



PLANNING COMMISSION AGENDA REPORT

D. I.

MEETING DATE: FEBRUARY 27, 2006

ITEM NUMBER:

SUBJECT: APPEAL OF BUILDING PLAN CHECK B06-00096
3250 OREGON AVENUE

DATE: FEBRUARY 16, 2006

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

PROJECT DESCRIPTION

Appeal of Planning staff's approval of a building plan check to construct a 1,218 square foot second story addition to a single-family residence.

APPLICANT

The subject appeal was filed by Planning Commissioner Bruce Garlich.

RECOMMENDATION

Uphold planning staff's approval of B06-00096.

Handwritten signature of Mel Lee in black ink.

MEL LEE, AICP
Senior Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 3250 Oregon Avenue Application: Appeal of B06-00096

Request: Construct a 1,218 square foot second story addition to a single-family residence.

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: 60 FT x 100 FT
 Lot Area: 6,000 SF
 Existing Development: Residence

SURROUNDING PROPERTY:

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

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	50 FT	60 FT
Lot Area	6,000 SF	6,000 SF
Density:		
Zone/General Plan	1 du/6,000 SF / 1 du/5,445 SF	1 du/6,000 SF
Building Coverage:		
Buildings	NA	2,196 SF (34%)
Paving	NA	320 SF (11%)
Open Space	2,400 SF (40%)	3,484 SF (55%)
TOTAL		6,000 SF (100%)
Building Height:	2 Stories/27 FT	2 Stories 22 FT
Chimney Height:	29 FT	24 FT
First Floor Area (Including Garage):	NA	2,196 SF
Second Floor Area:	NA	1,218 SF
Ratio of First Floor to Second Floor:*	80%	55%
Setbacks:		
Front	20 FT	20 FT
Side (left/right)	5 FT (1 Story) 10 FT Avg. (2 Story)*	5 FT (1 Story) 5 FT/24 FT (2 Story)**
Rear	10 FT (1 Story)/20 FT (2 Story)	26 FT, 8 IN (Both Stories)
Parking:		
Covered	2	2
Open	2	2
TOTAL	4 Spaces	4 Spaces

NA = Not Applicable or No Requirement

*Residential design guideline

**Complies with design guideline because existing first floor side setback is at 5 FT

CEQA Status Exempt, Class 1

Final Action Planning Commission

BACKGROUND

On February 3, 2006, Planning staff approved a plan check to construct a second story, 1,218 square foot addition to a single-family residence. Planning Commissioner Garlich appealed staff's approval on February 7, 2006 because of the mass, scale and privacy issues of the second story addition and to allow the surrounding neighbors an opportunity to be heard on the matter.

ANALYSIS

The proposed addition complies with the City's Residential Design Guidelines. Specifically, the second-story area does not exceed 80% of the first floor (55% is proposed) and the second story complies with building setbacks. As a result, the second story was not subject to a minor design review by the City Zoning Administrator. Staff reviewed the proposed addition in plan check and sent notice to surrounding property owners as required by the City's Residential Design Guidelines.

The residence incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. As part of the corrections required by Planning staff (a copy of which is attached to this report), the applicant is required to revise the left side and rear building elevations and provide articulation to enhance the elevations of the two-story walls per the design guidelines (correction no. 1).

Privacy impacts on adjoining properties will be reduced due to the setbacks of the second story windows from abutting properties. With regard to the windows on the left side elevation, staff noted a correction (correction no. 2) that the applicant show the window locations on the abutting property to the left to determine if the windows needed to be either reduced in size or relocated.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold staff's approval of the plan check, which would allow the applicant to make the corrections recommended by staff and issue the building permit;
2. Overturn staff's approval and deny the plan check, which would not allow the applicant to obtain a building permit; or
3. Approve the plan check with modifications.

CONCLUSION

In staff's opinion, the proposed addition, with the corrections noted by staff, complies with the Zoning Code and the City's Residential Design Guidelines. Therefore, staff recommends approval of the plan check.

Attachments: Planning Commission Resolution
 Exhibit "A" Draft Findings
 Appeal
 Notice of Zoning Approval
 Planning Corrections
 Zoning/Location Map
 Plans

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

Neil Godfrey
3250 Oregon Avenue
Costa Mesa, CA 92626

Doyle C. Forth and Company
16721 Phelps Lane
Huntington Beach, CA 92649

George W. Harding
3254 Oregon Avenue
Costa Mesa, CA 92626

Diane Mc Cullough
3246 Oregon Avenue
Costa Mesa, CA 92626

Robert Hilchey
3245 Montana Avenue
Costa Mesa, CA 92626

James Stolp
3265 California Street
Costa Mesa, CA 92626

John Sullivan
3249 Montana Avenue
Costa Mesa, CA 92626

A

RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING BUILDING PLAN
CHECK NO. B06-00096**

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

WHEREAS, an application was filed by Neil Godfrey, owner of the real property located at 3250 Oregon Avenue, requesting approval of a building plan check to construct a 1,218 square foot second story addition to a single-family residence; and

WHEREAS, Planning staff approved B06-00096 on February 3, 2006; and

WHEREAS, on February 7, 2006, B06-00096 was appealed by Commissioner Bruce Garlich to the Planning Commission; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 27, 2006.

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** Building Plan Check No. B06-00096 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 Building Plan Check No. B06-00096. 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.

PASSED AND ADOPTED this 27th day of February, 2006.

Bill Perkins, 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 and use is compatible and harmonious with uses on surrounding properties because as conditioned by Planning staff, the residence 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 (55% is proposed) and the second story complies with building setbacks. The residence incorporates variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. Privacy impacts on adjoining properties will be reduced due to the setbacks of the second story windows from abutting properties
 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.
- B. 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.
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

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

FEE: \$ N/A

Applicant Name PLANNING COMMISSIONER BRUCE GARLICH

Address PO BOX 1200 CM CA 92626-1200

Phone _____ Representing ATTACHED HOMEOWNERS

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.) EXP-000016 / 3250 ORANGE AVENUE

Decision by: STAFF

Reason(s) for requesting appeal or rehearing:

SEE ATTACHED

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

FEB - 7 2006

Date: 7 FEB 06 Signature: [Signature] FOR APPLICANT

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

27 February 2006

ROBINSON, MIKE

From: Bruce Garlich [garlich.bmrof@worldnet.att.net]
Sent: Tuesday, February 07, 2006 4:31 PM
To: ROBINSON, MIKE
Subject: B 06-00096 Appeal

Mike, please consider this an appeal of B 06-00096 at 3250 Oregon regarding the mass and scale and privacy issues raised by several neighbors who have called me today. The reason for my appeal is to allow these neighbors an opportunity to be heard on the matter.

Bruce Garlich

OFFICIAL PUBLIC NOTICE OF ZONING APPROVAL

February 3, 2006

**RE: BUILDING PLAN CHECK B06-00096
3250 OREGON AVENUE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. The application has been approved based on the following project description.

PROJECT DESCRIPTION:

The applicant proposes to add 1,218 square feet of floor area to create a second floor for an existing one story single-family residence. Second floor construction is subject to the City's Residential Design Guidelines. The proposed second-floor addition meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction. The proposed construction complies with the intent of the residential design guidelines because the elevations incorporate multiple building planes and breaks in the roof to create visual interest. The addition will incorporate variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass.

The zoning approval will become final at 5 p.m. on February 10, 2006, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

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

Distribution:

George W. Harding
3254 Oregon Avenue
Costa Mesa, CA 92626

Neil Godfrey
3250 Oregon Avenue
Costa Mesa, CA 92626

Diane Mc Cullough
3246 Oregon Avenue
Costa Mesa, CA 92626

Robert Hilchey
3245 Montana Avenue
Costa Mesa, CA 92626

James Stolp
3265 California Street
Costa Mesa, CA 92626
File

John Sullivan
3249 Montana Avenue
Costa Mesa, CA 92626

Type: BLD, SUB Vers: 2005 Bldg Permt Sub-Type: B2005 Sub-Type: ANN - SEE MANUAL

Param#: B06-00096 Approvals for B06-00096

Status: PC
Date: 01/20/2006

Sec	Item Id	Description	Approved	Rec	Items	Ac
*	10	Planning Division	No	R	0	
*	12	Building Plan Check	No	O	4	CC
*	20	Engineering Division	Yes	R	2	F
*	16	School Fees	No	R	1	AS
*	19	Sanitary District	No	O	1	CC
*	200	NON-PRIORITY WQMP	No	O	1	CC

Display Updateable Items Only

Entries for Item: 13 - Planning Division

Action	Comments	By	Date
ASGN	1 SET OF PLANS TO PLNG BIN;	BJK	01/20/2006
CO	PROVIDE ADDITIONAL	MEL	02/03/2006

Action: CO By: MEL Date: 02/03/2006

Comments: 1. PROVIDE ADDITIONAL ARTICULATION ON EAST AND NORTH ELEVATIONS.
2. SHOW WINDOW LOCATIONS FOR RESIDENCE TO EAST.

Entered Date: 02/03/2006 Entered By: LEE, M

ToolBar Order Select Multiple

Buttons: Back, Exit, Add Item, Insert Item, Remove Item, Print, Add Entry, Update Entry, Delete Entry, Refresh, Print

'PERMITS' Plus 32-Bit © 2004 - Arcata, Inc. All Rights Reserved

Licensee: Costa Mesa, CA - City Of

Serial Number: 6013 Users: 040 Version: v. 5.1.19

Windows taskbar showing Start button, taskbar icons, and system tray with time 8:42 AM.

Type: BLD SUB View: 2005 Bldg Dmt. Sub. Type: S/2005 Sub. Types: ADD: CCR (Artificial)

Permit#: B06-00096
 Status: PC
 Date: 01/20/2006

Approvals for B06-00096

Sec	Item Id	Description	Approved	Flex	Items	Ac
*	13	Planning Division	No	R	0	
*	10	Building Division	No	R	0	
*	12	Building Plan Check	No	O	4	CC
*	20	Engineering Division	Yes	R	2	
*	16	School Fees	No	R	1	AS
*	19	Sanitary District	No	O	1	CC
*	200	NON-PRIORITY WOMP	No	O	1	CC

Display Updateable Items Only

Entries for Item: 13 - Planning Division

Action	Comments	By	Date
ASGN	1 SET OF PLANS TO PLNG BIN;	BJK	01/20/2006
CC	PROVIDE ADDITIONAL	MEL	02/03/2006

Action: CC By: MEL Date: 02/03/2006

Comments: EAST.
 3. PERMITS CANNOT BE ISSUED UNTIL NOTICE OF ZONING APPROVAL IS ISSUED AND 7-DAY APPEAL PERIOD HAS PASSED.

Entered Date: 02/03/2006 Entered By: LEE, M

ToolBar Order: [Icons] Select Multiple [] [Back] [Exit]

Buttons: Add Item, Insert Item, Remove Item, Print, Add Entry, Update Entry, Delete Entry, Refresh, Print

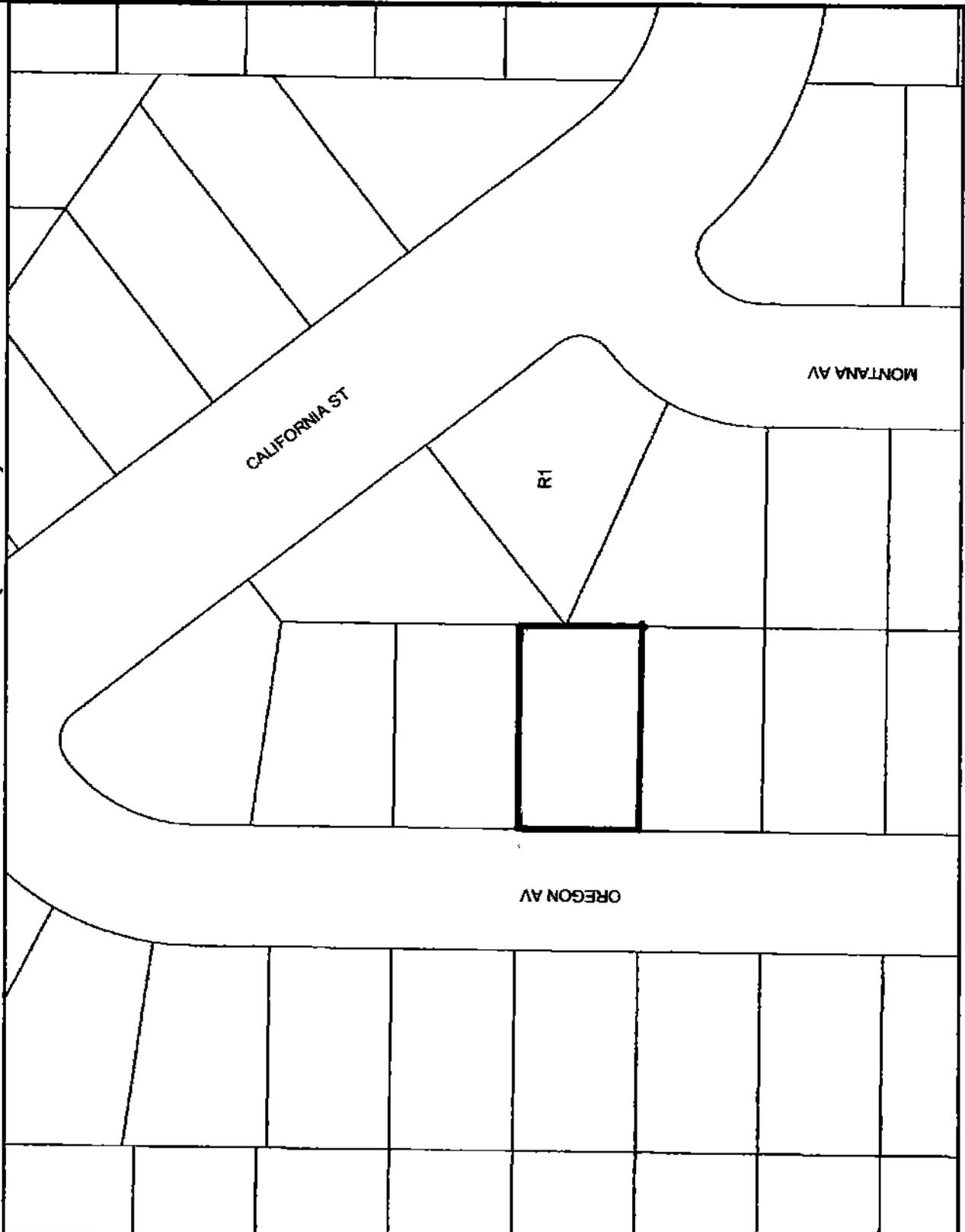
'PERMITS' Plus 32-Bit © 2004 - Arcata, Inc. All Rights Reserved

Licensee: Costa Mesa, CA - City Of Serial Number: 6013 Users: 040 Version: v. 5.1.19



ZONING/LOCATION MAP

B06-00096 (APPEAL)



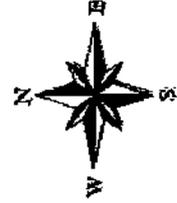
Legend

Street Names

Parcel Lines

Zoning

- AP
- C1
- C1-S
- C2
- CL
- IBR
- IMR-S
- MG
- MP
- P
- PDC
- POI
- PDR-HD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-MD
- R3
- TC
- Parcels



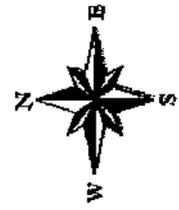
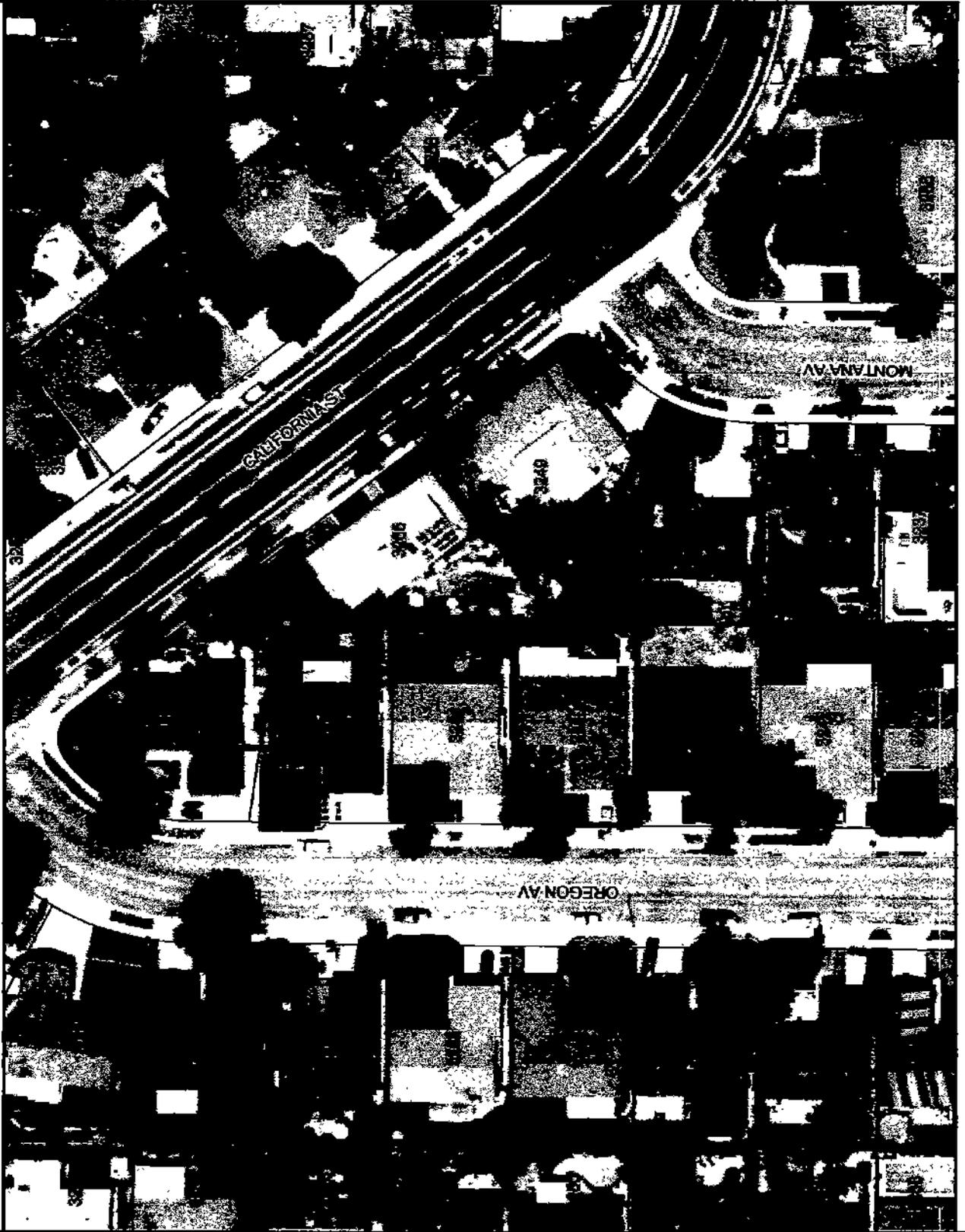
Powered By GeoSmart.net

Printed: 2/10/2006 10:52:40 AM

3250 OREGON AVENUE

Legend

- Parcel Addresses
- Street Names
- Parcel Lines
- Ortho Photography
- Parcels

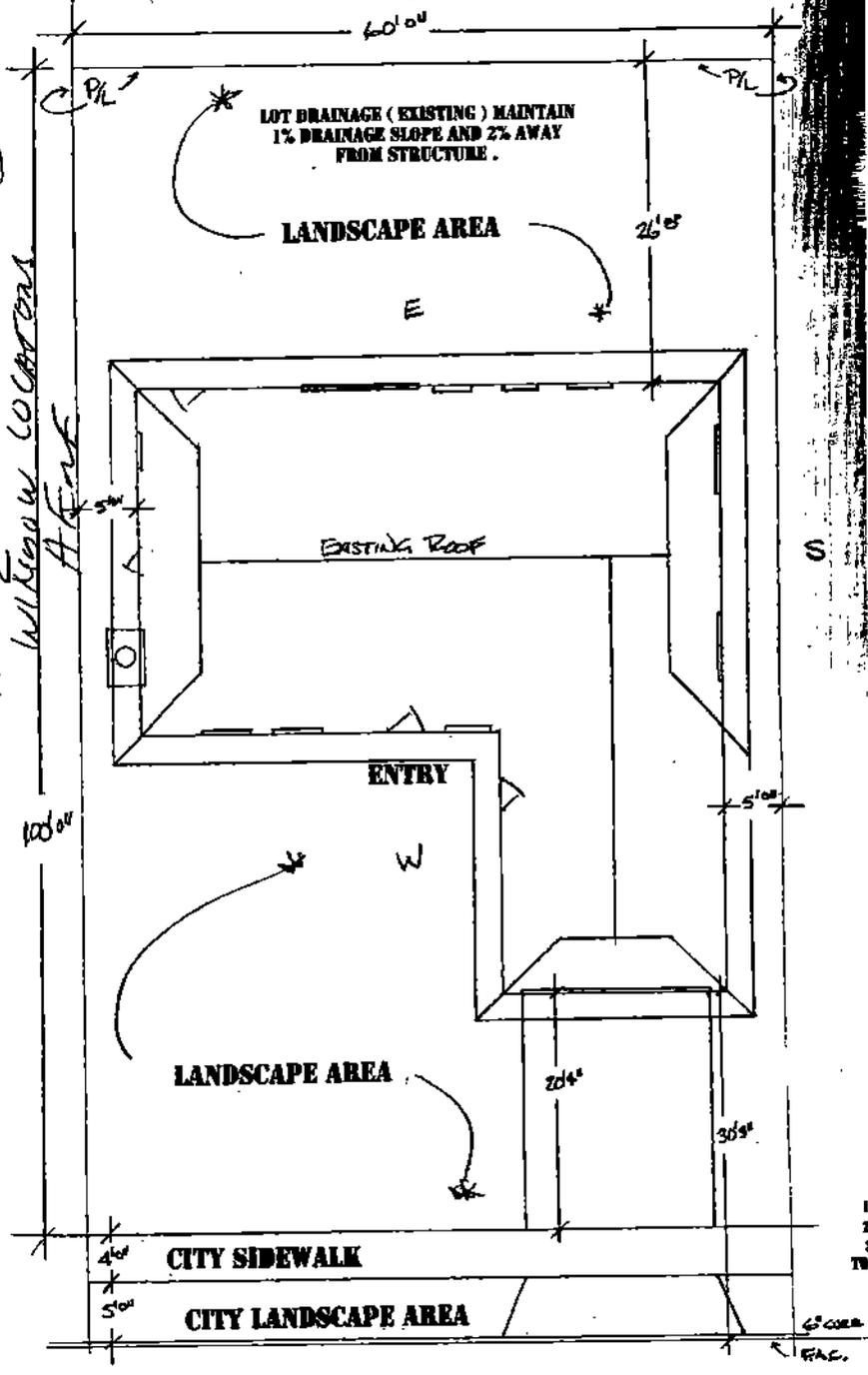


14

NSD NEW SITE GRADING
 NS NO SCALE
 NTS NOT TO SCALE
 P PAGE # TOP # IN DETAIL
 FP FIRE PLACE
 PL PROPERTY LINE
 ACAP AS CLOSE AS POSSIBLE
 AFF ABOVE FINISH FLOOR
 OH OVERHANG
 FLR FLOOR

SMOKE DETECTOR
 70 FT - SQUARE FEET - I
 DECK / FLOOR DRAIN
 BENCH MARK
 RISER UP
 RISER DOWN
 HVAC REGISTER SUPPLY
 HVAC RETURN AIR GRILL
 PROPOSED AREA

SHOW STRUCTURE AND
 UNKNOWN LOCATIONS
 AFF



3250 DEERBOLT AVE.
 BOG-00076

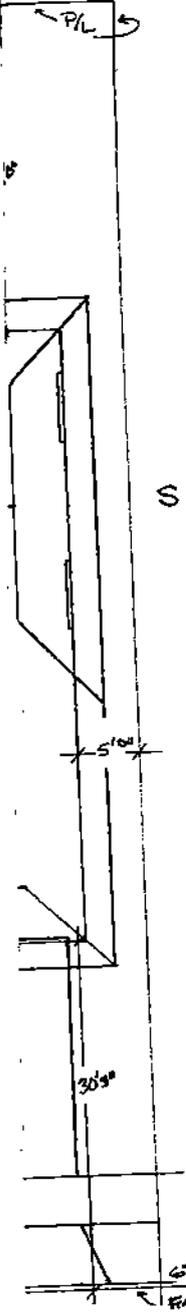
NORTH SIDE 5'
 SOUTH SIDE 5'
 EAST SIDE 26'
 WEST SIDE 20'

PROPOSED PROPERTY LINE SETBACKS

NORTH SIDE 5'
 SOUTH SIDE 5'
 EAST SIDE 26'
 WEST SIDE 20'4" (CONV.)

LEGAL DESCRIPTION :

LOT 12 TRACT 2403 CITY OF Orange MESA
 COUNTY OF ORANGE, CALIF.



PROJECT DATA
 TRACT NO. 2403 LOT NO. 12
 CONSTRUCTION TYPE: VN
 OCCUPANCY GROUP :

2ND FLR
 ADDITION
 OVER EXISTING
 AND NEW 1ST FLR
 F/P

**PROPOSED ROOM
 ADDITION AREA**

Rule 2ND FLR 60% OF 1910 = 1502 / 2ND FLR 1216 OK

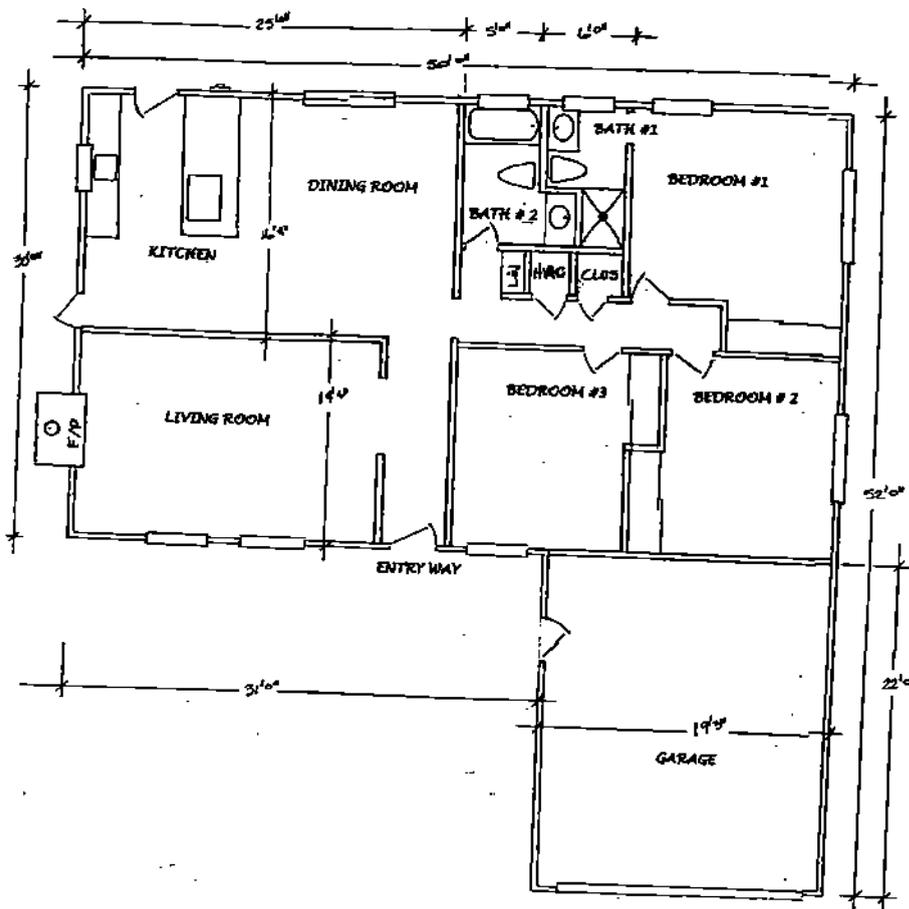
60x100	LOT SIZE	S.F. 6,000
150-410	EXISTING HOME & GARAGE	S.F. 1,910
	TOTAL OPEN SPACE	S.F. 4,082
200/201216	ROOM ADDITION	S.F. 1,306
	NEW TOTAL OPEN SPACE	S.F. 3,774

FIELD MEASURE ALL DIMENSIONS ON PLANS
 FOR ANY SCOPE OF WORK
 REMODEL PLANS ARE NOT PRECISE.

SOIL REMARKS

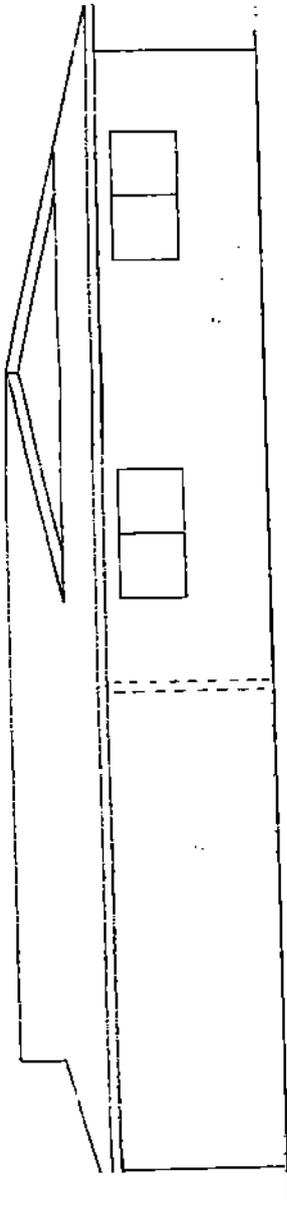
IN THE ABSENCE OF A SOIL REPORT
 OR SPECIAL KNOWLEDGE OF SOIL
 CONDITION THE ENGINEER ASSURES
 THAT THE SOIL IS CAPABLE OF
 WITHSTANDING /
 1. FOUNDATION SOIL PRESSURE = 1000 PSF
 2. LATERAL BRACING RESISTANCE = 1000 PSF
 3. UNIV. FLUID PRESSURE = 20 PCF
 TO INSURE SUITABILITY THE FOOTING SHALL
 BE 24" INTO THE SOIL .

BASED ON PLAN
 206-00076

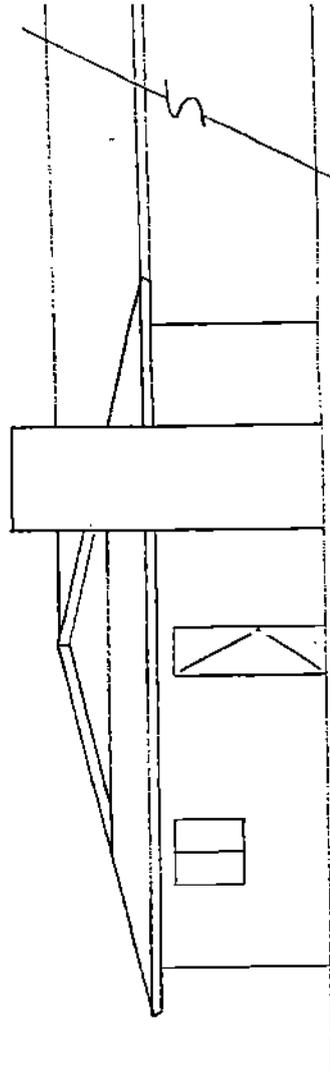


32350 ORBITAL AVE
 206-00096

EXISTING FLOOR PLAN

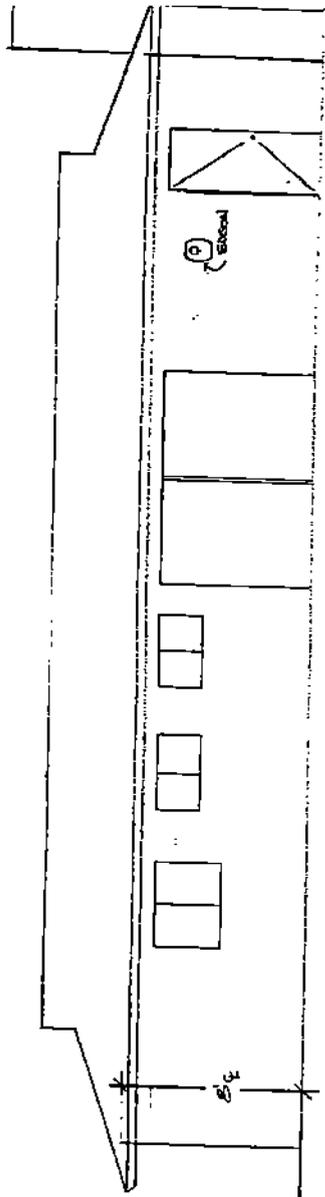


EXISTING RIGHT SOUTH ELEVATION

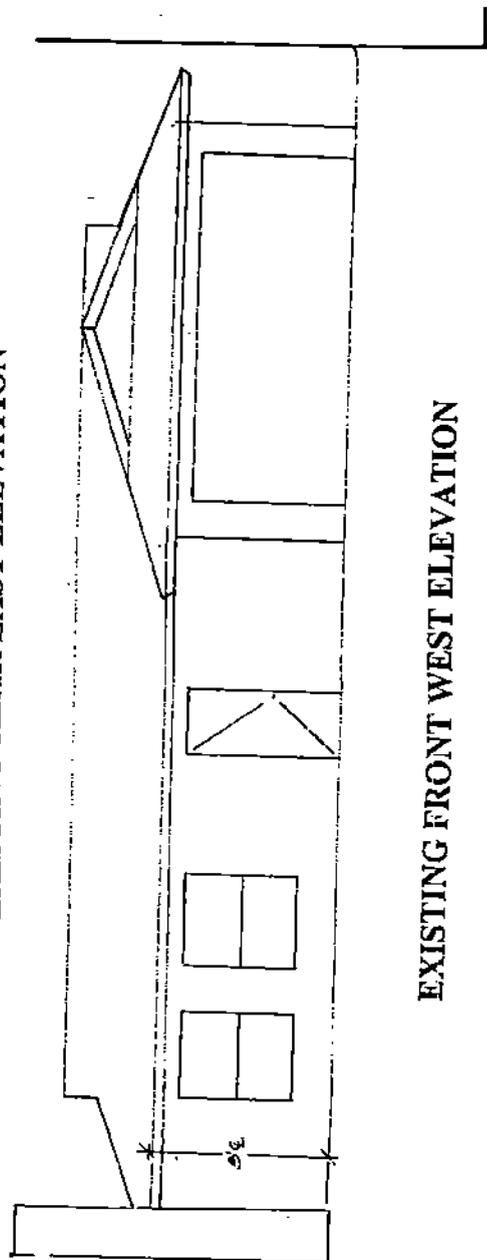


EXISTING LEFT NORTH ELEVATION

3250 OREGON AVE.
806-00096

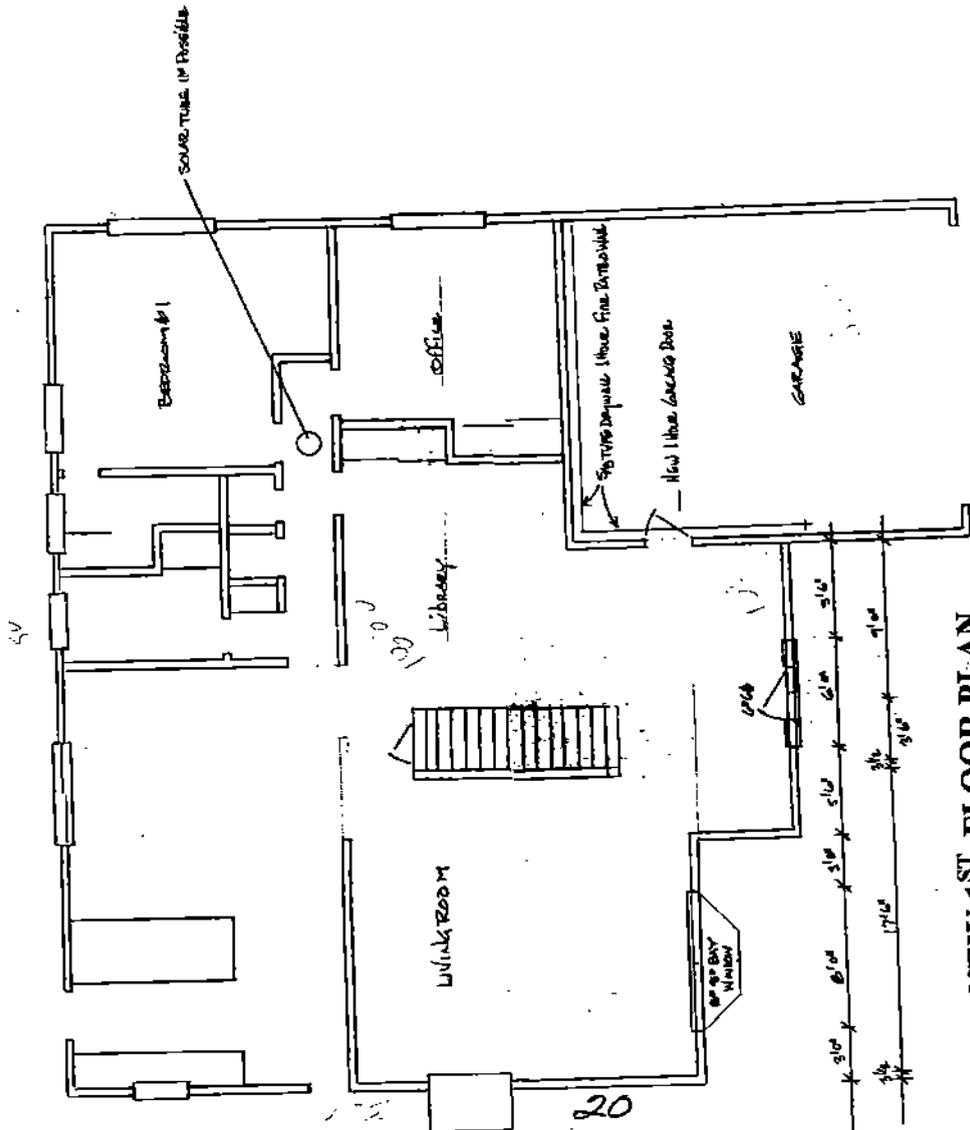


EXISTING REAR EAST ELEVATION



EXISTING FRONT WEST ELEVATION

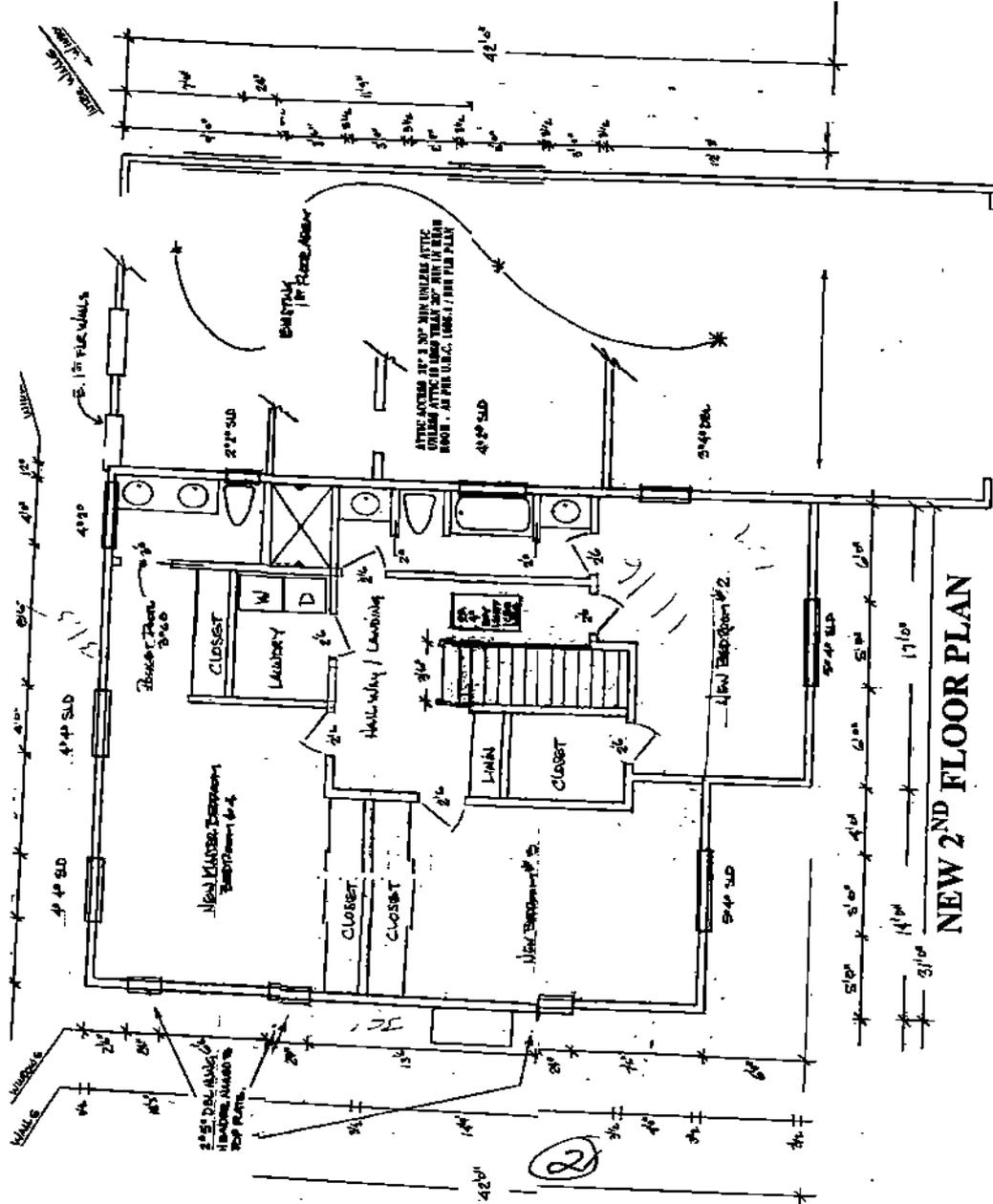
3250 OREGON AVE.
BOV-00096



NEW 1ST FLOOR PLAN

3250 CREECH AVE.
BOG-00096

3250 CRESSON AVE
206-000916



NEW 2ND FLOOR PLAN

2ND FLOOR PLAN
NEW STAIRS
NEW BATHROOM #2

42'0"

②

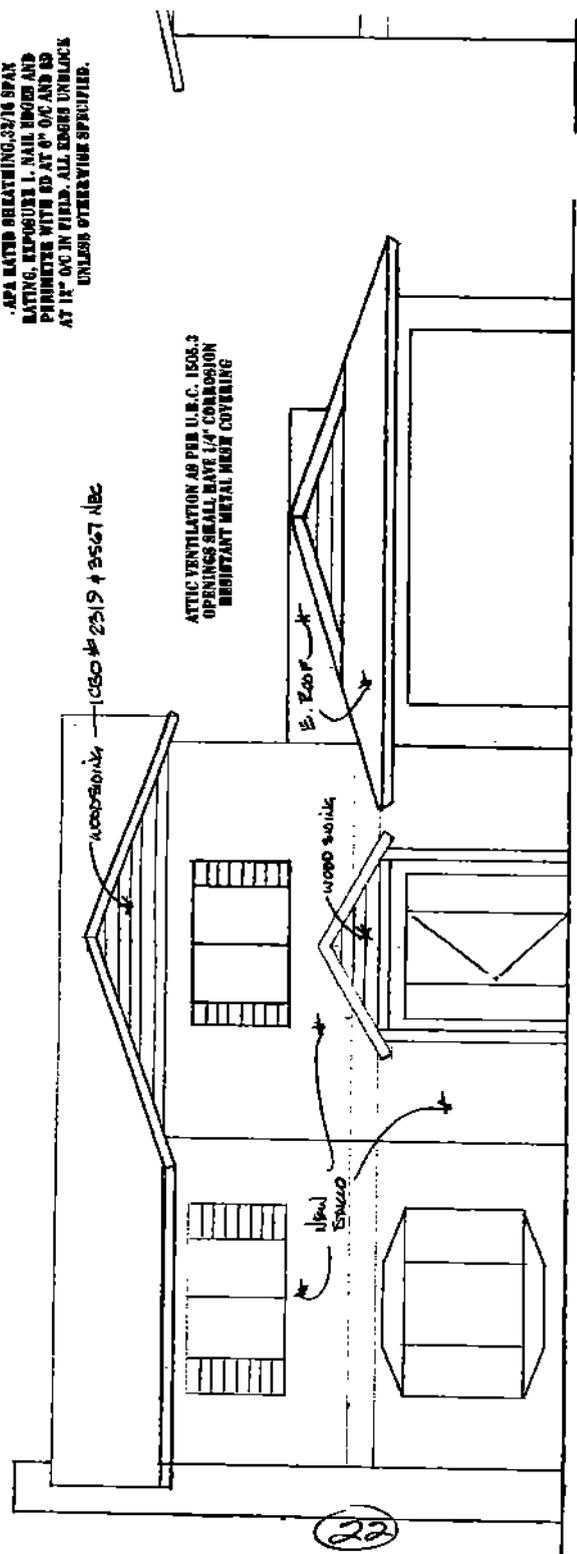
5'0" x 5'0" x 4'0" x 6'0" x 5'0" x 6'0"
14'0" x 17'0"

SEE PLAN FOR ROOF SLOPE, FINISHES & JOINTS
 IN ACCORDANCE WITH SPS 610
 CLASS C - MIN. ROOFING

SLOPED ROOF SHEATHING 1/2" THICK
 .APA RATED SHEATHING 32/16 SPAX
 BATTING, EXPOSURE 1, NAIL BROOM AND
 PRIMER WITH 6D AT 4" OC AND 12D
 AT 12" OC IN FIELDS. ALL EDGES UNLESS
 UNLESS OTHERWISE SPECIFIED.

WOOD SHAKES
 (CSDO # 2319 + 2567 ABC)

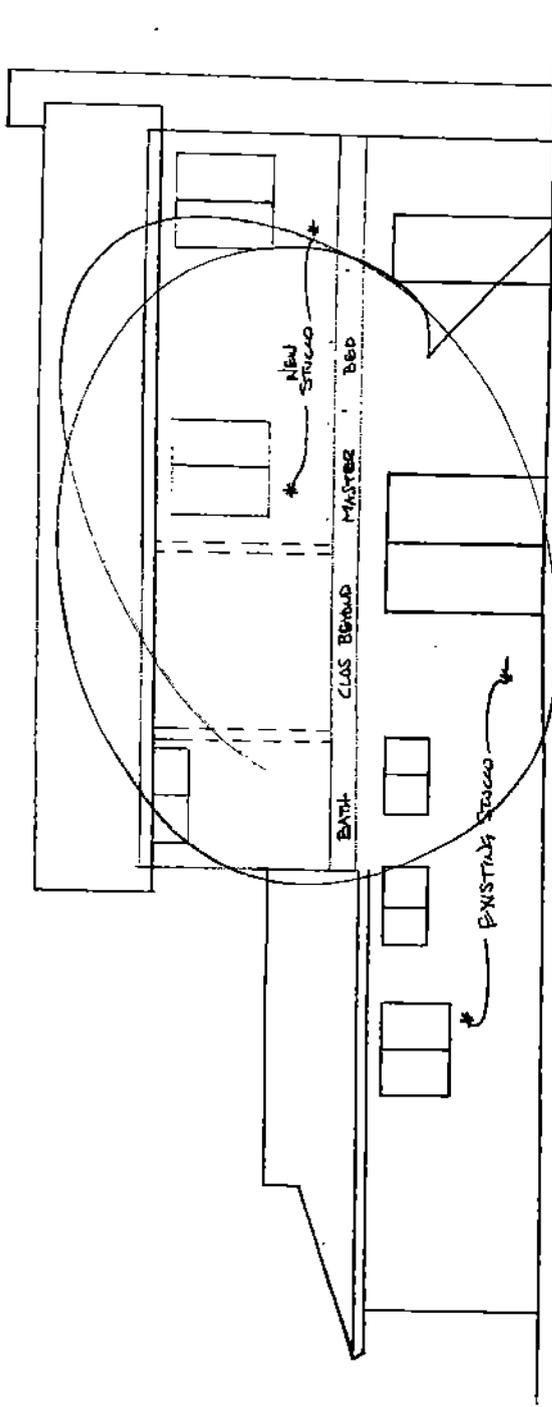
ATTIC VENTILATION AS PER U.L.C. 1508.3
 OPENINGS SHALL HAVE 1/4" CORROSION
 RESISTANT METAL MESH COVERING



NEW WEST ELEVATION

ON CLEARPRINT 1000H

3250 CASSIDY AVE.
 206-00096



NEW EAST ELEVATION

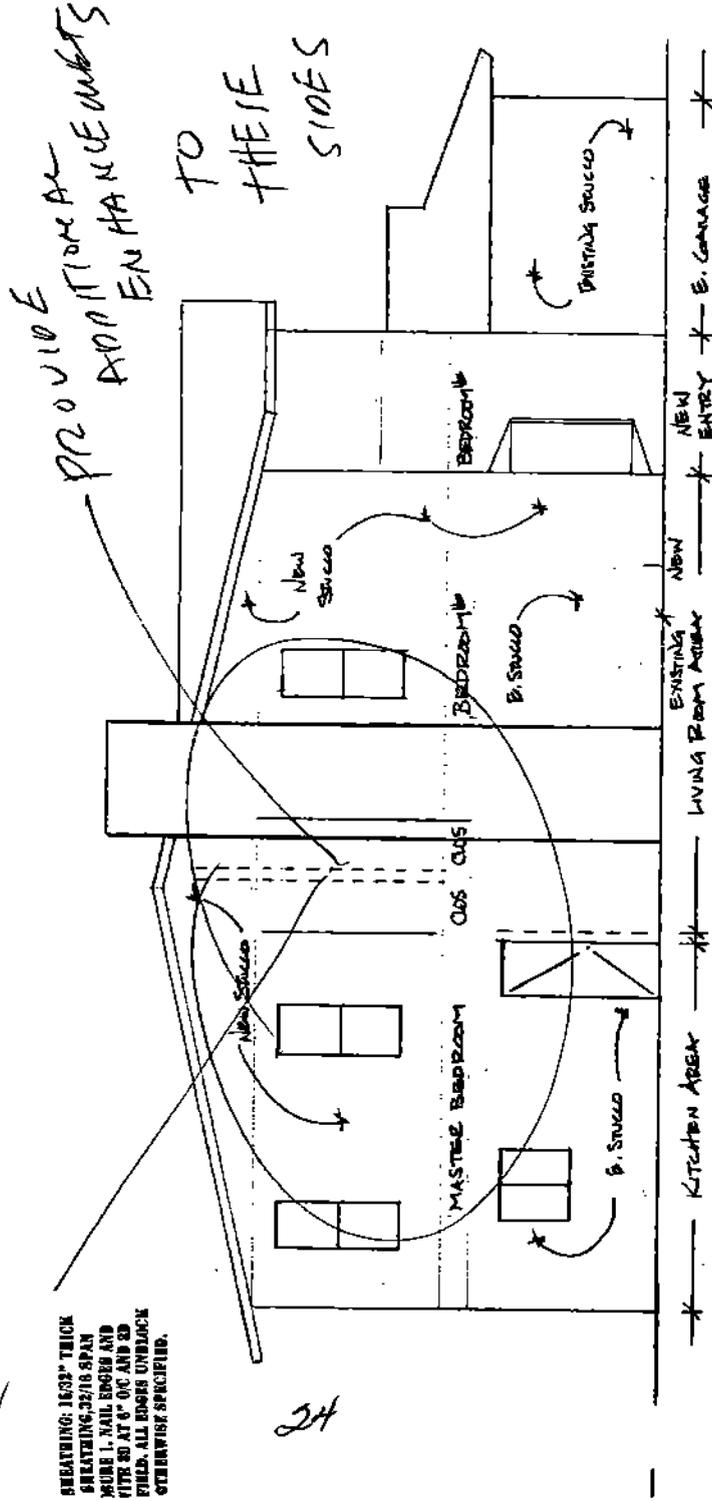
ROOF CHANGING AS PER ARCHIT. EXISTING AS CLASS IN LAYOUT DRAWING BY MR. CLARK C. - JUN. 4000

3200 DEERSON AVE.
BEG-00016

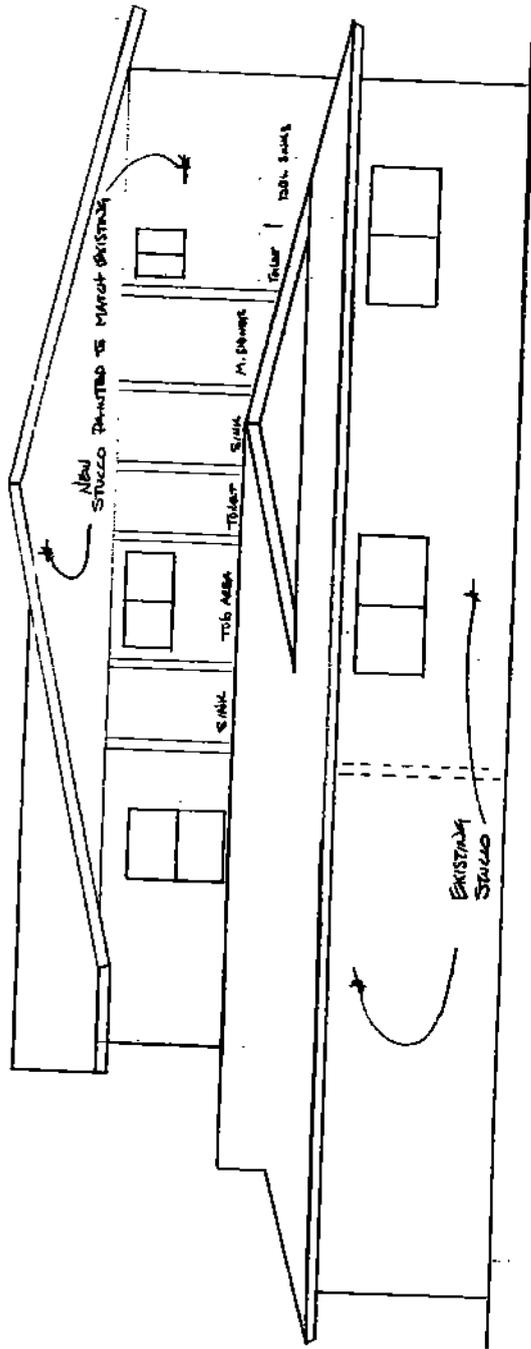
NEW SOUTH ELEVATION

KING AS PER U.B.C. 1507
 STRING AS CLOSE AS POSSIBLE
 UNLESS 7/8" OR 1" SPAN
 1" C - MIN. ROOFING

SH
 SHEATHING: 1/2" THICK
 BREAKING 32/16 SPAN
 MORE 1" NAIL EDGES AND
 FITS 30 AT 6" OC AND 30
 FIELDS. ALL EDGES UNDRACK
 OTHERWISE SPECIFIED.

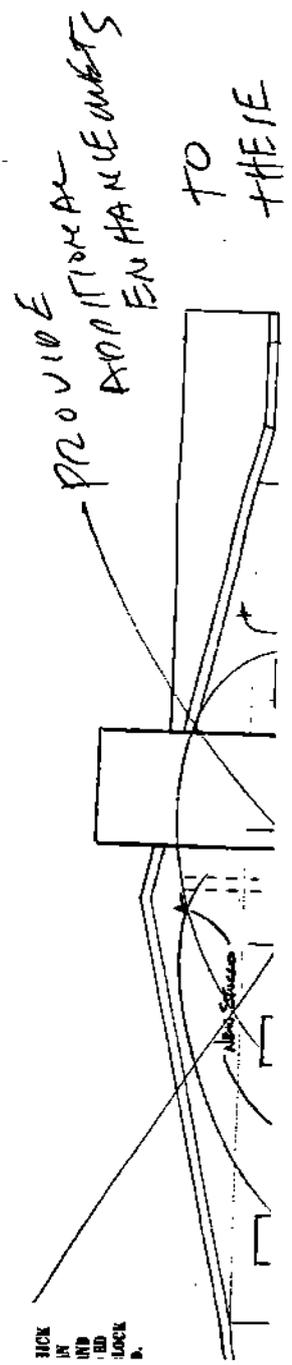


3200 DEERWALK
 BAY CO. 0096



NEW SOUTH ELEVATION

1507
SIBEN
3



3250 DEERON AVE.
BDG - 00096