



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 12, 2004

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-04-25
219 PAULINE PLACE**

DATE: JULY 1, 2004

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

PROJECT DESCRIPTION

The applicant is requesting approval for variances from front and rear setback requirements (20 feet required; 10 feet proposed for the front; 20 feet required; 7 feet proposed for the rear) and to allow encroachment of the eave overhang into the front setback (5 feet permitted; 12 feet proposed) in conjunction with a minor design review for an 845 square foot second-story addition to a single-family residence.

APPLICANT

The applicant is Kenneth J. Wiant, representing the property owners, Mr. and Mrs. Klein.

RECOMMENDATION

Approve by adoption of Planning Commission resolution.

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MEL LEE
Associate Planner

Handwritten signature of Perry L. Valentine in black ink.

PERRY L. VALANTINE
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 219 Pauline Place Application: ZA-04-35

Request: 845 square-foot, second-story addition to a single-family residence.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1</u>	North: <u>Surrounding properties</u>
General Plan: <u>Low Density Residential</u>	South: <u>are zoned</u>
Lot Dimensions: <u>Irregular</u>	East: <u>and developed</u>
Lot Area: <u>3,178 SF</u>	West: <u>residentially.</u>
Existing Development: <u>1-story residence and detached garage</u>	

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	50 FT	30 FT*
Lot Area	6,000 SF	3,178 SF*
Density:		
Zone	1 du/6,000 SF	1 du/3,178 SF*
General Plan	1 du/6,000 SF	1 du/3,178 SF*
Building Coverage:		
Buildings	NA	1,442 SF (46%)
Paving	NA	140 SF (4%)
Open Space	1,271 SF (40%)	1,596 SF (50%)
TOTAL		3,178 SF (100%)
Building Height:		
Buildings	2 Stories 22 FT**	22 FT
Chimney Height	29 FT	24 FT
First Floor Area (Including Garage)	NA	1,276 SF
Second Floor Area		845 SF
Ratio of First Floor to Second Floor**	80%	66%
Setbacks		
Front	20 FT	10 FT***
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story)**	5 FT (1 Story) 5-12 FT Avg. (2 Story)***
Rear	10 FT (1 Sty)/20 FT (2 Sty)	7 FT***
Roof Overhang (Front)	15 FT	8 FT***
Rear Yard Lot Coverage	405 SF (25%)	423 SF (26%)*
Parking:		
Covered	2	1
Open	2	1
TOTAL	4 Spaces	2 Spaces*
Driveway Width:	10 FT	8 FT, 6 IN*

NA = Not Applicable or No Requirement

*The lot and house are legal nonconforming

**Design Guideline

***Variance requested

CEQA Status Exempt, Class 1
 Final Action Planning Commission (with variances)

BACKGROUND

The property is an R-1 zoned, pie-shaped lot on Pauline Place; a cul-de-sac street. The lot is 3,178 square feet in area, is 60 feet deep, and has 31 feet of lot frontage. The lot was legally created in 1960 and the existing one-story residence and detached garage were constructed in 1961. The residence is 900 square feet in size and has a legal nonconforming front setback (20 feet required; 10 feet provided), and the detached 246 square-foot, one-car garage has legal nonconforming side and rear setbacks (10-foot rear setback, 5-foot side setback required; 7-foot rear setback with a 2.5-foot side setback provided).

On September 8, 2003, Planning Commission approved a variance from rear yard lot coverage requirements (25% allowed; 30% proposed) to allow construction of a one-story, 264 square-foot master bedroom addition, with a minor modification for the side setback (5 feet required; 4 feet proposed) at 224 Pauline Place (another irregularly-shaped lot across the street from the subject property).

DISCUSSION

The applicant is proposing to construct a 130 square-foot, first story addition, and an 845 square-foot, second-story addition to the existing residence. Access to the second story will be provided via a new enclosed stairway at the side of the house that will attach the existing garage to the residence. The second floor will consist of a master bedroom and bathroom, and a smaller bedroom and bathroom (two bedrooms exist on the first floor, with an existing kitchen and living room, all of which will remain). Three second-floor decks are also proposed; one at the front of the residence and two at the rear of the residence (one of which will be over the existing garage). The decks will not extend beyond the first-floor footprint of the existing residence, however, because the decks will encroach into the required front and rear building setbacks, the applicant is requesting approval of a variance. A variance is also required because the eaves over the first floor windows on the front of the residence will encroach into the front setback greater than allowed under code (5 feet permitted; 12 feet proposed).

Because the second floor exceeds 50% of the first floor, a minor design review is required. Normally, the minor design review would be reviewed by the Zoning Administrator; however, to expedite processing, the request is being combined with the variance so that both requests may be considered concurrently by the Planning Commission.

Variance

City code allows granting a variance where special circumstances applicable to the property exist (such as an unusual lot size, lot shape, topography, or similar features) and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other property in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

As indicated earlier, the lot is a pie shaped lot on a cul-de-sac street, and is smaller and has less street frontage than a standard R1 lot (6,000 square feet in area and 50 feet of street frontage). Because of the shape of the lot, the size of the lot, and the narrowness of the front of the lot, it is staff's opinion that there is basis for approval of the requested variance. Additionally, strict application of the zoning ordinance could deprive the property owner of privileges enjoyed by owners of the other properties in the vicinity, which contain two-story residences.

Minor Design Review

The current residence is a one-story bungalow-type house with a sloped roof. The proposed design is a two-story flat roof structure. Although the proposed design is unique for a residential structure, it is staff's opinion that the design complies with the intent of the City's Residential Design Guidelines. Specifically, the second-story area (minus the decks) is less than 80% (66%) of the first floor. Although the second story on the left (east side) exceeds the average 10-foot side setback as recommended in the design guidelines, the second story on the right (west side) does not (5 feet is proposed). However, the second story of the addition at the 5-foot setback does not exceed 18 feet in height.

Additionally, the proposed residence incorporates sufficient 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. Although the existing homes abutting the property are one-story, privacy impacts on adjoining properties will be reduced due to the size and placement of second-story windows to minimize visibility into abutting yards (the issue of the decks are discussed below). Side windows overlook roofs or front yards. Rear windows are clerestory, in addition to glass doors opening out onto the decks. As indicated earlier, several two-story residences exist in the area.

The amount of building area to lot area for the property (i.e., floor area ratio) is .66, which is greater than that existing in the immediate area because the proposed structure is two stories. However, because the proposed residence complies with the intent of the residential design guidelines, and exceeds the code requirement for open space (40% required; 50% proposed) staff is in support of the project. This floor area ratio is not uncommon for homes throughout the City, including the Eastside.

Other Issues

Although staff supports the requested variance with regard to the proposed second story addition, staff is concerned with the privacy impacts of the two second-story decks at the rear of the residence may have on the abutting properties. Although the decks will be partially screened by existing vegetation on surrounding properties, it is staff's opinion that the screening will not be sufficient given the proximity of the decks to the side and rear property lines, therefore, staff is requiring as a condition of approval (Condition 6) that the decks at the rear of the residence be eliminated.

ALTERNATIVES

Planning Commission has the following alternatives:

1. Approve the entire project as proposed by the applicant; or
2. Approve the project without the proposed second floor decks at the rear as recommended by Planning staff. The second story addition and deck at the front could be built as proposed; or
3. Deny the entire project; or
4. Deny either the minor design review or the variance. Denial of either request would require the applicant to redesign the project.

CONCLUSION

With the exception of the proposed 2nd floor decks at the rear of the residence, the proposed two-story structure satisfies the intent of the variance provisions because the lot is smaller than a standard R1 lot, which is further restricted by its unusual lot shape. The proposed residence also complies with the intent of the residential design guidelines by providing architectural articulation and other design features. Therefore, staff supports the project.

RECOMMENDATION

Approve, subject to conditions.

- Attachments: 1. Draft Planning Commission Resolution
2. Exhibit "A" – Draft Findings
 3. Exhibit "B" – Draft Conditions of Approval
 4. Applicant's Project Justification Form
 5. Zoning/Location Map
 6. Plans

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

Kenneth J. Wiant
250 Newport center Drive, #304
Newport beach, CA 92660

Mr. and Mrs. Klein
219 Pauline Place
Costa Mesa, CA 92627

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-04-25**

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

WHEREAS, an application was filed by Kenneth J. Wiant, representing Mr. and Mrs. Klein, owners of real property located at 219 Pauline Place, requesting approval for variances from front and rear setback requirements (20 feet required, 10 feet proposed for the front; 20 feet required, 7 feet proposed for the rear) and to allow encroachment of the eave overhang into the front setback (5 feet permitted; 12 feet proposed) in conjunction with a minor design review for an 845 square-foot second-story addition to a single-family residence; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 12, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-04-25 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for PA-04-25. 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 12th day of July, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed use complies with Costa Mesa Municipal Code Section 13-29(e) because:
- The use is compatible and harmonious with uses that exist in the general neighborhood.
 - Safety and compatibility of the design of the building and other site features have been considered.
 - The project is consistent with the General Plan.
 - The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with the Costa Mesa Municipal Code Section 13-29(g)(1), with regard to the variance, in that there are special circumstances applicable to the property, where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under the R1 zoning classification. Specifically, the lot is a pie shaped lot on a cul-de-sac street and is smaller and has less street frontage than a standard R1 lot. Because of the shape of the lot, the size of the lot, and the narrowness of the front of the lot, there is basis for approval of the requested variance. Additionally, strict application of the zoning ordinance could deprive the property owner of privileges enjoyed by owners of the other properties in the vicinity, which contain two-story residences.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14), with regard to the minor design review, 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 does not exceed 80% of the first floor. 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. 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.
- 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**

- | | |
|-------|---|
| PIng. | <ol style="list-style-type: none"> 1. Street addresses shall be displayed on the fascia adjacent to the main entrance or front door in a manner visible from the public 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 and ordinance or code provisions of planning application PA-04-25 shall be blueprinted on the face of the site plan as part of the plan check submittal package. 3. 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. 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. 4. 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. 5. Second floor windows shall be designed and placed to minimize visibility into the abutting yards. Every effort shall be made to maintain the privacy of abutting property owners. |
| Eng. | <ol style="list-style-type: none"> 6. No second floor decks at the rear of the residence shall be permitted. 7. 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

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

Application #: PA-04-25

Environmental Determination:

JUN 04 2004

Address: 219 PAULINE PL.

1. Fully describe your request:

MINOR DESIGN REVIEW FOR SECOND FLOOR ADDITION.

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.

1. A SUBSTANDER LOT SIZE

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

- 1. A SUBSTANDER LOT SIZE (APPEARS TO BE THE SMALLEST ON THE STREET)
- 2. A SHARPLY ANGLED PIE SHAPED LOT
- 3. A VERY NARROW STREET FRONTAGE.

3. This project is: (check where appropriate)

In a flood zone.

In the Redevelopment Area.

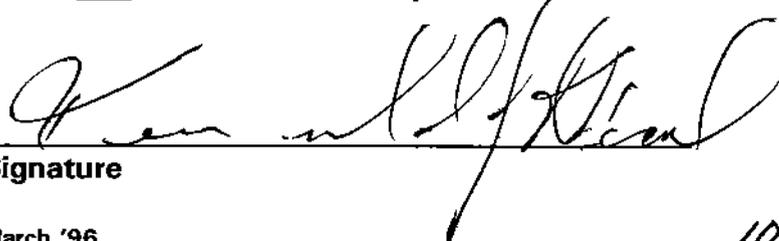
Subject to future street widening.

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.

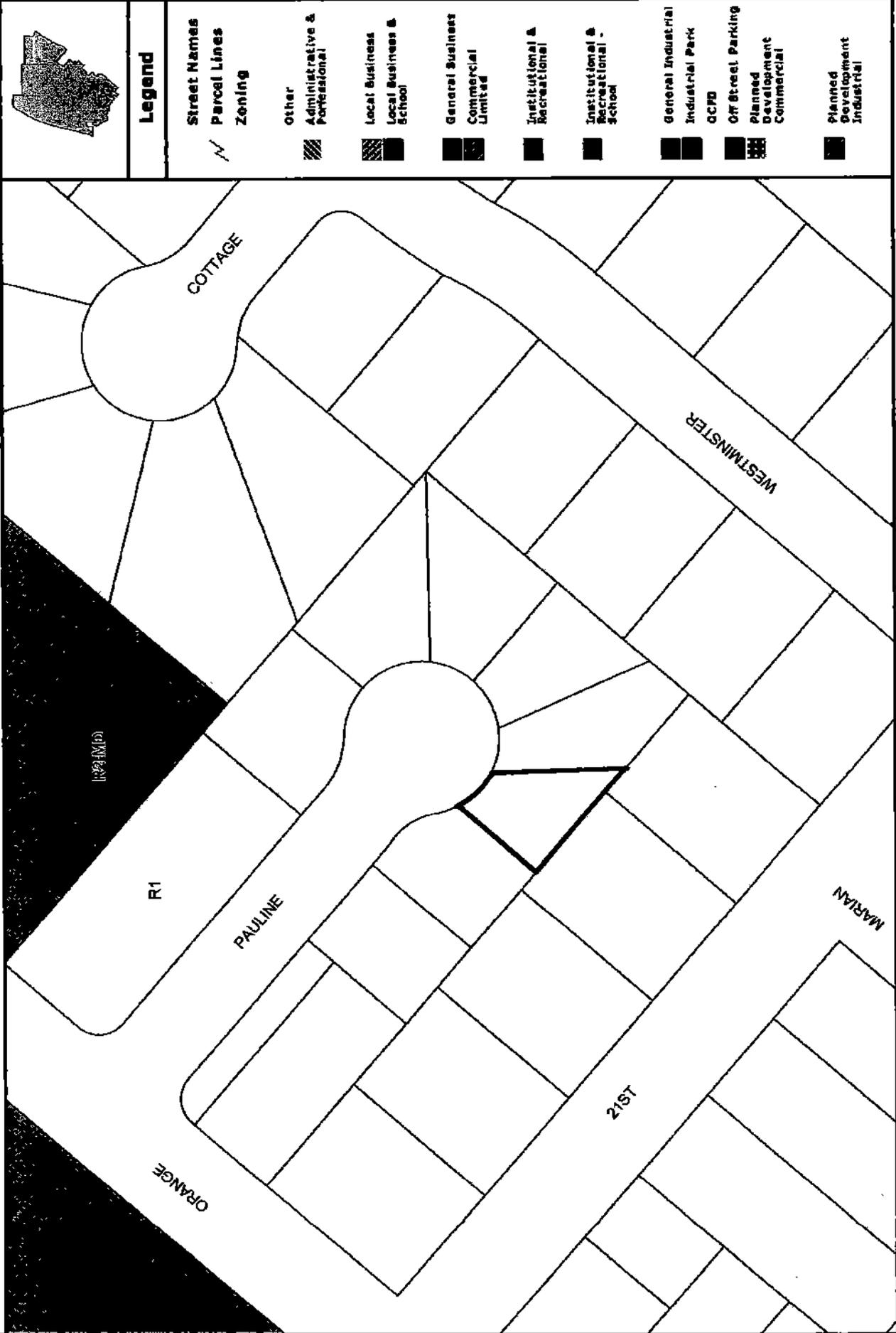
Is included in the publication indicated above.


Signature

Date

ZONING LOCATION MAP

219 PAULINE PL.



Legend

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
- OCFD
- Off Street Parking
- Planned Development Commercial
- Planned Development Industrial

PA-04-25



Legend

- Street Names
- Parcel Lines
- Ortho Photography





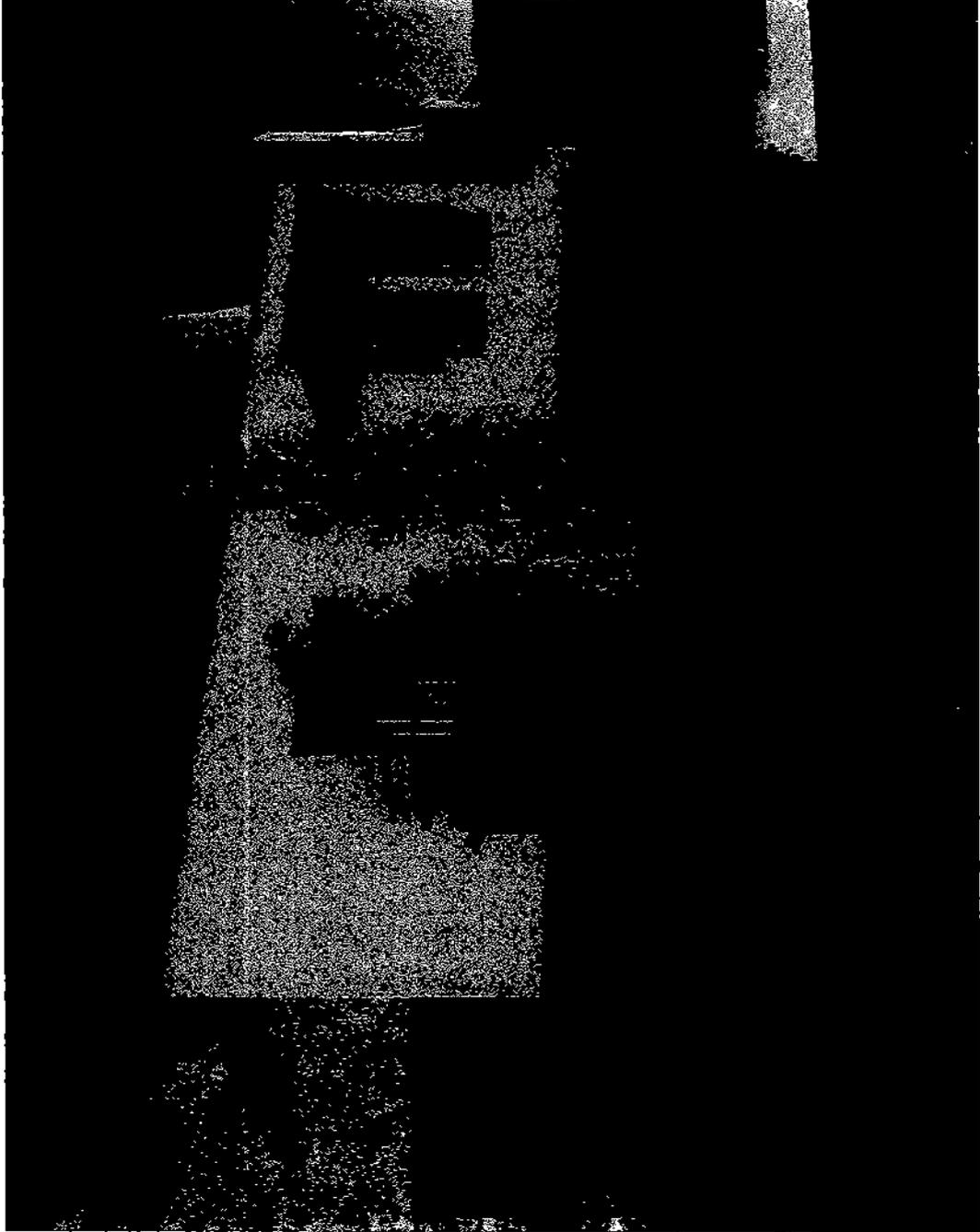
SITE

2011-07-35 4



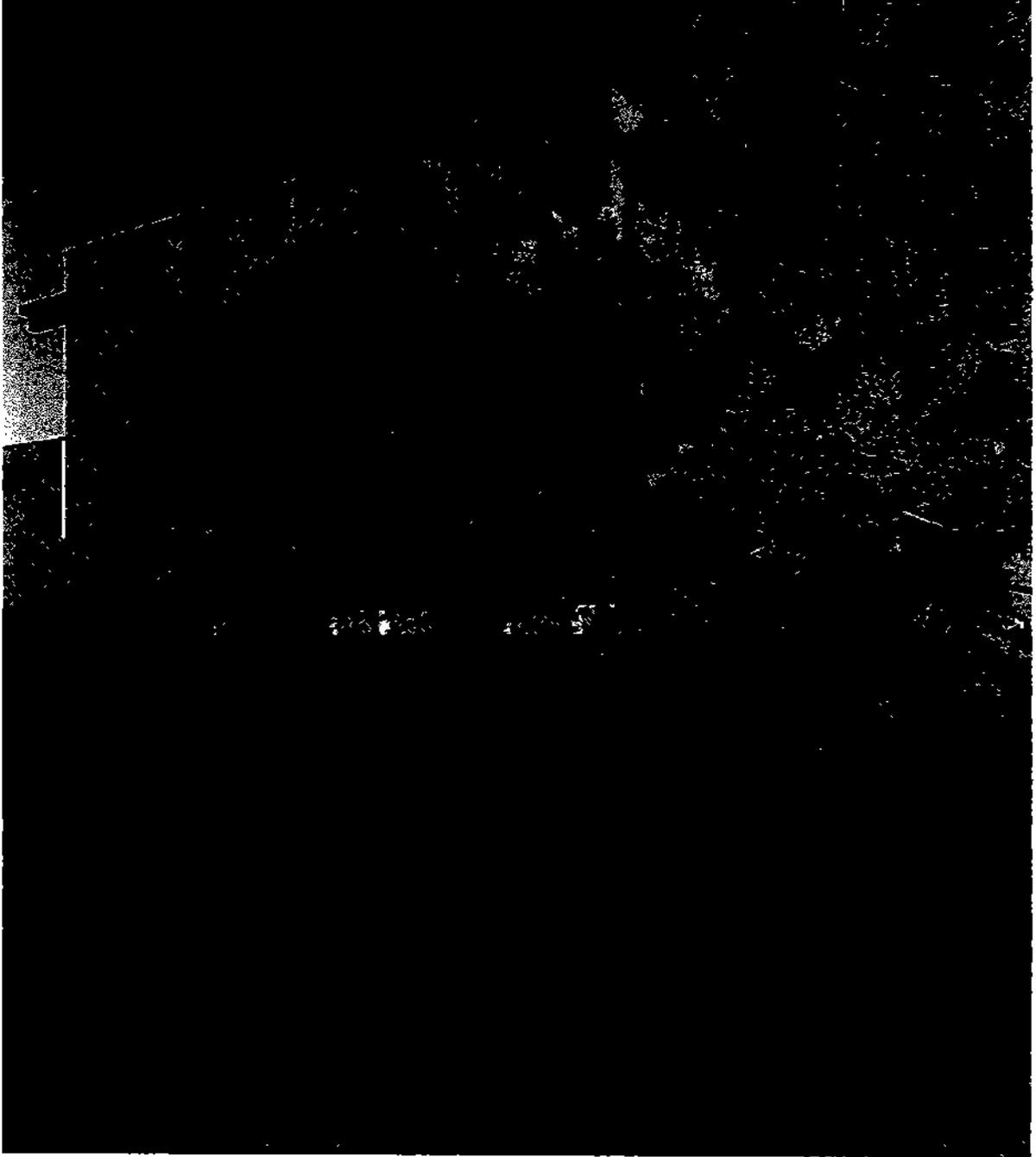
STREET

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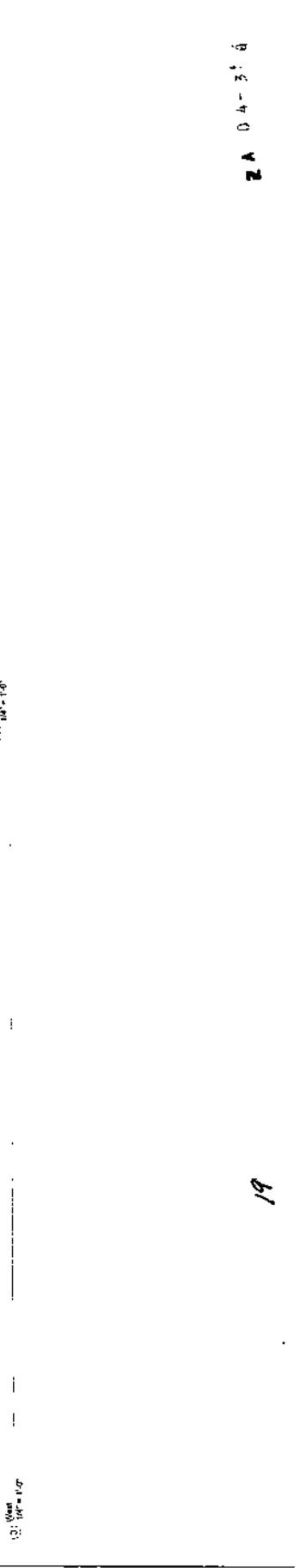
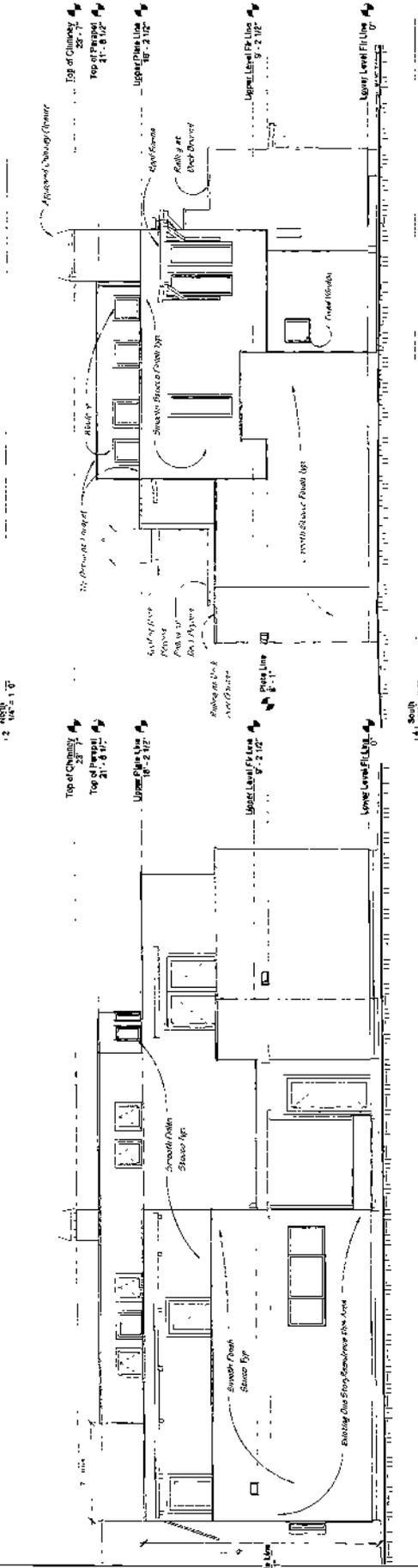
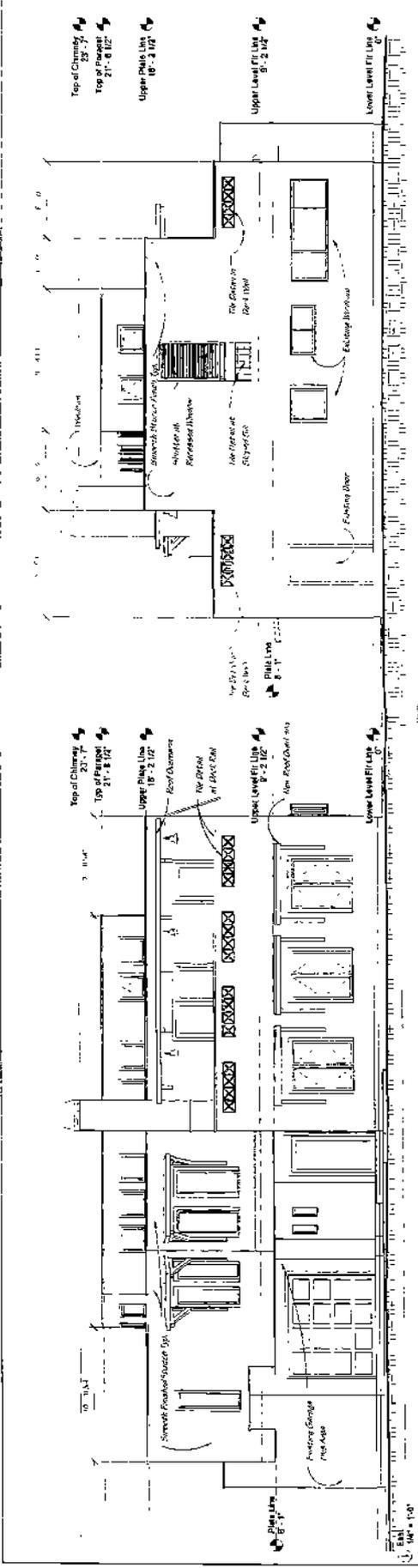
LEFT SIDE

ZA 04-35



RIGHT SIDE

04-35



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19

Saunders
+ Wiant
Architects

300 Newport Center Drive
#204
Newport Beach, Ca 92660
Tel: 949.721.0100
Fax: 949.721.0167

Revisions

Mr. & Mrs.
Klein

219 Pauline
Place
Costa Mesa, Ca.

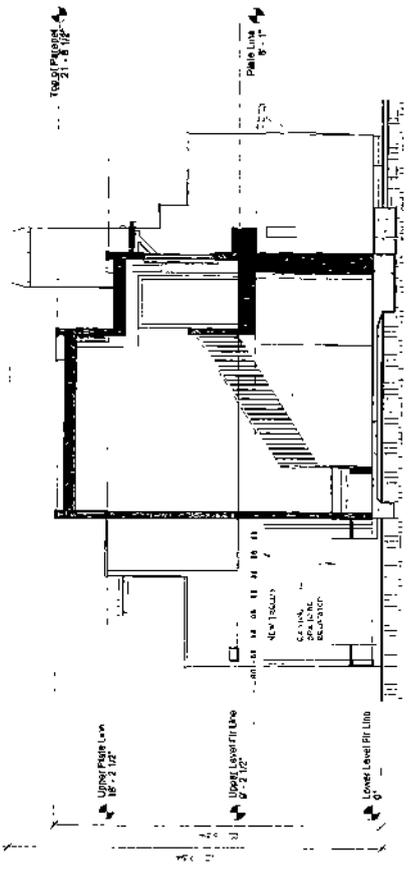


Building
Sections

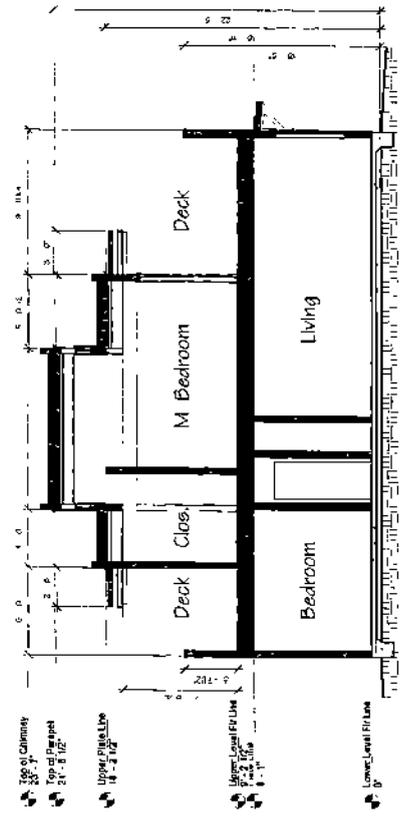
Job no. 2004-09
date 3/31/04

Sheet

A-4
of 4



2 Section 6
1/4" = 1'-0"



1 Section 6
1/4" = 1'-0"

20

Z A 4 - 35