



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 14, 2004

U.5.
ITEMNUMBER:

SUBJECT: PLANNING APPLICATION PA-04-13
180 22ND STREET

DATE: JUNE 3, 2004

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

DESCRIPTION

The applicant proposes to add a four-car garage with a two-bedroom apartment above their existing, single-family residence. A minor design review is required because the proposed second-story addition exceeds a 50% ratio to the first floor. Additionally, a variance is requested because the required driveway parkway landscaping cannot be provided.

APPLICANT

Dana Somsel is representing the property owner, Irene Brogan.

RECOMMENDATION

Approved 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: 180 22nd Street Application: PA-04-13

Request: Minor design review to construct a new, two-bedroom dwelling unit above a new garage with a variance from driveway parkway landscaping requirements.

SUBJECT PROPERTY:**SURROUNDING PROPERTY:**

Zone: <u>R2-MD</u>	North: <u>All surrounding properties</u>
General Plan: <u>Medium Density Residential</u>	South: <u>are residentially-</u>
Lot Dimensions: <u>60 ft. by 137 ft.</u>	East: <u>zoned and</u>
Lot Area: <u>8,325 sq.ft.</u>	West: <u>developed.</u>
Existing Development: <u>Two-bedroom, single-story, single family residence</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Lot size:		
Lot width	100 ft.	60 ft. ¹
Lot area	12,000 sq.ft.	8,325 sq.ft. ¹
Density: Zone/GP	1 du/3,630 sq.ft.	1 du/4,162.5 sq.ft.
Building coverage:		
Buildings		28% (2,313 sq.ft.)
Paving		32% (2,667 sq.ft.)
Open Space	40% (3,330 sq.ft.)	40% (3,345 sq.ft.)
TOTAL		100% (8,325 sq.ft.)
Building Height: -- building	2 stories/27 ft.	2 stories/22 ft.
Setbacks:		
Front	20 ft.	22 ft.
Side (left/right) – 1st story	5 ft./5 ft.	5 ft./32 ft.
Side (left/right) – 2nd story ²	10 ft. avg./10 ft. avg.	10 ft. avg./30 ft. avg.
Rear -- structure	20 ft.	20 ft.
Rear – staircase	17.5 ft.	17.5 ft.
Ratio of second floor to first floor: ²	1,044 sq.ft. x 80% = 835 sq.ft.	80% (837 sq.ft.)
Parking:		
Covered	2	4
Open	3	1
Guest	1	1
TOTAL	6	6
Driveway width:	16 ft.	16 ft.
Landscape prkwys. -- private sts./drives:	3 ft. min./5 ft. min. next to house/10 ft. combined	3 ft. next to house; 6.5 ft. combined

¹ Legal, nonconforming.² Residential Design GuidelineCEQA Status Exempt, Class 3Final Action Planning Commission

BACKGROUND

The applicant proposes to construct an 837 sq. ft., two-bedroom apartment above a new, four-car garage. A minor design review is required because the second floor exceeds the 50% ratio to the first floor called out by the City's residential design guidelines. A variance from driveway parkway landscaping requirements is also requested.

The variance requires Planning Commission review. The minor design review can be processed by the Zoning Administrator but has been included as part of this application to streamline processing and to allow all elements of the project to be considered at the same time.

ANALYSIS

Minor Design Review

With the exception of the proposed variance, the new structure will satisfy applicable development standards and residential design guidelines. The elevations are to consist of a combination of siding and stucco with a composition tile roof. (As a condition, the applicant will be required to upgrade the elevations of the existing house to be compatible with the new structure.) As called out by the residential design guidelines, articulation is provided through a variety of roof and wall planes, the second floor ratio to the first floor is 80%, and the second floor meets the minimum 10-foot average side setback. Second story windows are placed eight to ten feet from the common property line and do not directly overlook the neighbors' rear yards.

An open staircase and landing are proposed at the rear of the new apartment. Code permits open, unenclosed stairways to encroach 2.5 feet into required setbacks; consequently, the 17.5-foot setback of the staircase from the rear property line is consistent with Code requirements. Because the landing looks directly over the left-side neighbor's back yard, staff has included a recommended condition of approval requiring the landing be set back a minimum of 10-feet from the left side property line and that a full height (6-foot minimum) privacy screen be installed on the left side of the landing.

Variance

The applicant proposes a 16-foot wide driveway with a 3-foot deep landscaped planter between the driveway and the existing house and a 3.5-foot wide planter between the driveway and the right side property line. This results in a 6.5-foot combined width for the driveway parkway landscaping. Code requires 5-feet of landscaping between the house and the driveway, with a combined total width of 10 feet of landscaping. Because the existing house is setback only 22.5 feet from the side property line, the required 16-foot wide driveway and 10 feet of parkway landscaping

cannot be provided without demolishing a portion of the residence, granting a variance from the driveway parkway landscaping requirements, or granting a minor modification to reduce the driveway width.

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 (137 feet), and the resultant shorter length of the driveway, reduces the visual impact the driveway will have. Staff did explore the possibility of narrowing the driveway so more driveway parkway landscaping could be provided. However, because this property fronts a busy street, the City's Transportation Services Division required the 16-foot driveway width to ensure adequate room for safer on-site circulation.

Additional Discussion

It was discovered that several past building permits for this property have been allowed to expire. The applicant is required to contact the Building Division and complete the permits.

ALTERNATIVES

Planning Commission has the following alternatives:

1. Approve the project as recommended by Planning staff; or
2. Deny the entire project; or
3. Deny either the minor design review or the variance. Denial of either request would require the applicant to redesign the project.

ENVIRONMENTAL DETERMINATION

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

CONCLUSION

The proposed two-story structure satisfies the City's requirements and residential design guidelines. Architectural articulation is provided through a variety of roof and wall planes and the existing house will be required to be upgraded to be compatible with the proposed structure. The original intent of the landscaped parkway was to provide visual relief for driveways serving common interest developments, where driveways are typically longer. The reduced parkway landscaping will still provide softening of the driveway while maintaining the 16-foot width required to ensure adequate on-site circulation area.

- 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
 5. Location Map
 6. Air photo
 7. Plans

Distribution:

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

Dana Somsel
22 Finca
San Clemente, CA 92672

Irene Brogan
c/o Dana Somsel
22 Finca
San Clemente, CA 92672

Project No.: 061404PA0413

Date: 06/03/04

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING PLANNING APPLICATION PA-04-13**

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

WHEREAS, an application was filed by Dana Somsel, authorized agent for Irene Brogan, with respect to the real property located at 180 22nd Street, requesting approval of a minor design review to construct an apartment above a new garage and a variance from driveway parkway landscaping requirements in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 14, 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-04-13 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-04-13 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 14th day of June, 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 existing house precludes providing both the required minimum driveway width and the driveway parkway landscaping. 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. Granting of the variance will allow the retention of a 16-foot driveway width which is necessary to provide adequate on-site circulation. 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)(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. Specifically, architectural articulation is provided through a variety of wall and roof planes. The second floor ratio to the first floor and the average setback of the second floor satisfy the City's residential design guidelines.
- 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.
 - 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

- Plng. 1. The staircase and landing at the rear of the new unit shall maintain a minimum 10-foot left side setback. Additionally, a privacy screen, a minimum 6 feet in height, shall be provided on the left side of the landing, under the direction of the Planning staff.
2. 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.
3. To avoid an alley-like appearance, the driveway shall be developed without a center swale. Design shall be approved by the Planning Division.
4. 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.
5. The applicant is recommended to 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 and ordinance or code provisions and special district requirements of Planning Application PA-04-13 shall be blueprinted on the face of the site plan.
7. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays 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 for an inspection of the site prior to final building inspections. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
9. The applicant shall work with the Building Division to reactivate and final the expired building permits existing for the property prior to the release of the building permits for the new unit.
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 COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PA- 04-13

Environmental Determination: Exempt, Class 3

Address: 180 EAST 22ND ST.

1. Fully describe your request:

Provide 3'-0" parkway at new driveway in lieu of 7'-0" as required in city guidelines

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.

NOT APPLICABLE

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.

Proposed driveway is at an existing developed lot. Due to width of existing structure and width required for driveway we are unable to provide 7'-0" of parkway adjacent to new driveway.

3. This project is: (check where appropriate) NOT APPLICABLE.

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.

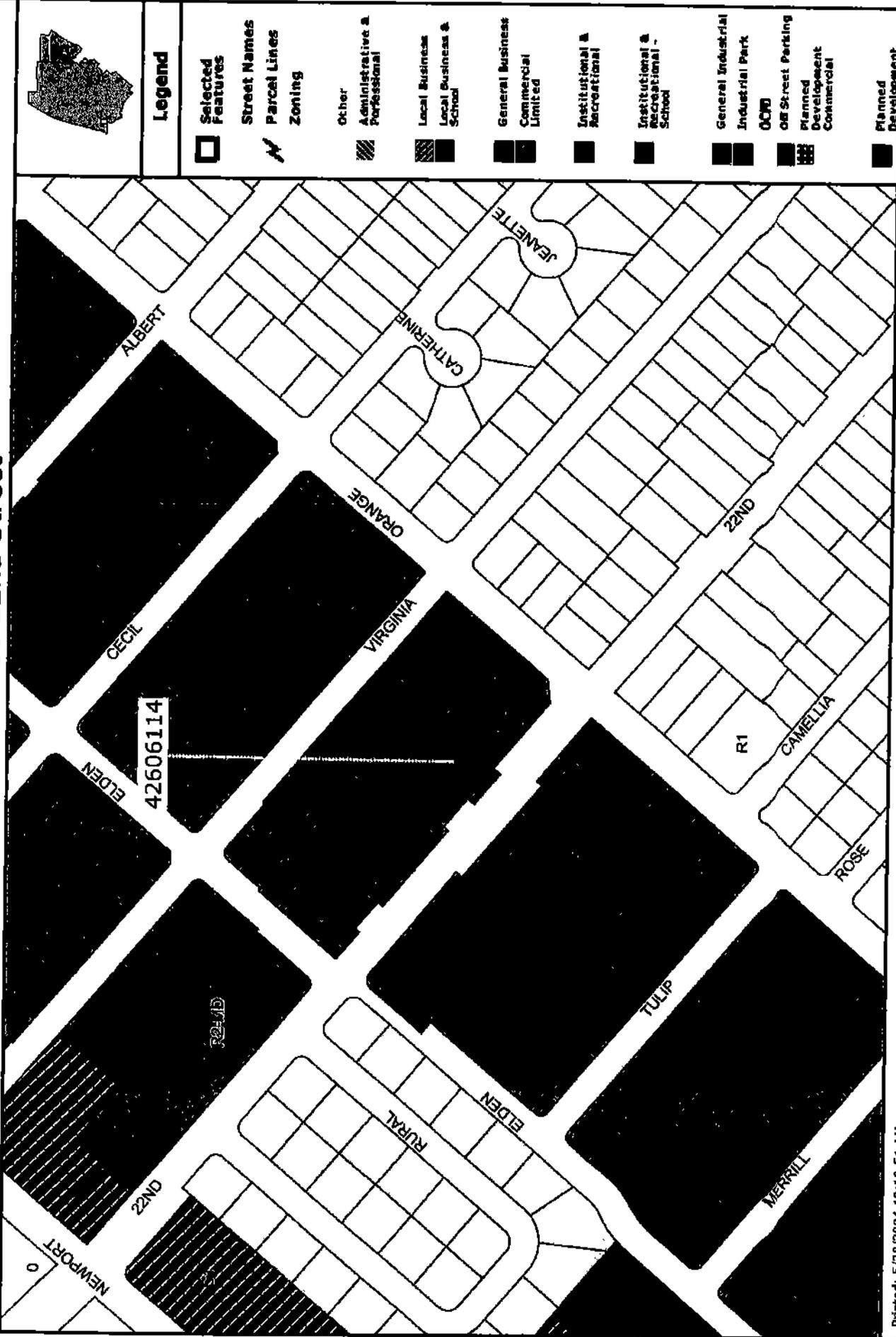
Is included in the publication indicated above.

Rene Somel
Signature

3-30-04
Date

Zoning/Location Map

PA-04-13 -- 180 22nd Street



Legend

- 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
- OCPD
- Off Street Parking
- Planned Development Commercial
- Planned Development

Airphoto

PA-04-13 -- 180 22nd Street



Legend



Selected Features

Street Names

Parcel Lines

Ortho
Photography

Parcels



13

NEW BUILDING
180 EAST 2ND STREET
COSTA MESA, CA 92626

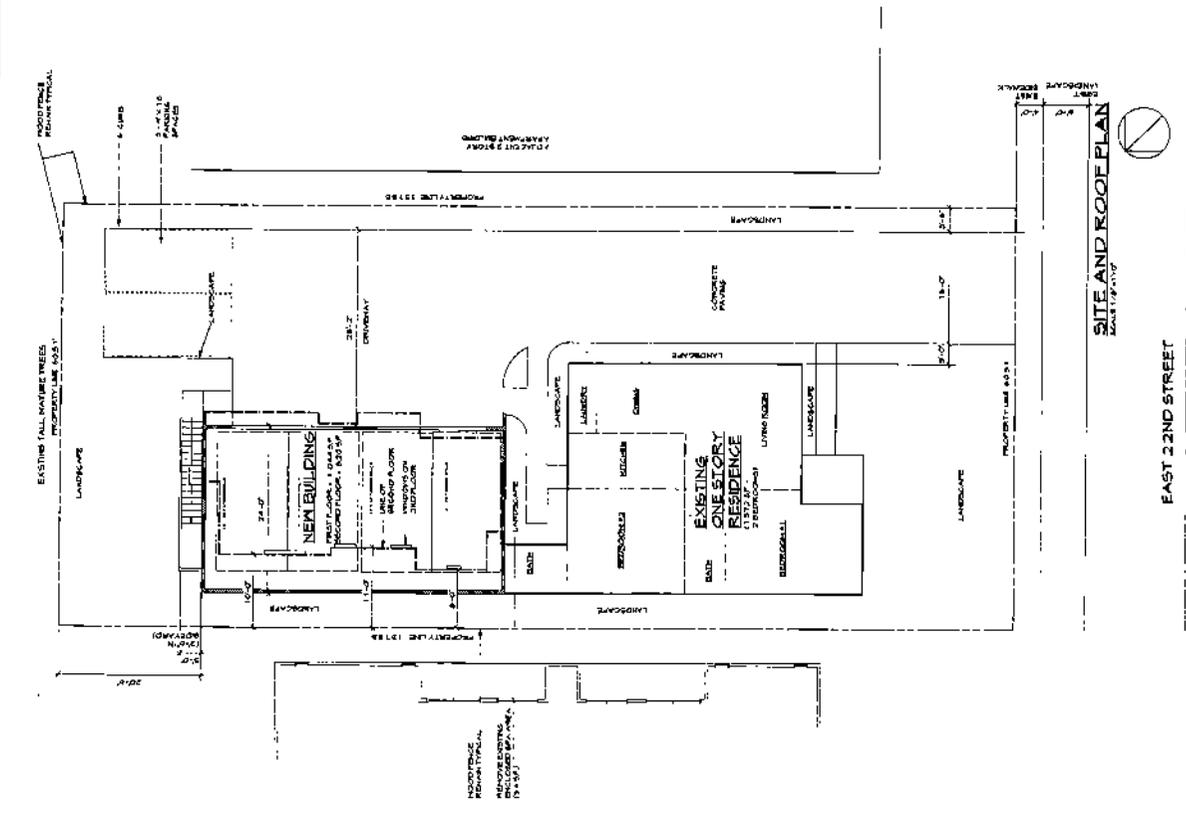
SITE PLAN

Brian Powers Construction
DESIGN - BUILD - REMODEL
PLANNING AND DESIGN DIVISION
1130 CALE CORDILERA, SUITE B
SAN CLEMENTE, CA 92673
949-486-3307
DANA GONSEL, PROJECT DESIGN MANAGER 949-486-3307 EXT 1109

SHEET INDEX
A-1 PROPOSED SITE AND ROOF PLAN
A-2 PROPOSED FLOOR PLAN
A-3 PROPOSED ELEVATION ELEVATIONS
A-4 PROPOSED ELEVATION ELEVATIONS

**PROJECT SITE AND
GENERAL DATA**
SHEET INDEX
OCCUPANCY CLASS
COMMENTS FOR APPROVAL
NUMBER OF STORIES
ENTRANCE AND EXIT
ELEVATIONS
BUILDING HEIGHT (30'-0" PROPOSED)
SITE AND ELEVATION DATA
SITE AREA - 8,323 SQ
EXISTING ONE STORY - 1,317 SF
NEW BUILDING ONE - 1,044 SF
SECOND FLOOR -

REQUIRED PARKING
MINIMUM 15 SPACES
TOTAL REQUIRED 15 SPACES
OPEN SPACE CALCULATION
PAVED AREA - 2,800 SF
TOTAL OPEN SPACE - 2,100 SF
LANDSCAPE SPACE - 1,000

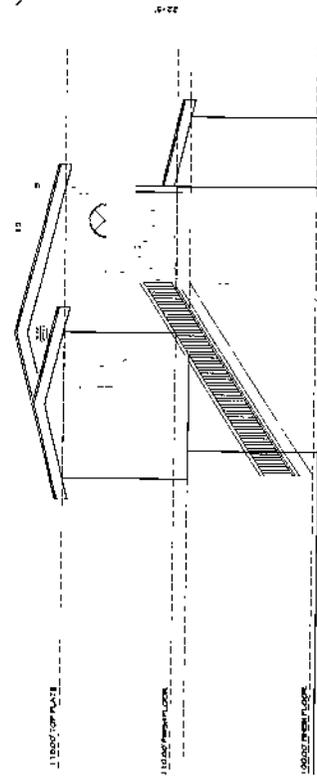


NEW BUILDING
AT
180 EAST 22ND STREET
COSTA MESA, CA 92626

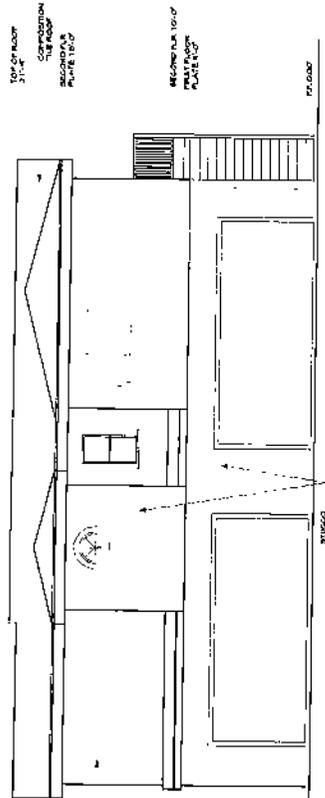
EXTERIOR ELEVATIONS

Brian Powers Construction
DESIGN - BUILD - REMODEL
PLANNING AND DESIGN DIVISION
1130 CALLE CONDORZA, SUITE B
SAN CLEMENTE, CA 92673
949 488-3207
DANA SOMSEL, PROJECT DESIGN MANAGER 949 488 3207 EXT 1109

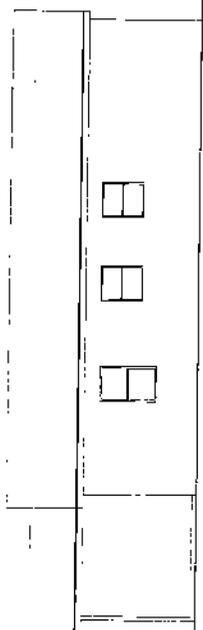
NORTH ELEVATION



EAST ELEVATION



EXISTING RESIDENCE



TOP OF ROOF
FINISH
COMPLETION
OF ROOF
REMODELING
PROJECT

REMODELING
OF ROOF
PROJECT

DATE 4-20-04

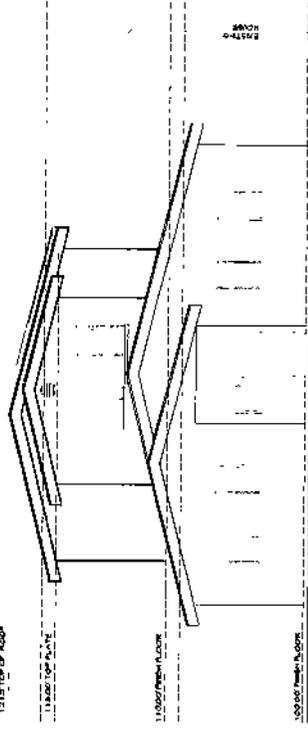
A-4

NEW BUILDING
AT
180 EAST 22ND STREET
COSTA MESA, CA 92626

EXTERIOR ELEVATIONS

Brian Powers Construction
DESIGN - BUILD - REMODEL
PLANNING AND DESIGN DIVISION
1130 CALTE CORNERA SUITE B
SAN CLEMENTE, CA 92673
949-488-3207
DANA SOMSEL, PROJECT DESIGN MANAGER 949-488-3207 EXT 1104

SOUTH ELEVATION



WEST ELEVATION

