



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 8, 2004

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-03-50
191 AND 199 MESA DRIVE**

DATE: FEBRUARY 26, 2004

**FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, SENIOR PLANNER
714.754.5153**

DESCRIPTION

The applicant proposes to construct three detached, two-story residences on two properties and also proposes a variance to allow Mesa Drive to be considered the front of the project. This item was continued from the Planning Commission meetings of February 9, 2004 and February 23, 2004 to provide notice for the variance and to modify the proposed elevations, respectively.

APPLICANT

Architect Ron Hoover is representing property owners Tim Sacuy and David Ochoa.

RECOMMENDATION

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

W Bouwens-Killeen

WILLA BOUWENS-KILLEEN
Senior Planner

Perry L Valentine

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 191 and 199 Mesa Drive Application: PA-03-50

Request: Design review to construct three detached, two-story units on a site with an existing detached two-story dwelling unit with a variance to determine Mesa Drive to be the front of the development lot.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>(Acr. Mesa Dr. in County) Santa Ana Country Club</u>
General Plan: <u>Medium Density Residential</u>	South: <u>R2-MD, multi-family residences</u>
Lot Dimensions: <u>140 ft. by 124 ft.</u>	East: <u>(Acr. Orange Ave.) R2-MD, multi-family residences</u>
Lot Area: <u>17,360 sq.ft.</u>	West: <u>R2-MD, multi-family residences</u>
Existing Development: <u>Two detached dwellings. (The single-story residence is proposed to be demolished.)</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Lot size:		
Lot width (after combination)	100 ft.	140 ft.
Lot area (after combination)	12,000 sq.ft.	17,360 sq.ft.
Density: Zone & General Plan	1 du./3,630 sq.ft.	1 du./4,340 sq.ft.
Building coverage:		
Buildings		30% (5,226 sq.ft.)
Paving		29% (5,070 sq.ft.)
Open Space	40% (6,944 sq.ft.)	41% (7,064 sq.ft.)
TOTAL		100% (17,360 sq.ft.)
Building Height: -- building	2 stories/27 ft.	2 stories/27 ft.
chimney	29 ft.	29 ft.
2nd floor to 1st floor ratio:*		
Existing unit:	1,428 sq.ft. x 80% = 1,142 sq.ft.	100 % (1,437 sq.ft.)
Plan A:	1,332 sq.ft. x 80% = 1,066 sq.ft.	103% (1,373 sq.ft.)
Plan B:	1,233 sq.ft. x 80% = 986 sq.ft.	97% (1,196 sq.ft.)
Setbacks (Considering Mesa Drive as the front):**		
Front	20 ft.	20 ft.
Side (left/right) – 1 st story	10 ft./5 ft.	15 ft./5 ft.
-- 2 nd story*	10 ft. avg./10 ft. avg.	15 ft. min. ex./7.4 ft. avg. prop.
Rear	20 ft.	33 ft.
Building separation:	10 ft.	10 ft.
Balcony projections:	2.5 ft. max. into setback/separation	2.5 ft.
Parking:		
Covered	4	8
Open	12	8
TOTAL	16	16
Driveway width:	25 ft.	25 ft.
Landscape prkwys. -- private sts./drives:	3 ft. one side; 10 ft. total	3 ft. one side; more than 10 ft. total

* Residential design guideline

** Requested variance

CEQA Status	<u>Exempt, Class 3</u>
Final Action	<u>Planning Commission</u>

BACKGROUND

The existing one-story residence will be demolished. The three residences proposed under this application will be built next to the existing two-story residence that was approved under Development Review DR-99-26 on November 24, 1999.

A design review is required because the construction will result in 3 or more dwelling units. Additionally, a variance is requested to allow Mesa Drive to be considered the front of the development lot. (Code considers Orange Avenue as the front of the lot because it is the narrower frontage.) Planning Commission review is required for both requests.

ANALYSIS

The applicant proposes to demolish the one-story house at 191 Mesa Drive and, in combination with the lot at 199 Mesa Drive, build three, two-story detached units. The applicant intends to file a subdivision map in the future (most likely after building permits for the residences have been obtained) and to sell the residences independently of one another. The applicant is reminded that any approval of this project does not constitute automatic approval of any future requests for a subdivision map and design review for conversion of the residences to ownership status.

Exterior elevations are to consist of stucco with concrete shake roofs, consistent with the existing residence at 199 Mesa Drive. Each unit will contain a two-car garage, with open parking provided between the units and across the private driveway from the garages. With the exception of the requested variance, all applicable development standards are proposed to be satisfied. However, the project, as proposed, does not comply with two of the City's residential design guidelines.

The City's residential design guidelines specify a maximum second floor to first floor ratio of 80%; ratios of 97% to 103% are proposed. Furthermore, the design guidelines specify an average 10-foot side setback for a second story facing an adjacent property; an average side setback of 7.4 feet is proposed. The purpose of these guidelines is to encourage the provision of architectural articulation to reduce potential building mass and visual prominence of new two-story construction.

Although the average side setback and the second to first floor ratio specified by the guidelines are not provided, the applicant has worked with staff to provide second floor pop-outs to break up the second-floor plane of the proposed residences, and has reversed the western-most unit to locate the balcony inside the project so adjoining neighbors' privacy will not be impacted. The property is surrounded by comparable, two-story development. The western-most residence will be separated a minimum of 29 feet from the closest residential unit on the adjacent lot; this separation is provided by a 24-foot wide driveway set back 5 feet from the common property line on the adjoining property. The separation should reduce potential visual impacts of

the new residence on the adjoining residents. Therefore, in staff's opinion, the new construction is compatible with the surrounding properties and will not be visually overwhelming.

The proposed variance is to consider Mesa Drive as the front of the development lot. The two lots currently front on Mesa Drive; the proposed lot consolidation will result in Orange Avenue becoming the front of the development lot. Granting the variance will allow the lots to continue to front on Mesa Drive, consistent with the residence at 199 Mesa Drive that will be retained, and will allow the new residences to be oriented in the same direction as the remainder of the residences on the block. The proposed setbacks comply with the setbacks required when considering Mesa Drive as the front of the development lot.

The development lot contains two parcels. To ensure proper interior setbacks for the buildings, as well as access to required parking, a condition is included requiring recordation of either a lot line adjustment (to combine the lots) or a subdivision map (to establish a common interest development) prior to the release of building permits.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project as recommended by Planning staff; or
2. Deny the variance but approve the design review. This would necessitate a redesign of the project; or
3. Deny the entire project.

If any portion of the project is denied, the applicant would be unable to file substantially the same request for six months.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

Approval of the project will allow construction of three two-story residences on a property surrounded by similar, two-story construction. Consequently, the new residences will not be out of scale with the neighborhood. Approval of the variance will allow the new units to be oriented towards Mesa Drive, consistent with existing configuration of the lot as well as with the other the other residences in the same block.

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

File Name: 010804PA-0350

Date: 2/24/04

Time: 2:30 p.m.

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

Ron Hoover
39 Wieto Avenue
Long Beach, CA 90803

Temir Sacuy and David Ochoa
39 Wieto Avenue
Long Beach, CA 90803

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-03-50**

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

WHEREAS, an application was filed by Ron Hoover, authorized agent for Temir Sacuy and David Ochoa, with respect to the real property located at 191 and 199 Mesa Drive, requesting approval of a design review to construct three, two-story detached units with a variance to consider Mesa Drive as the front of the development lot in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 8, 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-03-50 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-03-50 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 8th day of March, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. 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.
 - 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.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project complies with the City of Costa mesa Zoning Code and meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This minor design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. The property is located in an area containing similar two-story development, with a minimum 29-foot separation provided between the closest adjacent residence and the new units. Additionally, the visual prominence associated with the construction of the two-story residences has been reduced through the provision of second floor offsets, window pop-outs and balconies to avoid unrelieved two-story walls.
- C. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist to justify granting of the variance to allow Mesa Drive to be considered the front of the development lot. Strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification. Specifically, reorientation of the development lot will allow the project to be consistent with the orientation of the existing residence that will be retained on the site as well as with the majority of the neighboring residences on Mesa Drive. The proposed setbacks comply with the setbacks required when considering Mesa Drive as the front of the development lot. Approval will not constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Granting the variance will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.

- 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**

- 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 US 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. 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 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.
4. Turn-around area shall be striped and marked for no parking.
5. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. Plans submitted for plan check shall indicate how this will be accomplished.
6. A lot line adjustment or subdivision map shall be processed and recorded prior to the release of building permits.
7. The conditions of approval and ordinance or code provisions and special district requirements of Planning Application PA-03-50 shall be blueprinted on the face of the site plan.
8. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. The units may not be sold independent of one another unless required City approvals are obtained to convert this project to a common interest development.
10. All garages shall be provided with automatic garage door openers.
- Eng. 11. 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.

PLANNING DIVISION - CITY OF COSMOPOLIS, MESA

DESCRIPTION/JUSTIFICATION

Application #: PA-63-50
Address: 199 MESA DRIVE
191 #

Environmental Determination: Exempt, Class 3

1. Fully describe your request:

CONSTRUCT 3 2 STORY RESIDENCES ADJACENT TO 1 EXIST. 2 STORY RESIDENCE. OPEN AIR DEVELOPMENT.

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.

THIS PROJECT IS SUBSTANTIALLY COMPATIBLE WITH THE GENERAL DED. THIS IS A RESIDENTIAL PROJECT AND THE SURROUNDING AREA IS RESIDENTIAL. SINGLE FAMILY, CONDOMINIUMS, APTS.

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.

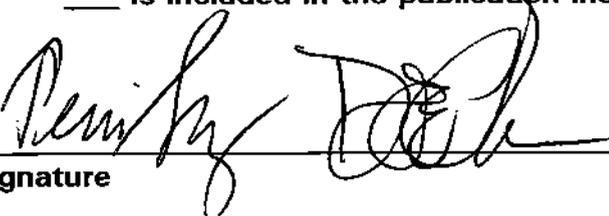
Subject to future street widening.

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.

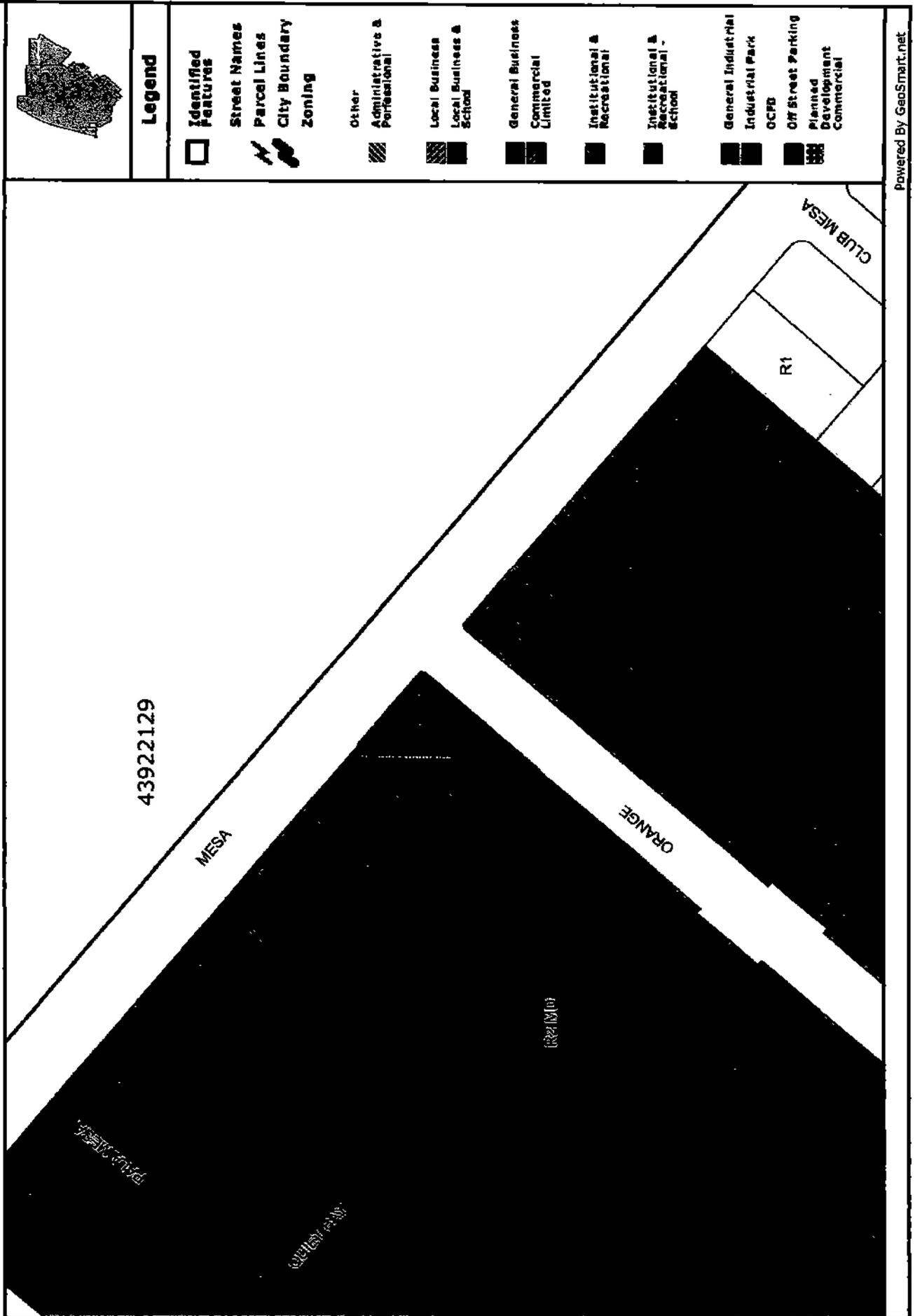
Is included in the publication indicated above.


Signature

Date

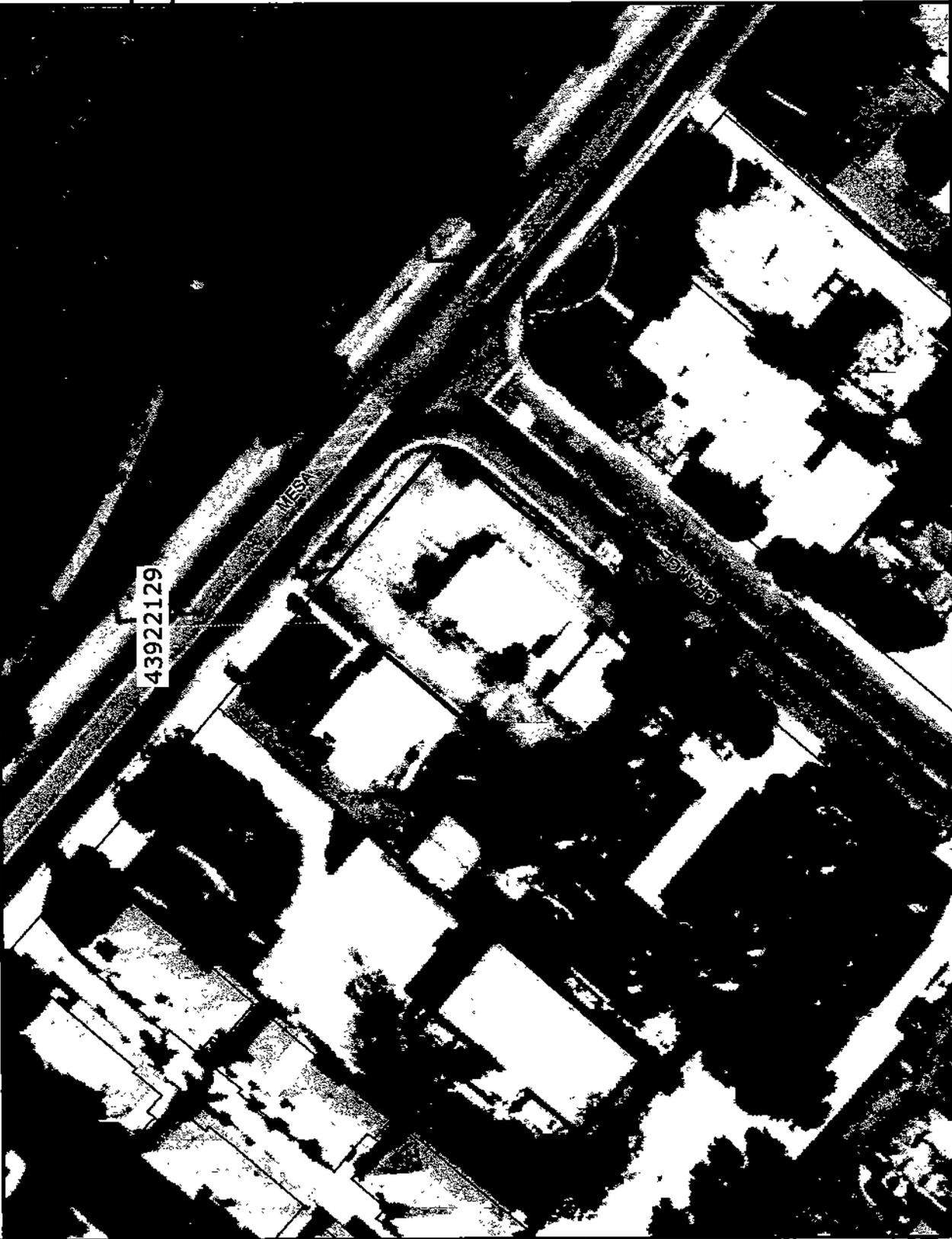
Zoning/Location Map

PA-03-50



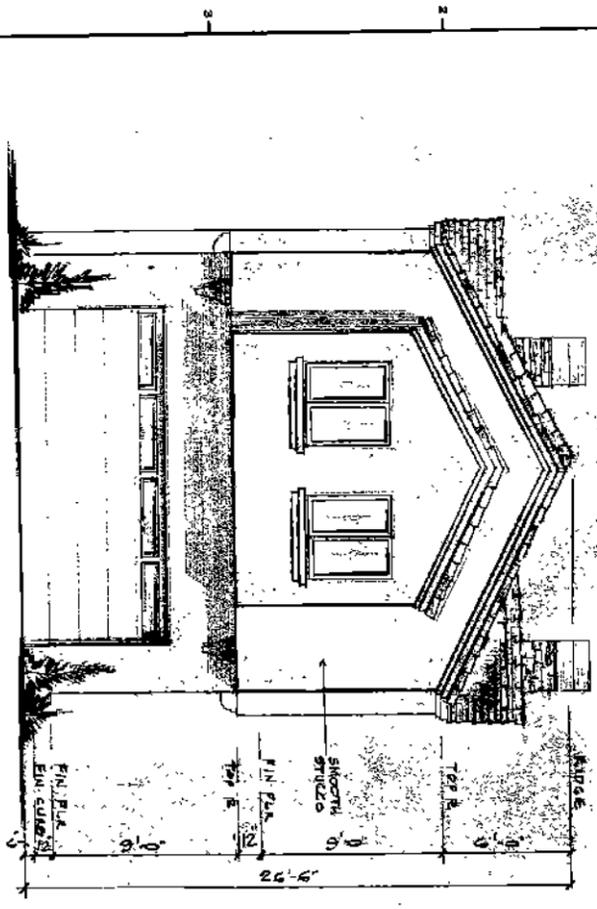
Air Photo

PA-03-50

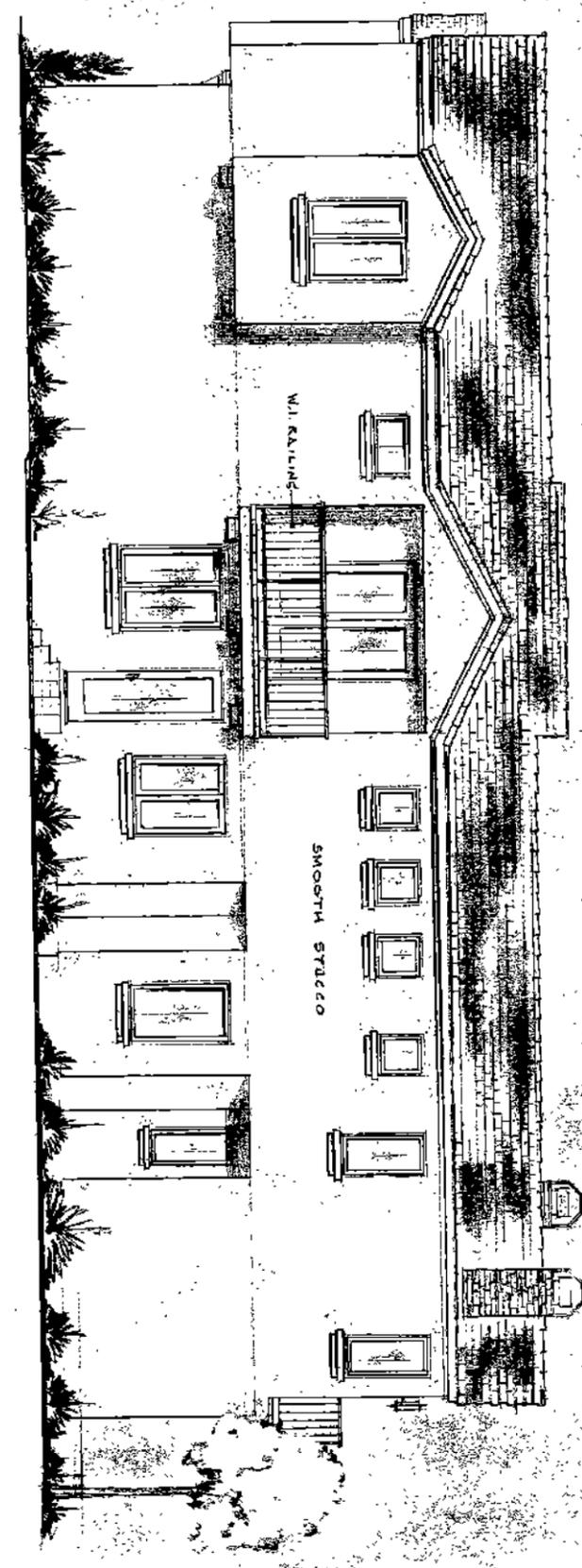


Legend

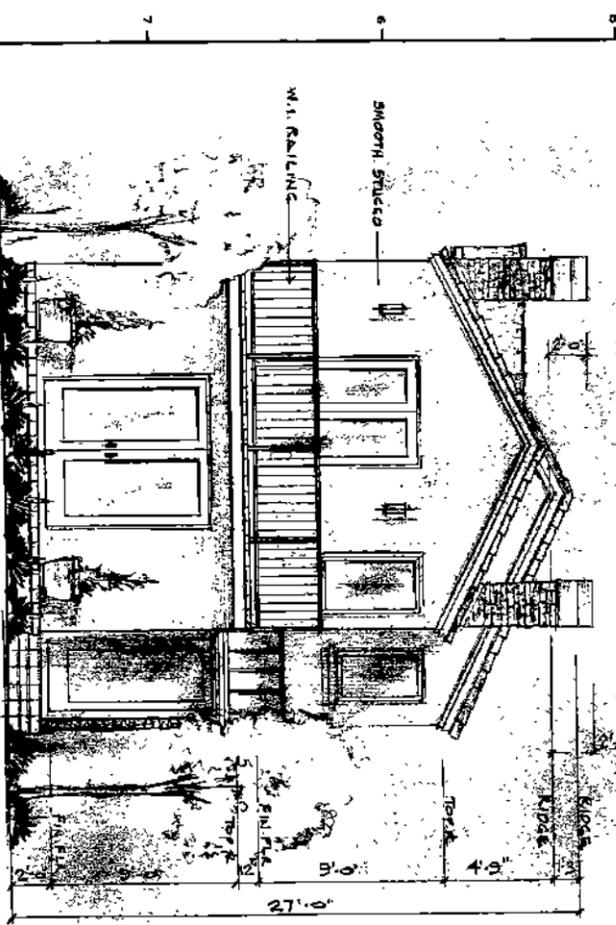
- Identified Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels



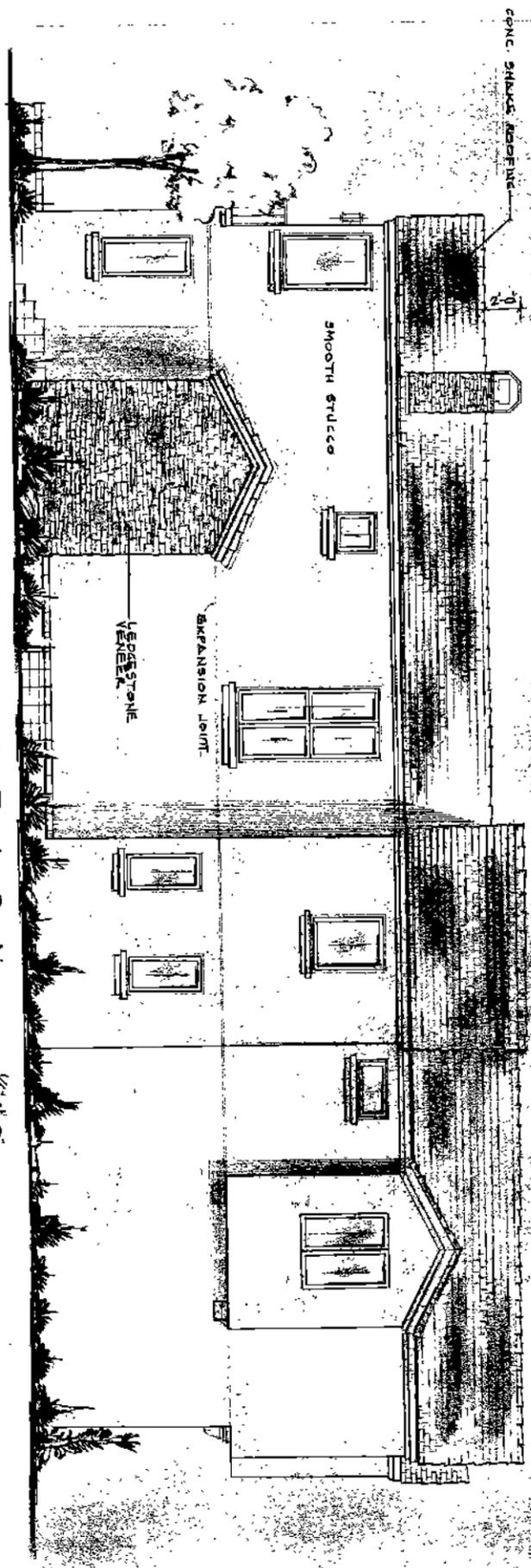
SOUTH ELEVATION 1/4"=1'-0"



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



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



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

DATE	7
SHEET	4
NO.	0313
DATE	1/8/04
SCALE	AS SHOWN

THREE RESIDENCES
 FOR: TIM SACUY PH: (949) 874-6500
 2 : 122 MESA DR. COSTA MESA, CALIF. 92626

RON KODVER ARCHITECT
 28 BICHO AVE. LONG BEACH, CALIFORNIA 90802
 TEL: (562) 438-8210 FAX: (562) 438-8617

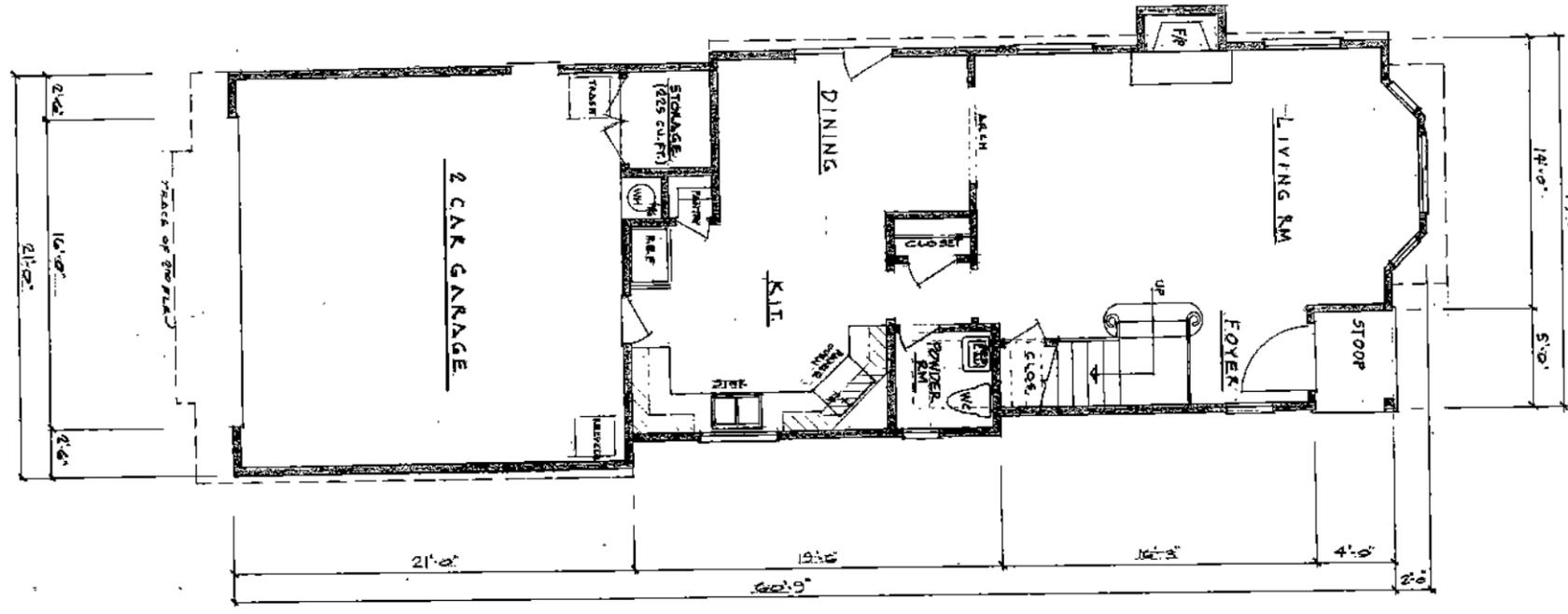
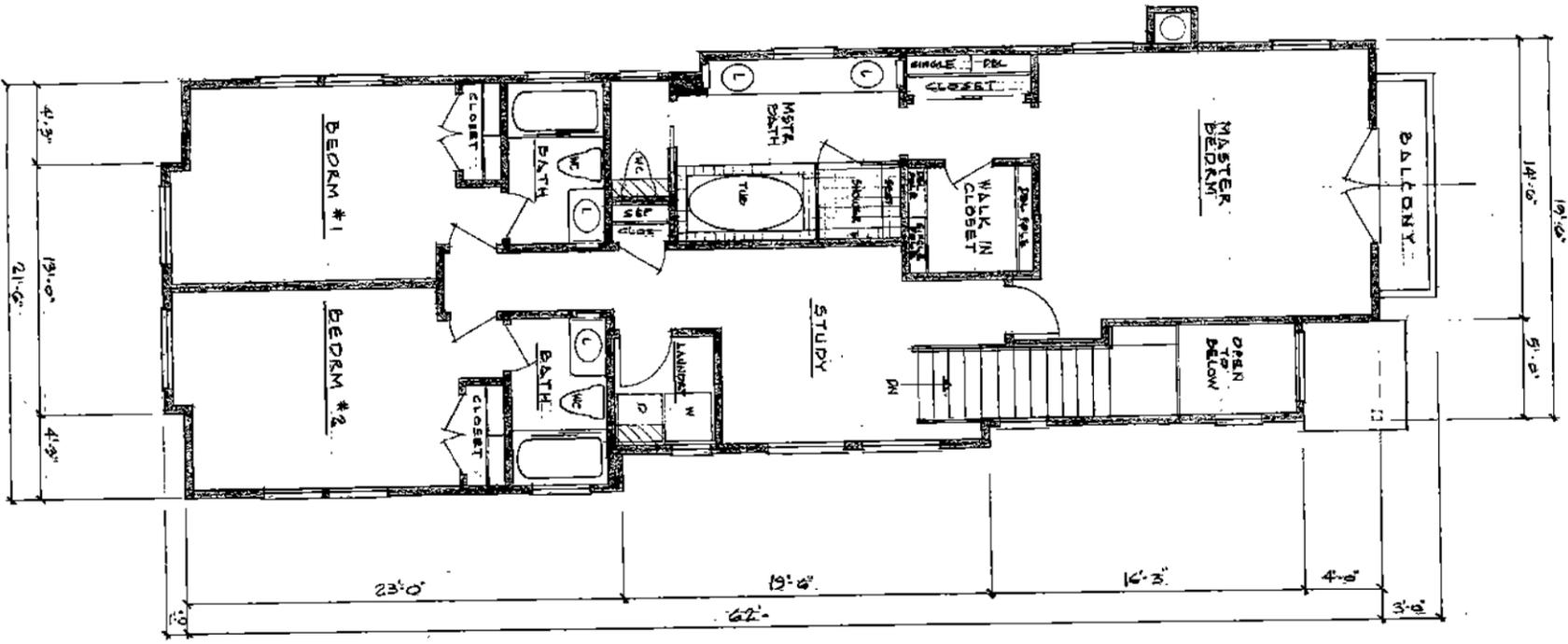
110

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PLAN 'B'

SECOND FLOOR PLAN

FIRST FLOOR PLAN



NO.	DATE	BY	REVISION
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7			
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0313			

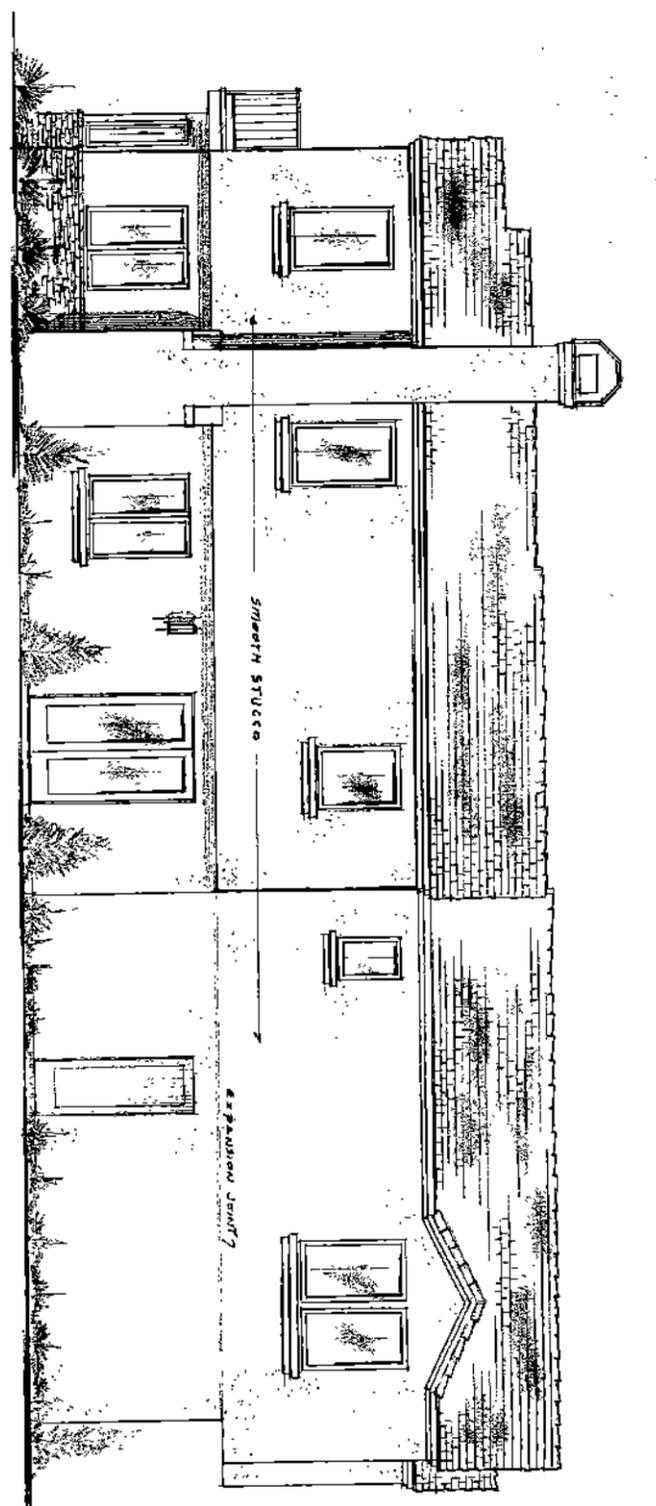
THREE RESIDENCES

FOR: TIM SACUY PH: (949) 374-0509
 199 MESA DR COSTA MESA, CALIF. 92626

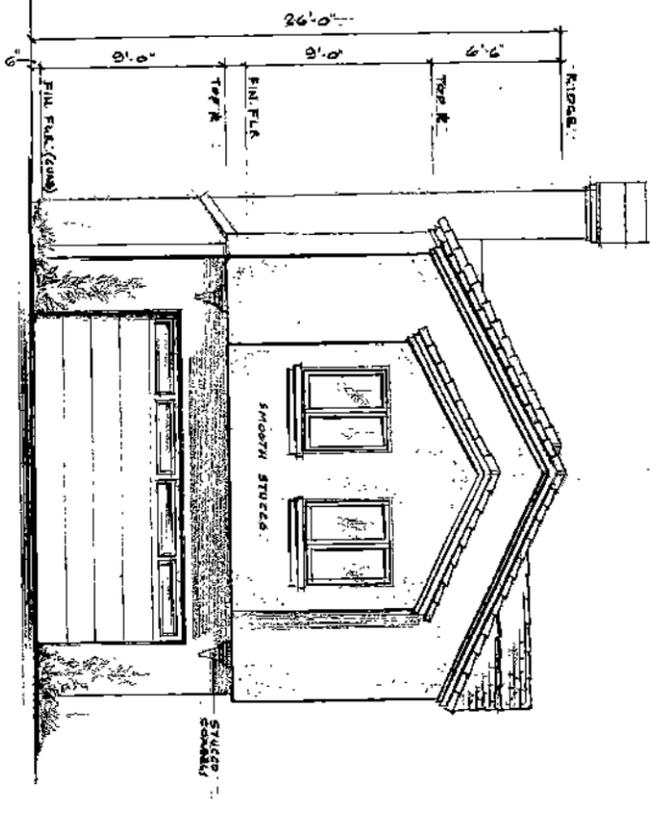
RON HOOVER ARCHITECT

280 MEYER AVE
 LAGUNA BEACH
 CALIFORNIA 92653

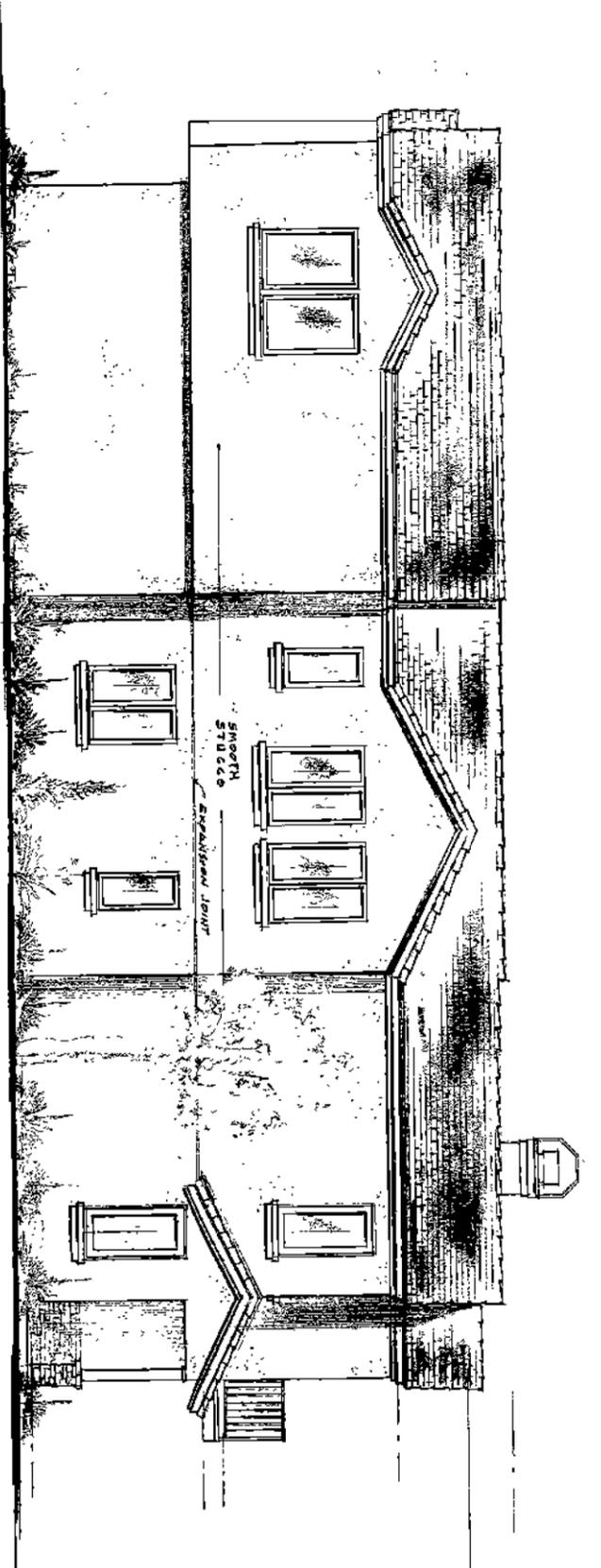
TEL: (949) 438-8818
 FAX: (949) 438-8817



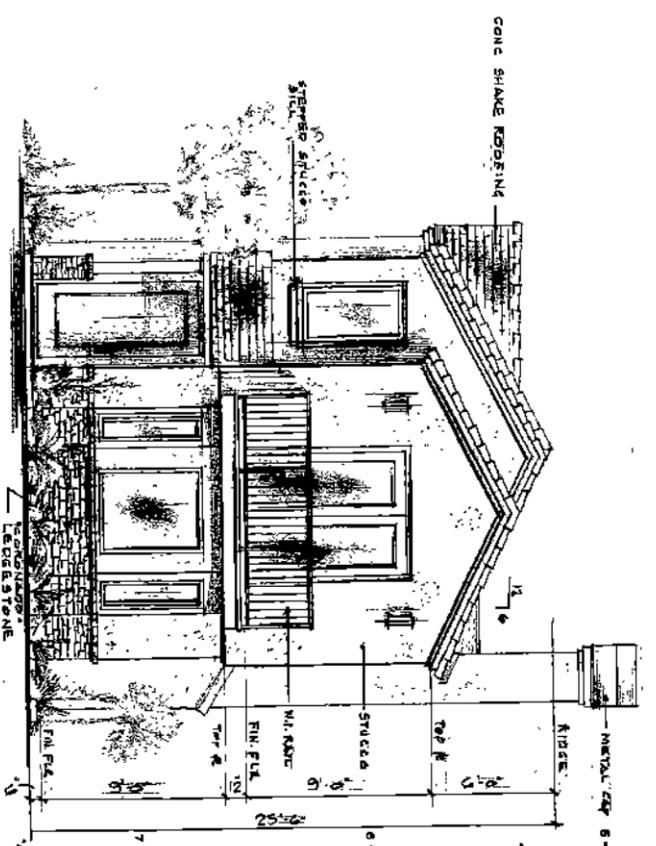
WEST ELEVATION 1/4"=1'-0"



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



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



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

PLAN 1/4"=1'-0"

THREE RESIDENCE

FOR: TIM SACUY PH: (949) 874-6309
 2: 199 MESA DR. COSTA MESA, CALIF. 9

RON HOOVER ARCHITECT

88 FINCH AVE
 LIVERMORE
 CALIFORNIA 94550

TEL (925) 455-0818
 FAX (925) 455-0817

DATE	7
REVISION	7
PROJECT	7
NO	0313