



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 22, 2004

III.2.
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-03-42
2013 THRU 2029 ANAHEIM AVENUE

DATE: NOVEMBER 9, 2004

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

DESCRIPTION

The applicant is requesting approval of a design review to construct a 26-unit residential townhouse project with a variance from building height (27 feet allowed, 31 feet proposed), and a minor modification to reduce the front landscape setback (20 feet allowed; 16 feet proposed).

APPLICANT

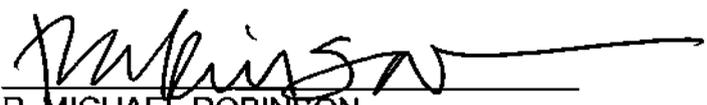
The applicant is John Garrison, representing the owner of the property, ABCO Realty Investments, Inc.

RECOMMENDATION

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



MEL LEE
Associate Planner



R. MICHAEL ROBINSON
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2013 thru 2029 Anaheim Ave Application: PA-03-42

Request: 26-Unit Condo Project

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R3</u>	North: <u>All surrounding properties are zoned</u>
General Plan: <u>High Density Residential</u>	South: <u>Residential and improved with residences.</u>
Lot Dimensions: <u>235 FT x 260 FT</u>	East: _____
Lot Area: <u>61,650 SF</u>	West: _____
Existing Development: <u>18 Unit Apartments</u>	

DEVELOPMENT STANDARD COMPARISON

Development Standard Required/Allowed Proposed/Provided

Lot Size (Development Lot):		
Lot Width	100 FT	250 FT
Lot Area	12,000 SF	61,650 SF
Density:		
Zone	1 Unit/2,178 SF	1 Unit/2,379 SF
General Plan	20 Units/Acre	18 Units/Acre
Building Coverage:		
Buildings	NA	17,100 SF (28%)
Paving	NA	19,893 SF (32%)
Open Space	40% (24,660 SQ. FT.)	24,657 SF (40%)
TOTAL		61,650 SF (100%)
Rear Yard Coverage	1,242 SF (25%)	NA
Landscape Parkways	10 FT combined/3 FT min. one side	10 FT combined/4 FT min. one side
Distance Between Buildings	10 FT	14 FT – 23 FT
Building Height:	2 Stories/22 FT (Flat Roof) *	2 Stories 27 FT
Chimney Height	29 FT	NA
Floor Area%	80% (2 nd Floor to 1 st Floor) *	100% (all floors)
Setbacks		
Front	20 FT	16 FT**
Side	5 FT (1 Story)/10 FT Avg. (2 Story)	30 FT/30 FT
Rear	20 FT (2 Story)	20 FT
Parking:		
Covered (Tenant)	26	50
Open (Tenant and Guest Standard Size)	53	29
Handicap	1	1
TOTAL	80 Spaces	80 Spaces
Driveway Width	16 FT	16 FT-25 FT
CEQA Status	Exempt, Class 32	
Final Action	Planning Commission	

*Design Guideline

**Allowed if approved by Minor Modification

NA = Not applicable or no code requirement

BACKGROUND

On May 24, 2004, Planning Commission considered the proposed project, a 26-unit attached residential town home development, that included variances from building height (2 stories, 27 feet permitted; 3 stories, 36 feet proposed), chimney height (29 feet allowed; 42 feet proposed), and off-street parking (84 spaces required; 58 spaces proposed) with a minor conditional use permit to allow up to 6 compact parking stalls and a minor modification to reduce the front landscape setback (20 feet allowed; 16 feet proposed). Staff recommended denial of the project because the findings for the variances could not be made. The applicant requested that the item be continued to allow time to revise the plans, and was eventually pulled from the agenda. The applicant has revised the proposed development, which is discussed below.

ANALYSIS

Project Description:

The revised project is similar in concept to the originally proposed project, i.e., an attached town home development with units clustered in several buildings. Two of the buildings front on Anaheim Avenue, the remaining buildings are oriented towards the center and rear of the site. The units consist of three floor plan types: Plan 1 is a two bedroom unit, 1,259 square feet in area; Plan 2 is also a two bedroom unit, 1,265 square feet in area; Plan 3 is a three bedroom unit 1,867 square feet in area.

The architecture is a Mediterranean design with parapet roof cornice caps, decorative windows with balcony and shutter treatments, and stucco wall surfaces. A centrally located recreation area with a pool and spa is proposed. The applicant intends for the project to be ownership units, although a subdivision map is not part of this application. Staff's major concerns with the project, as originally proposed, was with regard to the variances for building height and parking, which are discussed in detail below.

Building Height:

The original project was proposed as 3-story units, with the garages at the ground level, the living room, dining room, and kitchen at the second level, and the bedrooms at the third level. The overall height of the buildings for the original project ranged from 31 feet to the roof parapet to 36 feet to the peak of the sloped roofs, and chimneys that were 42 feet in height. The revised project creates a 7 to 8 foot basement level where the garages are below the grade of the street level and surrounding properties. Because below-grade basements are not considered a story under code, it allows the upper levels to be 2 stories and 27 feet in height from the grade of the street and surrounding properties as required by Code.

With regard to the variance from building height, the applicant originally proposed sloped roofs at the end of the buildings to provide greater architectural interest to the elevations. The sloped roof would have resulted in a building height in excess of the 27 feet allowed under code (31 feet was proposed). The applicant has since decided to eliminate the sloped roofs from the building elevations; as a result, a variance is no

longer necessary. However, if the Commission were to consider retaining the sloped roofs to provide greater architectural interest, the appropriate variance findings would have to be made.

Parking:

The original project provided 58 non-tandem parking spaces and 26 tandem parking spaces; 84 spaces were required by code for the original project. The City's zoning code does not allow tandem parking spaces except for an R1 single-family residence or a small lot, common interest development, where open parking may be provided in an individual driveway leading to a garage. To address this concern, the applicant has revised the plan to incorporate 32 non-tandem parking spaces within a basement level parking deck underneath buildings 4 and 5 at the rear of the property. This, coupled with the 29 open parking spaces and the 19 enclosed garage spaces, amounts to a total of 80 non-tandem spaces per code requirements.

The revisions to the proposed project are summarized in the table below:

Item	Code Req.	Original Plan	Revised Plan
No. Of Units	28 Units Max.	26 Units (20 two-bedroom, 6 three-bedroom)	26 Units (24 two-bedroom, 2-three bedroom)
Building Height	2 Stories/27 Feet	3 Stories/36 Feet	2 Stories/27 Feet
Chimney Height	29 Feet	42 Feet	NA (no chimneys proposed)
Parking (Non-Tandem)	80 Spaces	58 Spaces	80 Spaces
Front Setback	20 Feet	16 Feet*	16 Feet*

*Minor Modification Proposed (Discussed Below).

Design Review:

As with the original project, the units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines (the second and third floor are 100 percent of the first floor). However, the buildings provide articulation through the staggering of the wall planes for the individual units, as well as the architectural detailing described earlier in the Description Section of the report. The project provides greater setbacks from the side and rear property lines than required by code. The greater setbacks of the buildings, coupled with the reduced height of the overall project, will not, in staff's opinion, create a massive building appearance from the street and surrounding properties and will not be too large or out of scale with the prevailing character of the surrounding neighborhood, which is predominantly older residences with a combination of single-story and two-story structures.

Minor Modification:

It is staff's opinion that there is basis to support the minor modification to allow the reduction in the front landscape setback because the encroachment will be for an open patio and will not be materially detrimental to the health, safety, and general welfare of

persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. As indicated earlier, the remaining 16-foot front setback will incorporate a raised landscape planter and the main buildings meet or exceed the 20-foot building setback as measured from property line.

Other Issues:

Code requires residential projects of five or more units to provide a trash enclosure unless the Planning Commission grants an exception. The exception is based on a written determination by the Sanitary District that on-site trash collection service can be provided. The project has been reviewed by the Sanitary District, which determined that on-site trash collection service via two centrally-located trash collection areas could be provided.

The project was presented at the Westside Revitalization Oversight Committee (WROC) meeting on February 10, 2004 to obtain feedback from the committee members on the concept of the project (WROC does not have the ability to approve or deny the project). While they were generally supportive of the concept as well as the need for ownership housing on the City's Westside, they were concerned with the tandem parking and the overall height compared to the structures on the surrounding properties, which has since been rectified by the applicant.

Environmental Determination:

The project is exempt in accordance with Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act.

ALTERNATIVES

If the project is not approved, the applicant could not construct the development as proposed. The applicant could not submit substantially the same type of design for six months. If the project were approved, the applicant would need to apply for a subdivision map to enable the units to be sold as townhomes.

CONCLUSION

The revised project addresses the issues raised by staff and, with the exception of the minor modification, satisfies all code requirements. Therefore, staff is recommending approval of the project.

- Attachments: 1. Draft Planning Commission Resolution
 2. Exhibit "A" - Draft Findings
 3. Exhibit "B" - Draft Conditions of Approval
 4. Applicant's Project Description and Justification
 6. Location Map
 7. Plans/Photos

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

John C. Garrison
Meeks + Partners
20401 SW Birch Street, Suite 200
Newport Beach, CA 92660

Al Mozayeni
ABCO Realty & Investments, Inc.
18552 MacArthur Boulevard, Suite 102
Irvine, CA 92612

File: 112204PA0342	Date: 110904	Time: 1200p.m.
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RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING PLANNING APPLICATION PA-03-42**

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

WHEREAS, an application was filed by John Garrison, representing ABCO Realty and Investments, Inc., with respect to the real property located at 2013 through 2029 Anaheim Avenue, requesting approval of a design review to construct a 26-unit residential townhouse project, and a minor modification to reduce the front landscape setback (20 feet allowed; 16 feet proposed); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 22, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** PA-03-42 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for PA-03-42 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any recommendation for approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 22nd day of November, 2004.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development is compatible and harmonious with uses within the general neighborhood with regard to the City's Residential Design Guidelines. Specifically, the revised project creates a 7 to 8 foot basement level where the garages are below the grade of the street level and surrounding properties. Because below-grade basements are not considered a story under code, it allows the upper levels to be 2 stories and 27 feet in height from the grade of the street and surrounding properties as required by Code.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
- B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(14) with regard to the design review in that the project meets the purpose and intent of the Residential Design Guidelines. Specifically, although the units exceed the 80 percent second floor to first floor ratio recommended in the City's Residential Design Guidelines, the buildings provide articulation through the staggering of the wall planes for the individual units, as well as the architectural detailing. The project provides greater setbacks from the side and rear property lines than required by code. The greater setbacks of the buildings, coupled with the reduced height of the overall project, will not create a massive building appearance from the street and surrounding properties and will not be too large or out of scale with the prevailing character of the surrounding neighborhood, which is predominantly older residences with a combination of single-story and two-story structures.
- C. The information presented does comply with Costa Mesa Municipal Code Section 13-29(g)(6) with regard to the minor modification because the encroachment will be for an open patio and will not be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood. The improvement enhances the architecture and design of the existing and anticipated development in the vicinity. Specifically, the remaining 16-foot front setback will incorporate a raised landscape planter and the main buildings meet or exceed the 20-foot building setback as measured from property line.
- D. Based on a written determination by the Sanitary District, on-site trash collection service can be provided for the project and an exception from the requirement to provide a residential trash enclosure may be granted in accordance with Costa Mesa Municipal Code Section 13-73(a)(1).

- E. 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.
- F. The project, as conditioned, is consistent with Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.
- G. Fire hydrant availability is inadequate, spacing between hydrants being one percent deficient from standards appropriate for the development. Hydrant inadequacy is an existing deficiency, and although this development will add to the problem, it will not worsen it, because an on-site fire hydrant and fire sprinklers will be required for this project.

EXHIBIT "B"**CONDITIONS OF APPROVAL**

- Plng. 1. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, suites, buildings, etc, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the front of each unit and on a complex identification sign visible from the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 30 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to Anaheim Avenue, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
6. The site plan submitted with initial working drawings shall contain a notation specifying whether the project is a one-lot condominium or whether each unit will be situated on a separate parcel.
7. The applicant shall contact Comcast (cable television) at 200 Paularino, Costa Mesa, (888.255.5789) prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
8. The conditions of approval, ordinance and code provisions of PA-03-42 shall be blueprinted on the face of the site plan.
9. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
10. Block walls shall be provided on the perimeter of the site. New block walls shall be decorative block, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where

walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block, subject to approval by the Planning Division.

11. Building elevations visible from Anaheim Avenue shall have enhanced architectural details and window treatments under the direction of Planning staff.
12. No exterior roof access ladders, roof drain scuppers, or roof drain downspouts shall be permitted.
13. Cornices and other architectural elements shall be wrapped around to the side and rear of building facades.
14. If an outdoor play area is provided within the common area, the design and type of equipment shall comply with the applicable City standards for outdoor play areas for private residential properties, and shall also be subject to approval by the Planning Division.
15. 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.
16. If any archaeological objects are encountered during construction, the contractor shall stop work immediately and notify the City.
17. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
18. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning Staff.
19. 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 6 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.
20. Garages shall be solely utilized for the parking of vehicles. Storage of items within the garages shall not be permitted. The property manager and/or homeowner's association shall be responsible for the enforcement of the above requirements.
21. Garages for individuals units shall be equipped with automatic garage door openers.
22. Non-deciduous canopy trees shall be planted throughout the perimeter



of the project site in sufficient number as to buffer and screen the development from the adjacent residential properties. Tree species and number shall be reviewed by the Planning Division and indicated on the landscape plans submitted to the Planning Division for plan check.

- 23. Final tract map shall be approved and recorded prior to issuance of building permits.
- Trans. 24. Vehicle entry gates shall be set back a minimum of 20 feet from property line. Swinging gates shall fully open inward and accommodate two-way traffic flow. Pavement markings shall be provided behind swinging gates showing a clear area required for gate to safely open without interference from vehicular traffic.
- Eng. 25. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.
- Police 26. A list of security recommendations has been provided by the Police Department for the applicant's consideration.

DESCRIPTION/JUSTIFICATION

Application #: PA-03-42

Environmental Determination: EXEMPT

Address: 2013-2029 Anaheim Avenue

1. Fully describe your request:

(see attachment)

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.

(see attachment)

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

9/4/03

Date

**ABCO REALTY & INVESTMENTS, INC.**

18552 MacArthur Blvd. • Suite 102 • Irvine, CA 92612 • (949) 833-8917 • FAX (949) 833-8927

11/09/04

Mel Lee
Planner
City of Costa Mesa

**Re: City of Costa Mesa Planning Application
Project Description and Justification**

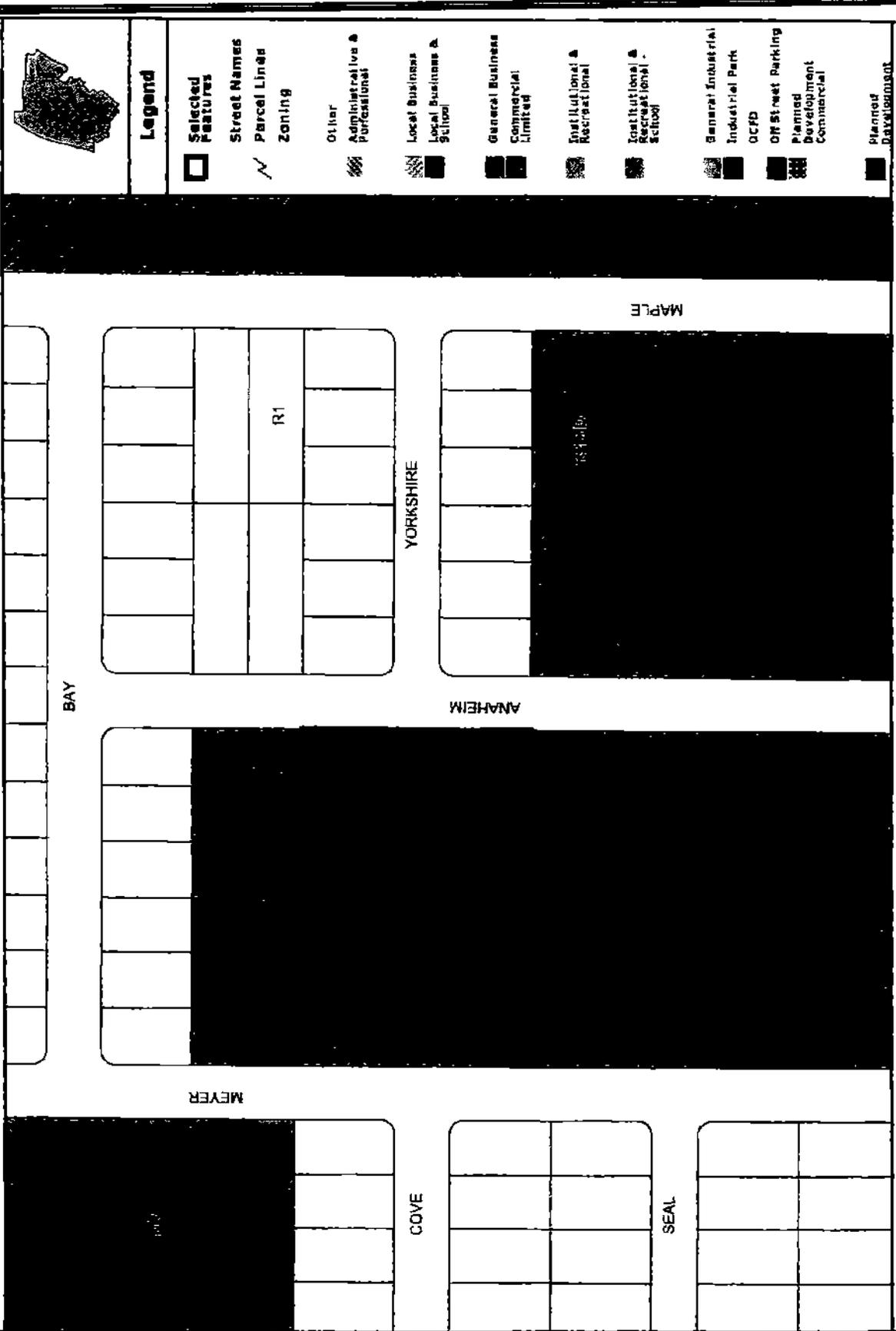
1. **Property Address:**
2013-2029 Anaheim Ave. Costa Mesa
2. **Fully describe your request:**
The proposed use is an ownership town-house development consisting of 24 two bedroom units and 2 three bedroom units, resulting in a total of 26 units. The end units are a modified two bedroom units resulting in architectural variety and intrigue in the elevations and street scene.
3. **Justification:**
 - A. The above referenced property is currently a very old apartment complex. The current zoning is high density residential and is surrounded by apartment buildings and old condos / town-homes. Thus, the proposed use is consistent with the existing zoning, substantially compatible with the surrounding uses, and an enhancement for the area and surrounding properties.
 - B. There is no variance being requested.
4. N/A none of the choices apply.
5. Is not included in the publication indicated.

Sincerely,


Al Mozayeni

ZONING/LOCATION MAP

PA-03-42



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

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2013-2029 ANAHEIM AVE.



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CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT
PLEASE CONTACT THE PLANNING DIVISION
AT (714) 754-5245.**