



PLANNING COMMISSION AGENDA REPORT

III 7.

MEETING DATE: JUNE 26, 2006

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-22
227 MONTE VISTA AVENUE

DATE: JUNE 15, 2006

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

DESCRIPTION

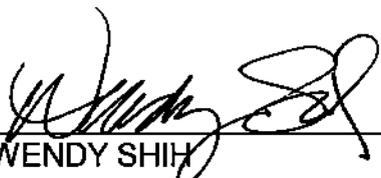
The applicant is requesting approval of a variance from minimum lot width requirements (50 feet required; 49.5 feet proposed), for two lots of a proposed four-lot subdivision to facilitate the construction of four detached single-family residences.

APPLICANT

Jared Cefalia is the authorized agent for property owner, John Locker.

RECOMMENDATION

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


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 227 Monte Vista Avenue Application: PA-06-22

Request: Variance from minimum lot width requirements (50 feet required; 49.5 feet proposed), for two lots of a proposed four-lot subdivision to facilitate the construction of four detached single-family residences.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R1</u>	North:	<u>Surrounding properties</u>
General Plan:	<u>Low Density Residential</u>	South:	<u>are all R1</u>
Lot Dimensions:	<u>Irregular</u>	East:	<u>zoned and</u>
Lot Area:	<u>27,172 sq.ft.</u>	West:	<u>developed.</u>
Existing Development:	<u>Single-family residence and a detached garage (to be demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 du/6,000 sq.ft.	1 du/6,793 sq.ft.
General Plan	1 du/5,445 sq.ft.	
Lot Size:	6,000 sq.ft.	6,793 sq.ft.
Lot Width:	50 ft.	49.5 ft. minimum*

CEQA Status	<u>Exempt-Class 32</u>
Final Action	<u>Planning Commission</u>

* Variance requested.

PROJECT DESCRIPTION

The subject property is located near the southwest corner of Monte Vista Avenue and Fairway Drive. The 27,172 square-foot lot has frontage on Monte Vista Avenue and Norse Avenue. It is zoned R1 (Single-Family Residential) with a General Plan designation of Low Density Residential. The property contains a single-family residence and a detached garage. The applicant is proposing to demolish the existing structures and subdivide the property into four lots to accommodate single-family residences. However, since the existing lot width along Monte Vista Avenue is 99 feet wide, a lot split would result in two, 49.5-foot wide lots along Monte Vista Avenue. Therefore, the applicant requests approval of variances from the 50-foot minimum lot width requirement to facilitate the subdivision.

The applicant is aware that a parcel map will be required to subdivide the property into four R1 lots and a minor design review for the construction of a single-family residence on each lot. However, he did not want to incur the cost of having the map and plans prepared until Planning Commission acted on the minimum lot width variance request. The construction of the units will not be subject to Planning Commission review because the property is zoned R1 with no more than a single-family home on each lot.

ANALYSIS

It is staff's opinion that special circumstances applicable to the property exist to justify approval of the variances to allow a 6-inch reduction in minimum lot width requirements for a future subdivision. Specifically, the lots will be only 6 inches narrower than five of the six lots on their block of the street with the same orientation. The resulting lots will also exceed minimum lot area regulations. Therefore, it is staff's opinion that the strict application of the minimum lot width requirement on the subject property would deprive the property of privileges enjoyed by others in the vicinity under the R1 zoning classification, which contain detached residences. It is staff's opinion that approval of the variances would not negatively impact surrounding properties or constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of Low Density Residential. Under this designation one dwelling unit is allowed per lot. The proposed 6-inch lot width reduction would allow for four single-family residential lots exceeding 6,000 square feet each, which would be consistent with other properties in the area and consistent with the use and density allowed by the City's General Plan.

ALTERNATIVES

1. If the application is approved, it would allow the lot to be subdivided into four parcels.

2. If the application is denied, the applicant could not submit substantially the same request for six months. The applicant may process an application to subdivide the property into three lots without a lot width variance.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

CONCLUSION

It is staff's opinion that the requested lot width variances can be justified since the lots will be only 6 inches narrower than five of the six lots on their block of the street with the same orientation. The resulting lots will also exceed minimum lot area regulations. It is staff's opinion that approval of the variances would not negatively impact surrounding properties or constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity.

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

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

Jared Cefalia
228 Del Mar Ave.
Costa Mesa, CA 92627

John Locker
227 Monte Vista Ave.
Costa Mesa, CA 92627

File: 062606PA0622	Date: 061306	Time: 4:00 p.m.
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RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-06-22**

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

WHEREAS, an application was filed by Jared Cefalia, authorized agent for owner of property, John Locker, with respect to the real property located at 227 Monte Vista Avenue, requesting approval of a variance from minimum lot width requirements (50 feet required; 49.5 feet proposed), for two lots of a proposed four-lot subdivision to facilitate the construction of four detached single-family residences, in the R1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 26, 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** Planning Application PA-06-22 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 Application PA-06-22 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 26th day of June, 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:
- a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties.
 - b. 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.
 - c. The project is consistent with the General Plan since the property has a general plan designation of Low Density Residential. Under this designation one dwelling unit is allowed per lot. The proposed 6-inch lot width reduction would allow for four single-family residential lots exceeding 6,000 square feet each, which would be consistent with other properties in the area and consistent with the use and density allowed by the City's General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (g)(1) because special circumstances applicable to the property exist to justify approval of the variance from the front setback requirement. Specifically, the lots will be only 6 inches narrower than five of the six lots on their block of the street with the same orientation. The resulting lots will also exceed minimum lot area regulations. The strict application of development standards deprives such property of privileges enjoyed by others in the vicinity under identical zoning classifications. The deviation granted does not constitute a grant of a special privilege inconsistent with the limitation upon other properties in the vicinity and zone in which the property is situated. Granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Development Projects.
- D. 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 (for construction)**

- 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. 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 a public street, 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.
 3. 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.
 4. 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.
 5. The conditions of approval and ordinance or code provisions of planning application PA-06-22 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 6. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 7. All construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. 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.
 8. 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.

PLANNING DIVISION - CITY OF COSTA MESA
DESCRIPTION/JUSTIFICATION

Application #: DA-06-22
Address: 227 Monte Vista Ave

Environmental Determination: Exempt, CLASS 32

1. Fully describe your request: I am requesting a variance of lot width on two single family homes. The required lot width is 50 feet. I am proposing 49.5 feet. I am only 6 inches short of the development standards of lot widths.

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. The property is in desperate need of redevelopment.

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:

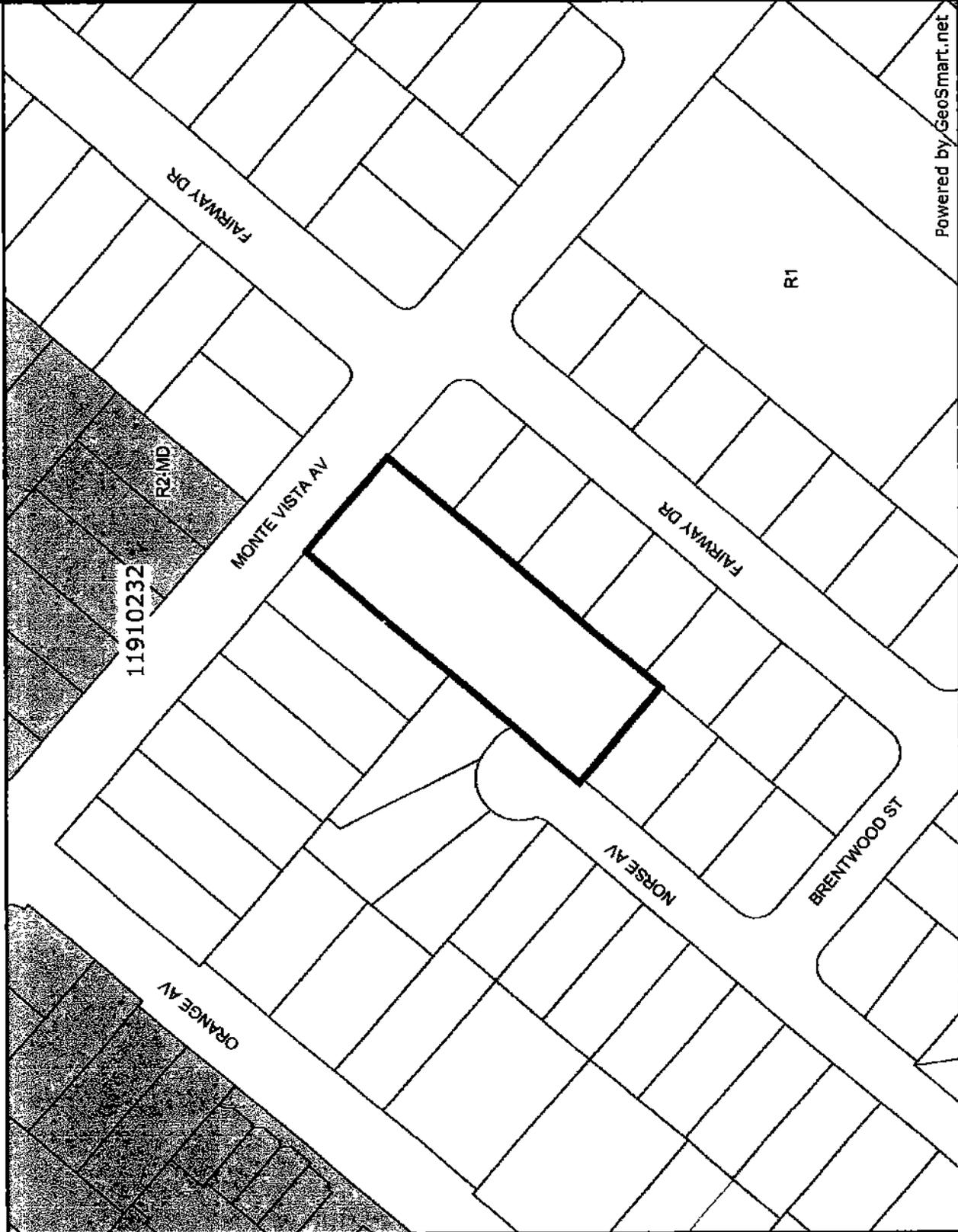
- Is not included in the publication indicated above.
- Is included in the publication indicated above.


Signature

3/16/06
Date

ZONING/LOCATION MAP

227 Monte Vista Avenue



Powered by GeoSmart.net

AERIAL PHOTO

227 Monte Vista Avenue

11910232



Legend

Identified Features



Selected Features



Street Names

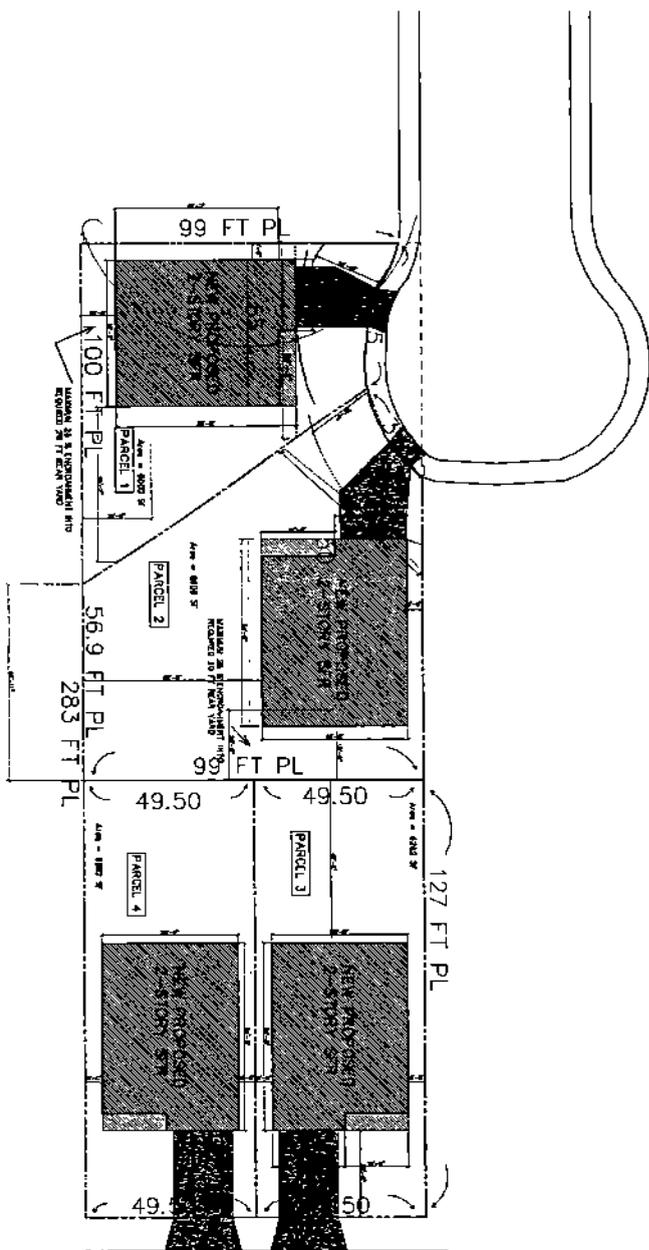
Parcel Lines

City Boundary

Ortho Photography

Parcels





MONTE VISTA

THIS PROJECT SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE (CBC) - 2001 EDITION; UNIFORM BUILDING CODE, 1997 EDITION; UNIFORM PLUMBING CODE, 2000 EDITION; UNIFORM MECHANICAL CODE, 2000 EDITION; THE CALIFORNIA FIRE CODE (CFC), 2001 EDITION; NATIONAL ELECTRICAL CODE (NEC), 2001 EDITION; CALIFORNIA ELECTRICAL CODE (CEC), 2001 EDITION; AND THE CALIFORNIA ENERGY COMMISSION (CEC)-2005 EDITION. CONSTRUCTION MUST BE PERMITTED ONLY BETWEEN SATURDAY AND 10:00 am. TO 6:00 pm. ON SUNDAY AND HOLIDAYS. NOTE: OFFSITE IMPROVEMENTS REQUIRE AN ENCROACHMENT PERMIT. SEE CDS-00004 FOR DETAILS. SITE PLAN ONLY REFER TO GRADING PLAN FOR ALL STREET IMPROVEMENTS PRIORITY MAP

AREA CALCULATIONS FOR PARCEL 1			
UNIT	1st FLOOR	2nd FLOOR	TOTAL LIVING
AREA REQUIR	1874 sq. ft.	1443 sq. ft.	498 sq. ft.
1st Fl. Footprint	2243 S.F.		
2nd Fl. Footprint	1547 S.F.		
2nd Fl. Living Area	1854 S.F.		
1st Fl. Living Area	1974 S.F.		
Total Living Area	3848 S.F.		

AREA CALCULATIONS FOR PARCEL 2			
UNIT	1st FLOOR	2nd FLOOR	TOTAL LIVING
AREA REQUIR	1140 sq. ft.	1443 sq. ft.	498 sq. ft.
1st Fl. Footprint	2243 S.F.		
2nd Fl. Footprint	1547 S.F.		
2nd Fl. Living Area	1854 S.F.		
1st Fl. Living Area	1974 S.F.		
Total Living Area	3848 S.F.		

AREA CALCULATIONS FOR PARCELS 3-4			
UNIT	1st FLOOR	2nd FLOOR	TOTAL LIVING
AREA REQUIR	1748 sq. ft.	1443 sq. ft.	498 sq. ft.
1st Fl. Footprint	2243 S.F.		
2nd Fl. Footprint	1547 S.F.		
2nd Fl. Living Area	1854 S.F.		
1st Fl. Living Area	1974 S.F.		
Total Living Area	3848 S.F.		

PA-06-22 SITE PLAN