setback will not be materially detrimental to the health, safety and general welfare of the persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. Additionally, the improvements are compatible and enhance the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space, and any other applicable features relative to a compatible and attractive development. Specifically, the 10-foot wide driveway will not adversely impact on-or off-site circulation. Additionally, the 6-inch building encroachment will allow for additional architectural interest without impacting the neighbor.
- C. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
- a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and

- pedestrian circulation have been considered.
- c. The project is consistent with the General Plan and any applicable specific plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effects of all planning applications have been considered.
- D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- E. 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**

- P1ng.
1. The proposed storage area in the garage shall have a minimum clearance of 4 feet in height from the floor of the garage.
 2. Address assignment shall be requested from the Planning Division prior to submittal or working drawings for plan check. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan, on all floor plans, and on all elevation plans in the working drawings.
 3. Prior to issuance of building permits, the applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 4. Street addresses shall be displayed on the building fascia adjacent to the main entrance or front door in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.
 5. To avoid an alley-like appearance, if the driveway is paved with asphalt, it shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 6. Landscape planters at the front of open parking spaces shall be increased 2 ft. in depth to allow curbing to serve as wheel stop.
 7. Transformers, backflow preventers, and any other above-ground utility improvements shall be located outside of the required street setback area and shall be screened from view, under the direction of Planning staff.
 8. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating the drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 9. The applicant shall contact AT&T/Broadband Cable Television of Costa Mesa at 200 Paularino, Costa Mesa at (888) 255-5789 prior to

issuance of building permits to arrange for pre-wiring for future cable communication service.

10. The conditions of approval and ordinance or code provisions of Planning Application PA-03-52 shall be blueprinted on the face of the site plan.
11. The applicant shall contact the Planning Division to arrange for a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
12. All garages shall be provided with automatic garage door openers.
13. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.

Eng

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-03-52
Address: 178 SANTA ISABEL

Environmental Determination: Exempt, Class 3

1. Fully describe your request:

1. An additional unit on R2-MD lot, which currently has one 2-bedroom unit in front.
2. Variance of drive way width, 12' width + 3' landscape, due to the existing front unit.
3. Minor modification of set back. Wall fur out with 6" extension into side set-back

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

1. Remove existing one car garage to gain access to the proposed back unit. Drive way width gain from removing existing garage equal to 15'. 12' will be paved drive way with 3' landscape.

3. This project is: (check where appropriate)

In a flood zone.

In the Redevelopment Area.

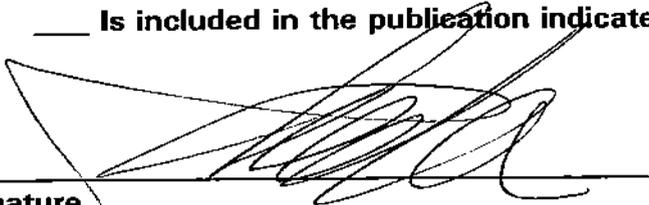
Subject to future street widening.

In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.



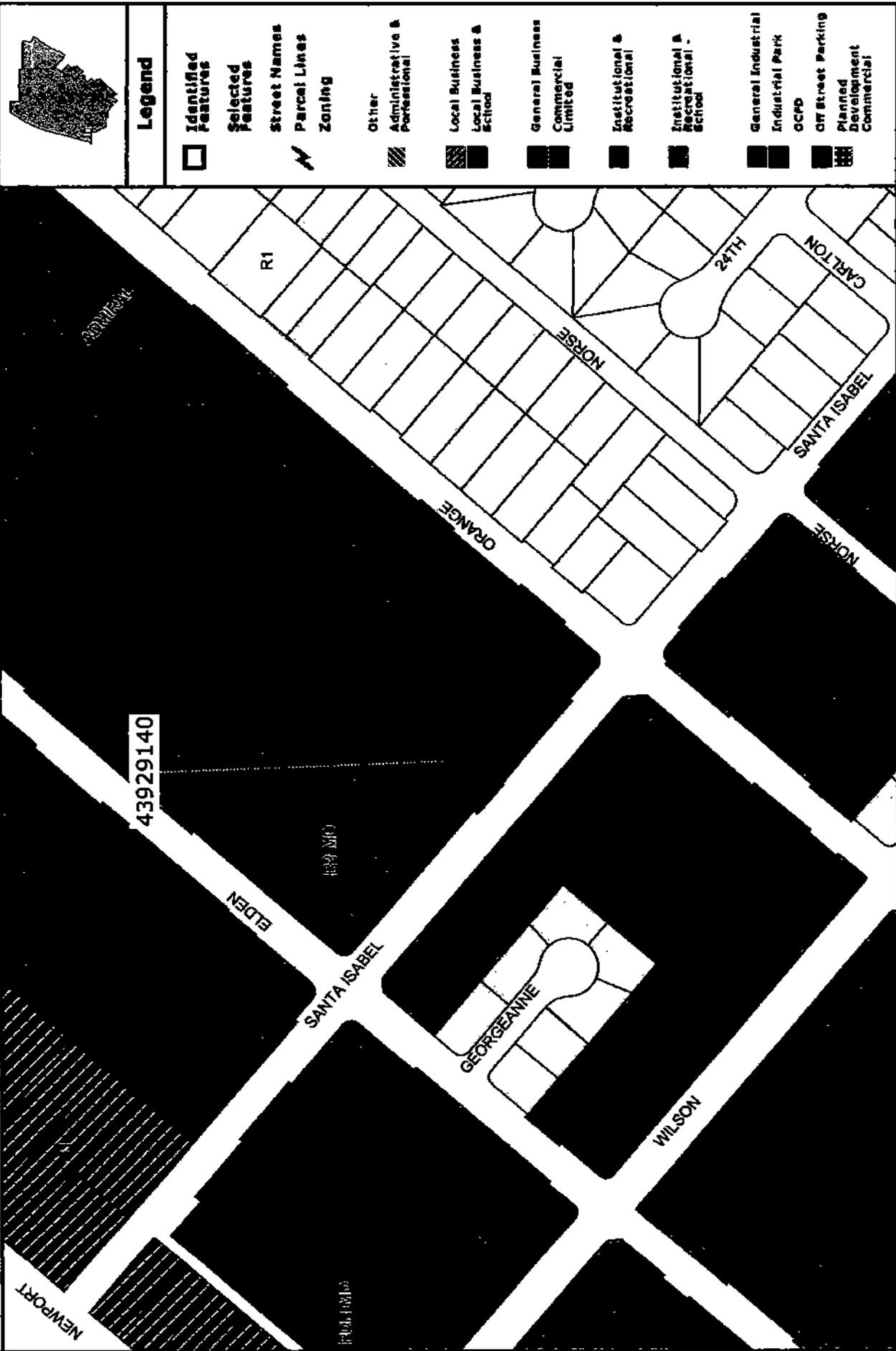
Signature

11-1-03

Date

Zoning/Location Map

PA-03-52



Legend

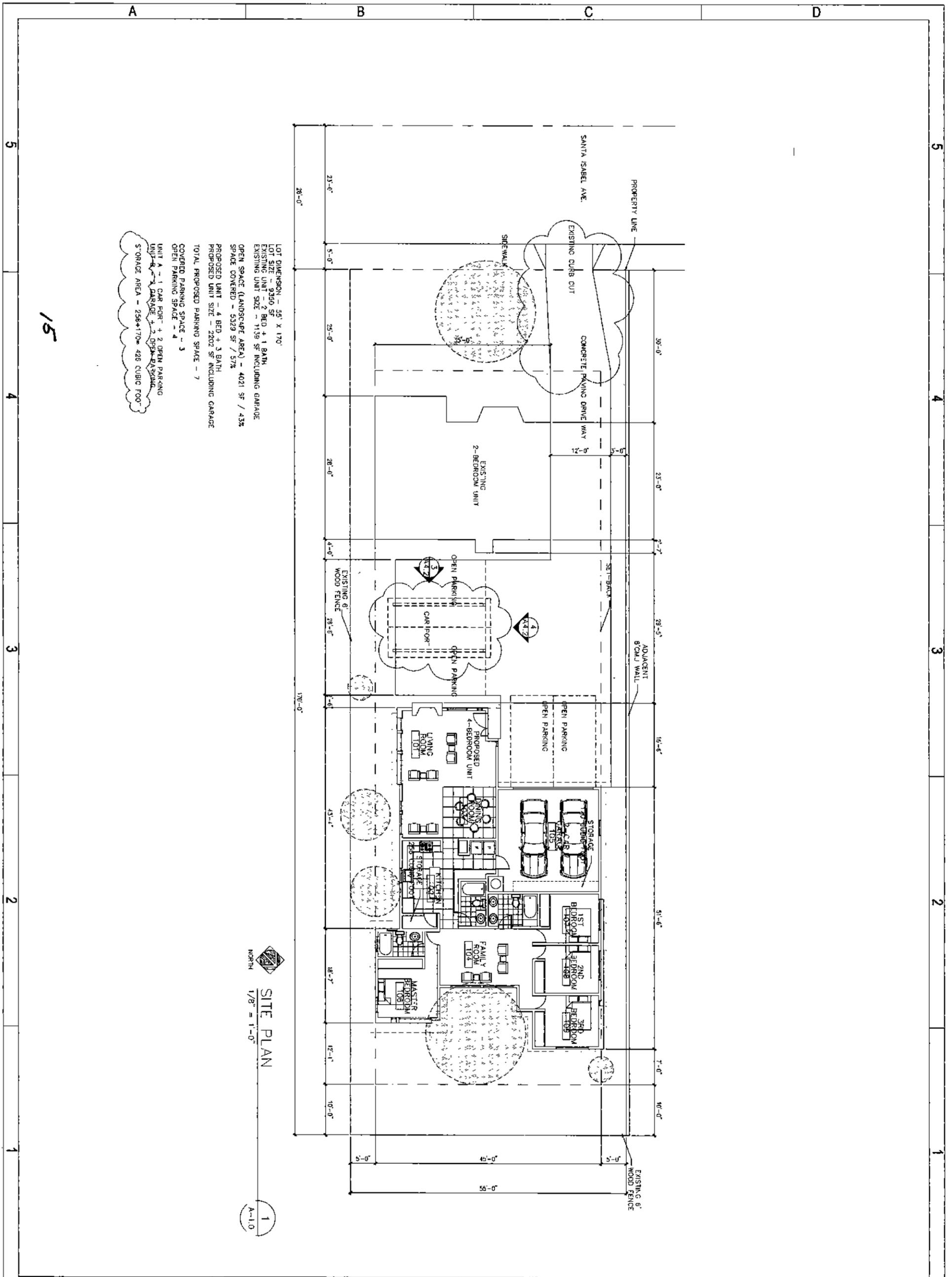
- Identified Features
- Selected Features
- Street Names
- Parcel Lines
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park
- CCPD
- Off Street Parking
- Planned Development Commercial

178 Santa Isabel



Legend

-  Identified Features
-  Street Names
-  Parcel Lines
-  Ortho Photography
-  Parcels

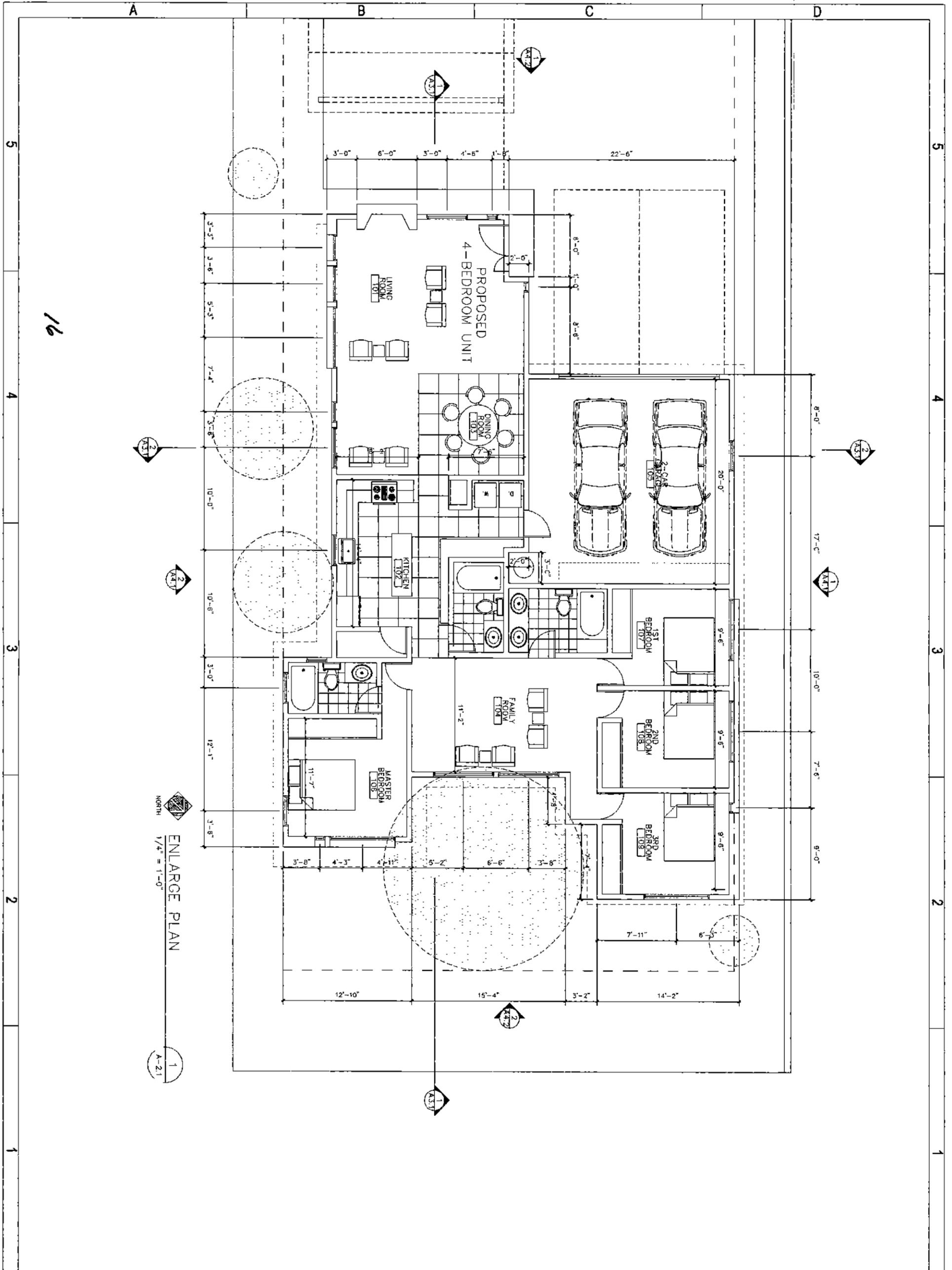


LOT DIMENSION - 55' X 170'
 LOT SIZE - 9350 SF
 EXISTING UNIT - 2 BED + 1 BATH
 EXISTING UNIT SIZE - 1139 SF INCLUDING GARAGE
 OPEN SPACE (LANDSCAPE AREA) - 4021 SF / 43%
 SPACE COVERED - 5329 SF / 57%
 PROPOSED UNIT - 4 BED + 3 BATH
 PROPOSED UNIT SIZE - 2202 SF INCLUDING GARAGE
 TOTAL PROPOSED PARKING SPACE - 7
 COVERED PARKING SPACE - 3
 OPEN PARKING SPACE - 4
 UNIT A - 1 CAR POR + 2 OPEN PARKING
 UNIT B - 1 CAR POR + 2 OPEN PARKING
 STORAGE AREA - 256+170= 426 CUBIC FOOT

SITE PLAN
 1/8" = 1'-0"
 NORTH
 1
 A-1.0

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A1.1	SITE PLAN		MR. JOHNNY LU 7632 CRESCENT AVE. #2 BUENA PARK, CALIFORNIA 90620 TEL. 714.821.0788	Date: 11/5/03	Issues / Revisions: PLANNING SUBMITTAL	Job No.:
	178 SANTA ISABEL VILLA 178 SANTA ISABEL AVENUE COSTA MESA, CALIFORNIA 92627 TEL.			Drawn:	Date:	Scale:
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					CAD file info:	



ENLARGE PLAN
 1/4" = 1'-0"
 NORTH
 1
 A-21

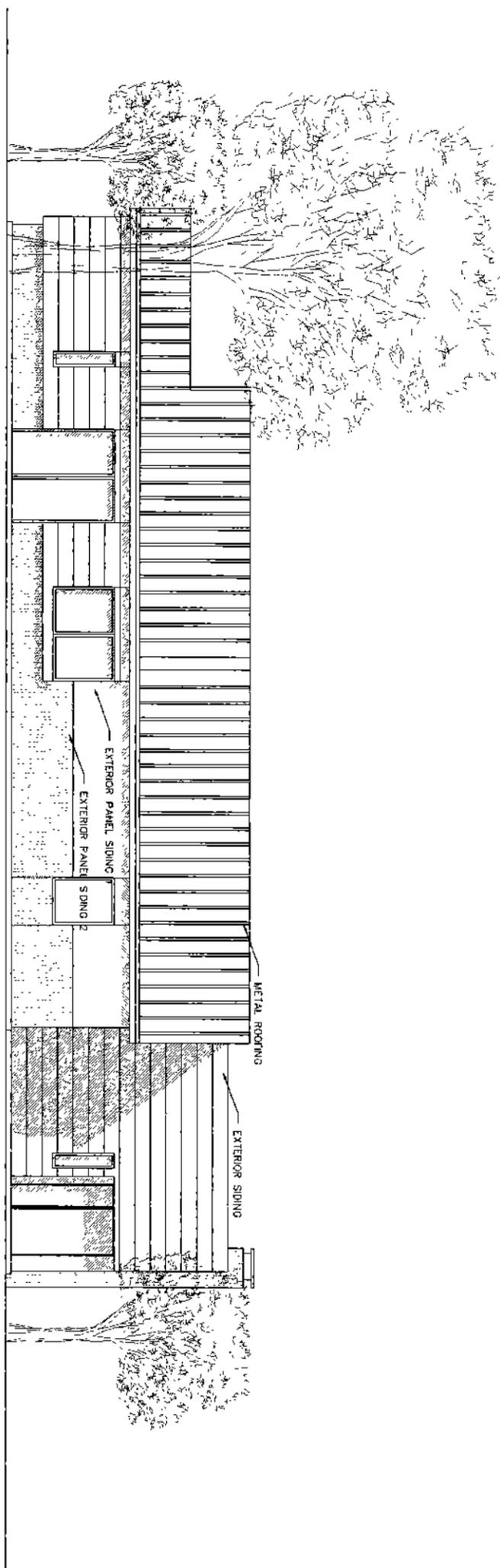
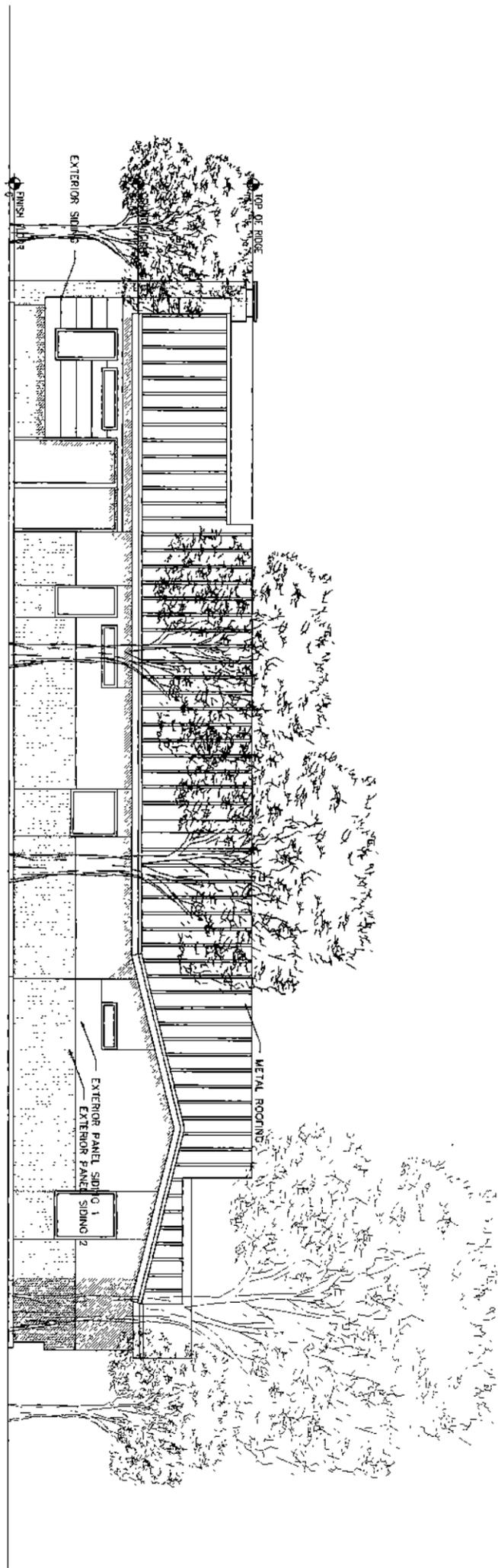
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ENLARGE PLAN
 178 SANTA ISABEL VILLA
 178 SANTA ISABEL AVENUE
 COSTA MESA, CALIFORNIA 92627

MR. JOHNNY LU
 7632 CRESCENT AVE. #8
 BUENA VISTA, CALIFORNIA 92620
 TEL. 714.821.0740

Date:	Issue / Revisions:	Job No.:
11/5/03	PLANNING SUBMITTAL	
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		Checked:
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		Scale:
		Date Plotted:
		CAD File Info:



WEST ELEVATION
1/4" = 1'-0"

EAST ELEVATION
1/4" = 1'-0"

1
A-4.1

2
A-4.1

ELEVATIONS

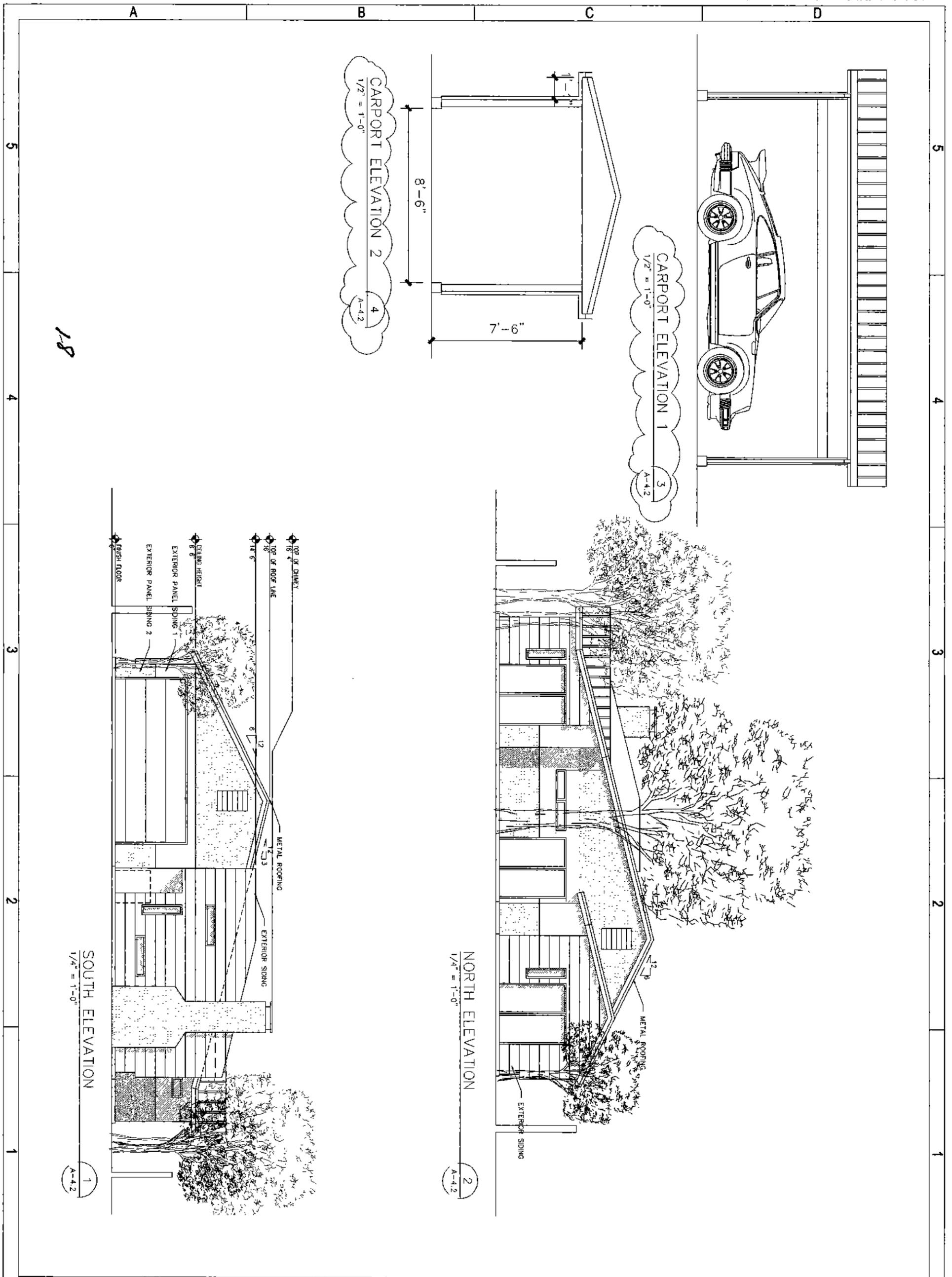
178 SANTA ISABEL VILLA
178 SANTA ISABEL AVENUE
COSTA MESA, CALIFORNIA 92627 TEL.

MR. JOHNNY LU
7822 CRESCENT AVE. #6
BUENA PARK, CALIFORNIA 90620

TEL. 714.821.0746

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ELEVATIONS
178 SANTA ISABEL VILLA
 178 SANTA ISABEL AVENUE
 COSTA MESA, CALIFORNIA 92627 TEL.

MR. JOHNNY LU
 7622 CRESCENT AVE. ■
 BUENA PARK, CALIFORNIA 90620 TEL. 714.821.0740

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