

City of Costa Mesa

Inter Office Memorandum

To: Planning Commission
From: Mel Lee, Associate Planner *MEL*
Date: February 12, 2004
Subject: **PLANNING APPLICATION PA-03-20
(2653 ORANGE AVENUE)
SUPPLEMENTAL INFORMATION
PLANNING COMMISSION MEETING OF FEBRUARY 23, 2004**

RECOMMENDATION

Approve, subject to conditions.

BACKGROUND

The applicant is requesting approval of a design review and a master plan to replace 6 nonconforming residential units with new 2-story, 6-unit detached residential apartment units. Staff recommended denial of the project.

On January 26, 2004, Planning Commission continued, at the applicant's request, the above project to modify the plans to address staff's issues in the recommendation for denial of the project.

DISCUSSION

Staff recommended denial of the project because the project did not comply with the City's Residential Design Guidelines. Specifically, the side elevations for the proposed residences that face off-site do not provide adequate visual relief in the way of horizontal and/or vertical plane breaks, roof plane breaks, and architectural detailing as recommended in the Design Guidelines. As indicated in the staff report dated January 26, 2004, the problem was due to the greater than 80% second floor ratio and the less than average 10-foot setback on the second floor of the units.

The applicant has submitted revised elevations that incorporate smaller windows on the side and rear elevations to provide increased privacy for adjacent properties.

Additionally, architectural detailing has been added around the windows in the form of roof elements over the windows as well as an additional roof element between the first and second stories. It is staff's opinion that while the units do not provide the second floor ratio or setback, the revisions meet the intent of the design guidelines with respect to architectural detailing and articulation for two-story structures. Therefore, staff is changing our recommendation to approval, subject to the recommended conditions, which remain unchanged from the original staff report "Exhibit B" attachment. Staff has also revised the findings in "Exhibit A" accordingly.

Attachments:

1. Draft Planning Commission Resolution
2. Exhibit "A" - Draft Findings
3. Exhibit "B" - Draft Conditions of Approval
4. Revised Plans
5. Planning Commission Agenda Report dated January 26, 2004

File Name: 022304PA0320SUP

Date: 2/12/04

Time: 8:30 am

cc: Deputy City Mgr.-Dev. Svcs. Director
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Southern Sun Construction
Brett Isaacman
17775 Main Street, Suite B
Irvine, Ca 92604

Orange North Apartments, LLC
Vern Eberhard
P.O. Box 272
Downey, CA 90241

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING APPLICATION
PA-03-20**

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

WHEREAS, an application was filed by Southern Sun Construction Company, representing the owner of the property, Orange North Apartments, LLC, with respect to the real property located at 2653 Orange Avenue, requesting approval of a design review and master plan to replace 6 nonconforming residential units with new 2-story, 6-unit detached residential apartment units; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 23, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** PA-03-20 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 PA-03-20 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 23rd day of February, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development and use is compatible and harmonious with uses on surrounding properties.
 2. 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.
 3. The project is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project meets the purpose and intent of the Residential Design Guidelines. Specifically, the applicant submitted revised elevations which incorporate smaller windows on the side and rear elevations to provide increased privacy for adjacent properties as well as additional architectural detailing around the windows in the form of roof elements and an additional roof element between the first and second stories. While the units do not provide the second floor ratio or setback, the revisions meet the intent of the design guidelines with respect to architectural detailing and articulation.
- C. The information presented complies with Costa Mesa Municipal Code Section 13-205(e) with regard to the Master Plan in that full compliance with the development standards with regard to open space would make rebuilding infeasible. The proposed rebuilding is substantially compatible with surrounding developments and would not be materially detrimental to other properties in the area. The proposed rebuilding is less nonconforming than the existing development and the proposed rebuilding provides additional amenities that ensure a high quality development.
- 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.
- F. The rear buildings of this development are at an excessive distance from the street, but the plan does not land itself to fire apparatus access or placement

of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a residential sprinkler system for the 4 rear units.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, 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.
3. Street addresses shall be displayed on the front of the houses adjacent to the entry and in a manner visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to Orange Avenue, an alternative means of accommodating that 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.
5. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The conditions of approval, ordinance and code provisions of PA-03-20 shall be blueprinted on the face of the site plan.
7. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

8. The applicant shall contact the Planning Division to arrange 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.
9. Block walls shall be provided on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
10. Building elevations for the units closest to Orange Avenue shall have enhanced architectural details and window treatments under the direction of Planning staff.
11. Second floor windows facing the southerly (side) and westerly (rear) property lines shall be designed and placed to minimize direct lines-of-sight into windows on adjacent properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners.
12. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
13. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
14. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
15. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
16. As part of the Master Plan approval, the applicant shall provide additional amenities for the project, including, but not limited to, the following:
 - A. Attached, private 2-car garages;

- B. Stamped concrete or other decorative paving along the driveway;
- C. Covered and/or screened trash enclosure located outside the front setback;
- D. 30% of the trees shall be 24-inch box size or larger.

Amenities shall be subject to review and approval by the Planning Division.

- Eng. 17. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Police 18. A list of security recommendations has been provided by the Police Department for the applicant's consideration.



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 Irvine, California, 92614
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 www.southernsun.net

PROJECT TITLE

2653 Orange
 Costa Mesa, CA.



NELSON CONSULTING
 4400 S. Orange Ave., Suite 200
 Orange, CA 92668
 Tel: 714/962-2828
 Fax: 714/962-2829

SHEET TITLE

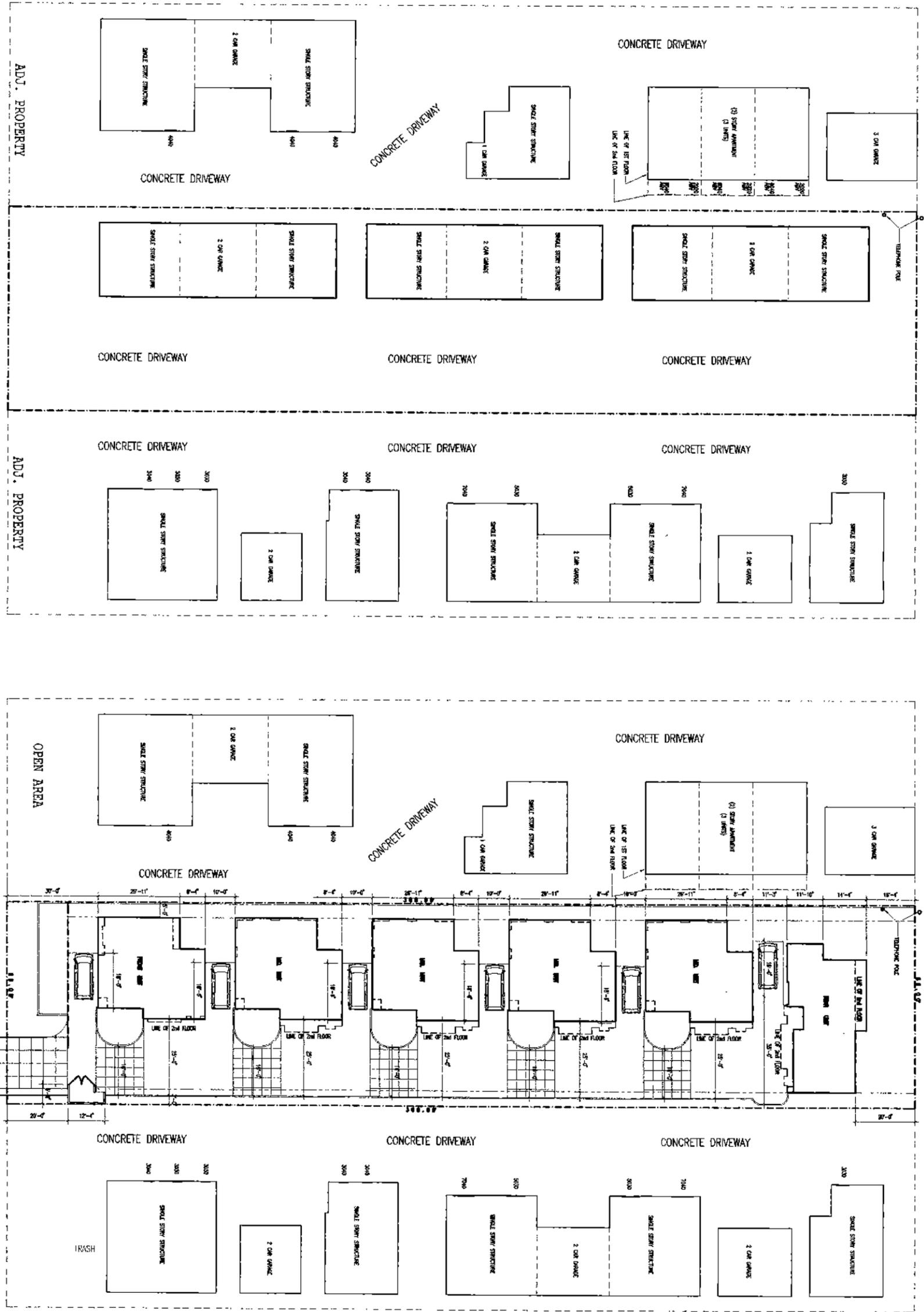
(E) SITE PLAN
 (N) SITE PLAN

NO.	REVISIONS	DATE

DATE: 03/20/03
 SCALE: as noted
 DRAWN BY: bdn
 CHECKED BY: BJ/WAN
 DATE: 10 FEBRUARY, 2004

SHEET NO.

SP.1



REVISED PLAN - 2/12/04

ORANGE AVE.

ORANGE AVE.

ADJ. PROPERTY

ADJ. PROPERTY

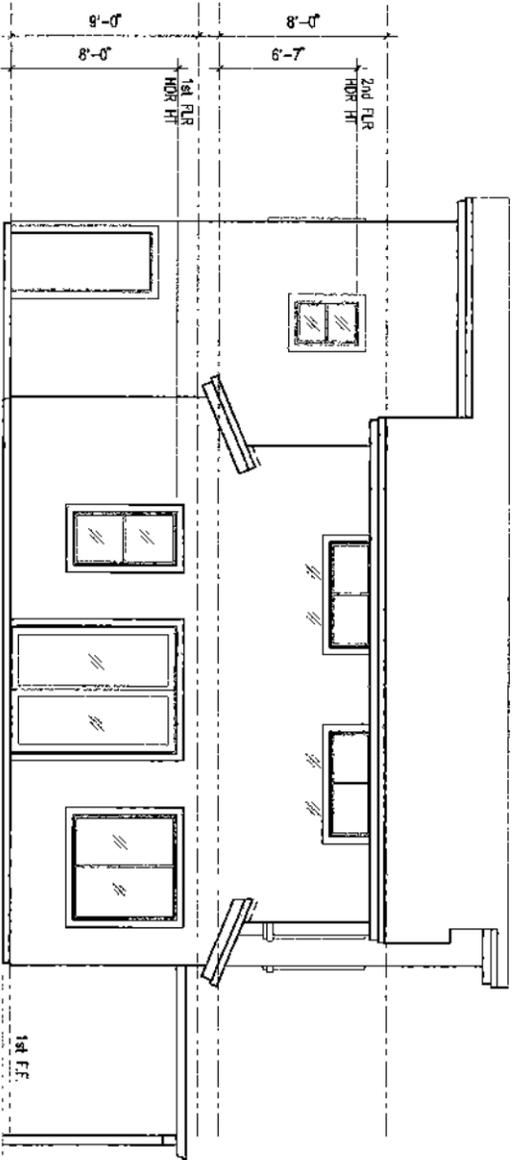
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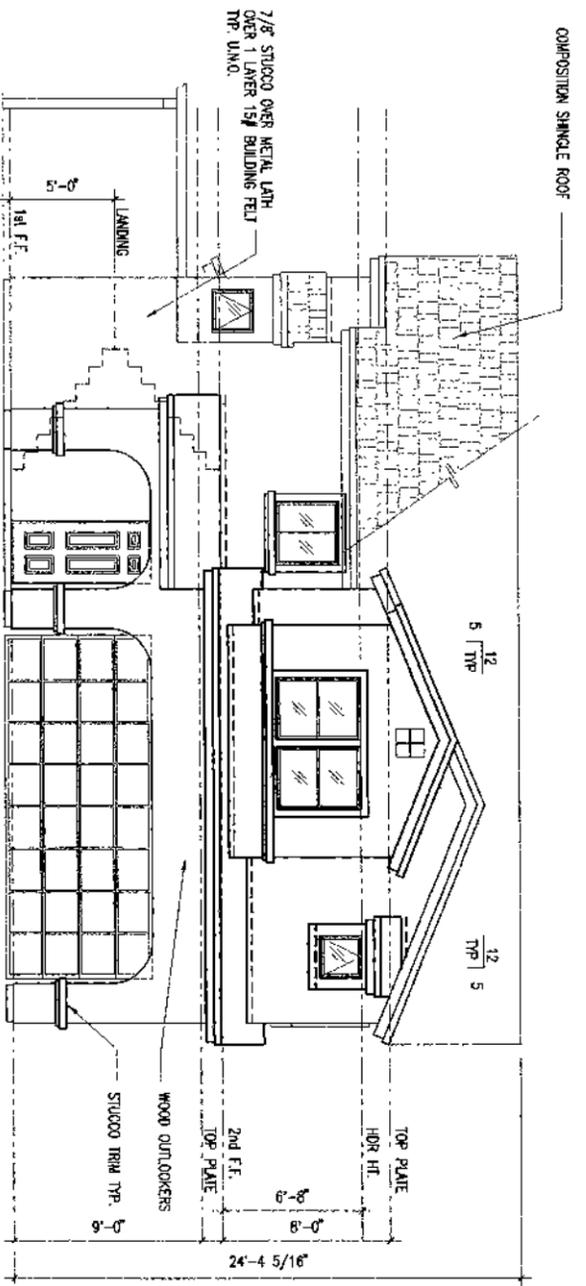
EXISTING SITE PLAN W/ADJACENT PROPERTIES

10

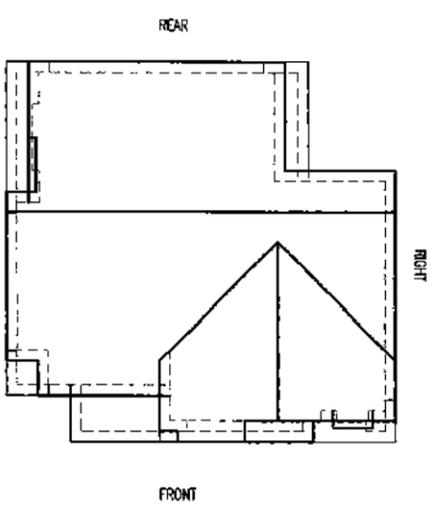
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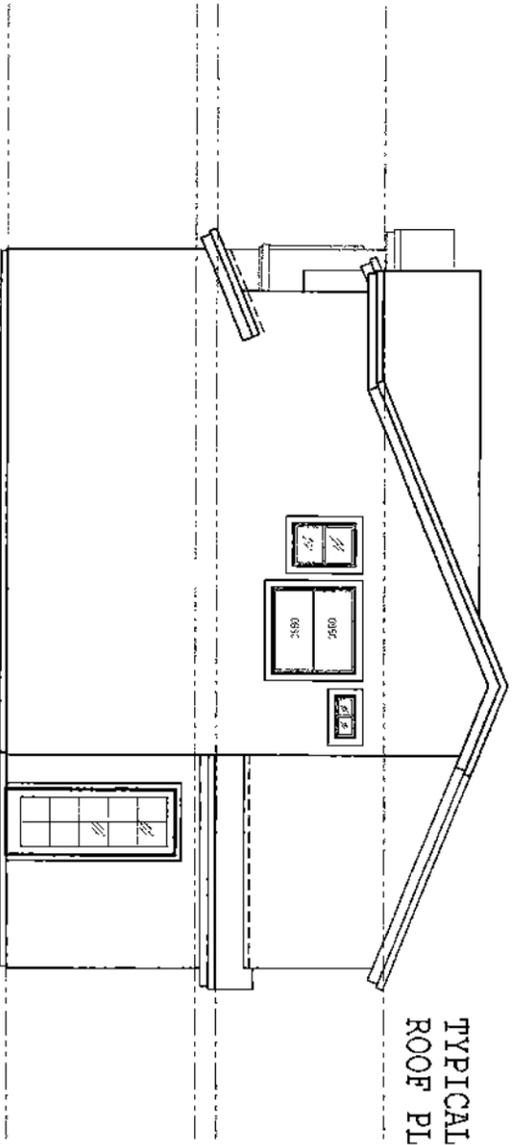
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REAR ELEVATION
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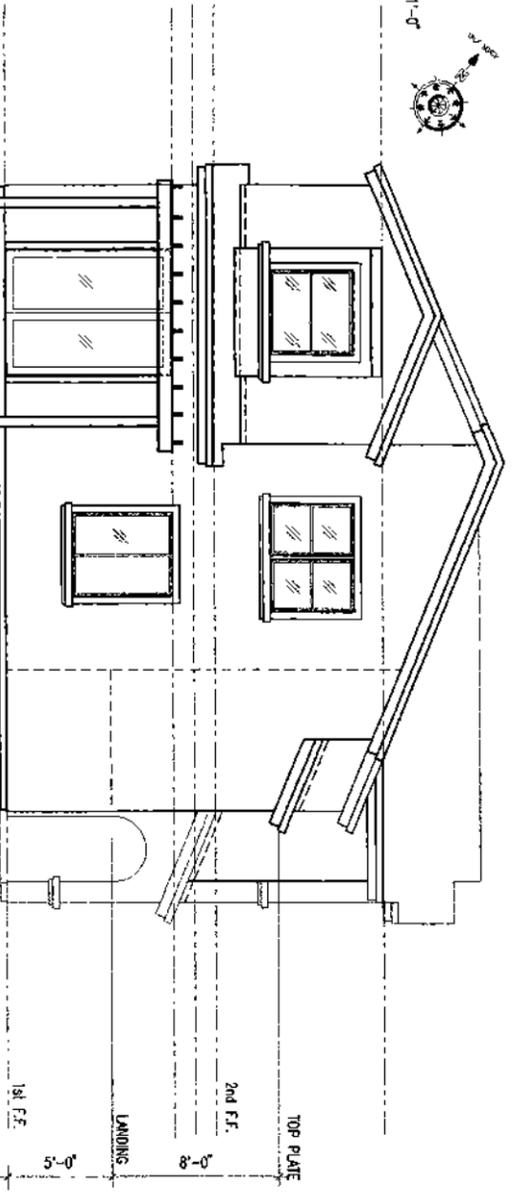
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FRONT ELEVATION
SCALE = 1/8"=1'-0"



TYPICAL UNIT
ROOF PLAN
SCALE = 1/8"=1'-0"



FRONT UNIT
RIGHT ELEVATION
SCALE = 1/8"=1'-0"



FRONT UNIT
LEFT ELEVATION
SCALE = 1/8"=1'-0"

PROJECT TITLE



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2653 Orange
Costa Mesa, CA.

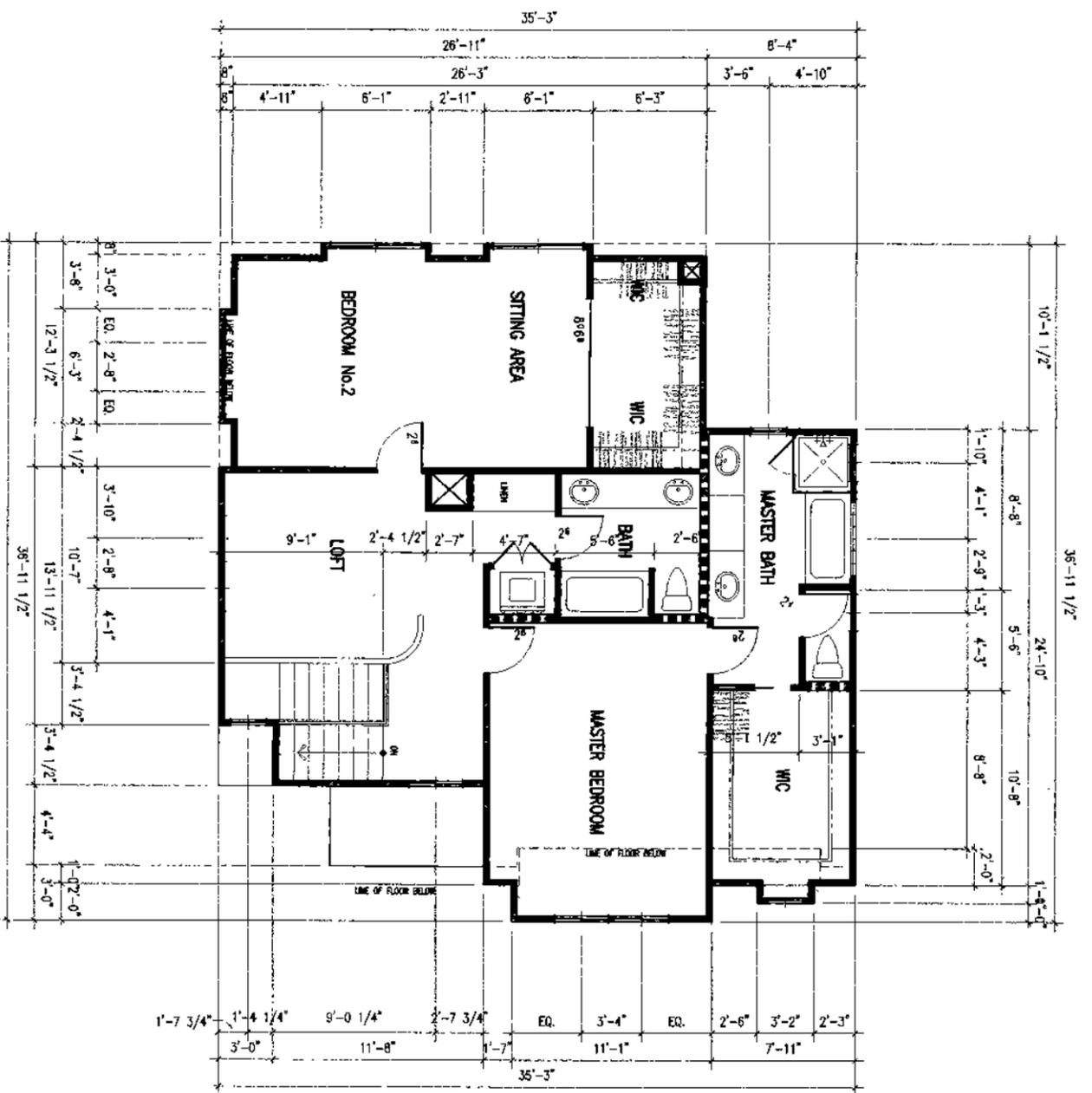


SHEET TITLE
FRONT UNIT
EXTERIOR
ELEVATIONS

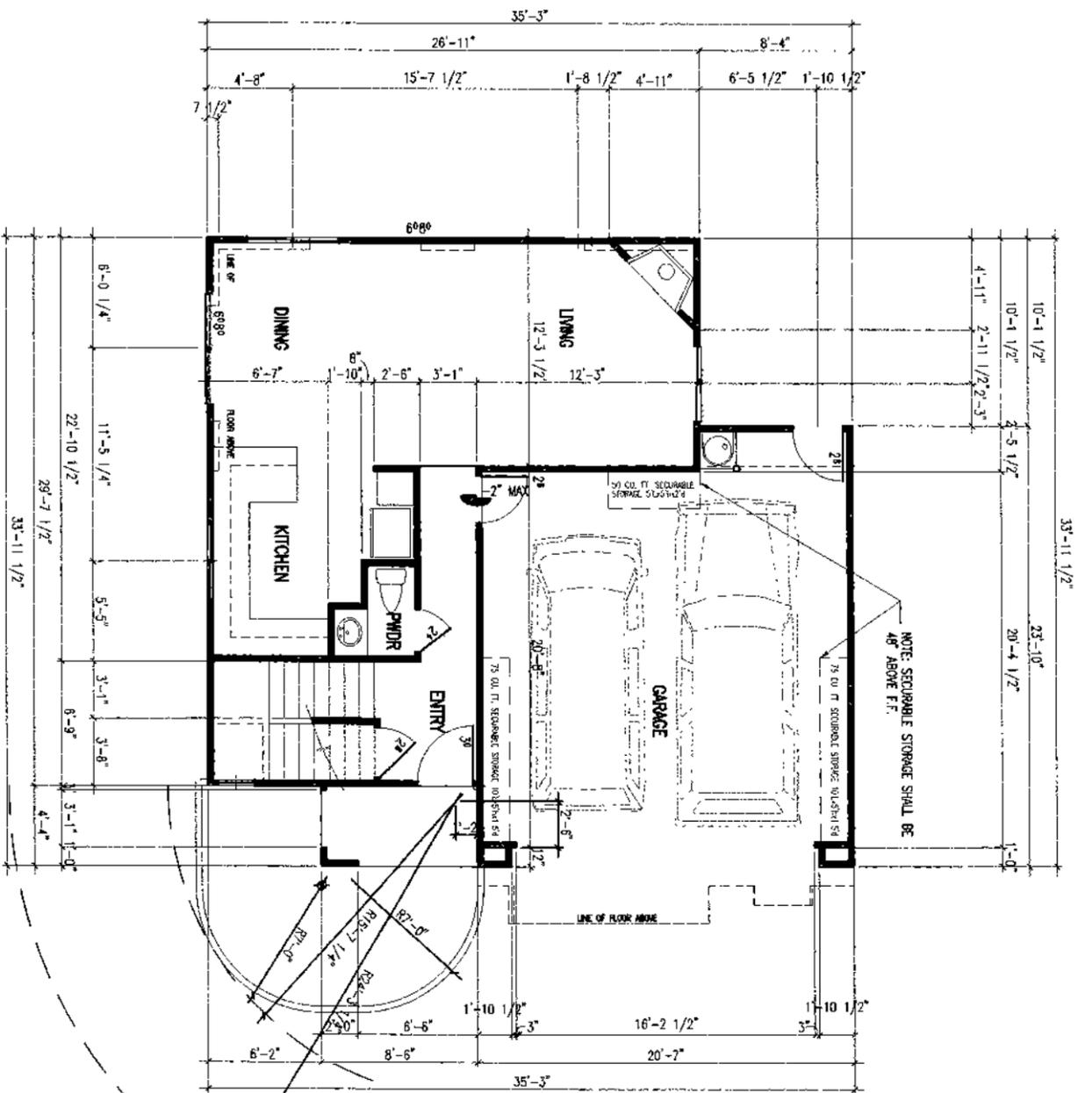
NO.	REVISIONS	DATE

DATE: 03/20/03
SCALE: AS NOTED
DRAWN BY: SDH
CHECKED BY: B/WMN
Plot date: 5 FEBRUARY, 2004
SHEET NO.

A1.2



MID-UNIT
SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



MID-UNIT
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

NEW 2x4 STUD WALL @ 16" o/c w/CON. BD. TAPE & REINFORCED AT INTERIOR CORNER, SHIMCO OVER METAL LATH OVER 1 LAYER 5/8" FIBER GLASS TAPE. COLOR & TEXTURE TO BE DETERMINED. ALL EXTERIOR WALL SHALL BE INSULATED w/R-13 MIN.

ALL WINDOWS SHALL BE DUAL GLAZED, LOW "E" COATED GLAZING OPERATION AS NOTED PER KEY NOTES ON PLAN.

SQUARE FOOTAGES

- 979 = FLOOR FINISH
- 416 = GARAGE
- 580 = 1ST LIVING AREA
- 900 = SECOND FLOOR

14

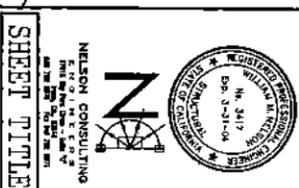
NO.	DATE	REVISIONS

DATE: 03/12/05
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 DRAWN BY: bbn
 CHECKED BY: BT/MAIN
 SHEET NO. 10 FEBRUARY 2004

A2.1

NOT FOR CONSTRUCTION

MID-UNIT
FIRST FLOOR
SECOND FLOOR
PLANS

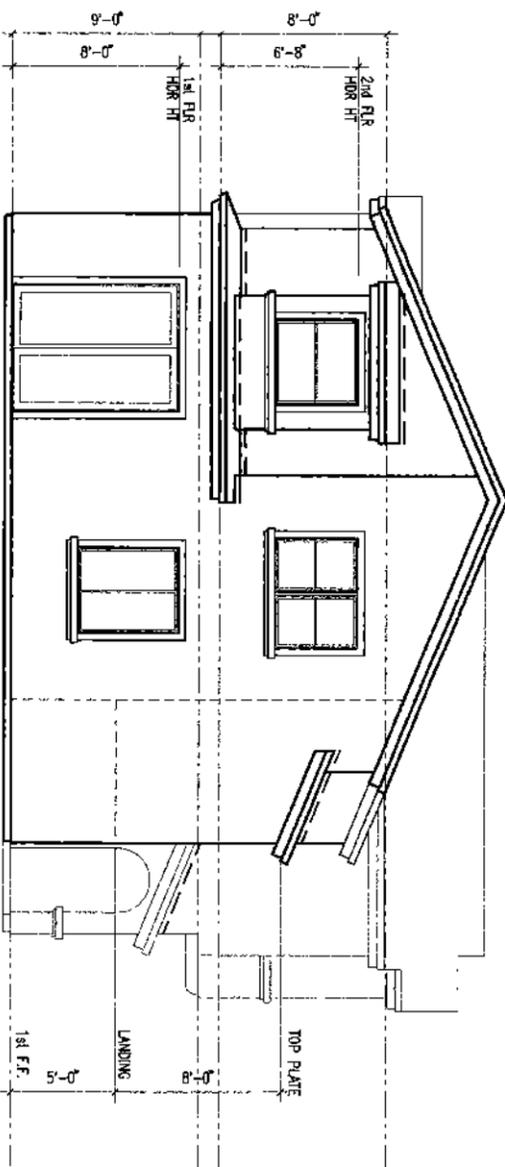


2653 Orange
Costa Mesa, CA.

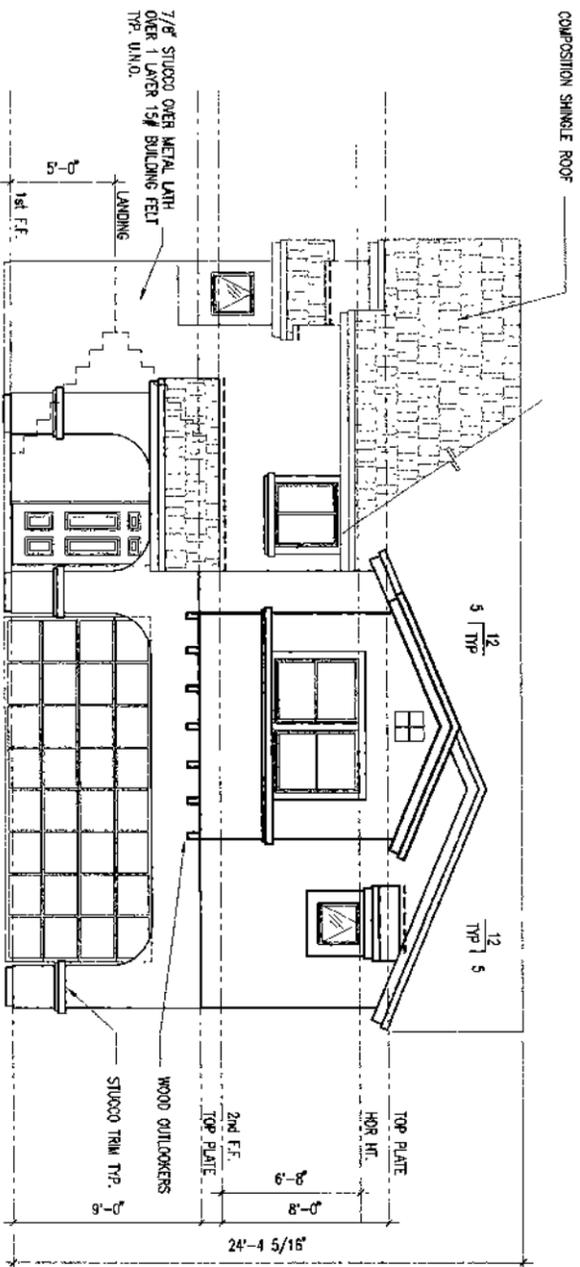
PROJECT TITLE



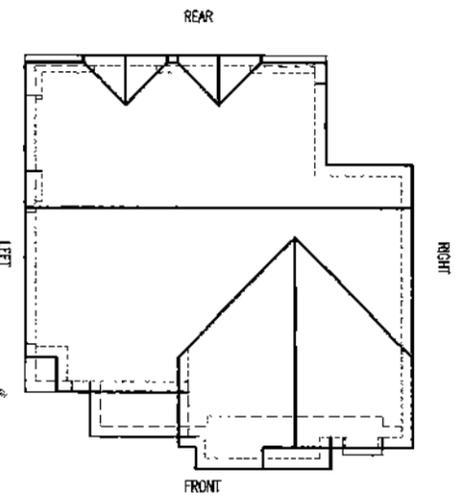
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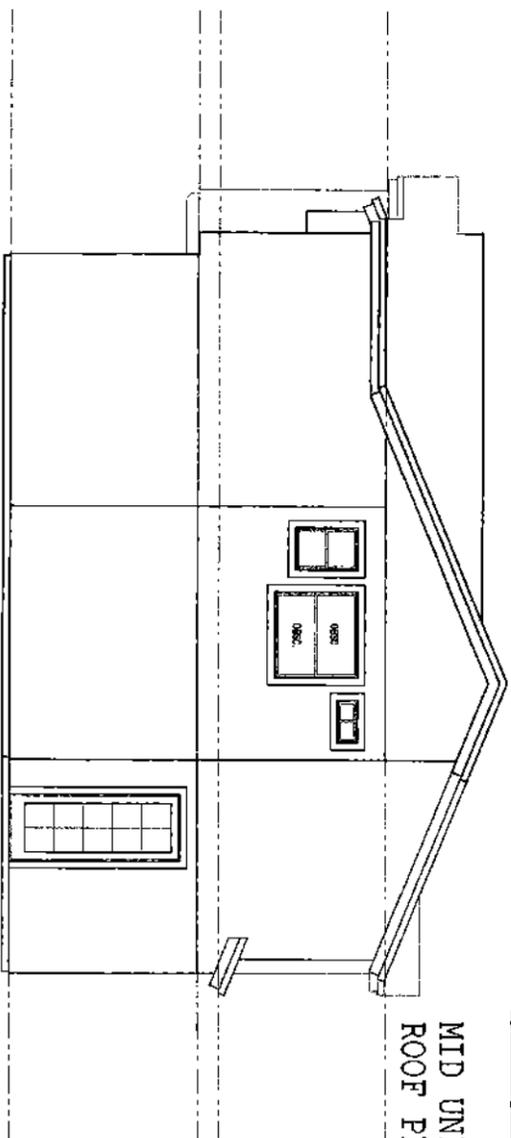
MID-UNIT
LEFT ELEVATION
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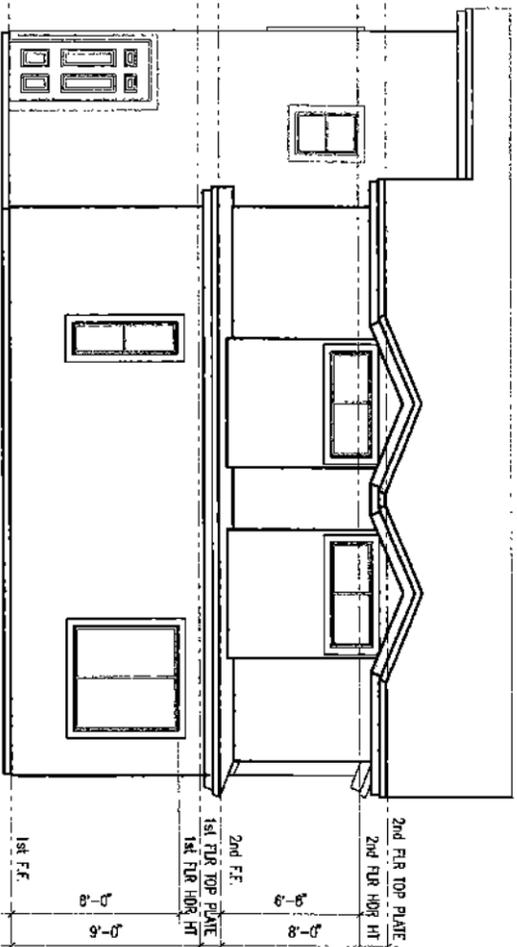
MID - UNIT
FRONT ELEVATION
SCALE = 1/2"=1'-0"



MID UNIT
ROOF PLAN
SCALE = 1/2"=1'-0"



MID - UNIT
RIGHT ELEVATION
SCALE = 1/2"=1'-0"



MID - UNIT
REAR ELEVATION
SCALE = 1/2"=1'-0"

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RELSON CONSULTING
ENGINEERS
5000 S. GARDEN ST. #200
COSTA MESA, CA 92626
TEL: (949) 440-2900
FAX: (949) 440-2901

SHEET TITLE

MID - UNIT
EXTERIOR
ELEVATIONS

REVISIONS

NO. DATE

NO.	DATE

DATE 03/20/03

SCALE OS NOTED

DRAWN BY bbn

CHECKED BY B/WMH

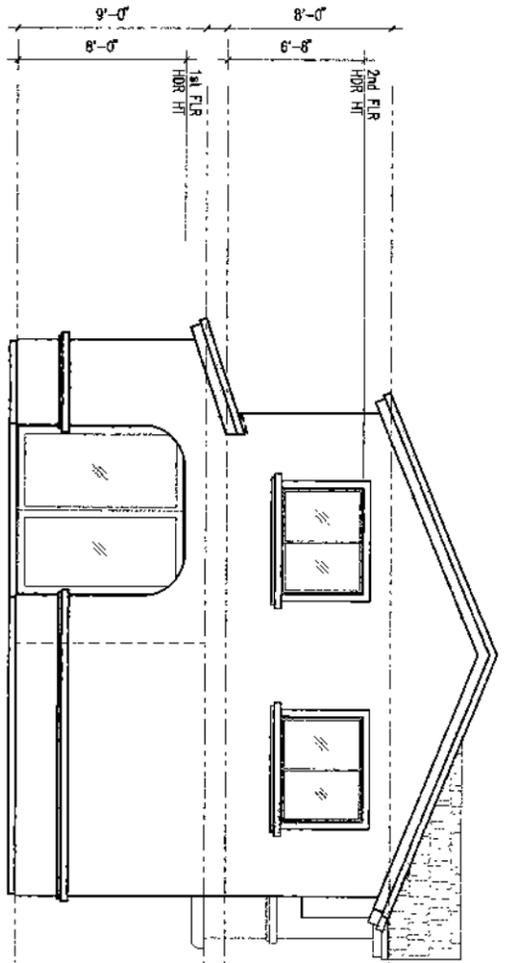
Plot date 10 FEBRUARY, 2004

SHEET NO.

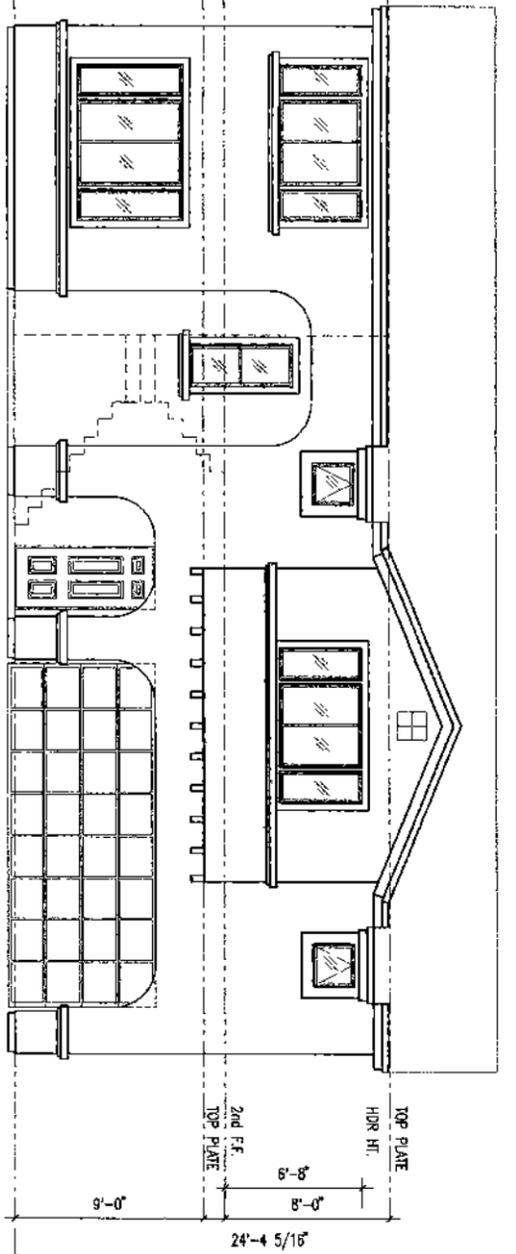
A2.2

NOT FOR CONSTRUCTION

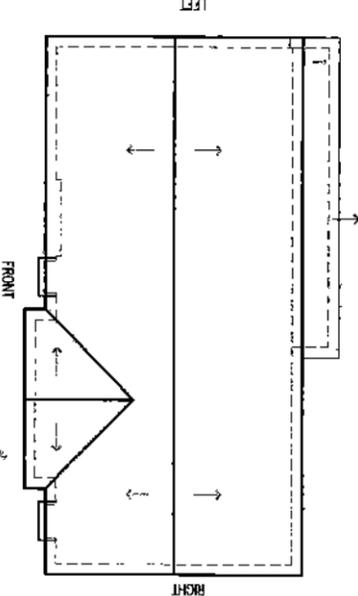
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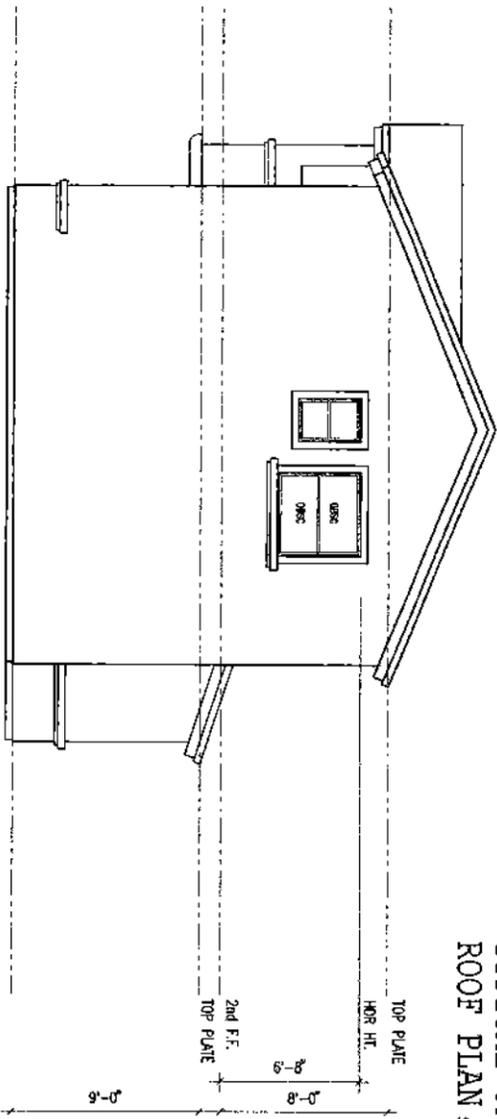
REAR UNIT
LEFT ELEVATION



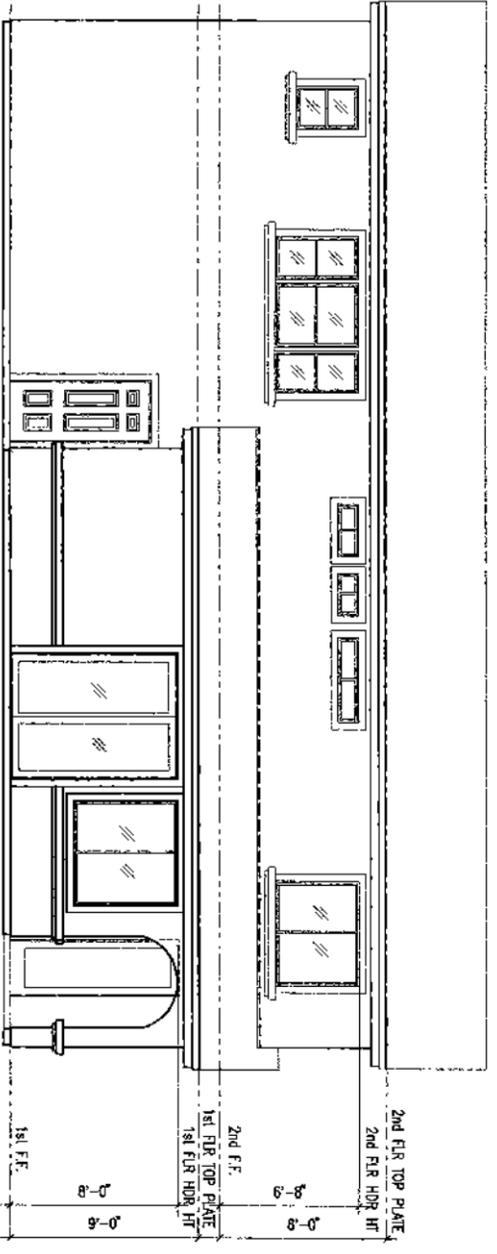
REAR UNIT
FRONT ELEVATION



TYPICAL UNIT
ROOF PLAN
SCALE = 1/8" = 1'-0"



REAR UNIT
RIGHT ELEVATION



REAR UNIT
REAR ELEVATION



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PROJECT TITLE

2653 Orange
Costa Mesa, CA.



NELSON CONSULTING
SHEET TITLE

REAR UNIT
EXTERIOR
ELEVATIONS

REVISIONS

NO.	DATE

DATE: 03/20/03
SCALE: as noted
DRAWN BY: bkn
CHECKED BY: BJ/MANN
SHEET NO. 17

A3.2



PLANNING COMMISSION AGENDA REPORT

U1.5

MEETING DATE: JANUARY 26, 2004

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-20
2653 ORANGE AVENUE

DATE: JANUARY 15, 2003

FOR FURTHER INFORMATION CONTACT: MEL LEE, ASSOCIATE PLANNER
(714). 754-5611

DESCRIPTION

The applicant is requesting approval of a design review and a master plan to replace 6 nonconforming residential units with new 2-story, 6-unit detached residential apartment units.

APPLICANT

The applicant is Southern Sun Construction Company, representing the owner of the property, Orange North Apartments, LLC.

RECOMMENDATION

Deny by adoption of Planning Commission resolution.

Handwritten signature of Mel Lee in cursive.

MEL LEE
Associate Planner

Handwritten signature of Perry L. Valantine in cursive.

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2653 Orange Avenue Application: PA-03-20

Request: Replace 6 nonconforming residential units with new 2-story, 6-unit detached residential apartment units.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>Surrounding properties are zoned</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>Residential and contain</u>
Lot Dimensions:	<u>66 FTx300 FT</u>	East:	<u>Residential uses</u>
Lot Area:	<u>19,800 SF</u>	West:	<u></u>
Existing Development:	<u>6 Residential Units</u>		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width (Development Lot)	100 FT	66 FT*
Lot Area (Development Lot)	12,000 SF	19,800 SF
Density:		
Zone	1 du/3,630 SF	1 du/3,300 SF**
General Plan	1 du/3,630 SF	1 du/3,300 SF**
Building Coverage (Development Lot):		
Buildings	NA	5,883 SF (35%)
Paving	NA	6,057 SF (33%)
Open Space	7,920 SF (40%)	7,860 SF (39.6%)**
TOTAL		19,800 SF (100%)
Building Height:	2 Stories 27 FT	2 Stories 24 FT
Chimney Height	29 FT	NA
First Floor Area (Including Garage)	NA	979 SF (Plans 1 and 2) 988 SF (Plan 3)
Second Floor Area	NA	834 SF (Plan 1) 920 SF (Plan 2) 1,059 SF (Plan 3)
2nd Floor% of 1st Floor	80%	85%-94% (Plan 1 and 2)*** 107% (Plan 3)***
Landscape Parkways	10 FT combined w/ 3FT on one side and 5 FT adj. to house	15 FT combined w/3 FT on one side and 12 FT adj. to house
Rear Yard Coverage	330 SF (25%)	98 SF (7%)
Setback		
Front (Landscape)	20 FT	20 FT
Side (left/right)	5 FT (1 Story)/10 FT Avg (2 Story)	5 FT (1 Story)/5-8 FT (2 Story)***
Rear	10 FT (1 Story) 20 FT (2 Story)	16 FT (1 Story) 20 FT (2 Story)
Parking:		
Covered	6	12
Open	12	6
TOTAL	18 Spaces	18 Spaces
Driveway Width:	16 FT	16 FT

NA = Not Applicable or No Requirement
 *Legal Nonconforming
 **Does Not Meet Code Unless Master Plan Approved
 ***Design Guideline
 CEQA Status Exempt, Class 3
 Final Action Planning Commission

BACKGROUND

The project site contains a one-story, six-unit residential project consisting of three pairs of 696 square foot apartments connected by a 480 square foot 2-car garage. The units were constructed in 1959 and are nonconforming with regard to density (only 5 units would be allowed under current code). The existing residences are proposed to be demolished to accommodate the proposed 6-unit detached apartment project.

ANALYSIS

The proposed residences are all two-story, two bedroom units, and consist of three basic floor plans: Plan 1 (the unit closest to Orange Avenue) is 1,813 square feet in area (including the garage); Plan 2 (the 4 units between the front and rear units) is 1,899 square feet in area (including the garage); and Plan 3 (the unit at the rear of the property) is 2,047 square feet in area (including the garage). The exterior design is a contemporary theme with composition shingle roofs, decorative window and door trims, and exterior stucco finishes. The elevations for the unit closest to Orange Avenue will incorporate additional architectural detailing. Each home has a two-car garage, plus an additional open parking space between the units.

Code Section 13-205 allows for the rebuilding of nonconforming residential units after voluntary destruction if the new development complies with the City's zoning code and other applicable codes, including, but not limited to, setbacks, lot coverage, building height, parking, open space, and landscaping. If the project does not fully meet the standards, approval may be granted through a Master Plan if it can be demonstrated that strict compliance is either unfeasible or unnecessary. In exchange for any deviation from the current standards, the project must provide additional amenities such as garages instead of carports, enhanced landscaping, decorative paving, etc.

The only residential development standard the project does not comply with is the open space requirement (40%, or 7,920 square feet required; 39.6%, or 7,860 square feet provided, a 60 square foot deficiency). Although not code requirements, the project does not comply with the second to first floor percentage (80% required, 85% to 107% proposed) or the average second story setback (10 feet required, 5 to 8 feet provided) of the City's Residential Design Guidelines. In addition, second story construction is required to provide additional design features to provide visual relief to the side yard, such as horizontal and/or vertical plane breaks, roof plane breaks, and appropriate architectural details and articulation.

With regard to the open space deficiency (which, as indicated above is a code requirement), it is staff's opinion that the proposed development would satisfy the criteria for approval under a Master Plan for the following reasons:

- The proposed development provides a substantial improvement to the property by providing contemporary architecture, larger living units, additional on-site parking (18 spaces proposed, 6 existing), and greater private yard areas;
- To offset the proposed deviations, the applicant has proposed several amenities as recommended in Code Section 13-205(b) including, but not limited to, the following:
 1. Private, attached garages for greater security;
 2. Stamped concrete or other decorative paving along the driveway;
 3. Covered and/or screened trash enclosure, which is also required to be located outside the front setback;
 4. 30% of the trees will be 24-inch box size or larger.

With regard to the design guideline deficiencies, while there are existing two-story residences within the same residential area as the proposed development, it is staff's opinion that the side elevations for the proposed residences that face off-site do not provide adequate visual relief in the way of horizontal and/or vertical plane breaks, roof plane breaks, and architectural detailing as recommended in the Design Guidelines, in particular the elevations facing the southerly (side) and westerly (rear) property lines. These deficiencies are directly related to the greater than 80% second floor ratio and the less than average 10-foot setback on the second floor of the units.

Based on the above, it is staff opinion that while there may be justification for approval of the Master Plan, even with the small deficiency in open space, there is no justification for approval of the Design Review based on the deficiencies in the design guidelines.

ALTERNATIVES

If the project is not approved, the applicant could not construct the development as proposed. The applicant could not submit substantially the same type of design for six months. However, the applicant could submit a plan for a lesser number of units, which would not require a Master Plan, but would require a Design Review if the units are 2-story.

CONCLUSION

It is staff's opinion that while there may be justification for approval of the Master Plan based on the deficiency in open space, there is no justification for approval based on the deficiencies in the design guidelines. Therefore, staff is recommending denial of the project.

- Attachments:
1. Draft Planning Commission Resolution
 2. Exhibit "A" - Draft Findings
 3. Exhibit "B" - Draft Conditions of Approval
 4. Applicant's Project Description and Justification

7. Plans/Photos

cc: Deputy City Mgr.-Dev. Svcs. Director
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Southern Sun Construction
Brett Isaacman
17775 Main Street, Suite B
Irvine, Ca 92604

Orange North Apartments, LLC
Vern Eberhard
P.O. Box 272
Downey, CA 90241

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-03-20**

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

WHEREAS, an application was filed by Southern Sun Construction Company, representing the owner of the property, Orange North Apartments, LLC, with respect to the real property located at 2653 Orange Avenue, requesting approval of a design review and master plan to replace 6 nonconforming residential units with new 2-story, 6-unit detached residential apartment units; 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", the Planning Commission hereby **DENIES** PA-03-20 with respect to the property described above.

PASSED AND ADOPTED this 26th day of January, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valentine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on January 26, 2004, by the following votes:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development is not compatible or harmonious with uses within the general neighborhood, specifically with regard to the City's Residential Design Guidelines for second story residential construction.
 2. 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.
- B. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines. Specifically, the project does not comply with the second to first floor percentage (80% required, 85% to 107% proposed) or the average second story setback (10 feet required, 5 to 8 feet provided) of the City's Residential Design Guidelines. While there are existing two-story residences within the same residential area as the proposed development the side elevations for the proposed residences that face off-site do not provide adequate visual relief in the way of horizontal and/or vertical plane breaks, roof plane breaks, and architectural detailing as recommended in the Residential Design Guidelines, in particular the elevations facing the southerly (side) and westerly (rear) property lines. These deficiencies are directly related to the greater than 80% second floor ratio and the less than average 10-foot setback on the second floor of the units.
- C. The information presented complies with Costa Mesa Municipal Code Section 13-205(e) with regard to the Master Plan in that full compliance with the development standards with regard to open space would make rebuilding infeasible. With the exception of the issues relating to compliance with the Residential Design Guidelines as stated above, the proposed rebuilding is substantially compatible with surrounding developments and would not be materially detrimental to other properties in the area. The proposed rebuilding is less nonconforming than the existing development and the proposed rebuilding provides additional amenities that ensure a high quality development.
- 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.
- F. The rear buildings of this development are at an excessive distance from the street, but the plan does not land itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of buildings on the property can be somewhat reduced by installation of a residential sprinkler system for the 4 rear units.

EXHIBIT "B"**CONDITIONS OF APPROVAL(If Project Is Approved)**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, 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.
3. Street addresses shall be displayed on the front of the houses adjacent to the entry and in a manner visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to Orange Avenue, an alternative means of accommodating that 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.
5. The applicant shall contact Comcast (cable television) at 200 Poularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
6. The conditions of approval, ordinance and code provisions of PA-03-20 shall be blueprinted on the face of the site plan.
7. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 7 p.m., on Saturday, Sunday, and Federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.

8. The applicant shall contact the Planning Division to arrange 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.
9. Block walls shall be provided on all interior lot lines. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
10. Building elevations for the units closest to Orange Avenue shall have enhanced architectural details and window treatments under the direction of Planning staff.
11. Second floor windows facing the southerly (side) and westerly (rear) property lines shall be designed and placed to minimize direct lines-of-sight into windows on adjacent properties, and to minimize visibility into abutting residential side and rear yards. Every effort shall be made to maintain the privacy of abutting property owners.
12. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
13. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
14. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
15. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
16. As part of the Master Plan approval, the applicant shall provide additional amenities for the project, including, but not limited to, the following:
 - A. Attached, private 2-car garages;

- B. Stamped concrete or other decorative paving along the driveway;
- C. Covered and/or screened trash enclosure located outside the front setback;
- D. 30% of the trees shall be 24-inch box size or larger.

Amenities shall be subject to review and approval by the Planning Division.

- Eng. 17. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Police 18. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

PLANNING DIVISION - CITY OF COSONA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA - 03-20

Environmental Determination: EXEMPT

Address: ~~20568~~ ORANGE AVENUE.
2653

1. Fully describe your request:

REDEVELOPMENT OF 6 EXISTING APARTMENT UNITS.

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.

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.

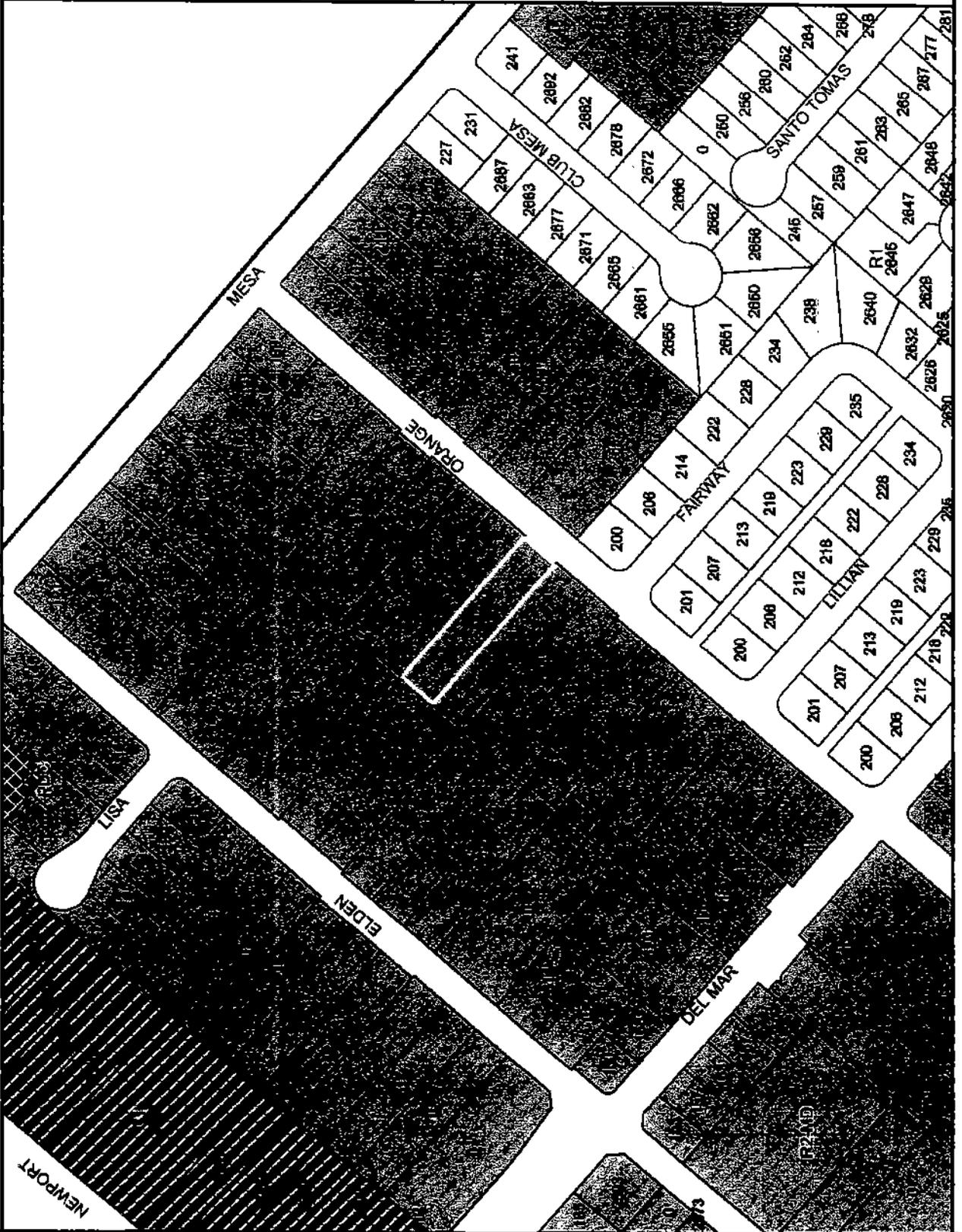
Is included in the publication indicated above.


Signature

5/20/03
Date

ZONING/LOCATION MAP

PA-03-20



Legend

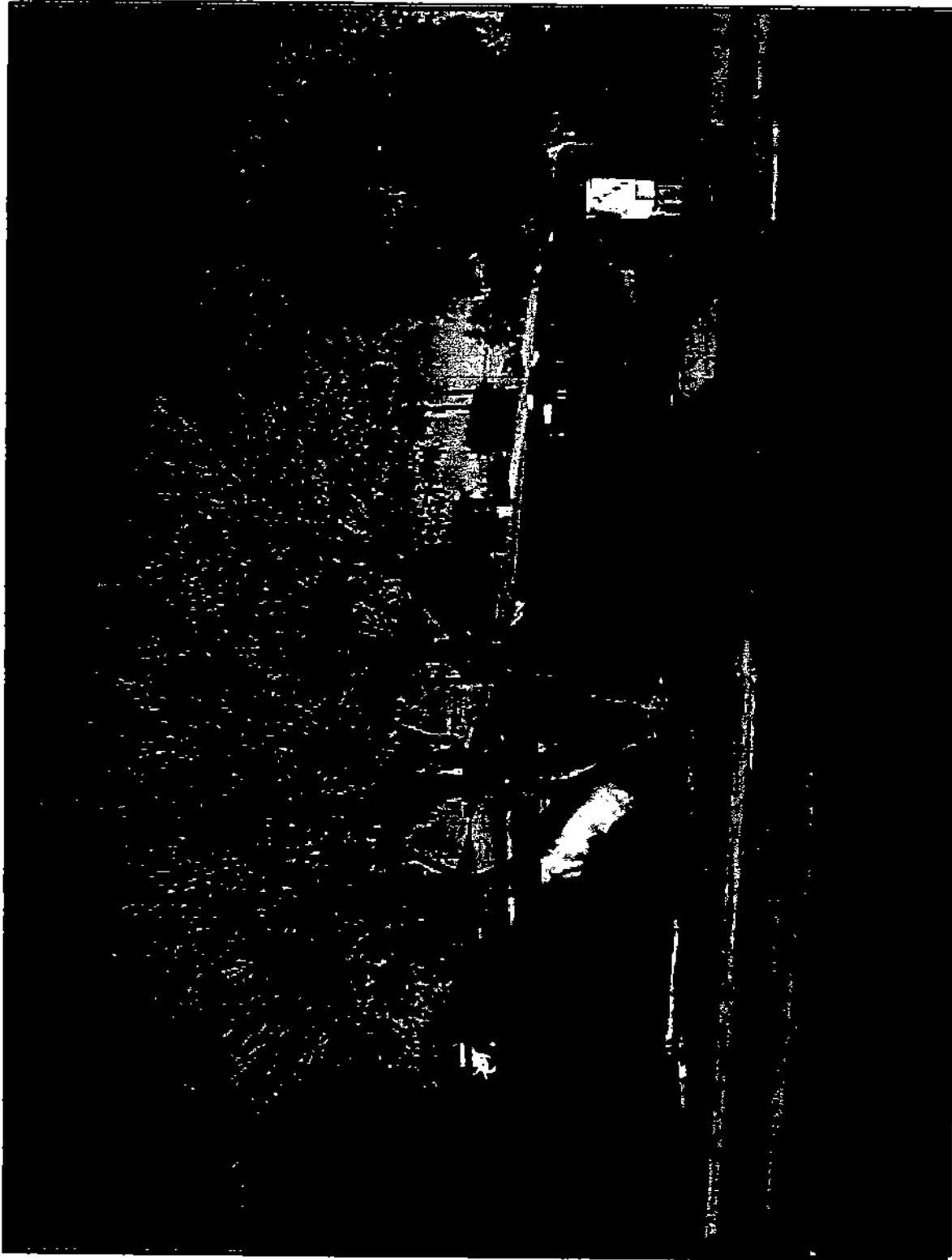
- Selected Features
- Parcel Addresses
- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business
- Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park

2653 ORANGE AVENUE

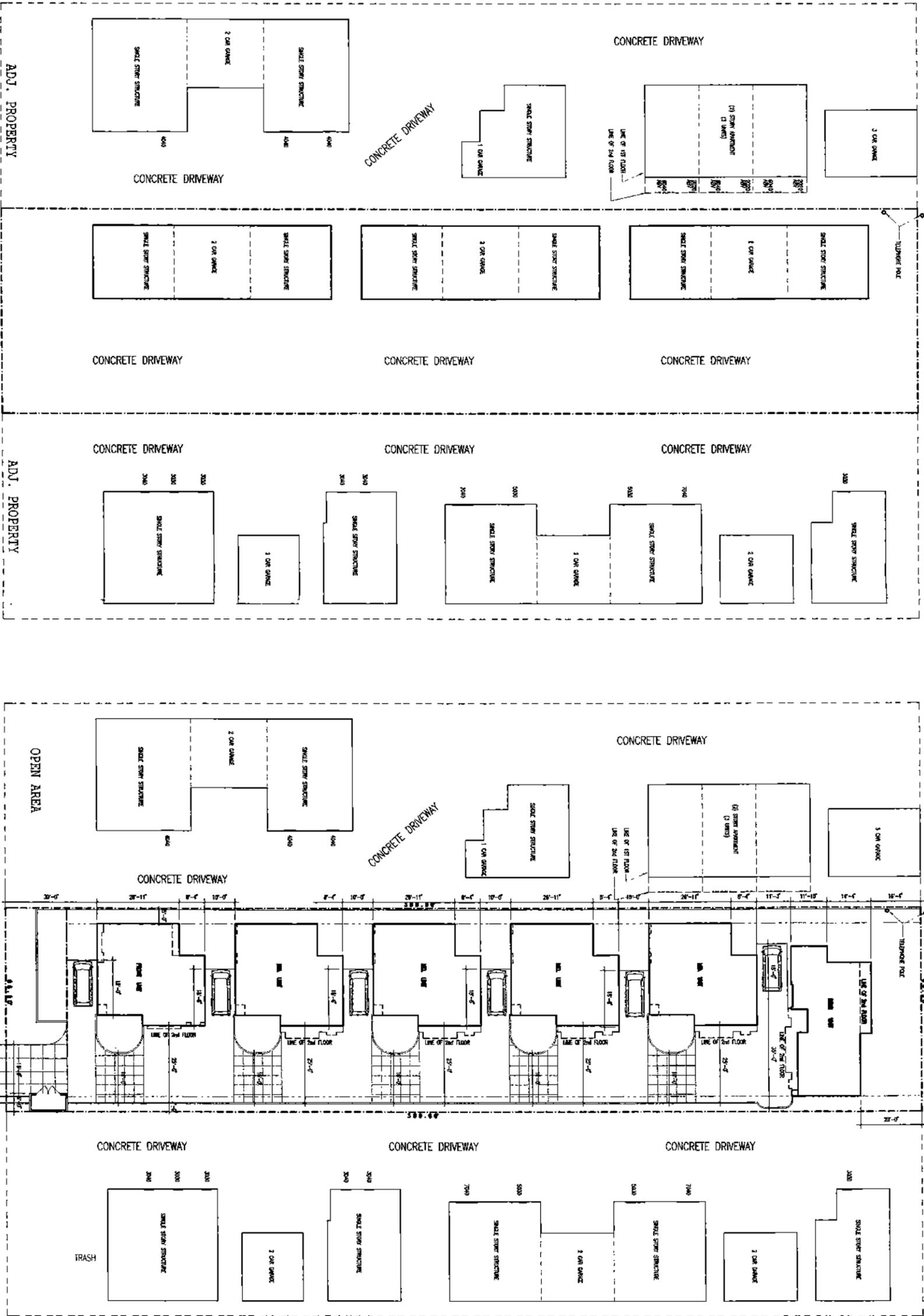


Legend

- Selected Features
- Street Names
- Ortho Photography
- Parcels



**EXISTING 6-UNIT APARTMENTS
2653 ORANGE AVENUE**



ORANGE AVE.

ORANGE AVE.

ADJ. PROPERTY

ADJ. PROPERTY

ADJ. PROPERTY

34

SCALE 1/16" = 1'-0"



SCALE 1/16" = 1'-0"



EXISTING SITE PLAN W/ADJACENT PROPERTIES

NEW SITE PLAN W/ADJACENT PROPERTIES

NOT FOR CONSTRUCTION

DATE	03/20/03
SCALE	3/8" = 1'-0"
DRAWN BY	BN
CHECKED BY	B/MAH
DATE	26 November 2003
SHEET NO.	

SP.1

SHEET TITLE
(E) SITE PLAN
(N) SITE PLAN

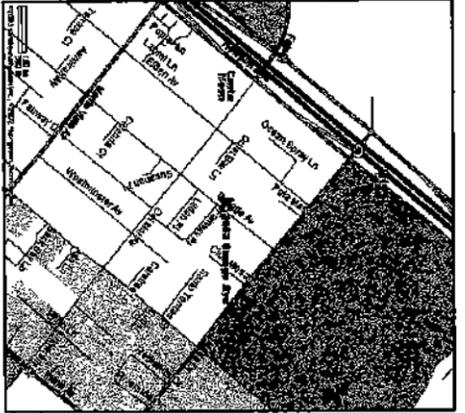
NELSON CONSULTING
 5700 S. HUNTERS BLVD.
 SUITE 200
 COSTA MESA, CA 92626
 TEL: 949.261.1111
 FAX: 949.261.1112

2653 Orange
 Costa Mesa, CA.

PROJECT TITLE



Southern Sun Construction Co
 17775 Main Street, Suite B
 Irvine, California, 92614
 (949) 476 3133 FAX (949) 476 3236
 www.southernsun.net



VICINITY MAP

LOT SQUARE FOOTAGES

19,800 = LOT SIZE
 5,885 = BUILDING FOOTPRINTS
 0,027 = DRIVEWAY AREA
 11,940 = TOTAL COVERED AREA
 7,800 = OPEN SPACE
 60 = % OF LOT OVERAGE
 40 = % OPEN SPACE

FRONT UNIT SQUARE FOOTAGE

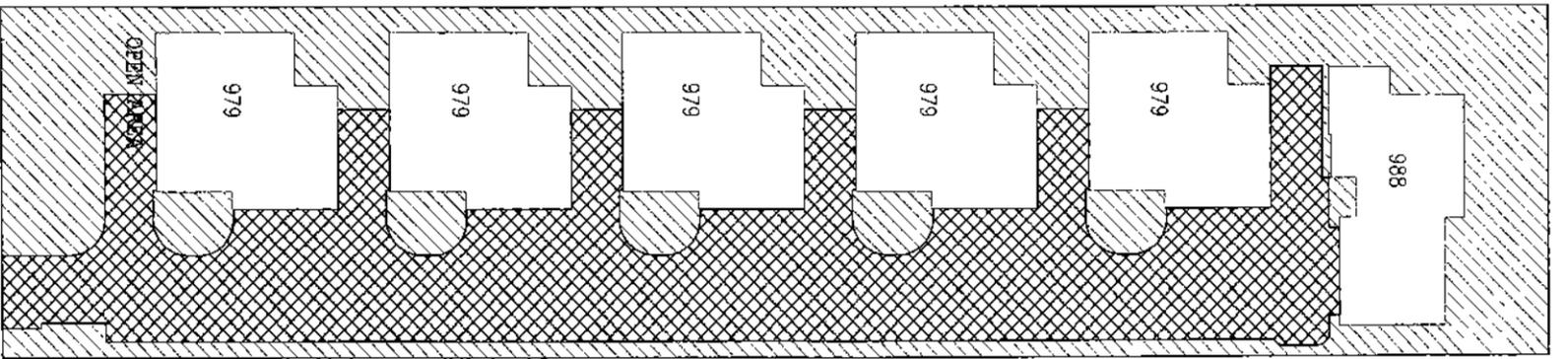
979 = FOOT PRINT
 419 = GARAGE
 580 = 1ST LIVING AREA
 834 = SECOND FLOOR

MID-UNIT SQUARE FOOTAGE

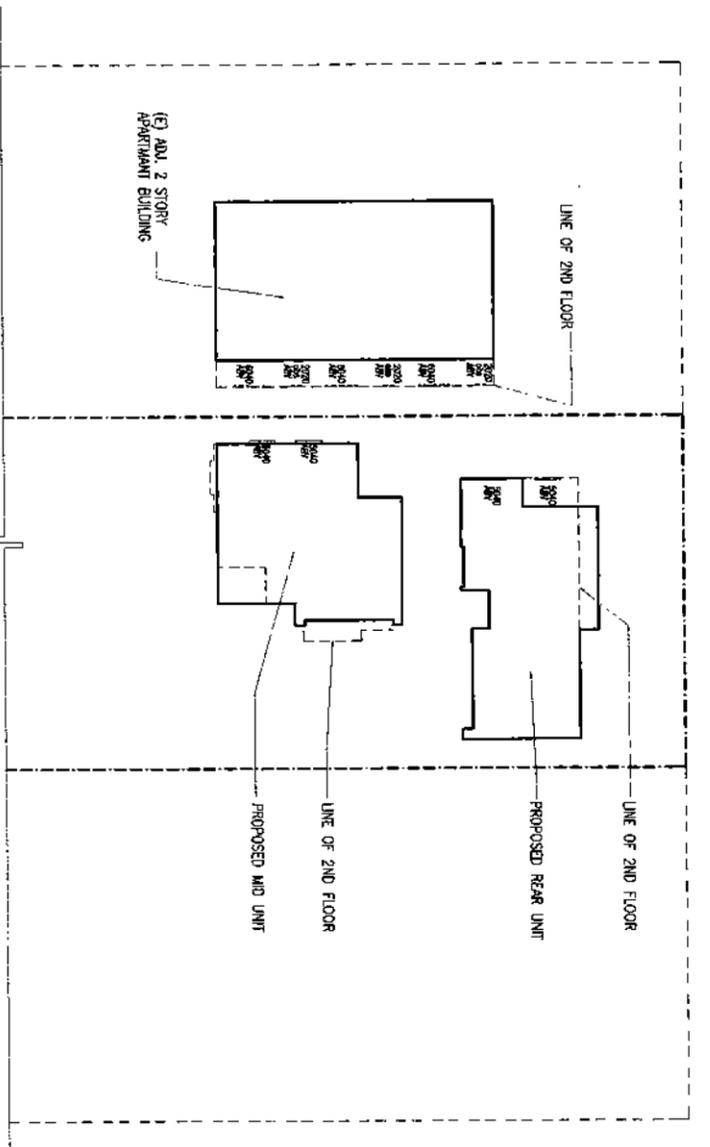
979 = FOOT PRINT
 419 = GARAGE
 580 = 1ST LIVING AREA
 920 = SECOND FLOOR

REAR UNIT SQUARE FOOTAGE

980 = FOOT PRINT
 400 = GARAGE
 500 = 1ST LIVING AREA
 1059 = SECOND FLOOR



CALCULATED BUILDING FOOTPRINT AREA
 CALCULATED DRIVEWAY AREA
 CALCULATED OPEN AREA
 OPEN AREA CALCULATION



REAR UNITS w/ADJACENT APT. BUILDING

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 www.southernsun.net



PROJECT TITLE

2653 Orange
 Costa Mesa, CA.



NELSON CONSULTING
 2653 ORANGE
 COSTA MESA, CA 92626

SHEET TITLE

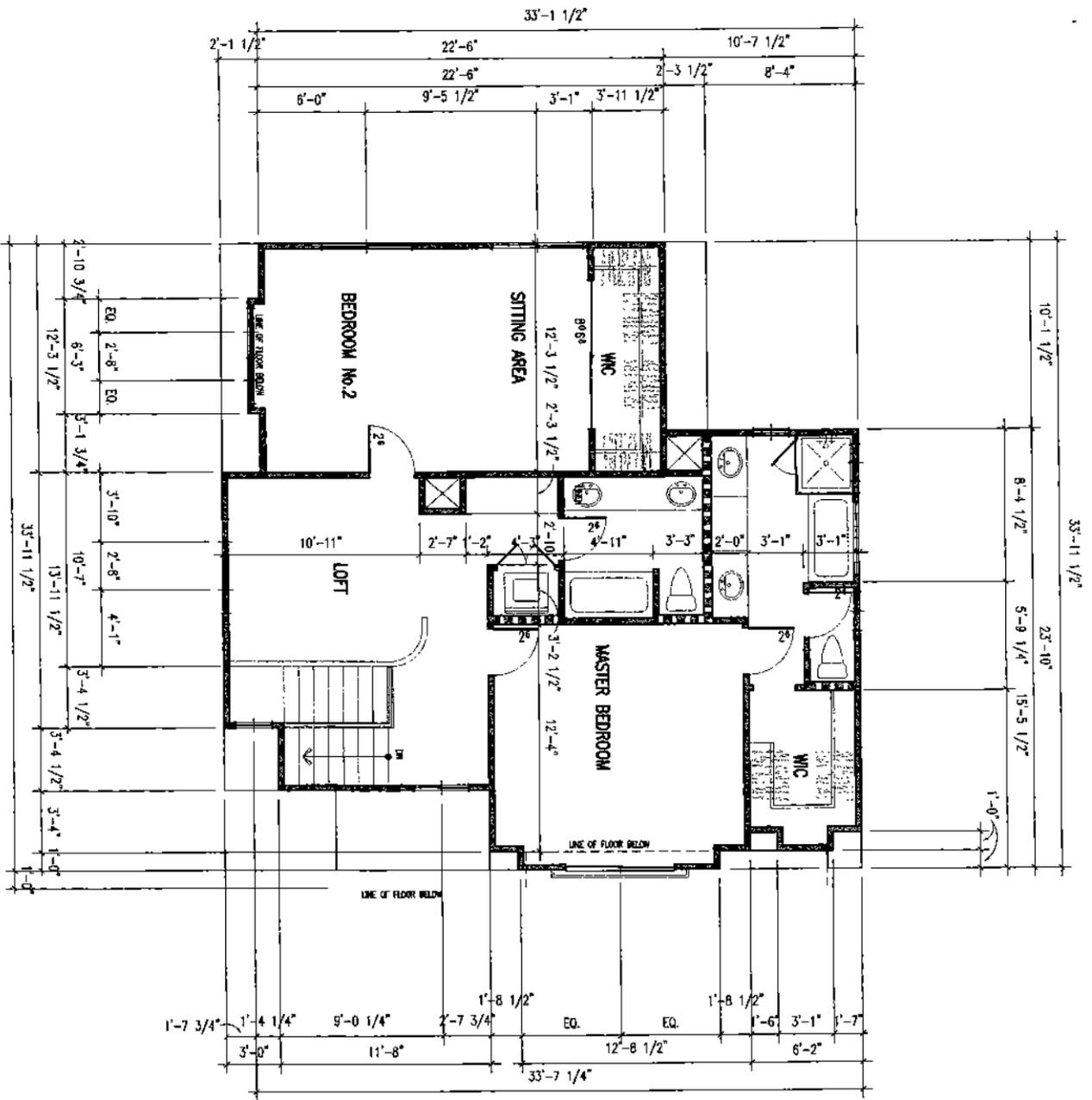
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 AREA CALCULATIONS
 ADJACENT APT. WINDOWS

REVISIONS

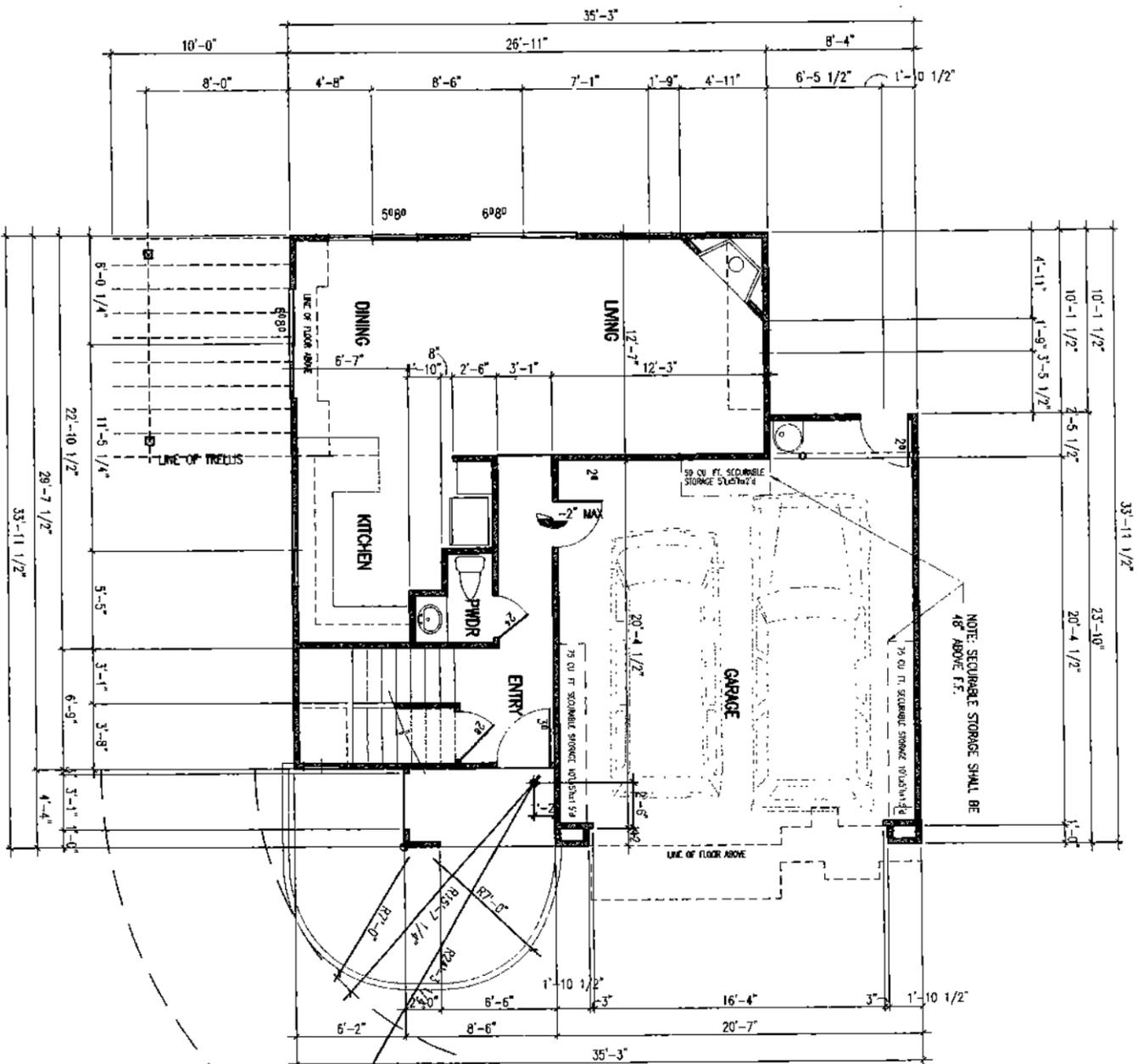
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DATE 03/20/03
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 DRAWN BY ksh
 CHECKED BY B/WWW
 plot date 26 november 2002
 SHEET NO.

SP.2



FRONT UNIT
SECOND FLOOR PLAN SCALE 1/8" = 1'-0"



FRONT UNIT
FIRST FLOOR PLAN SCALE 1/8" = 1'-0"

NEW 2x STUD WALL @ 16" o/c w/1/2" GYP BOARD & TEXTURED AT INTERIOR TYPICAL STUDS OVER METAL LATH OVER 1 LAYER 3/8" FELT, COLOR & TEXTURE TO BE DETERMINED ALL EXTERIOR WALL SHALL BE INSULATED w/4"-13 MIN.

ALL WINDOWS SHALL BE OILY, GAZED, LOW E COATED GLAZING OPERABLE AS NOTED PER KEY NOTES ON PLAN

SQUARE FOOTAGES

978 = FRONT PORCH
418 = GARAGE
560 = 1ST LIVING AREA
834 = SECOND FLOOR

36

NOT FOR CONSTRUCTION

A1.1

DATE	03/20/03
SCALE	as noted
DRAWN BY	BRN
CHECKED BY	BR/WHN
DATE	25 November 2003
SHEET NO.	

NO.	DATE

FRONT UNIT
FIRST FLOOR
SECOND FLOOR
PLANS

SHEET TITLE

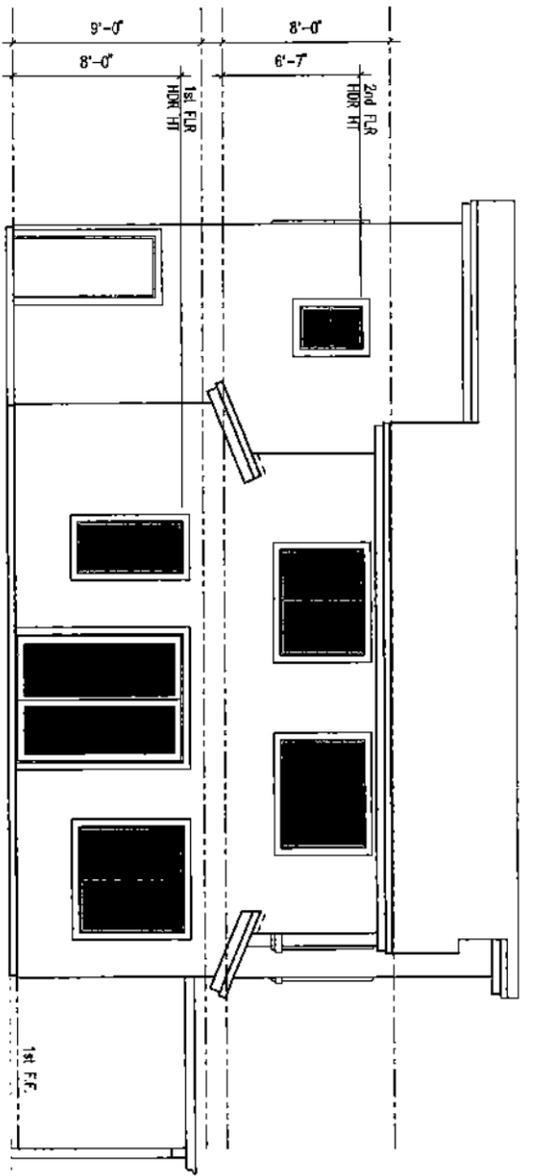


2653 Orange
Costa Mesa, CA.

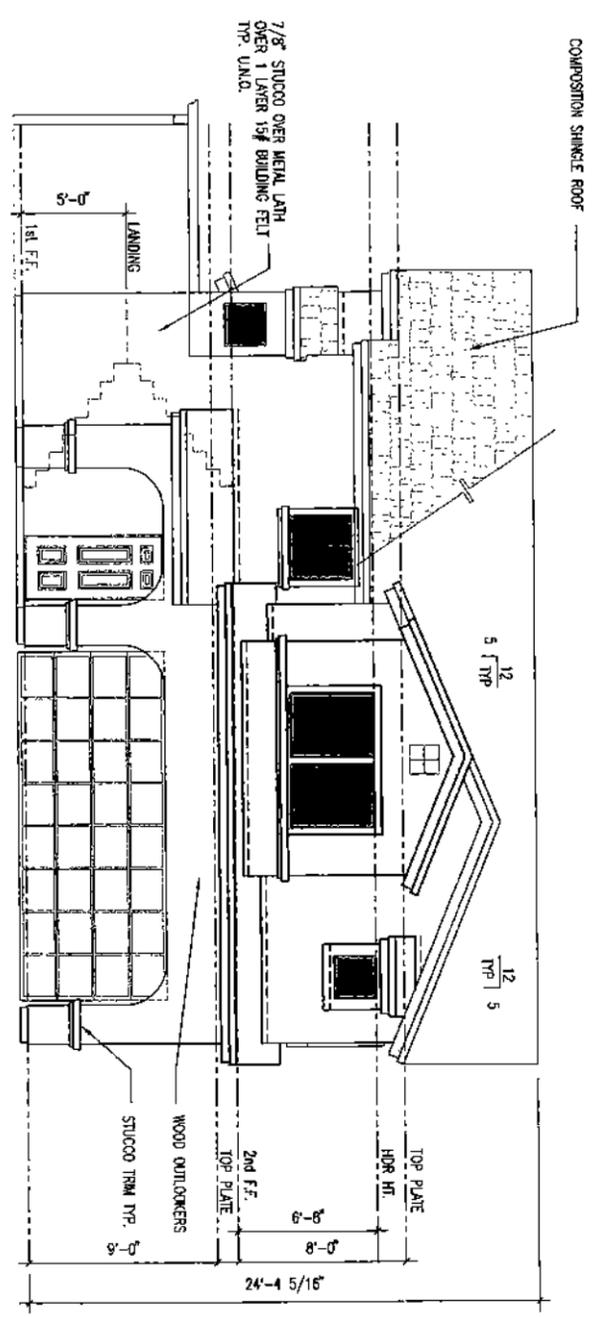
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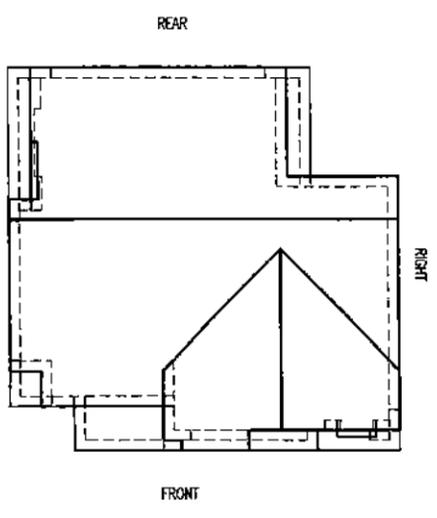
Southern Sun Construction Co.
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(949) 476 3133 FAX (949) 476 3236
www.southernsun.net



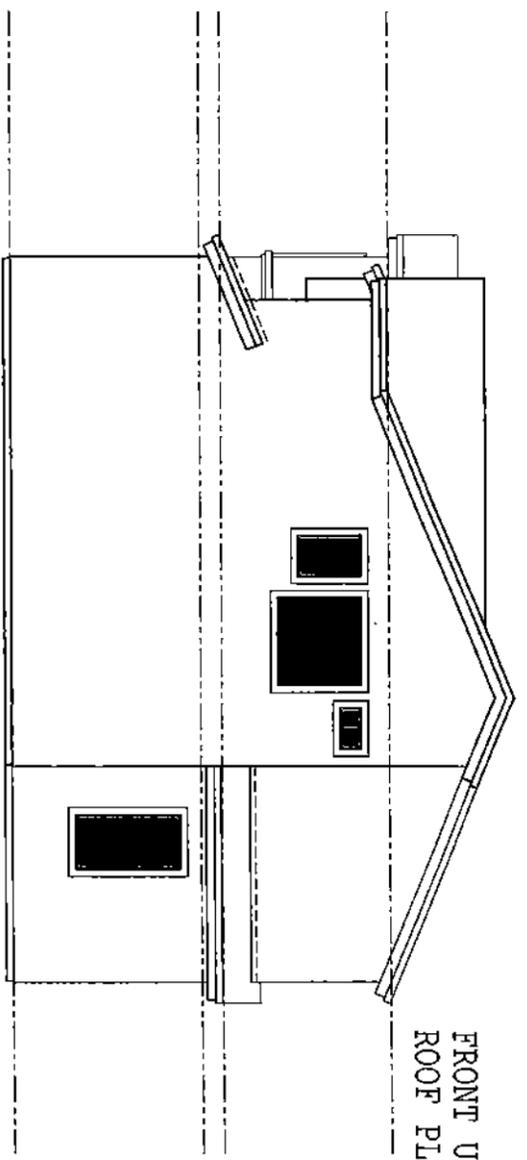
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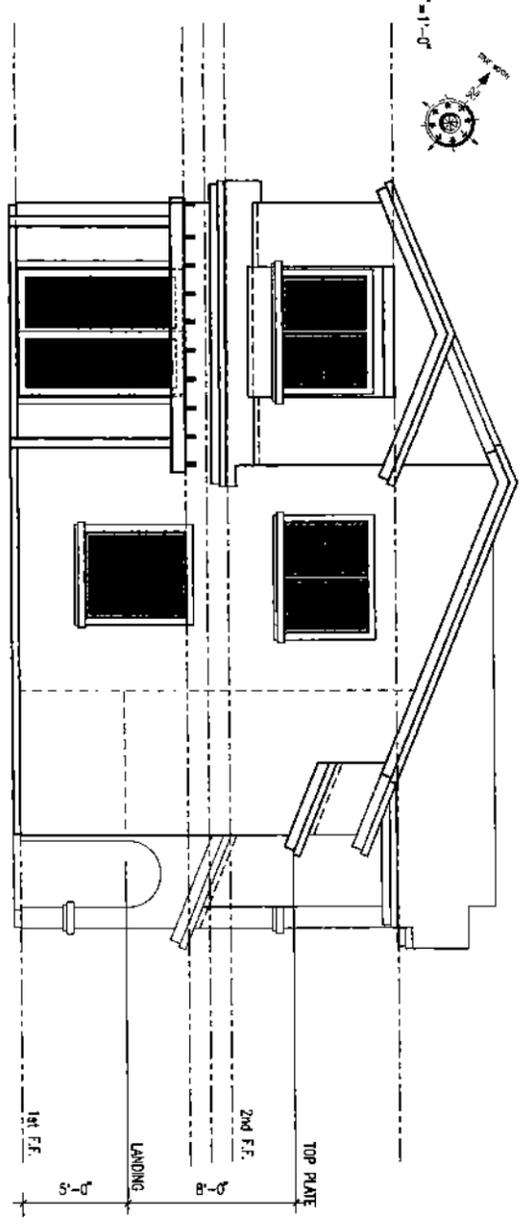
FRONT UNIT
FRONT ELEVATION
SCALE = 1/8"=1'-0"



FRONT UNIT
ROOF PLAN
SCALE = 1/8"=1'-0"



FRONT UNIT
RIGHT ELEVATION
SCALE = 1/8"=1'-0"



FRONT UNIT
LEFT ELEVATION
SCALE = 1/8"=1'-0"



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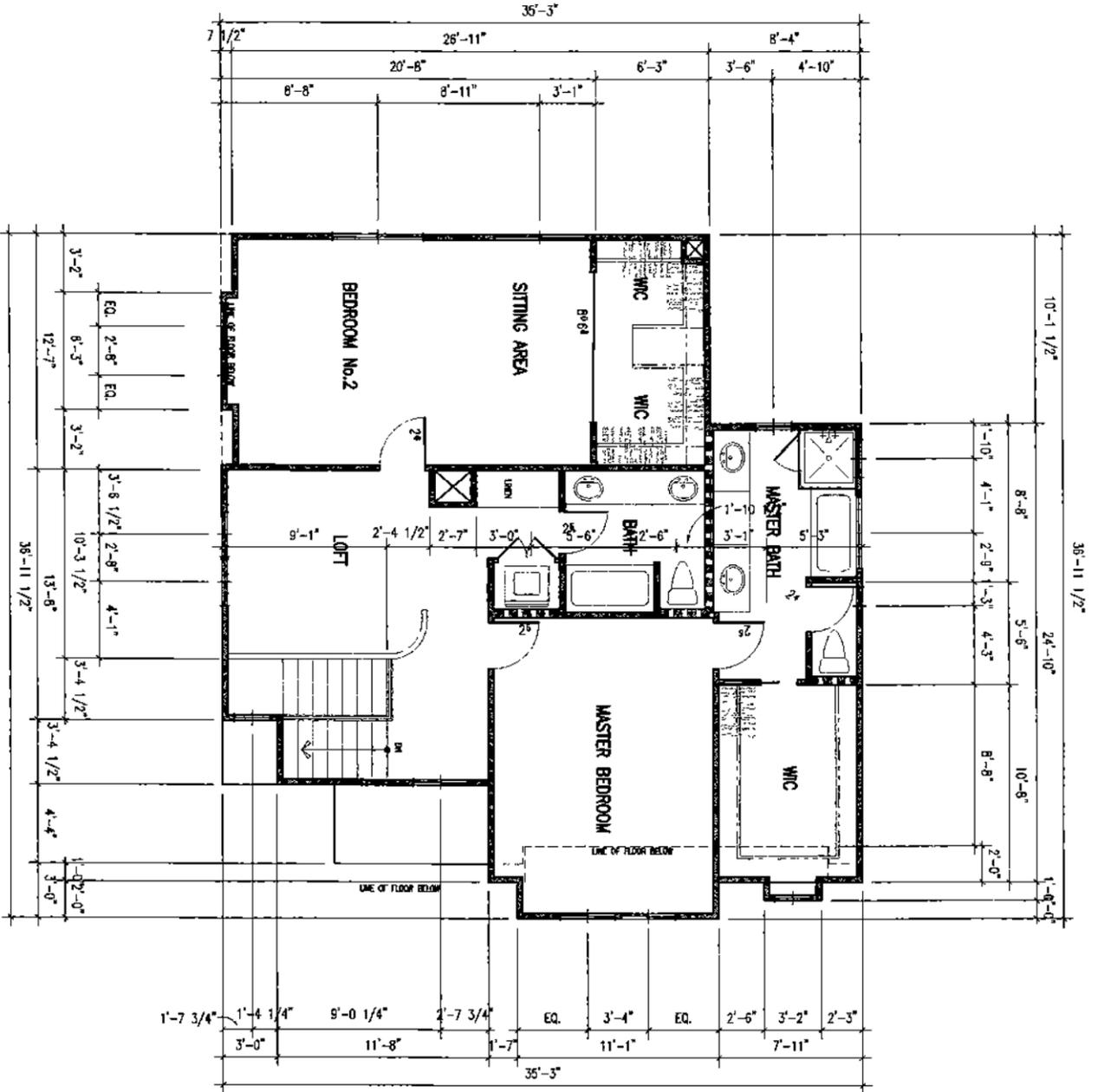


SHEET TITLE
FRONT UNIT
EXTERIOR
ELEVATIONS

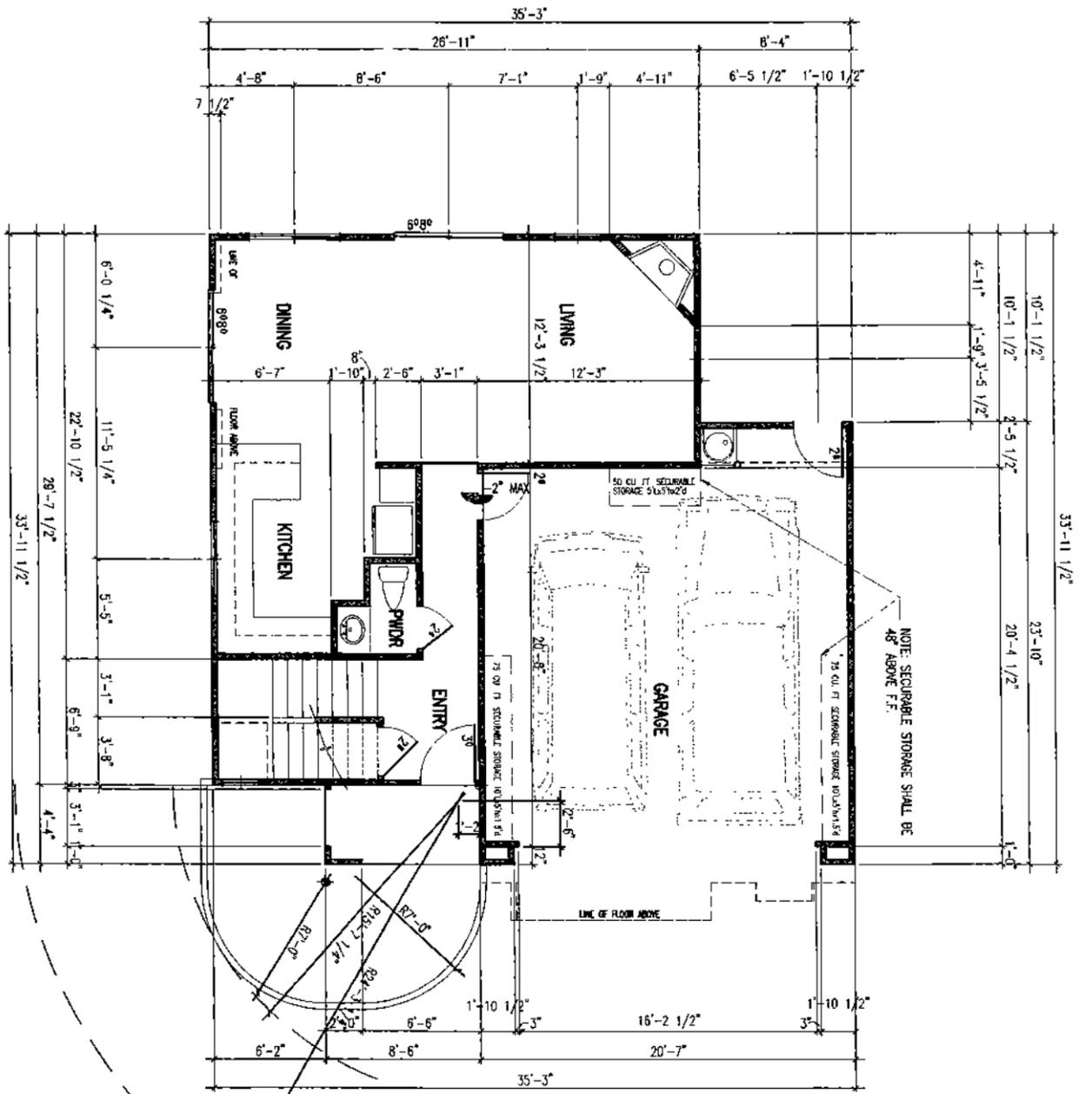
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DATE: 03/20/03
SCALE: as noted
DRAWN BY: bdn
CHECKED BY: B/AMN
plot date 4 november 2003
SHEET NO.

A1.2



MID-UNIT
SECOND FLOOR PLAN SCALE 1/2" = 1'-0"



MID-UNIT
FIRST FLOOR PLAN SCALE 1/2" = 1'-0"

NEW 2x4 STUD WALL @ 16" o/c w/GR. BR. TAPE & TENDONED AT INTERIOR CORNER, STUCCO OVER METAL LATH OVER 1 LAYER 5/8" FELT. COLOR & TEXTURE TO BE DETERMINED. ALL EXTERIOR WALL SHALL BE INSULATED w/R-13 MIN.

ALL WINDOWS SHALL BE DUAL GLAZED, LOW E COATED GLAZING OPERABLE, AS NOTED PER KEY NOTES ON PLAN

SQUARE FOOTAGES

- 979 = FOOT PRINT
- 419 = GARAGE
- 380 = 1ST LIVING AREA
- 920 = SECOND FLOOR

38

CAD FILE OR-A21.dwg NOT FOR CONSTRUCTION

NO	DATE	REVISIONS

MID-UNIT
FIRST FLOOR
SECOND FLOOR
PLANS

SHEET TITLE

NELSON CONSULTING
1400 N. CALIFORNIA STREET, SUITE 200
COSTA MESA, CA 92626
TEL: 949.261.1111 FAX: 949.261.1112



2653 Orange
Costa Mesa, CA.

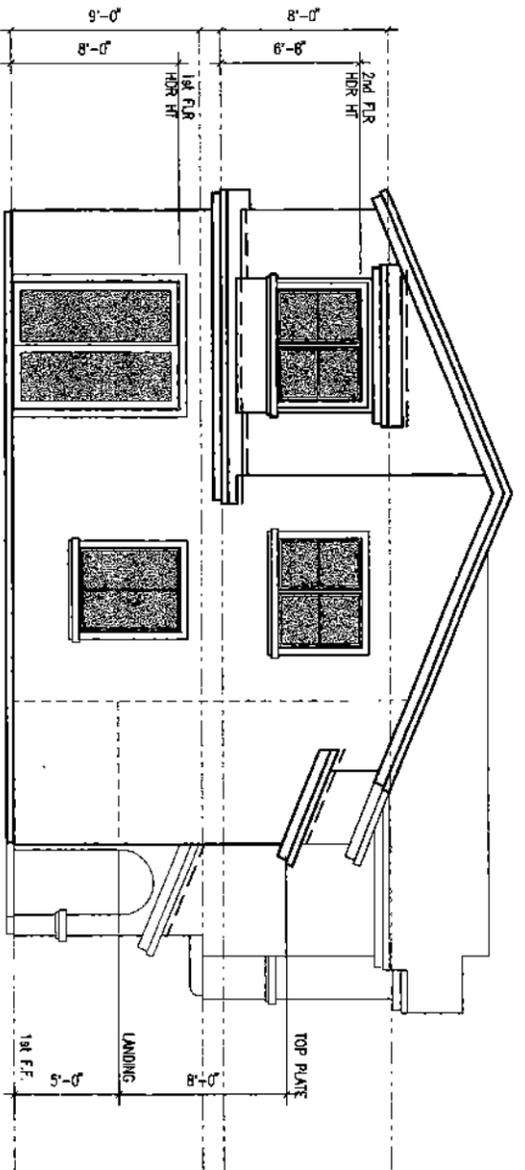
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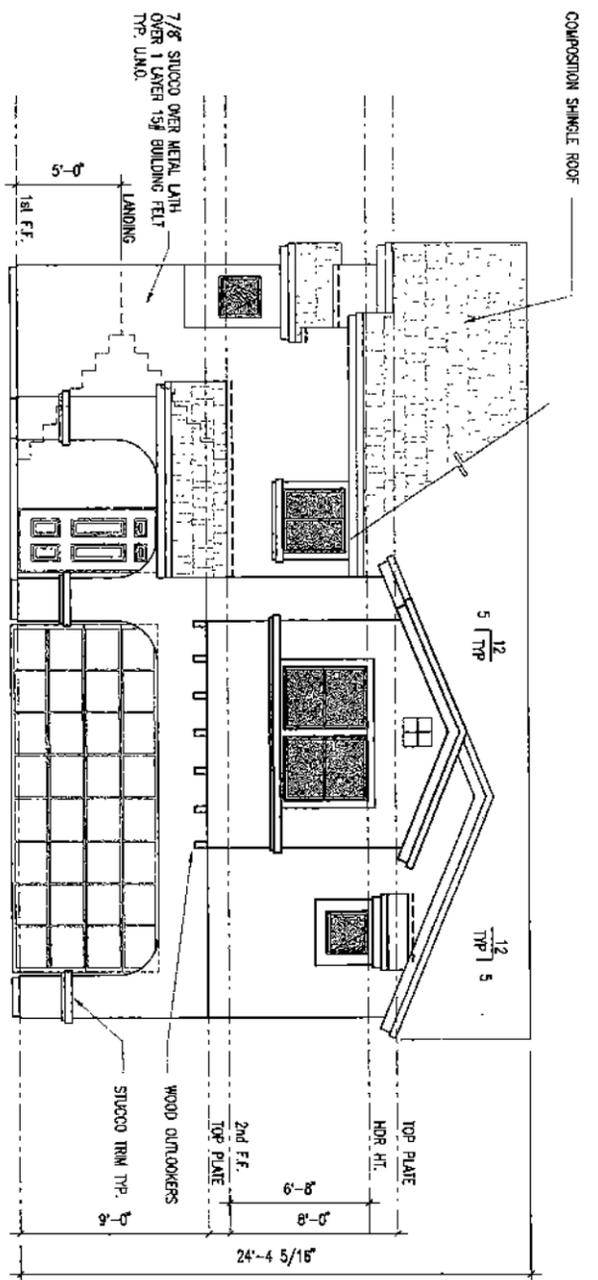
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DATE 03/2003
SCALE as noted
DRAWN BY bsn
CHECKED BY B/WMN
PLOT DATE 26 NOVEMBER 2003
SHEET NO.

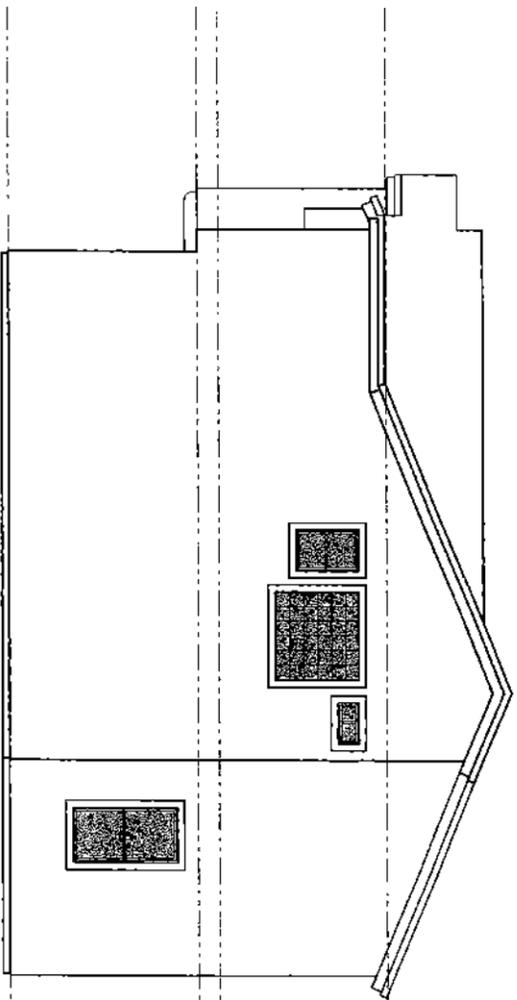
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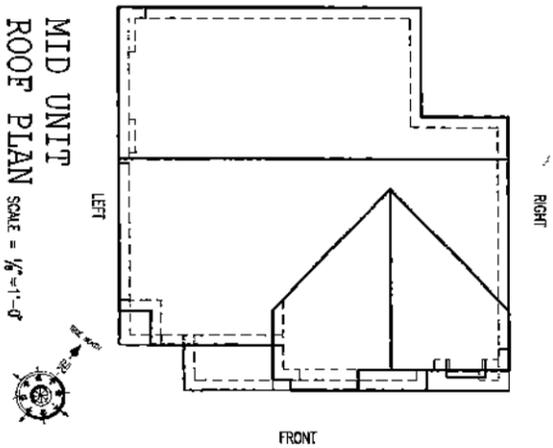
MID-UNIT
LEFT ELEVATION
SCALE = 1/8"=1'-0"



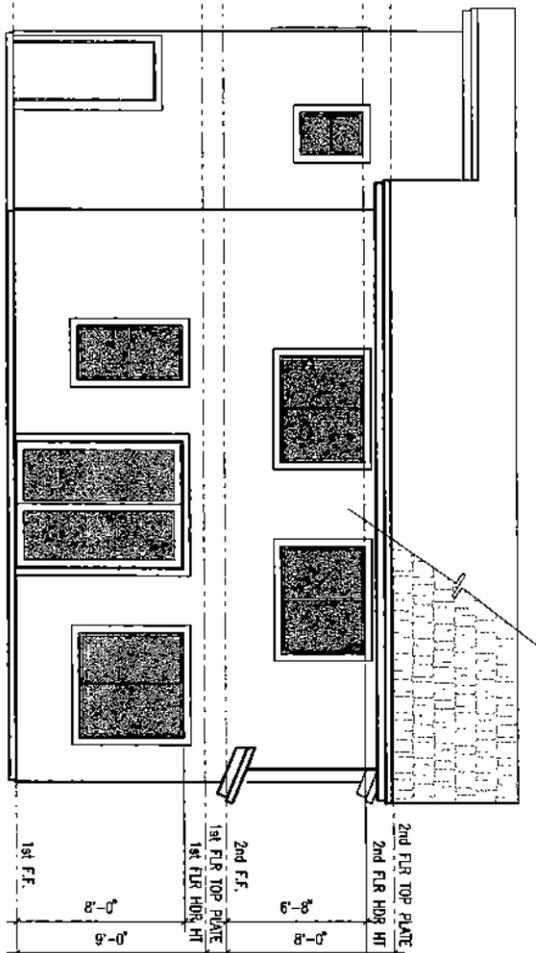
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FRONT ELEVATION
SCALE = 1/8"=1'-0"



MID - UNIT
RIGHT ELEVATION
SCALE = 1/8"=1'-0"



MID UNIT
ROOF PLAN
SCALE = 1/8"=1'-0"



MID - UNIT
REAR ELEVATION
SCALE = 1/8"=1'-0"

PROJECT TITLE



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Costa Mesa, CA.



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2653 ORANGE
COSTA MESA, CA 92626
TEL: 949.440.1111 FAX: 949.440.1112

SHEET TITLE
MID - UNIT
EXTERIOR
ELEVATIONS

NO.	REVISIONS	DATE

DATE 03/20/03

SCALE 3/8"=1'-0"

DRAWN BY BGD

CHECKED BY B/WMN

DATE 26 NOVEMBER 2003

SHEET NO.

A2.2

NOT FOR CONSTRUCTION

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39

