



PLANNING COMMISSION AGENDA REPORT

III.2

MEETING DATE: MAY 22, 2006

ITEM NUMBER:

SUBJECT: REVIEW OF PLANNING STAFF ZONING APPROVAL
2264 MEYER PLACE

DATE: MAY 11, 2006

FOR FURTHER INFORMATION CONTACT: HANH TRAN, ASSISTANT PLANNER (714) 754-5640

PROJECT DESCRIPTION

Request for review of Planning staff's approval of a 1,725 square-foot, second-story addition to an existing, one-story, single-family residence.

APPLICANT

The review was requested by Vice Chair Donn Hall. The project applicant is Oscar Carbajal, representing the property owner, Juan Dominguez Perez.

RECOMMENDATION

Uphold, reverse, or modify Planning staff's approval, by adoption of Planning Commission resolution.

HANH TRAN
Assistant Planner

KIMBERLY BRANDT, AICP
Acting Assistant Development Svs. Director

PLANNING ZONING REVIEW SUMMARY

Location: 2264 Meyer Place Plan Check Number: B05-02486

Request: Construct a 1,725 sq. ft. second-story addition.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1</u>	North: <u>R1 Single Family Residence</u>
General Plan: <u>Medium Density Residential</u>	South: <u>R2-MD Residential Condominium</u>
Lot Dimensions: <u>Irregular</u>	East: <u>R1 Single Family Residence</u>
Lot Area: <u>6,178 sq. ft.</u>	West: <u>R1 Single Family Residence</u>
Existing Development: <u>A single-family residence with an attached two-car garage.</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>City Requirement</u>	<u>Proposed/Provided</u>
Lot Size:	6,000 sq. ft.	6,178 sq. ft.
Density:		
General Plan	1 du:3,000 sq. ft.	1 du:6,178 sq. ft.
Zone	1 du:6,000 sq. ft.	
Building Coverage:		
Building – existing residence		29% (1,762 sq. ft.)
Building – residence addition		2% (120 sq. ft.)
Building – proposed garage		8% (520 sq. ft.)
Driveway		9% (531 sq. ft.)
Total – lot coverage		47% (2,933 sq. ft.)
Open Space:	40% (2,471 sq. ft.)	53% (3,245 sq. ft.)
2 nd -to-1 st floor ratio ¹	80% x 2,402 sq. ft. = 1,922 sq. ft.	72% (1,725 sq. ft.) ²
Building Height:	2 stories/27 ft.	2 stories/23 ft.
Chimney Height:	29 ft.	21 ft.
Setbacks:		
Front	20 ft.	20 ft.
Side (left/right) – 1 story	5 ft./5 ft.	6 ft./5 ft.
Side (left/right) – 2 nd story ¹	5 ft./5 ft.	9 ft./8 ft.
Rear	5 ft. ³	21 ft.
Parking:		
Covered	2	2
Open	2	2
TOTAL	4	4

¹ Residential Design Guideline

² Includes 89 square-foot, second-story balcony

³ Rear abutting an alley

CEQA Status Exempt, Class 1, Existing Facilities
 Final Action Planning Commission

BACKGROUND

On April 26, 2006, Planning staff approved building plans for construction of a 1,725 square-foot, second-story addition to an existing, one-story, single-family residence. Based on neighborhood concerns, Planning Commission Vice Chair Donn Hall called up staff's approval on April 28, 2006, for Planning Commission review.

ANALYSIS

The proposed addition complies with the Residential Design Guidelines. Specifically, the second-floor area does not exceed 80% of the first floor area (72% is proposed) and the second story complies with building setbacks. Furthermore, 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 a result, the second story was not subject to a minor design review by the Zoning Administrator. Staff reviewed and approved the proposed addition in plan check and sent notices to adjoining property owners as required by the Residential Design Guidelines.

The adjoining neighbor to the south is concerned that the proposed second-story windows would adversely impact his privacy. Staff believes that privacy impacts on adjoining properties would be minimal because of the proposed location and setback of the second-story windows and balcony. The second-story balcony will be nine feet from the north property line (left side of lot) and 35 feet from the south property line (right side of lot). A six-foot high wall will be required on the north side of the balcony to minimize direct views onto the adjoining neighbor's back yard. The second-story windows along the north and south sides of the residence will be nine feet and eight feet away from the north and south property lines, respectively. The bedroom windows on both sides may have views overlooking the neighbors' yards. Consequently, staff required the plans be revised to provide clerestory windows for the second-story bedroom windows on the north and south elevations. Staff is of the opinion that the bathroom windows will not impact the neighbors and the project design and changes protect the neighbors' privacy.

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Medium Density Residential, which allows a maximum density of one dwelling unit per 3,000 square feet of lot area; however, the property is zoned R1, which allows a maximum density of one dwelling unit per lot, on minimum 6,000 square-foot lot area. The site contains one dwelling unit on a 6,541 square-foot lot, consistent with both the General Plan and Zoning designations.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301, for Existing Facilities.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold staff's approval, which would allow the applicant to make the corrections recommended by Planning staff and obtain a building permit;
2. Overturn staff's approval and deny the project, which would prohibit the applicant from obtaining a building permit; or
3. Approve the project with modifications.

CONCLUSION

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

Attachments: Draft Planning Commission Resolution
Exhibit "A" Draft Findings
Exhibit "B" Draft Conditions of Approval
Review Form
Neighbor Opposition Letters
Zoning Approval Letter
Photographs of the site
Zoning/Location Map
Plans

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

Oscar Carbajal
2122 South Grand Avenue #A
Santa Ana, CA 92705

Juan Dominguez Perez
2264 Meyer Place
Costa Mesa, CA 92627

Carl Todd
2270 Meyer Place
Costa Mesa, CA 92627

Park Wilson HOA
624 West Wilson Street #B2
Costa Mesa, CA 92627

H

RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA UPHOLDING STAFF ZONING
APPROVAL FOR A SECOND-STORY ADDITION AT 2264
MEYER PLACE**

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

WHEREAS, an application was filed by Oscar Carbajal, authorized agent for Juan Dominguez Perez, owner of the real property located at 2264 Meyer Place, requesting approval to construct a 1,725 square-foot, second-story addition to a single-family residence; and

WHEREAS, Planning staff issued a letter of approval on April 26, 2006; and

WHEREAS, on April 28, 2006, Vice Chair Donn Hall called up staff's approval for review by the Planning Commission; and

WHEREAS, the review was conducted by the Planning Commission on May 22, 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 **UPHOLDS** the second-story addition 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 Planning staff's approval at 2264 Meyer Place. 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 22nd day of May, 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 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 area (72% is proposed) and the second story complies with building setbacks. The residence also 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 minimized due to the location and setback of the second story windows and balcony 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 and Zoning Designation for the property.
 4. The proposed development satisfies the City's Residential Design Guidelines.
- 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 under Section 15301, Existing Facilities.
- C. 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

1. The north and south elevation plans shall be revised to show that the second-story bedroom windows are clerestory or raised a minimum five feet from the second-floor level. The applicable plans shall be revised to show the change of windows prior to release of the building permits.
2. Any future second-floor windows shall be reviewed and approved by the Planning Division prior to installation. The windows shall be designed and placed to minimize direct lines-of-sight into windows on adjacent neighboring properties, and to minimize visibility into abutting residential side and rear yards.

FROM :

FAX NO. :

Apr. 28 2006 03:38PM P1

FROM : CITY OF COSTA MESA

FAX NO. : 714 754 4856

Apr. 28 2006 03:37PM P2

CITY OF COSTA MESA
P. O. Box 1200
Costa Mesa, CA 92628-1200

FEE: \$ -0-

APPLICATION FOR REVIEW, APPEAL OR REHEARING

Applicant Name Vice Chair Donn Hall

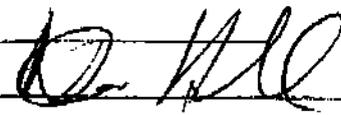
Address P.O. Box 1200 Costa Mesa 92628-1200

Phone (714) 754-5245 Representing * N/A

REQUEST FOR: REVIEW** APPEAL REHEARING

Decision of which review, appeal or rehearing is requested: (give number of reasons, zone exception, ordinance, etc., if applicable, and the date of the decision, if known.) Building Plan Check R05-02486
(2264 Meyer Place) April 28, 2006

Decision by: _____ Reasons for requesting review, appeal or rehearing: Would like Planning Commission to review this item.

* Date: 4/28/06 Signature: * 
For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
If review, appeal or rehearing is for person or body other than City Council/Planning Commission, date of hearing of review, appeal or rehearing:

* If you are serving as the agent for another person, please identify the person you represent and provide proof of agency.
** Review may be requested only by City Council or City Council Member
Costa Mesa/Form 1 / Application for Review-Appeal-Rehearing

Judith Zumwalt

From: "Judith Zumwalt" <Judithaz@comcast.net>
To: <bill.perkins10@sbcglobal.net>
Sent: Friday, April 28, 2006 1:40 PM
Subject: Fw: Zoning Approval at 2264 Meyer Place, Costa Mesa

RECEIVED
 CITY OF COSTA MESA
 DEVELOPMENT SERVICES DEPARTMENT

MAY - 1 2006

Mr Perkins

I am writing to you to complain about the approval of a house addition to the above address. This house already rents out rooms to many people, so many I am unable to count who lives there. Last year there was a fire behind their house in the middle of the night. When the fire was put out and it was safe for the people at 2264 Meyer to go back into their home, 12 people walked back into the house. With this new addition they will be renting to a whole lot more people. Our neighborhood had no parking problems until the owner of this house moved in. Now the parking problems in our neighborhood are huge, they buy cars fix them on the street put signs on them put them up for sale, not to mention the cars for all the people who live there. This parking problem has flowed over to my street 632 Darrell Street.

I understand Santa Ana has a permit parking system in place for their residents, if this add on is approved we will need a system like that just to put out our trash cans out on trash day and find a place to park in front of our own houses. He will be running a Hotel with no license and adding unbelievable parking problems to our neighborhood. I have a internet business and had to get signed off for parking effecting my neighbors. I understand to contest this I have to pay a fee of \$625, that does not seem fair to me. The deadline is May 3, 2006. Please help.

I am hoping you can do something to help us save our neighborhood by helping us deny this add on. Thank you.

Judith Zumwalt
 632 Darrell Street
 Costa Mesa Ca 92627
 949-642-9499

Judith Zumwalt

From: "Carl David Todd" <carldavidtodd@juno.com>
To: <garlich.bmrof@worldnet.att.net>; <bill.perkins10@sbcglobal.net>; <mamaili@pacbell.net>; <donnhall@earthlink.net>; <fisler@worldnet.att.net>
Sent: Friday, April 28, 2006 11:08 AM
Subject: ZONING APPROVAL - EXPANSION OF 2264 MEYER PLACE

RECEIVED
 CITY OF COSTA MESA
 DEVELOPMENT SERVICES DEPARTMENT

MAY - 1 2006

Bill Perkins
 Donn Hall
 Eleanor Egan
 James Fisler
 Bruce Garlich

I have just received a notification that my next door neighbor has been tentatively approved for an extensive 1,725 square-foot expansion. I fear that you may have been a bit hasty in approving the project and not considered all of the factors.

While I appreciate your consideration of our privacy in connection of placement of windows, there is a much greater impact on me and my neighbors. Supposedly this area is zoned for single family residences, yet I have reason to believe that this has been violated for some time in the house next door and the subject residence of proposed expansion. I base this on the number of adult males I see continually entering and exiting the residence and the large number of vehicles which soak up just about every curb parking space on both Meyer Place and Darrell Street which intersect in front of my house at 2270 Meyer. It is a very rare event if there is a single curb parking space in front of my house or along Meyer Place. If my neighbor is renting rooms, is this not in violation of Costa Mesa City Code for single family residence?

My current concern is that the proposed expansion will more than double the living area and that will be likely used for renting more rooms with more cars jammed into an already parking overloaded area.

My wife and I have owned and occupied 2270 Meyer Place for more than 46 years. We are both retired and live on Social Security. We cannot view this proposed expansion as anything but harmful to us and our other neighbors. I therefore request that you consider the additional facts that I have discussed above, investigate as necessary to assure there is no code violation, and rescind your approval of the proposed expansion.

Thank you for your careful consideration to my request.

Sincerely,



Carl David Todd, P.E.
 CarlDavidTodd@juno.com
 2270 Meyer Place
 (949)642-2230

2264 Meyer Place
B05-02486

David & Carol Coffin
624 Wilson Street #B2

The property owners are concerned that the proposed second-story windows will have direct views into their home and front patio area.

4/27/06 HT (via phone & counter)



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

OFFICIAL PUBLIC NOTICE OF ZONING APPROVAL

April 26, 2006

**RE: ZONING APPROVAL OF BUILDING PLAN CHECK NO. B05-02486
2264 MEYER PLACE, COSTA MESA**

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

PROJECT DESCRIPTION:

The applicant proposes to construct an approximately 1,725 square-foot, second-story addition in conjunction with a first-floor addition to an existing, one-story, single-family residence. A minor design review is not required because the proposed second floor satisfies the City's Residential Design Guidelines. Privacy of the adjoining residences would not be impacted because of the proposed second-floor window locations and setbacks. The second-story windows along the south side of the residence will have views overlooking the right neighbor's front yard. A condition has been included requiring the rear-most, second-floor bedroom window on the north side of the residence, to be clerestory, or raised a minimum 5 feet above the second-floor to minimize privacy impacts to the northerly residence.

The zoning approval will become final at 5 p.m. on May 3, 2006 (seven days from the date of this letter) unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee), or is called up for review 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, Hanh Tran, at (714) 754-5640.

Distribution:

File

Juan Dominguez Perez
2264 Meyer Place
Costa Mesa, CA 92627

Carl Todd
2270 Meyer Place
Costa Mesa, CA 92627

Park Wilson HOA
624 West Wilson Street #B2
Costa Mesa, CA 92627

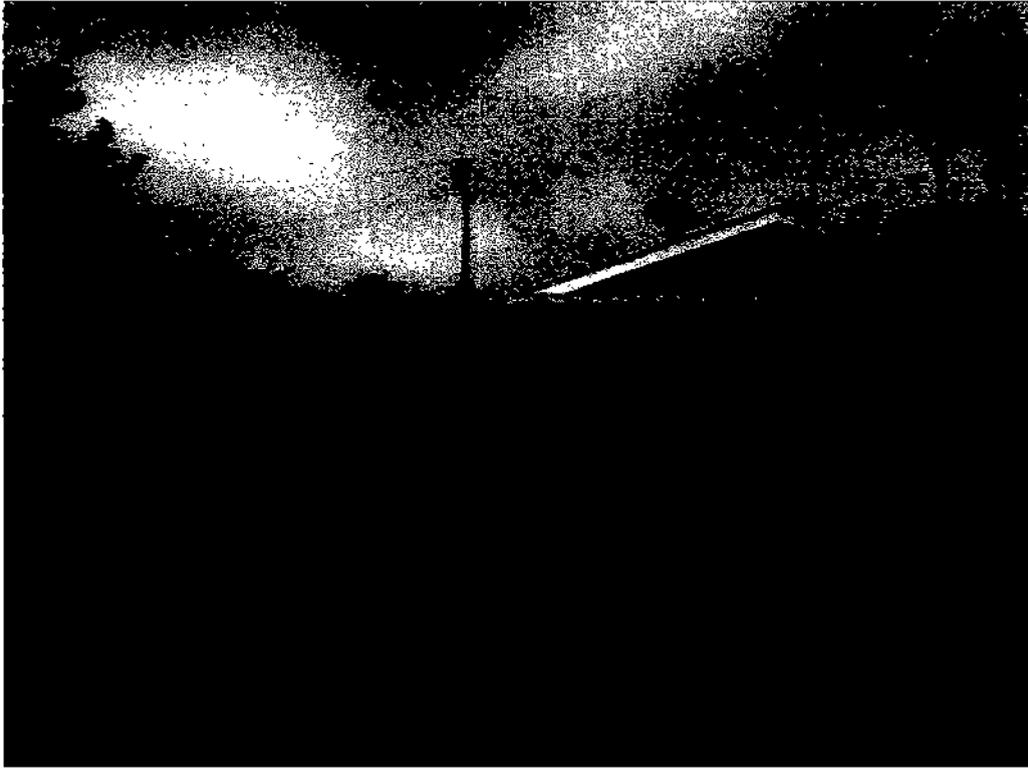
13



2264
Meyer Place
↳

2nd story of 624 W. Wilson (condos)

5/2/06



624 W. Wilson ↑



624 W. Wilson
Condos ←

2264
Meyer
Place ↘

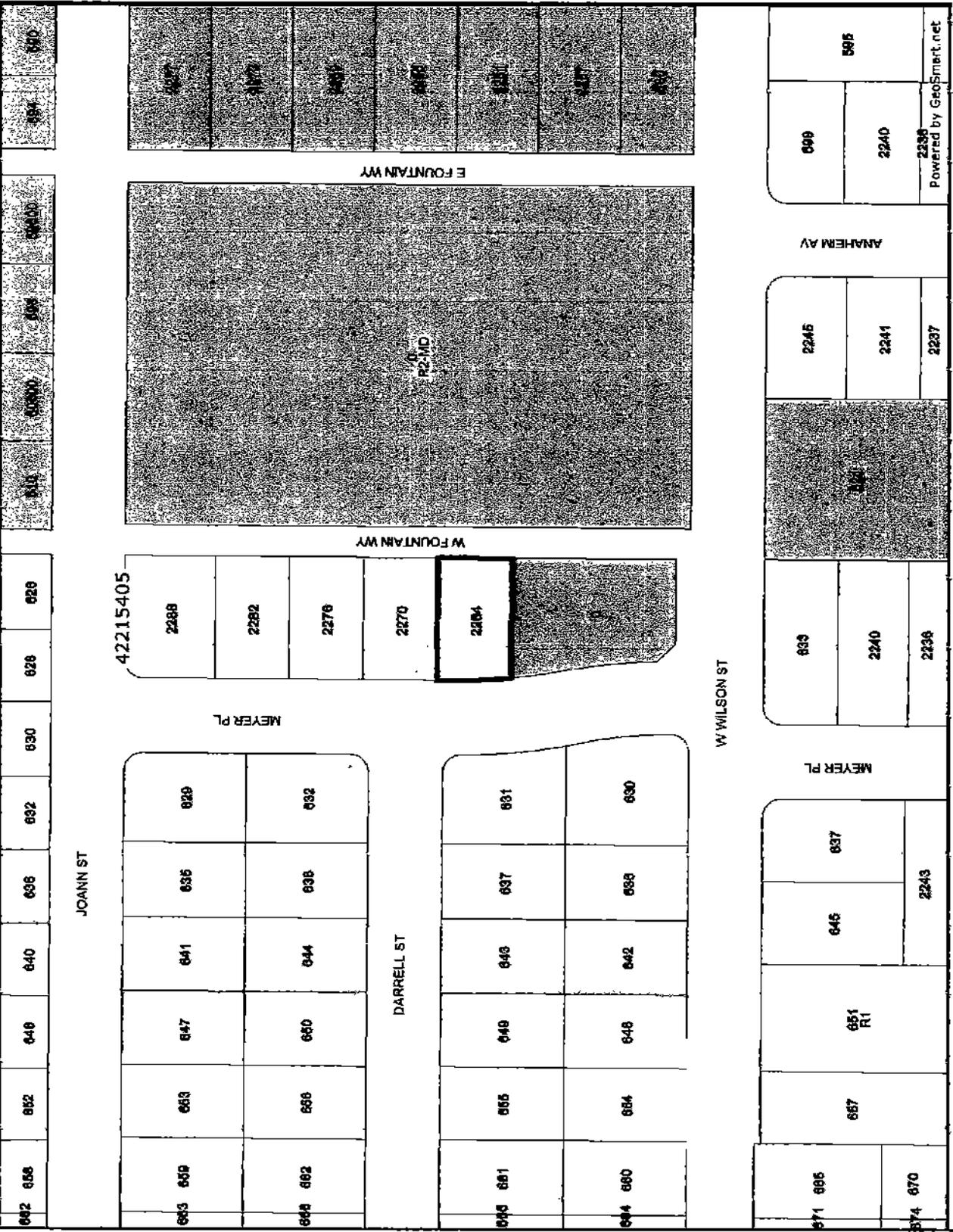
2264 MEYER PLACE

ZONING MAP

Legend

- Selected Features
- Parcel Addresses
- Street Names
- Parcel Lines
- City Boundary
- Zoning

- AP
- C1
- C1-S
- C2
- CL
- ISAR
- ISAR-S
- MC
- MP
- P
- PDC
- PDI
- PDR-HD
- PDR-LO
- PDR-MD
- PDR-NCH
- R1
- R2-HD
- R2-MD
- R3
- TC
- parcels



16

2264 MEYER PLACE

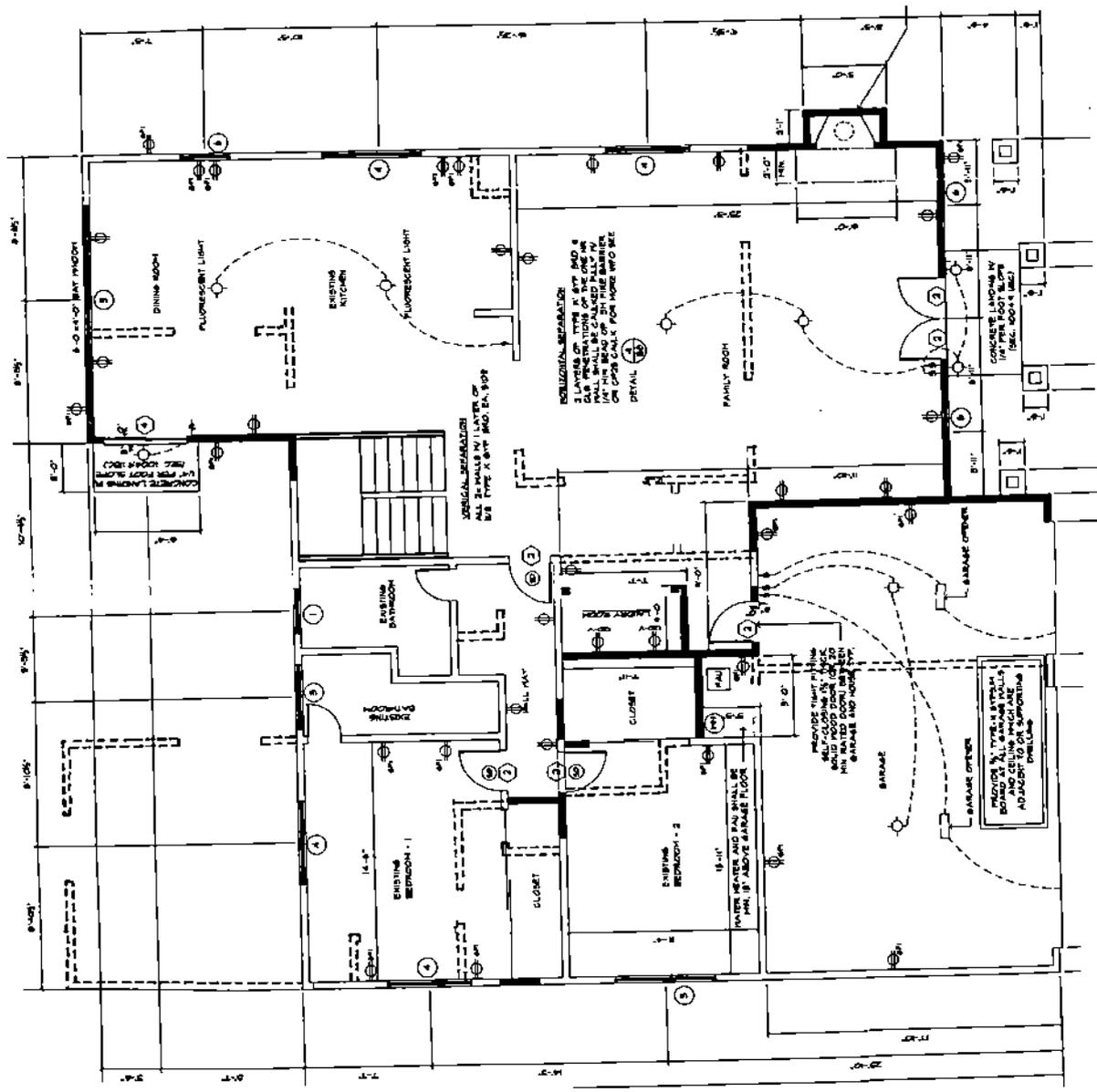
AERIAL PHOTO



Legend

- Selected Features
- Parcel Addresses
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- parcels

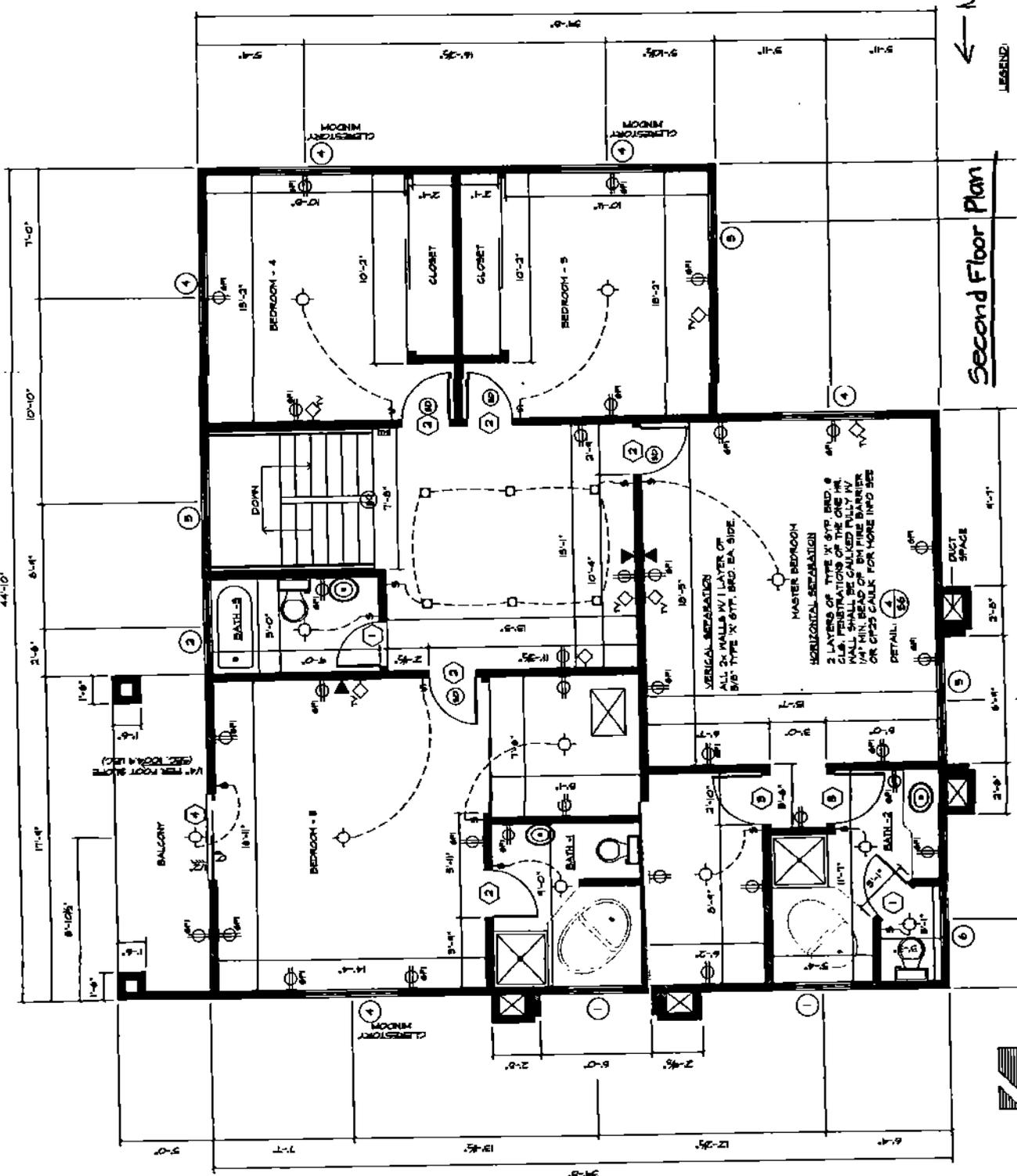




First Floor Plan
 ← N

SECOND FLOOR
HOUSE ADJAC

12'-0" HIGH
CANTILEVER
PARTITION



Second Floor Plan

LEGEND

44'-10"

10'-10"

11'-0"

6'-6"

2'-6"

17'-4"

8'-10 1/2"

1'-6"

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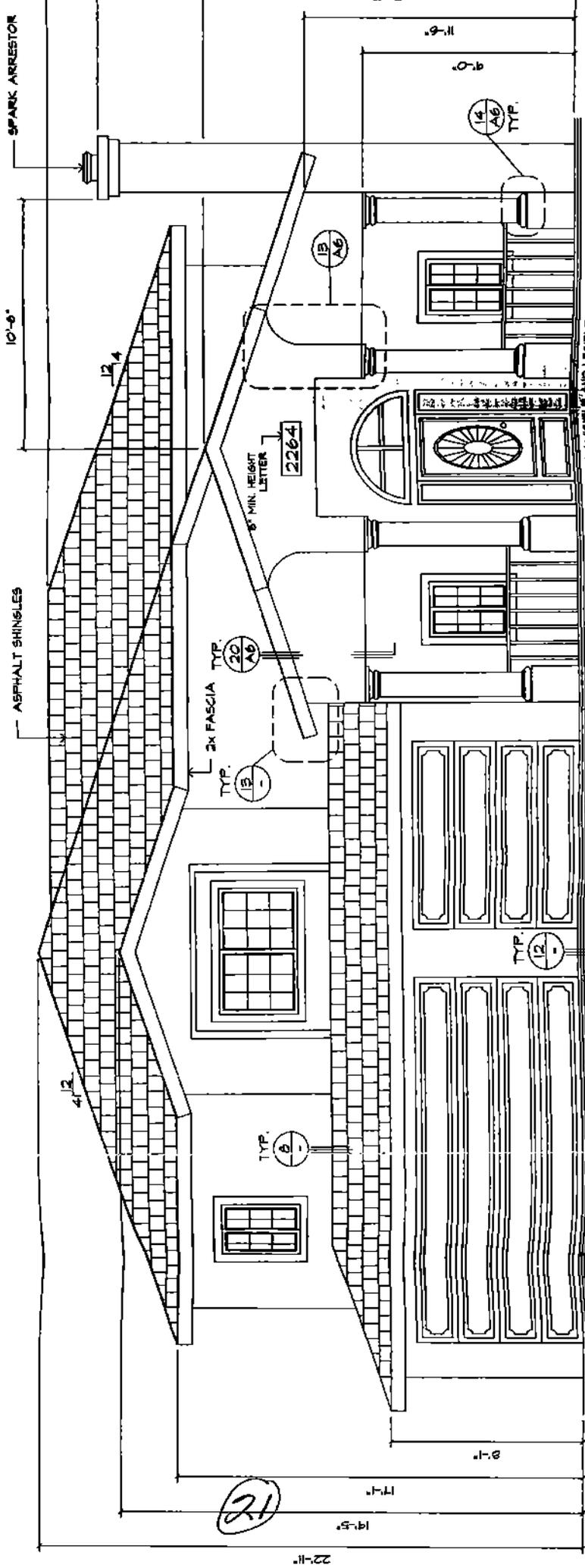
11'-4"

17'-4"

20

2- STORY
RESIDENCE
1- story
Residence





ADDRESSES SHALL BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONT OF THE PROPERTY. ADDRESS NUMBERS SHALL BE 6" HEIGHT MIN.

WEST ELEVATION West (Front)

EXTERIOR FINISH

(21)

22'-11"

8'-1"

7'-1"

19'-5"

10'-6"

ASPHALT SHINGLES

SPARK ARRESTOR

2x FASCIA TYP.

8" MIN. HEIGHT LETTER

2264

TYP. 13 20 16

TYP. 13

TYP. 6

TYP. 13

13 16

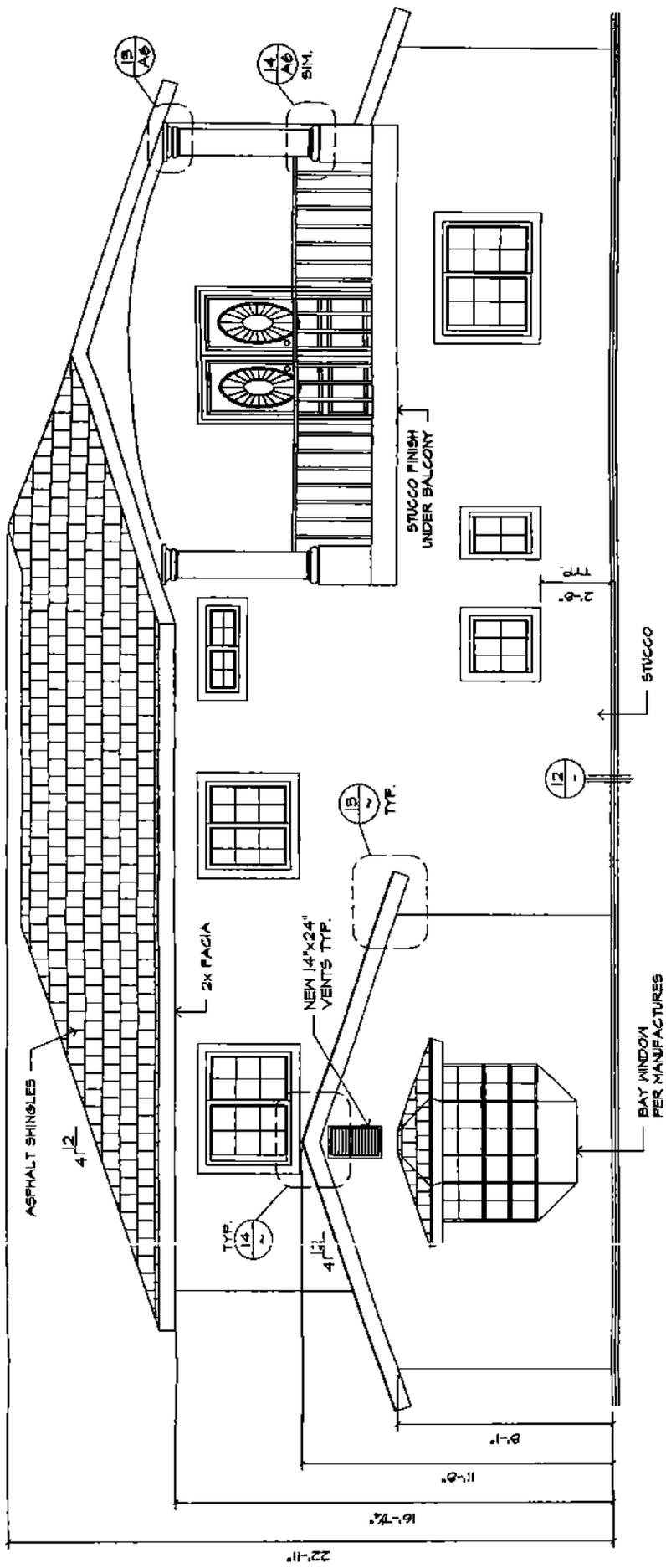
14 16 16 TYP.

0-6

9-11

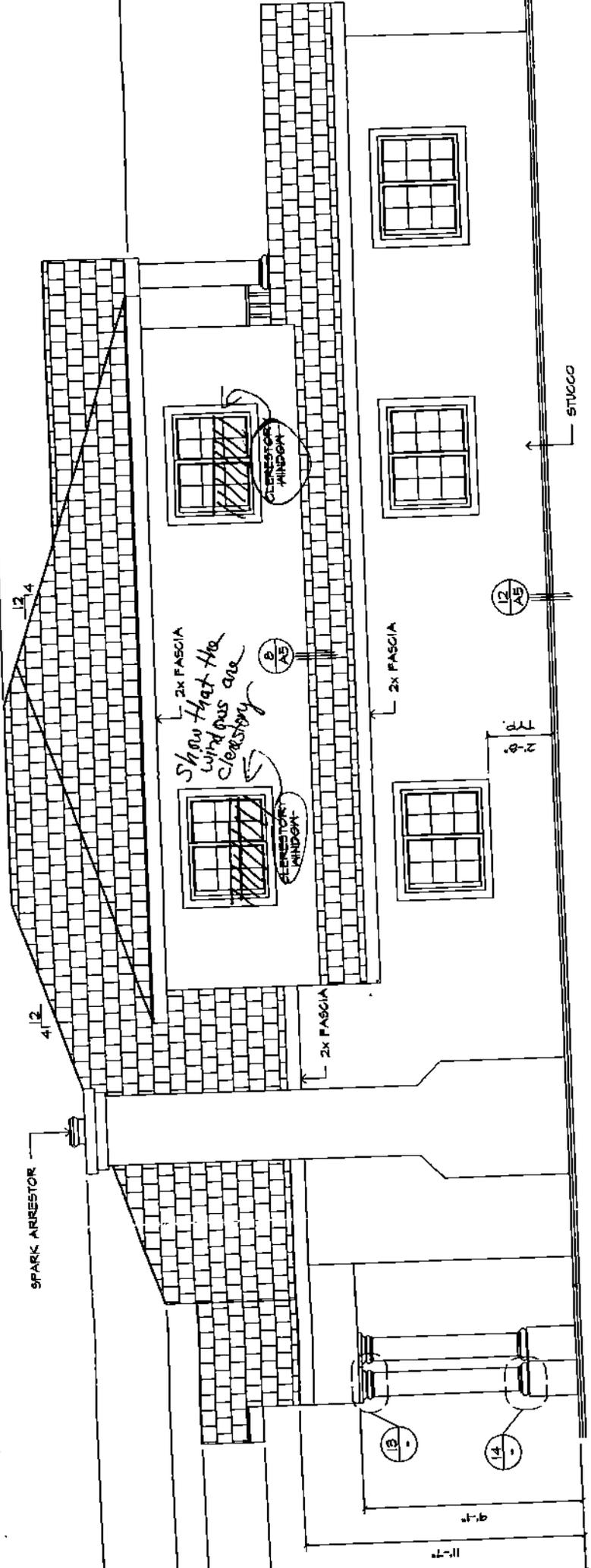
4'-2"

12'-4"



22

ELEVATION East (Rear)

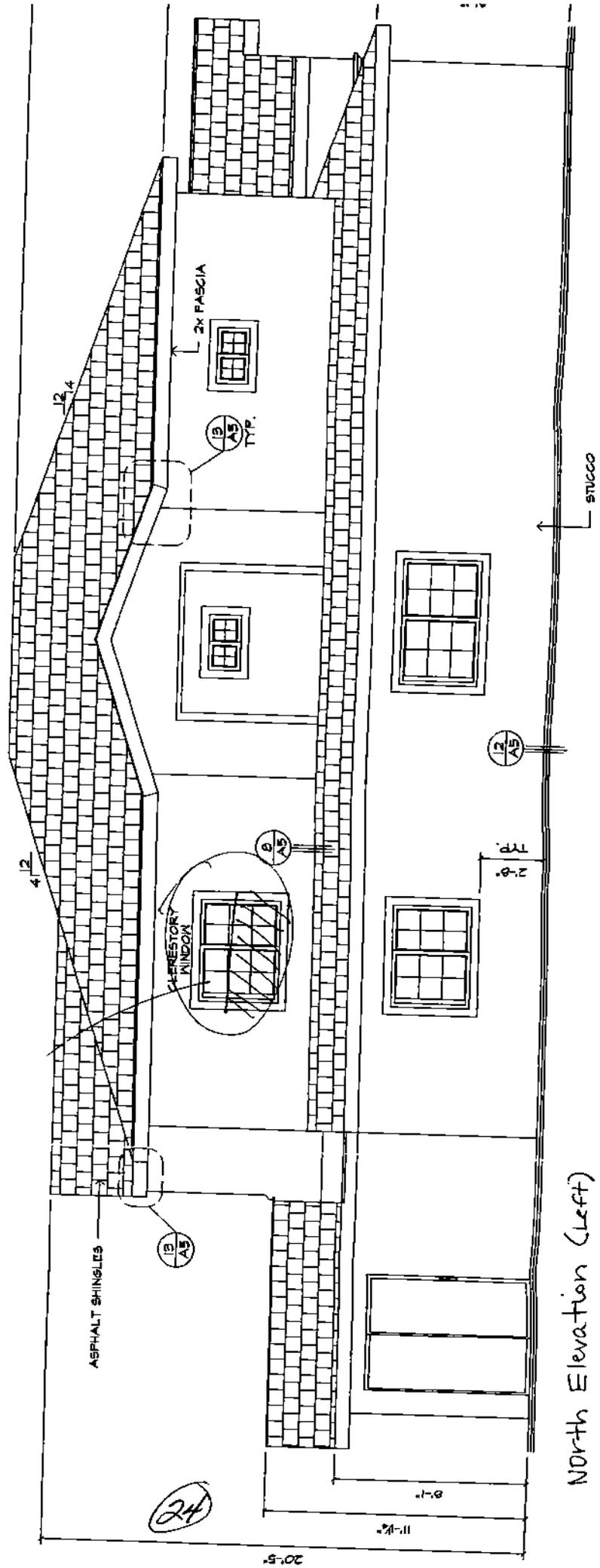


23

ELEVATION South (Right)

↑

TH



North Elevation (Left)