



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JUNE 14, 2004

II.2.
ITEM NUMBER:

SUBJECT: APPEAL OF MINOR DESIGN REVIEW ZA-04-15
2172 MYRAN DRIVE

DATE: JUNE 3, 2004

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

PROJECT DESCRIPTION

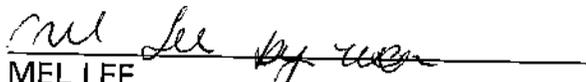
Appeal of the Zoning Administrator's approval of a minor design review to construct a two-story, 2,376 square foot residence.

APPLICANT

The project applicant is Willard Chilcott, who is also the property owner.

RECOMMENDATION

Uphold Zoning Administrator's approval of ZA-04-15.


MEL LEE
Associate Planner


PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2172 Myran Drive Application: ZA-04-15

Request: Minor design review to construct a 2 story, 2,376 square foot, residential unit.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: Medium Density Residential
 Lot Dimensions: 60 FTx132 FT
 Lot Area: 7,920 SF
 Existing Development: Residence and detached garage (to be demolished)

SURROUNDING PROPERTY:

North: Surrounding properties
 South: are residential
 East: and contain residences.
 West: _____

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	100 FT	60 FT*
Lot Area	12,000 SF	7,920 SF*
Density:		
Zone/General Plan	1 du/3,630 SF	1 du/7,920 SF
Building Coverage:		
Buildings	NA	1,320 SF (17%)
Paving	NA	1,664 SF (21%)
Open Space	3,168 SF (40%)	4,936 SF (62%)
TOTAL		7,920 SF (100%)
Building Height:	2 Stories /27 FT	25 FT
Chimney Height:	29 FT	25 FT
First Floor Area (Including Garage):	NA	1,320 SF
Second Floor Area:	NA	1,056 SF
Ratio of First Floor to Second Floor:	80%	80%
Setbacks:		
Front	20 FT	60 FT
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story)	5 FT (1 Story) 10 FT Avg. (2 Story)
Rear	10 FT (1 Sty)/20 FT (2 Sty)	13 FT, 11 IN/20 FT
Rear Yard Coverage:	300 SF (25%)	254 SF (21%)
Parking:		
Covered	1	2
Open	3	2
TOTAL	4 Spaces	4 Spaces
Driveway Width:	10 FT	10 FT
Driveway parkway landscaping:	3 FT min.; 10 FT combined	3 FT. min; 35 FT combined

*The lot is legal nonconforming

** Residential design guideline

CEQA Status Exempt, Class 3
 Final Action Planning Commission

BACKGROUND

On May 6, 2004, the Zoning Administrator approved a Minor Design Review to demolish an existing one story residence and detached garage and construct a new two-story, 2,376 square foot residence. Planning Commissioner Foley appealed the Zoning Administrator's decision on May 13, 2004, to review issues and conditions regarding removal of trees and other existing landscaping, concerns about drainage and plumbing, and concerns about the amount of turnaround area at the end of Myran Drive, as well as other concerns raised in the letter from neighbor Pamela Frankel.

The proposed residence is similar to the one approved by the Zoning Administrator under Minor Design Review ZA-03-76 for 2160 Myran Drive. The approval was upheld on appeal by the Planning Commission and City Council. The applicant has not yet submitted plans to the Building Division for plan check for the approved project.

ANALYSIS

The subject property is one of four lots connected by a 25-foot wide private easement (Myran Drive) accessed from Victoria Street. The subject property is at the far end of the easement from Victoria Street. Like the residence approved for 2160 Myran Drive under ZA-03-76, it will contain a living room, kitchen, dining room, bathroom, office, and attached two-car garage on the first floor; and three bedrooms, two bathrooms, and a family room on the second floor. In response to privacy concerns for the second story deck proposed for 2160 Myran Drive, no second floor decks are proposed for this residence. The exterior materials will be the same as the approved structure, i.e., a standing-seam metal roof, decorative window and door trims, and exterior plaster finishes.

The issues raised in the appeal are discussed below:

Trees

There are several trees existing on the site, of various species, sizes, and condition. A condition of approval was incorporated (Condition No. 13) stating that existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation to accommodate the proposed structure or the easement leading to Victoria Street, the applicant is required to 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. If trees are removed, replacement trees are required to be a size consistent with trees to be removed, and replaced on a 1-to-1 basis. The Planning Division may require minor revisions to the location of the proposed building or driveway to preserve any existing trees in place. The applicant has agreed to comply with this requirement.

While Planning staff will attempt to retain as many trees as possible, it should be noted that a significant challenge will be presented by the need to raise the grade of the site to allow for drainage to Victoria Street. (See following paragraphs for drainage details.)

Drainage and Plumbing

According to an existing grading plan provided by the applicant, all four properties along the private easement slope from south to north from a high point of approximately 100 feet in elevation at Victoria Street to a low point of 98 feet at the subject property, a difference of two feet (24 inches). The applicant is required to provide adequate site drainage as part of the project approval. Grading and drainage plans are required to be reviewed by the Building Division to ensure that it does not impact surrounding properties.

A condition of approval was incorporated (condition of approval no. 3) stating that the subject property's ultimate finished grade level cannot be filled/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 storm water flow to a public street, an alternative means of accommodating that drainage must be approved by the City's Building Official. Development of the subject property must preserve or improve the existing pattern of drainage on abutting properties.

With regard to plumbing, all plumbing fixtures and improvements are required to be reviewed by the Building Division prior to issuance of any permits to ensure compliance with the appropriate codes. The proposed project will not degrade, and may even improve, sewer service for other lots on Myran Drive.

Turnaround Area

As indicated earlier, Myran Drive is a 25-foot wide private easement that provides vehicle access from Victoria Street. The easement crosses the west end of the first three lots on Myran Drive (2156, 2160, and 2166), and terminates at the subject property. A turnaround area 16 feet wide and 23 feet deep is proposed for the subject property, which also connects to the driveway leading to the proposed residence. The proposed turnaround area has been reviewed by the Transportation Services Division and satisfies all code requirements. The proposed residence will not have a significant adverse impact on parking or traffic circulation because the proposed residence will replace the existing residence and detached garage on the property.

Required parking (2 spaces within the garage and 2 spaces within the driveway leading to the garage) will be provided on-site and no parking is proposed within the private easement. Due to the length of the driveway leading from Myran Drive to the proposed garage, there will be room to park a total of 6 cars on site (2 in the garage and 4 in the driveway) without obstructing the turnaround area. Traffic

impacts are not anticipated because Myran Drive is not a through street and the only persons that utilize the street are the residents and their visitors. Because large emergency vehicles (such as fire trucks) cannot turn around on Myran Drive (which is an existing condition), the Fire Department is requiring that the proposed residence provide fire sprinklers. The applicant has agreed to comply with this requirement.

Other Issues

As with the previously approved project, the proposed project is opposed by neighboring property owners on Myran Drive who believe that the new development will destroy their privacy and would be a detriment to the neighborhood. Copies of letters received by staff are attached to this report for reference. The project complies with the City's Residential Design Guidelines. Specifically, the second-story area is approximately 80% of the first floor and the second story has an average 10-foot side setback. The residence incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. Appropriate transitions between first and second floors have been made as well as the provision of second floor offsets to avoid unrelieved two-story walls.

Privacy impacts on adjoining properties will be reduced due to the size and placement of second story windows to minimize visibility into abutting yards per condition of approval no. 9 (which was carried over from the previously approved project) and the elimination of the proposed second story deck from the previously approved project.

The applicant has indicated an intention to build a second unit on the subject property. Such a proposal, if the structure is two stories in height, would be subject to separate minor design review applications, residential development standards, residential design guidelines, and public notification.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold the Zoning Administrator's approval of ZA-04-15;
2. Overturn the Zoning Administrator's approval and deny ZA-04-15; or
3. Approve ZA-04-15 with modifications.

CONCLUSION

Based on the issues identified in the Zoning Administrator's decision letter and this report, staff recommends upholding the Zoning Administrator's approval of ZA-04-15.

Attachments: Planning Commission Resolution
 Exhibit "A" Draft Findings
 Exhibit "B" Conditions of Approval
 Appeal
 Letters from Neighboring Property Owners
 Zoning Administrator Letter dated May 6, 2004
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans

File Name: 061404ZA0415Appeal

Date: 06/02/04

Time:

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

Willard Chilcott
167 B Rochester Street
Costa Mesa, CA 92627

Pamela Frankel
2166 Myran Drive
Costa Mesa, CA 92627

Tiny Hyder
2156 Myran Drive
Costa Mesa, CA 92627

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING MINOR DESIGN
REVEIW ZA-04-15**

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

WHEREAS, an application was filed by Willard Chilcott, owner of the real property located at 2172 Myran Drive, requesting approval of a minor design review to demolish an existing one story residence and construct a new two-story, 2,376 square foot residence; and

WHEREAS, the Zoning Administrator approved Minor Design Review ZA-04-15 on May 6, 2004; and

WHEREAS, on May 13, 2004, Minor Design Review ZA-04-15 was appealed to the Planning Commission; 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** Minor Design Review ZA-04-15 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 Minor Design Review ZA-04-15 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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine, 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 June 14, 2004, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

- A. 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. The residence conforms to all development standards and the residential design guidelines. Specifically, the second-story area is approximately 80% of the first floor and the second story has an average 10-foot side setback. The residence incorporates variation in building heights and forms as well as variation in the depth of the floor plans to alleviate building mass. 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 other applicable design features. Although this will be one of the first two-story residences in the immediate neighborhood, the proposed residence conforms to residential development standards and residential design guidelines. The visual prominence associated with the construction of a two-story house in a predominately single-story neighborhood has been reduced through appropriate transitions between first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.
- B. 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 because the residence conforms to all development standards and the residential design guidelines. Visual and privacy impacts on adjoining properties will be reduced due to mass and scale of the structure, location of windows, varied roof forms and roof plane breaks, and other applicable design features.
 2. Safety and compatibility of the design of the buildings, landscaping, 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.
- C. 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.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- E. The building is at an excessive distance from the public street, but the plan does not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of the building on this property can be reduced by installation of a residential sprinkler system.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Street addresses shall be displayed on the fascia adjacent to the main entrance or front door in a manner visible from the private street. Numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
2. The conditions of approval for ZA-04-15 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
3. The subject property's ultimate finished grade level may not be filled/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 storm water 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 storm water 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. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
4. Prior to issuance of grading or building permits, the applicant shall obtain approval of a hydrology and drainage study showing the method of disposal of storm water.
5. 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; there shall be no construction activity 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.
6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
7. 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.
8. Exterior elevations shall be submitted for pre-plan check review and approval by the Planning Division. Once the exterior elevations have been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings.
9. Applicant shall work with staff to ensure first and second floor windows are designed and placed to minimize visibility into the abutting

yards. Every effort shall be made to maintain the privacy of abutting property owners.

10. Applicant is advised that this approval does not constitute approval to construct the second "future unit" indicated on the submitted plans, and such development will be subject to a separate minor design review process and public notification (if the structure is two stories in height), as well as applicable residential development standards and residential design guidelines. Applicant is also advised that the design and location of the subject residence will not provide a basis to support any requests for deviation from the residential development standards and residential design guidelines including, but not limited to, setbacks, open space, or parking requirements for the "future unit".
11. At the time the residence is ready for occupancy, the applicant shall provide landscaping in the yard area between Myran Drive and the proposed residence if approval and/or permits for the "future unit" have not yet been obtained.
12. Applicant shall provide a paved driveway surface within the private street, extending from the subject property to Victoria Street, minimum 16 feet in width, subject to approval by the Planning Division.
13. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation to accommodate the proposed structure or the driveway leading to Victoria as noted in Condition No. 12, 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. Minor revisions to the location of the proposed building or driveway to preserve any existing trees in place may be required by the Planning Division.
- Eng. 14. 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.

CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CALIFORNIA 92626
APPLICATION FOR APPEAL OR REHEARING

FEE: \$ 0

Applicant Name PLANNING COMMISSIONER KATRINA FIZLY

Address PO BOX 1200 COSTA MESA CA 92628-1200

Phone 714.754.8245 Representing _____

Decision upon which appeal or rehearing is requested: (Give number of rezone, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) ZA-04-15-2172 MYRAN

Decision by: ZONING ADMINISTRATOR

Reason(s) for requesting appeal or rehearing:
SEE ATTACHED

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
MAY 13 2004

Date: 13 MAY 04 Signature: SEE ATTACHED

For Office Use Only — Do Not Write Below This Line
SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:

ROBINSON, MIKE

From: Katrina Foley, Esq. [foley@lentsfoley.com]
Sent: Thursday, May 13, 2004 4:08 PM
To: VALANTINE, PERRY; ROBINSON, MIKE
Subject: Appeal of Myron Drive
Importance: High

Mike & Perry:

Please accept this email as my appeal of ZA-04-15 regarding Myron Drive. My appeal is based on the concerns expressed in the letter from Ms. Frankel to the Zoning Administrator. Most specifically, I would like the Planning Commission to review the issues and condition of approval regarding removal of trees and other existing landscaping, the concerns about drainage and plumbing, and the concerns about the amount of turn around area at the end of Myron Drive. Please attach Ms. Frankel's letter to the appeal.

Respectfully submitted,

/s/

Katrina Anne Foley, Esq.
foley@lentsfoley.com

www.lentsfoley.com

(949) 756-5258

(949) 756-5261 fax

**This message may contain confidential and privileged information. If it has been sent to you in error, please reply to advise the sender of the error and then immediately delete this message.

to Perri; Valentine
Regarding

OFFICIAL CITY NOTICE

The Costa Mesa Zoning Administrator will render a decision on **Thursday, May 6, 2004**, or as soon as possible thereafter, on the following item:

Minor Design Review ZA-04-15 for Willard Chilcott, to construct a two-story, 2,376 sq. ft. house with an attached 2-car garage, located at 2172 Myran Drive, in an R2-MD zone. Environmental determination: exempt.

If you wish to make any oral or written comments regarding the application, please call or write the Planning Division at (714) 754-5245 or at the return address on the opposite side of the card. You have until the action date mentioned above to respond. There will be no public hearing on this request. Notice of the decision will be mailed to any affected party requesting said notice. Challenge of this item in court may be limited to issues raised in writing prior to the above action date.

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAY 06 2004

to Perry Valentine
OPPOSING ZA-04-15

*AND "TRADE WINDS" mobile Home Park!

The residents of Myran Drive, Charlie Street, Miner Street, Casa Victoria, and other existing Victoria Street apartment complexes, oppose the proposed construction ~~structure~~ on Myran Drive. The huge structure will negatively impact their entire neighborhood in numerous ways. The following are their objections to the plans for construction:

Traffic and Parking

- Entering and exiting Myran Drive requires shared use of a two-way left turn lane and is very dangerous, especially during peak hours.
- There is limited access for emergency vehicles (fire, ambulance, etc) on narrow Myran Drive. Imagine the consequences if even more cars and traffic are added.
- Parking is limited on Myran Drive. In the case of any social gathering or added guest parking, vehicle overflow will most certainly have a negative effect on adjacent streets. Added parking problems such as these are an unwelcome inconvenience.
- Overspill of guest parking from Casa Victoria and other existing housing communities is already a problem in this area.

Character and Continuity

- Myran Drive is an unusual historic lane with no thru traffic. The four existing homes are all on one side of this narrow easement, and back up to the adjacent Charlie Street.
- Myran Drive is an oasis of sorts with its beautiful old trees and a park-like atmosphere (only two blocks from the businesses and activity of Harbor Blvd.)
- All of the existing homes on this street are comparable in scale and character: 1) all are single-story, 2) all are similar in size and appearance (small, unique older homes with detached garages and yards with open spaces)
- It is totally possible to build or remodel in a way that respects the already existing scale and character of that neighborhood. That is all those residents ask.

Privacy and Quality of Life

- Overbearing two-story structures would: 1) face into the homes and yards, 2) ruin their privacy, 3) block their view of sky, trees and open space, 4) interfere with airflow and breezes on hot days
- I believe that they have a right to reasonable enjoyment of what is good and beautiful about their neighborhood
- They ask that form follow function rather than profit (Be in harmony with area)

1. Project needs to be denied because it does not meet the following Design Guidelines:

CD-7A.1 "New and remodeled structures must be compatible in scale and character with existing buildings within residential neighborhoods." Residence to be demolished is 616 sq. ft. and proposed residence is 2,376 sq. ft.

CD-7A.2 "Must preserve the character and scale of Costa Mesa's established residential neighborhoods and requires as a condition of approval, that it is consistent with the prevailing character of existing development in the immediate vicinity, and that it does not have a substantial adverse impact on the adjacent areas." This project has severe adverse impact overshadowing all surrounding properties and destroys the privacy of all neighbors on all sides. At present, there are NO second story windows FACING INTO OUR homes & yards.

2. "Domino Effect." This huge building is only the first of four intended. Approval of this project will set a precedent for approval for three more similar structures, destroying the integrity of this unique older rural neighborhood. This over-development will adversely impact available parking, traffic flow, and existing infrastructure on this unique, narrow private driveway/easement.

3. This project ignores the property rights of existing long-term residents. It ignores the greater good of this community. Over 130 individuals are on record opposing Huge structures on Myran Dr. MANY signatures & letters FROM TRADE WINDS mobile PARK. *

see submitted Petition & letters

(15)

Conditions for Approval need to be specific to include:

1. Plenty of SPACE FOR turning around at the end of Myran Dr. THIS IS ALREADY A PROBLEM!
2. PARKING is DIFFICULT especially if guests or SOCIAL FUNCTION. Please ALLOW FOR this!
3. Second story windows need to be high or opaque to not look into our homes & yards!
4. No destruction of Existing natural Beauty to accommodate project.
 - Beautiful old trees
 - Privacy Bamboo & foliage
5. Please no digging, drainage of substances, parking, standing, Loading or unloading at 2168 Myran Dr. to accommodate this project.

6. Any Fences ALREADY existing OR trees or BARRIERS Between property must be left in place. I have 2 big dogs that must be kept safe from harm.

Concerns

1. IF ground level is raised on both sides of my property, what is to protect my home and yard from flooding & drainage??
2. Will I be caused any plumbing problems by changes in infrastructure?

Thank you in advance
for any help

Sincerely,

Pamela Frankel

Dear Katrina Foley

MAY 13 2004

May 13, 2004

As a homeowner and resident of 2156 Myran Drive, Costa Mesa I want to share with you; my position on the Minor design Review ZA-04-15 for Mr. W. Chilcott.

First I want to make a statement of position: I do not give Mr. Chilcott permission to dig, pave, re-asphalt, put drains on, put drains under, drain any pollutants over-on-or through, idle-stop-load-unload, drive any large multi axle vehicle over/on my private easement at 2156 Myran Drive, Costa Mesa, California, 92627-2555.

Does this denial of permission indicate an appeal?

I oppose the building of the type of structures the plans indicate for 2172 Myran Drive for the following reasons:

The designs show complete destruction of all of Gods' Gifts of old growth.

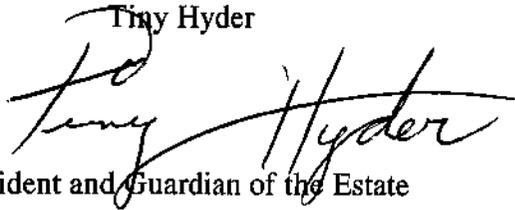
During and after, if this project is allowed, there will be no access for the physically challenged. The pathway during construction will become hazardous and totally unusable. The increase in residential and guest parking has already become a problem. Tenets are asking to park on our property. With the proposed increase of resident vehicles and their guests this once safe private lane will most definitely become unsafe for my physically challenge family, friends, and myself having to use wheelchairs.

The proposed digging for underground utilities on our private little lane will set into motion the destruction of our two hundred plus year old Ponderosa Pine Tree. I have met with 2 arboriculturists, who have examined the structure of the magnificently aged tree at 2166 Myran Drive. They both agreed that ANY root destruction would cause major problems and eventually death to this gift from God. The current designs, with minimal effort can be modified to save the magnificent Jaccunda, the old fruit tree, and the three one hundred year plus Palms.

The living fence between 2166 and 2172 history all began with a simple handshake and two promises to care for and protect always. All are in danger of being erased from our history. Please help us save at least this small piece of Costa Mesa's history that is told by old, old growth.

Respectfully,

Tiny Hyder

A handwritten signature in black ink that reads "Tiny Hyder". The signature is written in a cursive style with a large, sweeping initial "T" and "H".

Resident and Guardian of the Estate

Of 2156 Myran Drive, Costa Mesa,

92627-2555

A Few Relevant comments to Review

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CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

MAY 06 2004

Terry Shaw, 420 Bernard Street, Costa Mesa, opposed the project because the project seems out of context with the area and suggested a 1-1/2-story house. He felt the windows could be opaque so the residents could not see out and that the suggestion of no work on the Sabbath was appropriate.

Joelle Frankel, 2166 Myran Drive, Costa Mesa, opposed the project because she was born and raised at this address. She felt that Myran Drive is a modern day oasis and the proposed construction would have a negative effect on all the residents on Myran Drive. She said she understands that this project meets the standards and design guidelines but they were established for buildings and homes on ordinary streets and Myran Drive is anything but ordinary. No other homes have decks and the proposed deck will stick out like an eyesore; none of the homes have windows facing into each other's yards, but the second-story at the back of the proposed unit has windows that face west taking away privacy. She asked how they would accommodate the use of a 25-foot easement for driving and passing and requested additional information regarding any new requirements.

In response to the 25' easement road, Mr. Lee stated that theoretically, the residents could agree among themselves to preserve the trees shown in the photograph because they wouldn't want to pave the entire 25' easement.

Barbara Beck, 443 Flower Street, Costa Mesa, said one more charming, older neighborhood with detached garages, is losing their open yard space. She felt the Commission should consider rezoning the street back to R1. A two-story home in the back yard obliterates the open space feeling for everyone else that surrounds it.

Pamela Frankel, 2166 Myran Drive, Costa Mesa, said she feels boxed in by the project and her home is between the 2 properties intended for development. She said the current proposal has been opposed by 65 surrounding residents who signed a petition, and over 130 letters, all within 500 feet, which are on file with the City. It basically says the proposal is too big for the area. She said the oversized unit will ruin the character and continuity of this unique little street and the Commission's decision should be for the greater good. She said the owner has a right to build, but it should be in scale and character with the neighborhood.

Dear Perry Valentine,

My name is Joelle Frankel (daughter of Pamela Frankel), and I am a resident at 2166 Myran Drive. On May 6, 1980, I was born in the back bedroom of our home. I spoke my first words in this house, took my first steps in this house, got ready for my first day of school in this house, had sleepovers in this house, saw my little brother Aaron be born in this house, got ready for my first homecoming dance in this house, and now I attend college and help out my mom in this very house. As you can see, it holds so many precious memories for my family and I.

As a busy college student, taking a full load of classes and a member of an athletic team at my college, you can imagine how much I value this quiet street, and the serenity it offers me after a long day of school, work, and/or practice. For me, this street is more than just a place I live. It is an oasis of sorts that allows me to get up early to the sounds of nature, sleep in late without the disturbing sounds of cars or construction, study at any time of day, and catch absolutely necessary cat naps when my overwhelming schedule has got me down.

In fact, I moved back in with my mom just a few months ago so that I could free myself from the distracting environment in which I was living. Living here offers me the safety, peace and quiet that I desire for a low cost. The situation is simply perfect...or at least I thought so. The proposed construction will have extremely negative effects on both the neighborhood and myself.

First, it is already both difficult and dangerous to enter and exit Myran Drive when coming and going to school. The shared use of the two-way left turn lane is a tricky and sometimes scary venture. Due to the fact that I return home so many times during the

day, I fear the added cars and traffic caused by the builder's plan will only make this problem worse. I understand this project is the first of four that the builder intends to construct.

Also, our narrow street was not meant to hold as many cars as construction will bring. Parking is a serious issue on Myran Drive. Just last week I held a study group at my house, and most of the students had to park on neighboring streets Charle and Miner. With no current guest parking, and more tenants to come, it is clear that something must be done. The only way that the builder's plans would make any sense is for him to tear down one of the properties he purchased and turn it into a parking lot.

Please consider my concerns when making your decision. As a student, an athlete, a resident, and an upstanding citizen, I contribute to my community in any way I can.

Please keep, "the people" in mind and not just "the numbers" when it is time to vote. I know you will find that it is "the people" who need to live with your choice in the end. I urge you to think before allowing not just our house, but our home to slip away.

Thank You,



Joelle Frankel

2166 Myran Drive

Costa Mesa, CA 92627

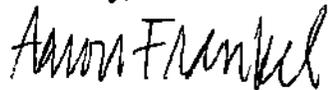
Dear Perry Valentine,

As a citizen of Costa Mesa I feel strongly about the place I have been born and raised, and look forward to one day inheriting this house. I think it would be a loss for Costa Mesa to tear down one of the last original streets it has.

Since my Grandfather lived here, and now my mother, and sister live here, there have been three generations of my family living here. Myran Drive should not be turned into just another housing project. I can understand as an entrepreneur that the builder is only thinking of profit, so the city must protect our street from the damaging and unnecessary effects of his construction.

Please care more about this special place and the people who live here, than just one man and his money.

Sincerely,



Aaron Frankel

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

NOV 19 2003

Note to File:

Tiny Hyder concurs with the comments contained in Pamela Frankel's letter. She is unable to write her own letter because of her arthritis.

Mel

5/6/04



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

May 6, 2004

Willard Chilcott
167 B Rochester Street
Costa Mesa, CA 92627

RE: MINOR DESIGN REVIEW ZA-04-15
2172 MYRAN DRIVE, COSTA MESA

Dear Mr. Chilcott:

The minor design review for the above-referenced project has been completed. The application has been approved, based on the following project description and findings, subject to the conditions set forth below:

PROJECT DESCRIPTION

The applicant is proposing to demolish an existing one-story residence and detached garage, and construct a new two-story, 2,376 square-foot residence. The residence is similar to the one approved for 2160 Myran Drive under Minor Design Review ZA-03-76. The proposed residence will contain a living room, kitchen, dining room, bathroom, office, and attached two-car garage on the first floor; and three bedrooms, two bathrooms, and a family room on the second floor. Per the approval of ZA-03-76, second floor decks have been removed from the proposed plan. The exterior materials consist of a metal roof, decorative window and door trims, and exterior plaster finishes. The subject property, like 2160 Myran Drive, is accessed from a private street that also provides access from Victoria Street to three other parcels.

Because the second story of the residence exceeds 50% of the first floor (80% is proposed), a minor design review is required. The purpose of the minor design review is to ensure that the scale and massing of proposed second-story construction will not negatively impact the neighborhood. In this case, the homes abutting the property are one-story. The proposed residence conforms to residential development standards and residential design guidelines. The second-story area is approximately 80% of the first floor and the second story has an average 10-foot side setback. The residence incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. The visual prominence associated with the construction of a two-story house in a predominately single-story neighborhood has been reduced through appropriate transitions between first and second floors and the provision of second-floor offsets to avoid unrelieved two-story walls. In addition, privacy impacts on adjoining properties will be reduced due to the location of the second-story windows and elimination of the second-floor deck.

26

As with ZA-03-76, the applicant proposes to construct a second residence on the property at a later date. Future development (if the structure is two stories in height) would be subject to a separate minor design review application, residential development standards and residential design guidelines, and public notification.

FINDINGS

- A. 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. The residence conforms to all development standards and the residential design guidelines. Specifically, the second-story area is approximately 80% of the first floor and the second story has an average 10-foot side setback. The residence incorporates variation in building heights and forms as well as variation in the depth of the floor plans to alleviate building mass. 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 other applicable design features. Although this will be one of the first two-story residences in the immediate neighborhood, the proposed residence conforms to residential development standards and residential design guidelines. The visual prominence associated with the construction of a two-story house in a predominately single-story neighborhood has been reduced through appropriate transitions between first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls.
- B. 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 because the residence conforms to all development standards and the residential design guidelines. Visual and privacy impacts on adjoining properties will be reduced due to mass and scale of the structure, location of windows, varied roof forms and roof plane breaks, and other applicable design features.
 2. Safety and compatibility of the design of the buildings, landscaping, 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.
- C. 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.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- E. The building is at an excessive distance from the public street, but the plan does

not lend itself to fire apparatus access or placement of an on-site fire hydrant. Problems associated with the depth of the building on this property can be reduced by installation of a residential sprinkler system.

CONDITIONS OF APPROVAL

- Plng.
1. Street addresses shall be displayed on the fascia adjacent to the main entrance or front door in a manner visible from the private street. Numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
 2. The conditions of approval for ZA-04-15 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 3. The subject property's ultimate finished grade level may not be filled/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 storm water 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 storm water 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. Applicant is advised that recordation of a drainage easement across the private street may be required to fulfill this requirement.
 4. Prior to issuance of grading or building permits, the applicant shall obtain approval of a hydrology and drainage study showing the method of disposal of storm water.
 5. 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; there shall be no construction activity 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.
 6. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 7. 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.
 8. Exterior elevations shall be submitted for pre-plan check review and approval by the Planning Division. Once the exterior elevations have

- been reviewed and approved by the Planning Division, the exterior elevations shall be incorporated into the plan check drawings.
9. Applicant shall work with staff to ensure first and second floor windows are designed and placed to minimize visibility into the abutting yards. Every effort shall be made to maintain the privacy of abutting property owners.
 10. Applicant is advised that this approval does not constitute approval to construct the second "future unit" indicated on the submitted plans, and such development will be subject to a separate minor design review process and public notification (if the structure is two stories in height), as well as applicable residential development standards and residential design guidelines. Applicant is also advised that the design and location of the subject residence will not provide a basis to support any requests for deviation from the residential development standards and residential design guidelines including, but not limited to, setbacks, open space, or parking requirements for the "future unit".
 11. At the time the residence is ready for occupancy, the applicant shall provide landscaping in the yard area between Myran Drive and the proposed residence if approval and/or permits for the "future unit" have not yet been obtained.
 12. Applicant shall provide a paved driveway surface within the private street, extending from the subject property to Victoria Street, minimum 16 feet in width, subject to approval by the Planning Division.
 13. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation to accommodate the proposed structure or the driveway leading to Victoria as noted in Condition No. 12, 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. Minor revisions to the location of the proposed building or driveway to preserve any existing trees in place may be required by the Planning Division.
 - Eng. 14. 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.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project, have been compiled by staff for the developer's reference. Any reference to "City" pertains to the City of Costa Mesa.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Approval of the zoning action is valid for one (1) year and will expire at the end of that period unless building permits are obtained and business

commences or the applicant applies for and is granted an extension of time.

3. Development shall comply with all requirements of Section 13-32, Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects.
4. A minimum 20-foot by 20-foot clear interior dimension shall be provided for the garage.
5. Minimum garage door width shall be 16 feet.
6. All new on-site utility services shall be installed underground.
7. Installation of all new utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
8. Any mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division.
9. Five (5) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Three (3) sets shall be provided to the representative water agency and two (2) set shall be submitted to the Planning Division for review. Plans shall be approved by the water agency with two (2) approved sets forwarded by the applicant to the Planning Division for final approval prior to issuance of building permits.
10. Two (2) sets of landscape and irrigation plans, approved by both the water agency and the Planning Division, shall be attached to two of the final building plan sets.
11. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108 as well as irrigation requirements set forth by the water agency. Consult with the representative water agency. Mesa Consolidated Water District, Ray Barela (949) 631-1291.
12. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
- Bldg. 13. Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa.
14. Prior to or concurrent with the submittal of plans for plan check, the applicant shall prepare and submit documentation for compliance with the State Water Resources Control Board (SWRCB) Water Quality Order 99-08-DWQ; National Pollutant Discharge Elimination System (NPDES) Permit No. CAS000002 for Storm Water Discharges Associated with Construction Activity (General Permit); the California Regional Water Quality Control Board (RWQCB) Santa Ana Region Order No. R8-2002-0010 and NPDES Permit No. CAS618030; and, the City of Costa Mesa Ordinance No. 97-20 for compliance with NPDES Permit for the City of Costa Mesa. Such documentation shall include a Storm Water Pollution

Prevention Plan (if over 5 acres) and a Water Quality Management Plan (WQMP) identifying and detailing the implementation of the applicable Best Management Practices (BMPs).

15. The project applicant shall require the contractor to comply with the SCAQMD's regulations during construction, including Rule 402 which specifies that there be no dust impacts offsite sufficient to cause a nuisance, and SCAQMD Rule 403, which restricts visible emissions from construction. Specific measures to reduce fugitive dust shall include the following:
- a. Moisten soil prior to grading.
 - b. Water exposed surfaces at least twice a day under calm conditions and as often as needed on windy days when winds are less than 25 miles per day or during very dry weather in order to maintain a surface crust and prevent the release of visible emissions from the construction site.
 - c. Treat any area that will be exposed for extended periods with a soil conditioner to stabilize soil or temporarily plant with vegetation.
 - d. Wash mud-covered tires and under-carriages of trucks leaving construction sites.
 - e. Provide for street sweeping, as needed, on adjacent roadways to remove dirt dropped by construction vehicles or mud which would otherwise be carried off by trucks departing project sites.
 - f. Securely cover loads of dirt with a tight fitting tarp on any truck leaving the construction sites to dispose of excavated soil.
 - g. Cease grading during periods when winds exceed 25 miles per hour.
 - h. Provide for permanent sealing of all graded areas, as applicable, at the earliest practicable time after soil disturbance.

Eng. 16. A construction access permit and deposit of \$350 for street sweeping will be required by the Engineering Division prior to the start of any on- or off-site work.

Fire 17. Provide an automatic fire sprinkler system according to NFPA 13D.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

- Sani. 1. Developer will be required to construct sewers to serve this project, at his own expense, meeting the approval of the Costa Mesa Sanitary District.
2. County Sanitation District fees, fixture fees, inspection fees, and sewer permit are required prior to installation of sewer. To receive credit for buildings to be demolished, call (714) 754-5307.
3. Developer shall submit a plan showing sewer improvements that meets the District Engineer's approval to the Building Division as part of the plans submitted for plan check.
4. The developer is required to contact the Costa Mesa Sanitary District at

- (714) 754-5307 to arrange final sign-off prior to certificate of occupancy being released.
5. Developer shall contact the Costa Mesa Sanitary District at (714) 754-5043 to pay trash collection program fees and arrange for service for all new residences using curbside services. Residences using bin or dumpster services are exempt from this requirement.
 - School 6. Pay applicable Newport Mesa Unified School District fees to the Building Division prior to issuance of building permits.
 - State 7. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

Upon receipt of this letter, your project has been approved, subject to the above-listed conditions. A copy of the conceptually-approved plans is enclosed. The decision will become final at 5 p.m. on May 13, 2004, unless appealed by an affected party or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, between 1 p.m. and 5 p.m., Monday through Friday.

Sincerely,



PERRY L. VALANTINE
Zoning Administrator

Enclosure: Conceptually-approved plans

cc: Engineering
Fire Protection Analyst
Water District
Building Division

Pamela Frankel
2166 Myran Drive
Costa Mesa, CA 92627

Tiny Hyder
2156 Myran Drive
Costa Mesa, CA 92627

PLANNING APPLICATION SUMMARY

Location: 2172 Myran Drive Application: ZA-04-15

Request: One 2 story residential unit

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>Surrounding properties are residential and constructed with residences</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>with residences</u>
Lot Dimensions:	<u>60 FTx132 FT</u>	East:	<u></u>
Lot Area:	<u>7,920 SF</u>	West:	<u></u>
Existing Development:	<u>Residence and detached garage</u>		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	100 FT	60 FT*
Lot Area	12,000 SF	7,920 SF*
Density:		
Zone	1 du/3,630 SF	1 du/7,920 SF
General Plan	1 du/3,630 SF	1 du/7,920 SF
Building Coverage:		
Buildings	NA	1,320 SF (17%)
Paving	NA	1,664 SF (21%)
Open Space	3,168 SF (40%)	4,936 SF (62%)
TOTAL		7,920 SF (100%)
Building Height:		
Building Height	2 Stories 27 FT	25 FT
Chimney Height	29 FT	25 FT
First Floor Area (Including Garage)	NA	1,320 SF
Second Floor Area		1,056 SF
Ratio of First Floor to Second Floor	80%	80%
Setback		
Front	20 FT	60 FT
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story)	5 FT (1 Story) 10 FT Avg. (2 Story)
Rear	10 FT (1 Sty)/20 FT (2 Sty)	13 FT, 11 IN/20 FT
Rear Yard Lot Coverage	300 SF (25%)	254 SF (21%)
Parking:		
Covered	1	2
Open	3	2
TOTAL	4 Spaces	4 Spaces
Driveway Width:	10 FT	10 FT

NA = Not Applicable or No Requirement
 *The lot is legal nonconforming
 CCOA Status Exempt
 Final Action Zoning Administrator

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: CA-04-15

Environmental Determination: EXEMPT

Address: 2172 Myran Dr.
Costa Mesa, CA 92627

1. Fully describe your request:

to construct single family home on a 7920 sq
R2-MP lot

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.

William Chafetz

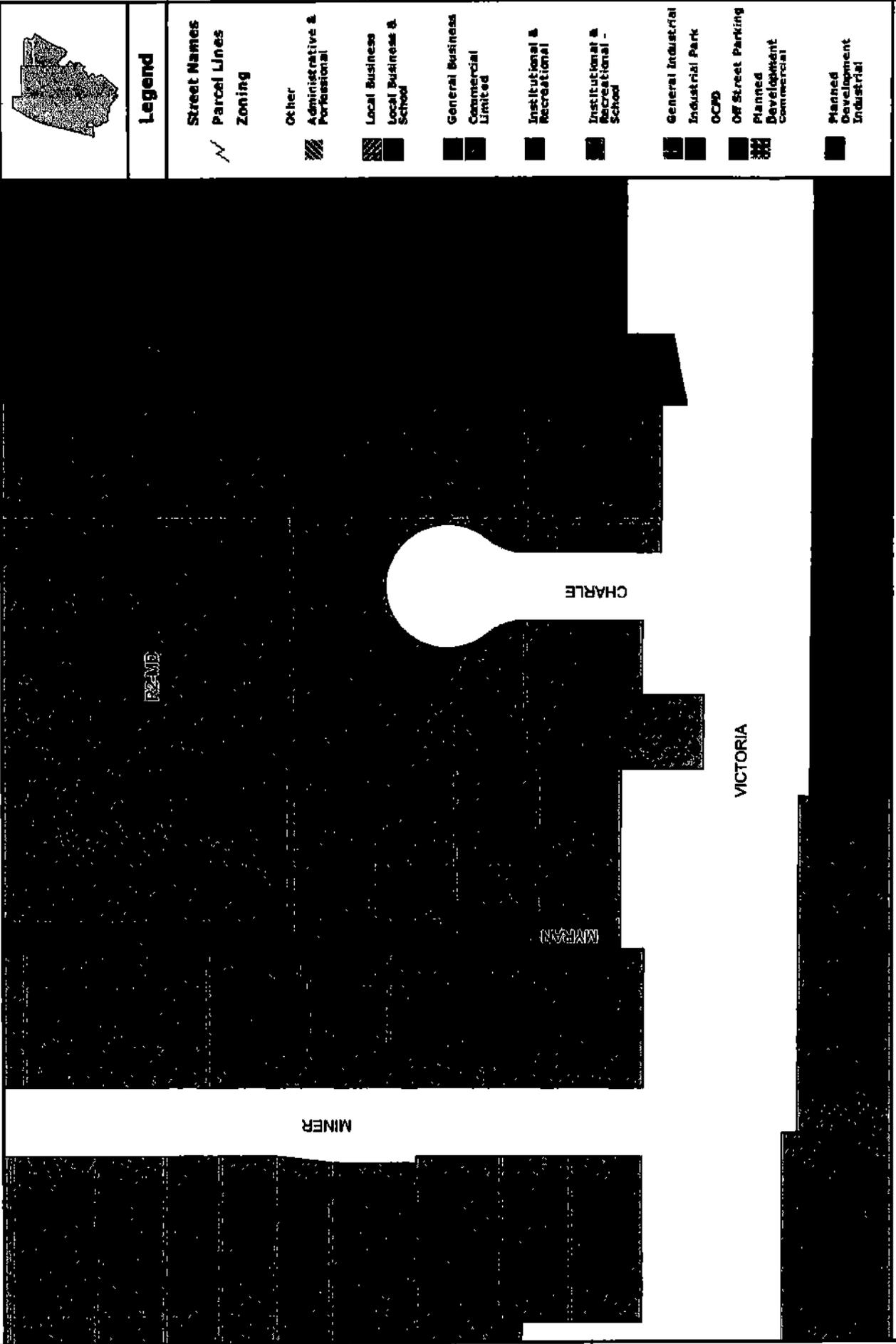
Signature

3/3/04

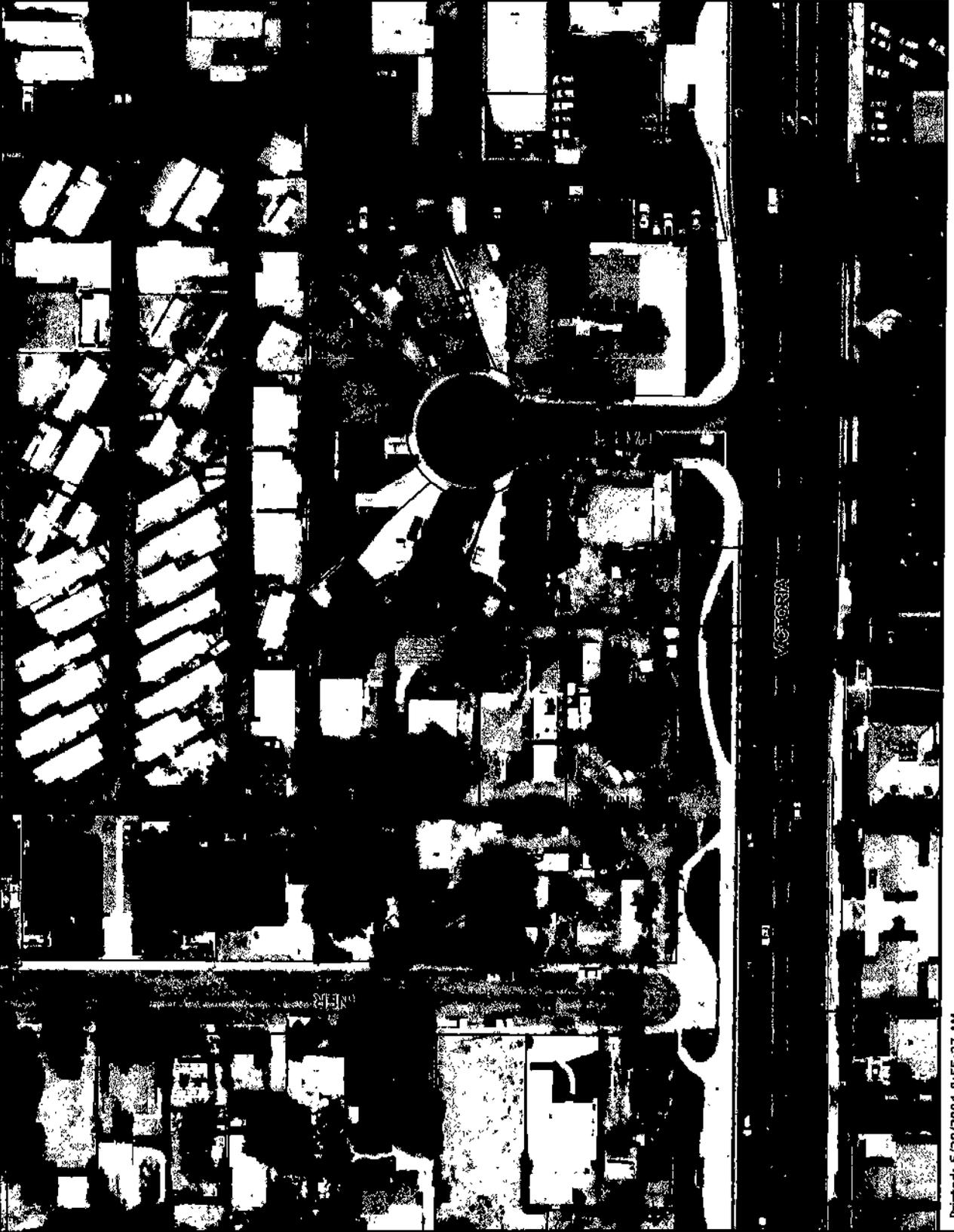
Date

ZONING/LOCATION MAP

ZA-04-15 (APPEAL)



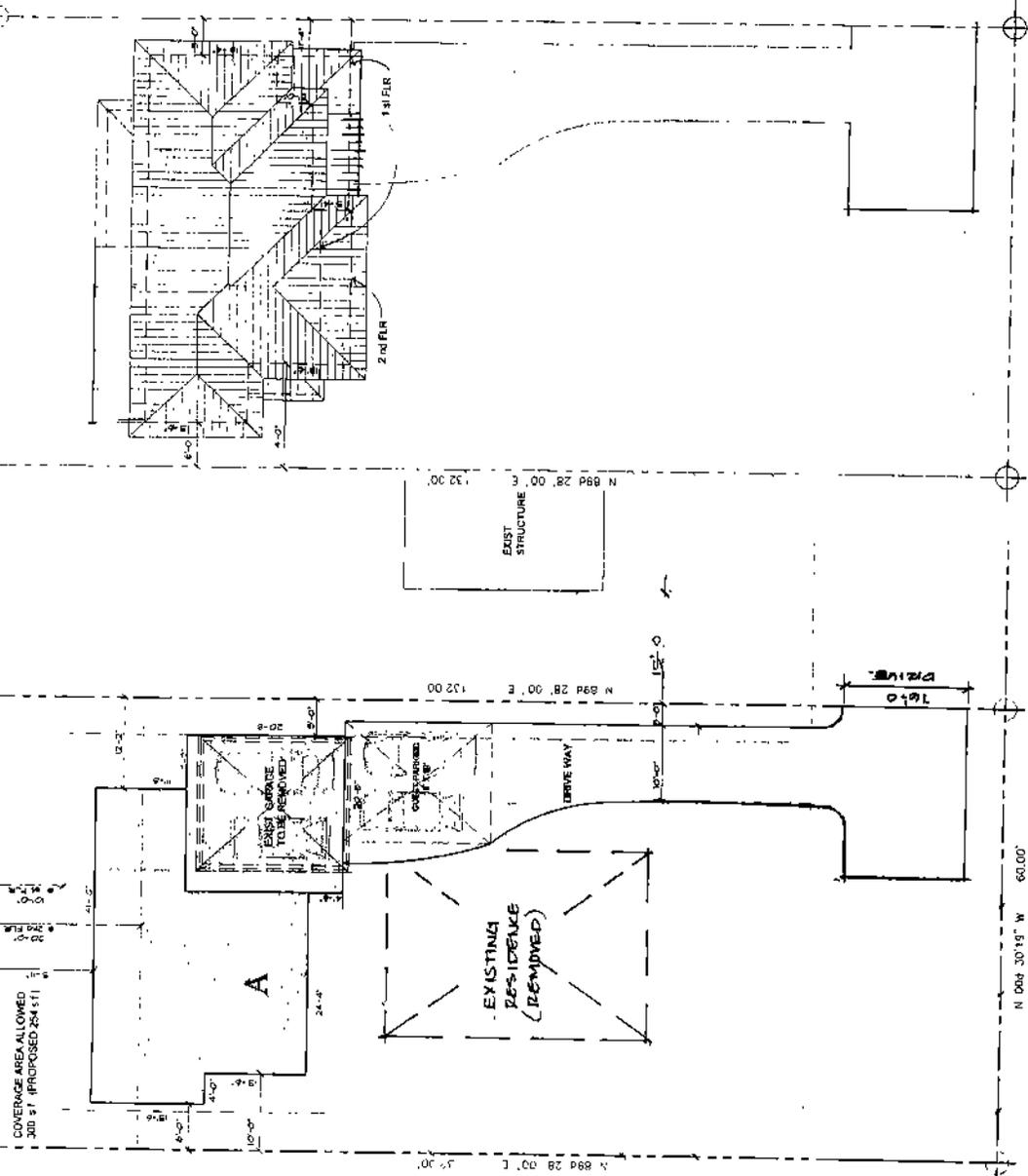
2172 MYRAN DRIVE



Legend

- Street Names
- Parcel Lines
- Ortho Photography
- Parcels

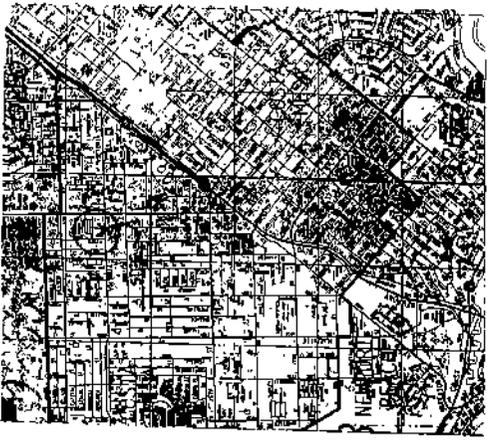




SITE PLAN

EXISTING 2-Story Bldg
37

WILLARD CHILCOTT & STEPHANIE FAWLEY
A RESIDENTIAL DEVELOPMENT
2172 MYRAN DR.
COSTA MESA, CA. 92627



VICINITY MAP

SITE TABULATION

BUILDING COVERAGE	AREA	GARAGE	1st FLR	2nd FLR	TOTAL
BUILDING A (D BUREAU)	1,320 SF	427 SF	893 SF	1,056 SF	1
PAVING	1,810 SF				
OPEN SPACE	5,780 SF				
TOTAL	7,920 SF				
PARKING GARAGE	2.89				
PARKING GUEST	2.89				
PARKING TOTAL	4.99				

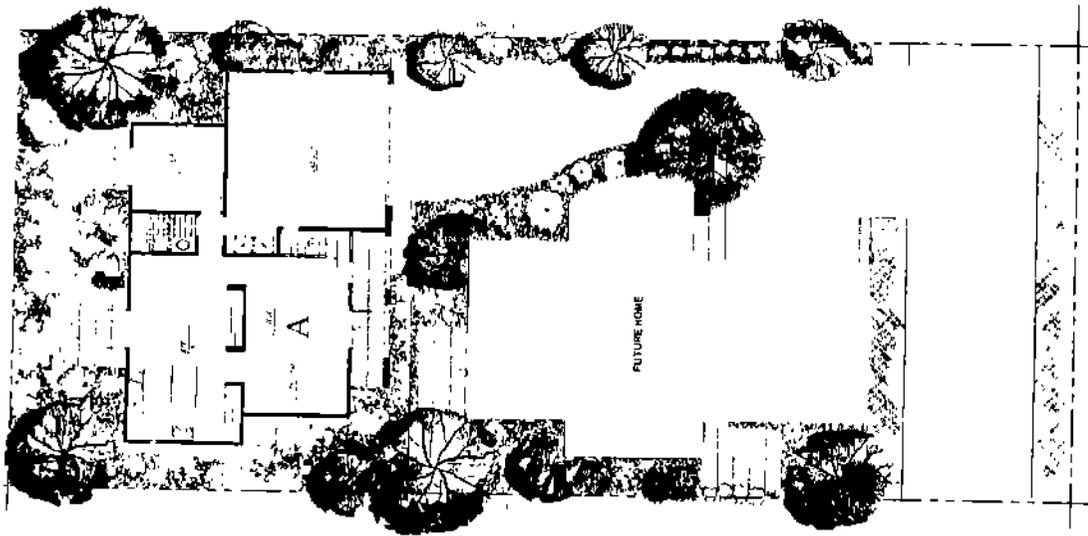
LEGAL

TRACT 1183
LOT 35
A.P. NO. 423234-07
ZONING: R-2 MC

PROJECT DESCRIPTION

PROPOSED: SINGLE FAMILY HOME WITH ATTACHED
TWO CAR GARAGE
CONTEMPORARY DESIGN FEATURING SMOOTH STUCCO
WALLS, STANDING BEAM ROOFING AND WRIGHT IRON
ACCENTS.

BRADFORD C. SMITH, ARCHITECT
(949) 631-3682 FAX: (949) 631-3685
365 B OLD NEWPORT BLVD.
NEWPORT BEACH, CALIFORNIA

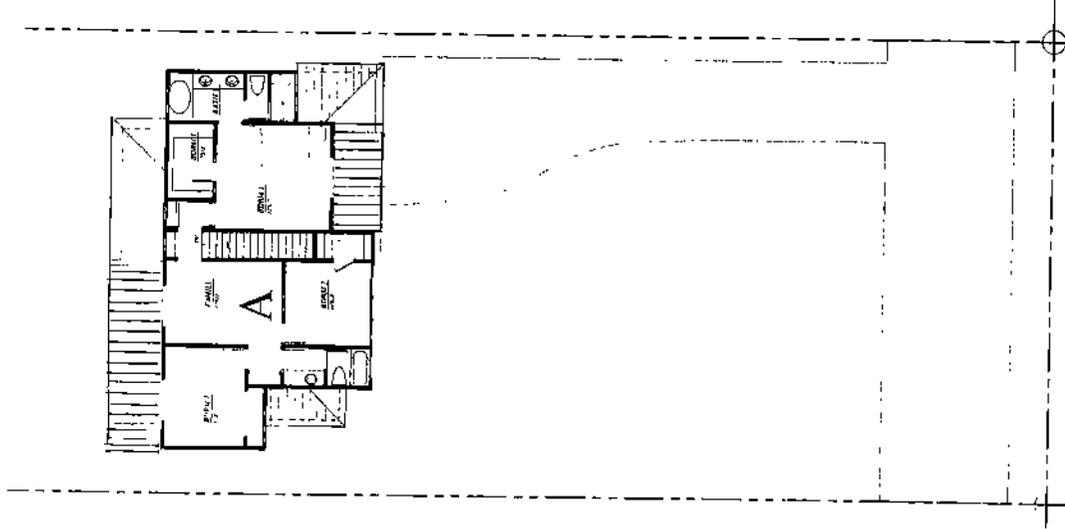


LOWER LEVEL PLAN

SCALE 1/8" = 1'-0"

WILLARD CHILCOTT & STEPHANIE FAWLEY
 A RESIDENTIAL DEVELOPMENT
 2172 MYRAN DR.
 COSTA MESA, CA 92627

38



UPPER LEVEL PLAN

SCALE 1/8" = 1'-0"

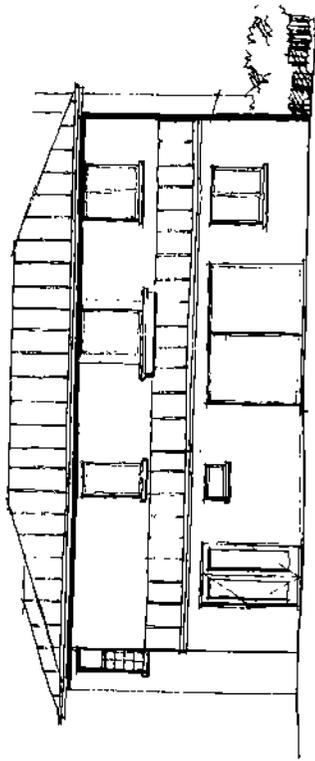
DESIGN REVIEW
 MINOR CORRECTIONS - USE PERMIT
 ADMINISTRATIVE ADJUSTMENT NO. 2A-04-18
 Approval Concept
 SUBJECT TO CONDITIONS
 CITY OF COSTA MESA
 PLANNING DEPT.
 BY MBE/PLW DATE 5/16/04

ZONING: R2 HD

PROJECT DESCRIPTION

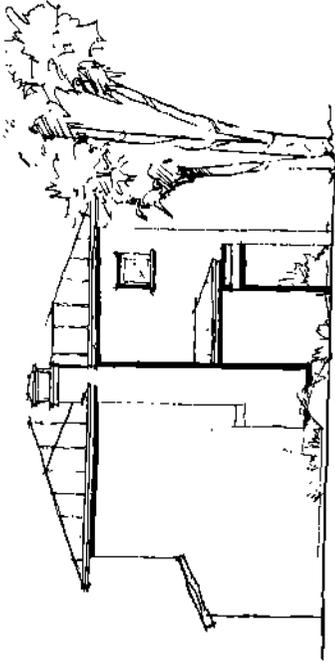
PROPOSED: SINGLE FAMILY HOME WITH ATTACHED
 TWO CAR GARAGE.
 CONTEMPORARY DESIGN FEATURING SMOOTH STUCCO
 WALLS, STANDING SEAM ROOFING AND WROUGHT IRON
 ACCENTS.

BRADFORD C. SMITH, ARCHITECT
 (949) 631-3662 FAX (949) 631-3685
 365 B OLD NEWPORT BLVD.
 NEWPORT BEACH, CALIFORNIA



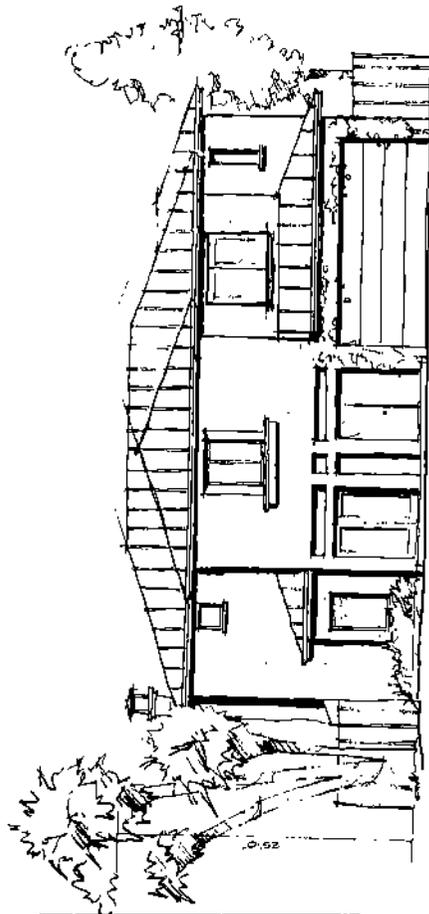
REAR

SCALE 3/16" = 1'-0"



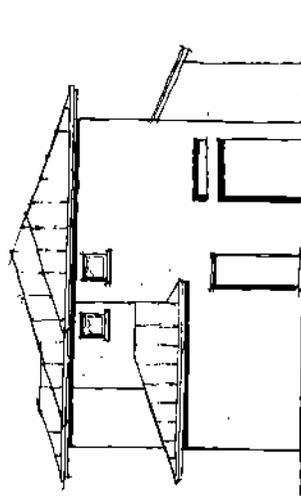
LEFT SIDE

SCALE 3/16" = 1'-0"



FRONT

SCALE 3/16" = 1'-0"



RIGHT

SCALE 3/16" = 1'-0"

HILLARD CHILCOTT & STEPHANIE FAWLEY
RESIDENTIAL DEVELOPMENT
2 MYRAN DR.
STA MESA, CA. 92627

BUILDING A ELEVATIONS

BRADFORD C. SMITH, ARCHITECT
(949) 631-3682 FAX (949) 631-3685
365 B OLD NEWPORT BLVD.
NEWPORT BEACH, CALIFORNIA



NORTH