



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 25, 2005

III. 2
ITEM NUMBER

SUBJECT: PARCEL MAP PM-04-255
330 EAST 15TH STREET

DATE: JULY 14, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant proposes a parcel map to subdivide a parcel into three residential lots and one common interest lot to facilitate a small lot residential development previously approved under PA-04-22.

APPLICANT

The applicant is Brad Smith, authorized agent for property owner Linda Stiefel.

RECOMMENDATION

Approve by adoption of Planning Commission resolution.


WENDY SHIH
Associate Planner


R MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 330 E. 15th Street Application: PM-04-255

Request: Parcel map to subdivide a parcel into three residential lots and one common interest lot to facilitate a small lot residential development previously approved under PA-04-22.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R2-MD</u>	North: <u>R2-MD</u>
General Plan: <u>Medium Density Residential</u>	South: <u>Residential (Newport Beach)</u>
Lot Dimensions: <u>69 ft. x 168 ft.</u>	East: <u>R2-MD</u>
Lot Area: <u>11,592 sq.ft.</u>	West: <u>Newport Heights Elementary School (Newport Beach)</u>
Existing Development: <u>Two apartment units.</u>	

DEVELOPMENT STANDARD COMPARISON

Development Standard Required/Allowed Proposed/Provided

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	100 ft.	60 ft.*
Lot Area (Development Lot)	12,000 sq.ft.	11,592 sq.ft.*
Lot Area (Indiv. Lot Minus Common Area)	3,000 sq.ft. min./3,500 sq.ft. avg.	3,002 sq.ft. min./ 3,251 sq.ft. avg.**
Density:		
Zone/General Plan	1du/3,630 sq.ft.	1du/3,864 sq.ft.

CEQA Status: Exempt, Class 15

Final Action: Planning Commission

- * Legal, nonconforming.
- ** Variance approved under PA-04-22.

BACKGROUND/DISCUSSION

A 3-unit, two-story, small lot common interest development was approved by the Planning Commission under Planning Application PA-04-22. The approval includes a variance from average lot size requirement (3,500 square foot average required; 3,251 square foot average proposed). The applicant now proposes a parcel map for three single-family residential lots and one common interest lot (Lot "A") so that the individual residential lots may be sold separately.

The three residential lots range from 3,002 square feet to 3,406 square feet, and average 3,251 square feet in area. Lot "A" includes the common driveway and common landscaping. The parcel map is consistent with the approved development and with Code requirements.

ENVIRONMENTAL

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

ALTERNATIVES

Denial of the tentative parcel map would prohibit the individual sale of the units, but they could be rented.

CONCLUSION

The proposed parcel map is consistent with the General Plan and the Planning Commission approval of PA-04-22. Approval of the map will provide additional home ownership opportunities within the City of Costa Mesa. Therefore, with incorporation of the attached conditions of approval, staff recommends approval of the applicant's request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" – Conditions of Approval
 Applicant's Project Description and Justification
 Aerial/Location Map
 Plans

Distribution: Deputy City Mgr.-Dev. Svs. Director
 Sr. Deputy City Attorney
 Public Services Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

cc: Brad Smith
 365 B Old Newport Blvd.
 Newport Beach, CA 92663

Linda Stiefel
 3359 Via Tivoli
 Costa Mesa, CA 92626

RESOLUTION NO. PC-05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PARCEL MAP PM-04-255

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

WHEREAS, an application was filed by Brad Smith for Linda Stiefel with respect to the real property located at 330 East 15th Street, requesting approval of a parcel map to subdivide a property into three residential lots and one common interest lot to facilitate a small lot residential development previously approved under PA-04-22, in the R2-MD zone; and

WHEREAS, Planning Commission held a duly noticed public hearing on July 25, 2005.

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** Parcel Map PM-04-255 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 Parcel Map PM-04-255 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 25th day of July, 2005.

Chair, Costa Mesa
Planning Commission

H

EXHIBIT "A"**FINDINGS**

- A. The creation of three residential lots and one common lot as well as related improvements, as conditioned, is consistent with the City's General Plan, Zoning Ordinances, and the variance from average lot size requirements granted by the Planning Commission under PA-04-22.
- B. The proposed use of the lots is for three, small lot, single-family residences, which is compatible with the objectives, policies, general land use, and programs specified in the General Plan.
- C. The subject property is physically suitable to accommodate Parcel Map PM-04-255 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- D. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- E. The subdivision and development of the property, as conditioned, will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the tract.
- F. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- G. 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.
- H. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng.
1. Upon development, comply with all conditions and code requirements of PA-04-22.
 2. The parcel map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

Application #: PM 2004-255
Address: 330 E 15th St

Environmental Determination:

1. Fully describe your request: to subdivide 1 parcel into 3 single family lots & 1 commercial 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.

Variance was applied for & approved
Resolution # PC 04-68
Planning Comm. PA 04-22

3. This project is: (check where appropriate)

- In a flood zone.
- Subject to future street widening.
- In the Redevelopment Area.
- 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

5/17/05
Date

330 East 15th Street

Aerial Photograph



Legend

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



