PLANNING COMMISSION AGENDA REPORT

VI 4.

MEETING DATE: NOVEMBER 13, 2006 ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-56
1944 FEDERAL AVENUE

DATE: NOVEMBER 2, 2006

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

DESCRIPTION

The applicant is requesting approval of variances to allow a detached garage to encroach into the required rear building setback and reduced vehicular back-out distance, with a minor conditional use permit for excess garage area and a minor modification to allow 7-foot high side gates.

APPLICANT

Paul Villagrana is the property owner and applicant.

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: 1944 Federal Avenue Application: PA-06-56

Request: Variances to allow a detached garage to encroach into the required rear building setback (10 ft. required; 3 ft. proposed) and reduced vehicular back-out distance (25 ft. required; 19 ft. proposed), with a minor conditional use permit for excess garage area (maximum 700 sq.ft. allowed; 840 sq.ft. proposed) and a minor modification to allow 7-foot high side gates (6 ft. high maximum allowed).

SUBJECT PROPERTY:		**SURROUNDING PROPERTY:**	
Zone:	R1	North:	R1 – Single-family residential
General Plan:	Low Density Residential	South:	R1 – Single-family residential
Lot Dimensions:	67 ft. x 110 ft.	East:	MG - Industrial
Lot Area:	7,370 sq.ft.	West:	R1 – Single-family residential
Existing Development:	Single-family residence with an attached single-car garage (garage to be demolished).		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Size:		
Lot Width	50 ft.	67 ft.
Lot Area	6,000 sq. ft.	7,370 sq.ft.
Density:		
Zone	1 du/6,000 sq.ft.	1 du/7,370 sq.ft.
General Plan	1 du/5,445 sq.ft.	1 du/7,370 sq.ft.
Building Coverage:		
Buildings	N/A	26% (1,895 sq.ft.)
Paving	N/A	33% (2,424 sq.ft.)
Open Space	Min. 40% (2,948 sq. ft.)	41% (3,051 sq.ft.)
TOTAL	100% (7,370 sq.ft.)	100% (7,370 sq. ft.)
Building Height (single story):	15 ft.	15 ft.
Setbacks (detached garage):		
Front (vehicle back out distance)	25 ft.	19 ft.[1]
Side (left/right)	5 ft./5 ft.	12.5 ft./24.5 ft.
Rear	10 ft.	3 ft.[1]
Parking:		
Garage	1	2
Open	1	1
TOTAL	2 Spaces[2]	3 Spaces

CEQA Status Exempt, Class 3

Final Action Planning Commission

1 Variances requested.
2 Existing nonconforming.

PROJECT DESCRIPTION

The subject property is located north of West 19th Street on the east side of Federal Avenue. The lot backs up to the Mesa Consolidated Water District site and the end of a public alley. The property is zoned R1 (Single-Family Residential) with a General Plan designation of Low Density Residential. The lot contains a single-story, single-family residence with an attached single-car garage. The applicant proposes to demolish the single-car garage and construct a detached, 840 square-foot garage/RV storage building at the rear of the lot. The garage will have access from both Federal Avenue and the public alley. The applicant requests approval of the following applications to facilitate the construction:

1. Variances to allow a 3-foot rear setback (10 feet required) and a 19-foot vehicle back out distance (25 feet required).
2. Minor conditional use permit to exceed the 700 square-foot garage limit for a single-family residence.
3. Minor modification to allow 7-foot high side gates (6-foot maximum height allowed).

ANALYSIS

VARIANCES – VEHICLE BACK OUT AND REAR SETBACK

It is staff's opinion that special circumstances applicable to the property exist to justify approval of the variances. Specifically, the reduced rear setback abuts an industrial maintenance yard area and the end of a public alley. The alley currently provides access for trucks to and from the maintenance yard. Therefore, the proposed 3-foot rear setback will not negatively impact any residential properties. Because the garage is proposed to exceed the minimum 5-foot side setback requirement, impacts on the adjoining residential properties to the north and south are not anticipated. The neighboring residential and industrial property owners have reviewed the proposal and submitted letters in support of the application. The City's Transportation Services Division reviewed the plans and feels that since the garage door is off-set from the residence, the 19-foot back-out distance will allow adequate access in and out of the garage. 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 residential properties in the vicinity.

MINOR CONDITIONAL USE PERMIT

Since the proposed construction is single-storied and is setback 12 to 24 feet away from the side property lines, it would not have an impact on the adjoining residents. Adequate open space will still be provided with the over-sized garage. The proposed garage would also provide an enclosed structure for the storage of vehicles and RVs so that they will be screened from the street and other properties. Approval of the garage will also bring on-site parking closer to conformance with Code since the property was

built with a single-car garage. If the application is approved, staff is recommending a condition requiring the RV be parked inside the garage.

MINOR MODIFICATION

The applicant proposes 7-foot high, perforated wrought iron gates on both sides of the house. It is staff's opinion that the proposal is compatible and enhances the existing development on and off-site. The gates will provide screening of the paved driveway/parking area as well as the proposed garage structure at the rear of the lot.

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 construction is part of a single-family residence. Therefore, it is consistent with the use and density allowed by the City's General Plan.

ALTERNATIVES

1. If the application is approved, it would allow the construction of the garage/RV storage as proposed.

2. If the application is denied, the project could not be constructed as proposed. The applicant could not submit substantially the same request for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction.

CONCLUSION

It is staff's opinion that the requested variances can be justified due to the fact the lot abuts a paved maintenance yard area of an industrial property and the end of a public alley; consequently, approval of the variances should not negatively impact surrounding properties or constitute a grant of special privilege inconsistent with the limitation upon other properties in the vicinity. The over-sized garage would provide an enclosed structure for the storage of vehicles and RVs so they will be screened from the street and other properties. The 7-foot high gates would provide screening of the paved/parking area and the proposed garage structure at the rear of the lot.

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

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

Paul Villagrana
1944 Federal Avenue
Costa Mesa, CA 92627

Pablo Lopez
1940 Federal Ave.
Costa Mesa, CA 92627

Mohammed Munif
1950 Federal Ave.
Costa Mesa, CA 92627

File: 111306PA0656	Date: 102606	Time: 2:45 p.m.

RESOLUTION NO. PC-06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-06-56

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

WHEREAS, an application was filed by property owner Paul Villagrana, with respect to the real property located at 1944 Federal Avenue, requesting approval of variances to allow a detached garage to encroach into the required rear building setback (10 ft. required; 3 ft. proposed) and reduced vehicular back-out distance (25 ft. required; 19 ft. proposed), with a minor conditional use permit for excess garage area (maximum 700 sq.ft. allowed; 840 sq.ft. proposed) and a minor modification to allow 7-foot high gates (6 ft. high maximum allowed)., in the R1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 13, 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-06-56 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-06-56 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 13th day of November, 2006.

_____

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on November 13, 2006, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, 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 building and other site features, including functional aspects of the site development, 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 detached garage is part of a single-family residence. Therefore, it is 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.
   e. The cumulative effects of all planning applications have been considered.

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 variances from rear setback and vehicle back out distance requirements. Specifically, the lot abuts an industrial maintenance yard area and a public alley at the rear. The public alley provides truck access to and from the maintenance yard. Therefore, the reduced rear setback will not negatively impact any residents. The garage location is also proposed to exceed the minimum 5-foot side setback requirement so that impacts on the adjoining residential properties to the north and south are not anticipated. The neighboring property owners have also reviewed the proposal and submitted letters in support of the application. The Transportation Services Division has reviewed the plans and feels that the 19-foot back-out distance would still allow for adequate vehicle maneuvering on-site. 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 minor conditional use permit to exceed the 700 square-foot garage limit for a single-family residence substantially comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is substantially compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the over-sized garage would provide an enclosed structure for the storage of vehicles and RVs so that they will be screened from the street and other properties. The single-story height of the garage and increased separation from the side property lines should minimize impacts on the neighboring properties. Approval of the garage will also bring the property closer to conformance with current parking requirements since the existing development contains a single-car garage. Additionally, adequate

open space will still be provided. Granting the minor conditional use permit will not allow a use, density or intensity, which is not in accordance with the general plan designation for the property.

D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that the minor modification for the 7-foot high side gates 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 gates are compatible and provide screening of the paved driveway/parking area and the detached garage at the rear of the lot.

E. 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 15303 for New Construction.

F. 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. All new and existing construction shall be compatible with regard to building materials, style, colors, etc. with the existing structure. Plans submitted for plan check shall reflect how architectural compatibility will be accomplished.
2. The garage shall be used for vehicle/RV parking purposes only. Storage other items is permitted only if it does not interfere with the parking areas.
3. The conditions of approval, code requirements, and special district requirements of Planning Application PA-06-56 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
4. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the Building final. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
5. Grading, materials delivery, equipment operation, and other 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.

Eng.

6. 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.

Paul Villagrana and Anita Lorz
1944 Federal Ave • Costa Mesa, Ca 92627 • Tel. 949-515-1519

August 23, 2006

City of Costa Mesa
Development Services Department
77 Fair Drive
Costa Mesa, California 92626

Re: Variance Request, 1944 Federal Avenue, Costa Mesa, CA 92627

Dear Sir/Madam:

We are the owner-occupants of 1944 Federal Ave, Costa Mesa, CA 92627 (Lot 10, Tract 1712 of Book 50.) We are requesting a variance to encroach two feet into the five-foot rear setback required of property abutting a publicly dedicated alley (Table 13-32, Costa Mesa Municipal Code.)

We are remodeling our home and would like to remove the attached single car garage and construct a modern garage at the rear of the property **(See Plot Plan)** to replace it. By way of precedence, many homes in our tract have done the same to enhance their property **(See Exhibit A through E).**

The requested variance would allow us to keep our primary and recreational vehicles out of sight from the front of our home, which would enhance the overall aesthetics of both our property and the neighborhood, as in the example in **Exhibit A**. The proposed garage will have a gable roof and the color will match the primary building.

The garage will be 12 ½ feet from the north property line and 24 ½ feet from the south property line, exceeding the required 5-foot side setback standard, and will also meet the height allowance of 15 feet.

At 30 feet by 28 feet, or 840 square feet, the proposed garage is 140 square feet larger than the allowed 700 square feet. We believe the request is justified for two reasons: 1. As mentioned, the increased size will allow us to house both our primary and recreational vehicles. 2. A larger single-story garage versus a two-story garage with storage on top **(as in Exhibit F)** positively impacts the aesthetics of the neighborhood by being almost entirely hidden from the street.

In addition to abutting a public alley, our property also abuts Mesa Consolidated Water District's commercial property. The portion of their property adjoining ours is used as a main access for their large maintenance trucks and equipment from the alley to the maintenance yard.

The proposed position and size of the garage has an added benefit as a sound barrier between our home and the day-to-day operations of the Mesa Consolidated maintenance yard. We have consulted with Mesa Consolidated regarding our proposed plans and have received their support in writing **(See Exhibit G)**.

In addition, Southern California Edison and AT&T have both examined our proposal and granted us permission in writing **(See Exhibit H & I)** to encroach upon their respective easements **(See Plot Plan)**. Our immediate neighbors to the north and south have also reviewed our proposal and have given us their support in writing **(See Exhibit J & K)**.

We have done a great deal of research and outreach to insure that our proposed plans will not be a nuisance to our neighbors and neighborhood. We plan to reside in the City of Costa Mesa for many years to come and will continue to contribute to the overall beauty of this lovely Westside neighborhood.

We appreciate your time and consideration in reviewing our request and look forward to hearing from you.

Sincerely,

Paul Villagrana

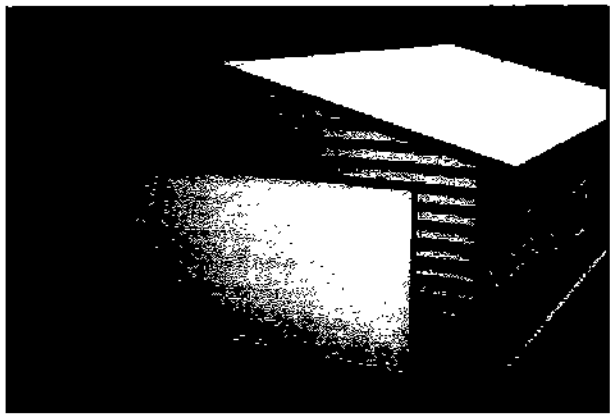
Anita Lorz

Shipping Information
Policies
Buy Online Safely
How We Do It
Contact Us

RV Storage

RV & Boat Storage
RV Storage Rates
FAQs

Assembly is simple and straightforward: roof panels are attached in a vertical application and the wall panels are attached horizontally just like the Teton or the Sonoran. Get a quote.



Teton Series Buildings:
The Teton Series was made to integrate into the urban environment with its 12" soffit e overhangs and the distinctive exterior paneling made to repli wood shiplap siding. It has the strength and maintenance free characteristics of steel with a distinctive residential appearar while still providing the strengtl and durability necessary for the rural environment.

The Teton's heavy 26 gauge paneling appears just like shiplap siding. It goes on horizontally, which means it's a simple application of the panels from the ground u trim designs compliment and add to the dimension of its distinctive profile. Get a q

Sonoran Series Buildings:
The Sonoran Series is the most economical and easiest to build of any of our buildings. The structure performs well in most any environment but is not recommended for areas having much in the way of snow loads - not because it won't engineer but because the ribbed panels are applied in a horizontal fashion which can inhibit the easy runoff of snow.

The Sonoran can be used in urban or rural areas and provides a great building for storage, boats, cars, trucks or just general warehousing. This is the building that c begin serving you as a carport and then later, easily converts to a garage or buildi with the addition of enclosures on the front and the back.

The simplest of any building offered by us, a beginner with limited tools and constr background will have no problems installing the Sonoran Series. Get a quote.

Gambrel Buildings:
No other steel building company in America offers you the option of the Gambrel barn style building!

The advantages to the gambrel is bas on the same reasoning and purpose tl led European farmers to come up witr design centuries ago: **Interior Space**.

13.

Mesa Consolidated
Water District

District Mission: Dedicated to Satisfying our Community's Water Needs

July 28, 2006

Mr. Paul Villagrana
1944 Federal Avenue
Costa Mesa, CA 92627

BOARD OF DIRECTORS

PAUL E. SHOENBERGER
President
Division II

JAMES F. ATKINSON
First Vice President
Division IV

FRED BOCKMILLER
Vice President
Division I

SHAWN DEWANE
Vice President
Division V

TRUDY OHLIG-HALL
Vice President
Division III

DIANA M. LEACH
General Manager

COLEEN L. MONTELEONE
District Secretary

VICTORIA L. BEATLEY
Treasurer / Auditor

BOWIE, ARNESON, WILES & GIANNONE
Legal Counsel

Subject: Request for Permission to Construct Garage with Three Foot Setback from Property Line.

Dear Mr. Villagrana:

Mesa Consolidated Water District does not object to your plan to construct a garage with a three foot set back from the property line and Mesa's wall provided that you clear the vegetation and remove the wood lattice from the top of the wall and replace the barbed wire and razor wire to the same condition as it exists on the wall north of your property.

If you have any additional questions, concerns or require additional information, feel free to contact me at (949) 631-1291 or by e-mail at bobm@mesawater.org.

Sincerely,

Robert R. McVicker

Robert R. McVicker, P. E.
District Engineer

c: Diana M. Leach, General Manager
Bill Johnson, Water Operations Manager

P.O. Box 5008 ♦ 1965 Placentia Avenue (92627) ♦ Costa Mesa, California 92628-5008
Telephone (949) 631-1200 ♦ FAX (949) 574-1036
www.mesawater.org

AT&T California
1265 Van Buren Street
Room 180
Anaheim, CA 92807

May 19, 2006

Paul Villagrana & Anita Lorz
1944 Federal Avenue
Costa Mesa, CA 92626

RE: **Encroachment Agreement**
Property Description: Tract 1712, Lot 10, APN: 422-511-10
Common Address: 1944 Federal Avenue, Costa Mesa, CA

The parties to this Encroachment Agreement are Paul Villagrana, a Single Man and Anita Lorz, a Single Woman as Joint Tenants, property owner(s) of 1944 Federal Avenue, Costa Mesa, and Pacific Bell Telephone Company, a California Corporation dba AT&T California ("AT&T").

Encroachment Location: The westerly two (2) feet of the Easterly (5) feet of Lot 10 of Tract 1712 as set forth in the Easement Documents recorded in Document Recorded in Book 2567, Page 13, the Records of the County of Orange.

Conditions of Encroachment

1. The property owner shall be solely responsible and liable for any damage to AT&T's facilities that are caused by the Encroachment, construction of the Encroachment, maintenance of the Encroachment, or repair of the Encroachment.

2. Pacific Bell retains any prior or future rights to access telephone plant for maintenance, repair, replacement, etc.

3. Should the Encroachment impede AT&T's access to the above easement at any time, the property owner shall remove the obstruction that is impeding AT&T's access within thirty days of the date AT&T sends written notice of its inability to access the easement. The property owner shall bear the cost of the removal and replacement of the obstruction.

4. Property Owner shall hold harmless AT&T and its officers, agents, employees, contractors, and associated and affiliated companies and their respective officers, agents, and employees ("Indemnitees") from and against any and all losses, damages, expenses, costs, penalties, fines, fees (including reasonable attorneys' and consultants fees), and liabilities arising out of or in any way connected with damage to the Encroachment that is caused by AT&T's installation, construction, locations, repair, maintenance, removal, or replacement of its facilities.

Please call **Underground Service Alert** on **1-800-227-2600** 48 hours prior to any excavation.

If you agree with the above stipulations, please indicate by signing below and returning to the undersigned in the enclosed envelope.

Thank you for your consideration and assistance in helping us protect the telephone facilities.

Sincerely,

Janet Lyons
Right of Way Administrator
D050630

Signature: Paul Villagrana Anita L. Lorz

Date: 6-1-06

15.

USA Proud Sponsor of the U.S. Olympic Team

SOUTHERN CALIFORNIA
EDISON
An EDISON INTERNATIONAL® Company

August 14, 2006

Mr. Paul Villagrana
Ms. Anita Lorz
1944 Federal Ave.
Costa Mesa, CA 92627-4130

Attn: To Whom It May Concern

SUBJECT: **INTENT TO ISSUE ENCROACHMENT**
1944 Federal Ave., Costa Mesa
SCE File No: **END06149835**

In reference to the above mentioned project, this letter is being provided to you to acknowledge that we are in fact granting permission to Mr. Villagrana and Ms. Lorz to encroach with a garage into our overhead distribution easement and are in receipt of an executed and notarized Encroachment document signed by Mr. Villagrana and Ms. Lorz.

The document states, in part:

". . . Edison agrees to interpose no objection to the encroachment of a garage within its easement area upon the express conditions, however, that said garage, including but not limited to wall and foundations, shall not (1) be nearer than 3.00 feet to any pole(s) and (2) shall maintain a minimum of 12.00 feet, from the primary (12kV) and 8.00 feet from the secondary (120v) measured vertically, and (3) shall maintain a minimum of 8.00 feet from the primary (12kV), and 6.00 feet for the secondary (120v), measured horizontally, to the wires or conductor of said Southern California Edison Company. Owner, by the acceptance of this instrument,. ."

This document will now be executed by our Manager of Title and Real Estate Services and then sent to the County Recorder's office for recordation. A Conformed Copy will be sent to Mr. Villagrana and Ms. Lorz after it is recorded. The original document will be scanned into our database and cross-referenced.

If you have any questions, or require additional information, please contact me at 714.895.0216.

Beverly McCarthy
Title and Real Estate Services
Corporate Real Estate Department

cc: Mr. Paul Villagrana
Ms. Anita Lorz

16

August 8th, 2006

To whom it may concern:

I, Pablo Lopez residing at 1940 Federal Ave, Costa Mesa California 92627 have no objections to the proposed garage next store to my residence located at 1944 Federal Ave, Costa Mesa 92627. I am aware that the proposed garage will be 30 feet wide and 28 feet deep and will be placed beyond the usual required set back.

I am in support of a closed garage structure with a gate that will not only enhance the front driveway of the property located at 1944 Federal, but will also enhance the aesthetics of the neighborhood by eliminating the parking of recreational vehicles and other vehicles in the front driveway.

Thank you for your consideration,

Pablo V. Lopez R
8/8/06

Pablo Lopez
1940 Federal Ave
Costa Mesa, CA 92627

August 8th. 2006

To whom it may concern:

I, Mohammed Munif residing at 1950 Federal Ave, Costa Mesa California 92627 have no objections to the proposed garage next store to my residence located at 1944 Federal Ave, Costa Mesa 92627. I am aware that the proposed garage will be 30 feet wide and 28 feet deep and will be placed beyond the usual required set back.

I am in support of a closed garage structure with a gate that will not only enhance the front driveway of the property located at 1944 Federal, but will also enhance the aesthetics of the neighborhood by eliminating the parking of recreational vehicles and other vehicles in the front driveway.

Thank you for your consideration,

Mohammed Munif
1950 Federal Ave
Costa Mesa, CA 92627

City of Costa Mesa

1944 FEDERAL AVENUE - [Created: 10/26/2006 2:36:55 PM] [Scale: 214.48] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

Address Small

Address Points

Street Names

Parcel Lines

Zoning

AP

C1

(cont)

C1-S

C2

CL

I&R

I&R-S

MG

MP

P

PDC

PDI

PDR-HD

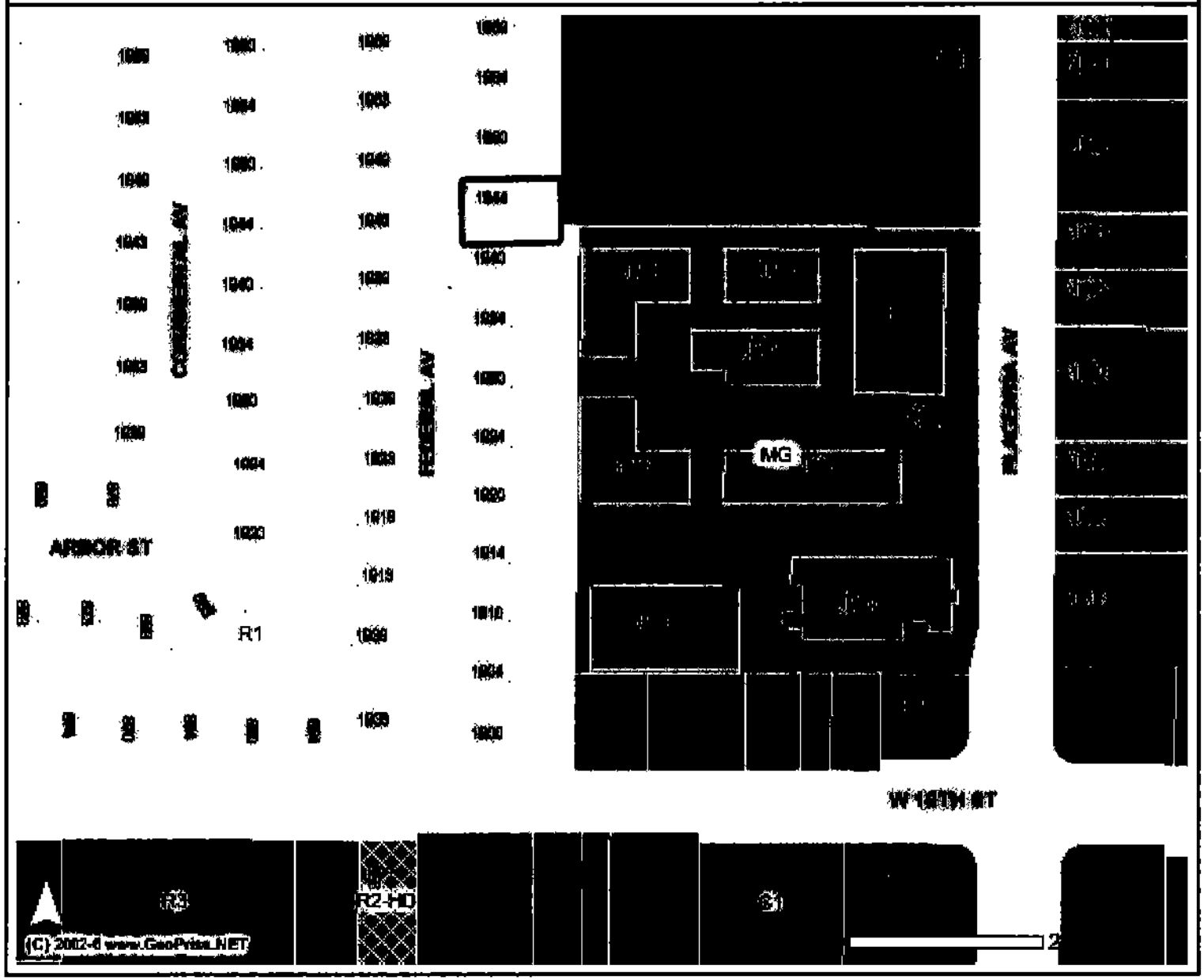
PDR-LD

PDR-MD

PDR-NCM

(cont)

Map Display



(C) 2002-6 GeoPrise.net (GeoVec, Inc.) - (866)422-2605

City of Costa Mesa

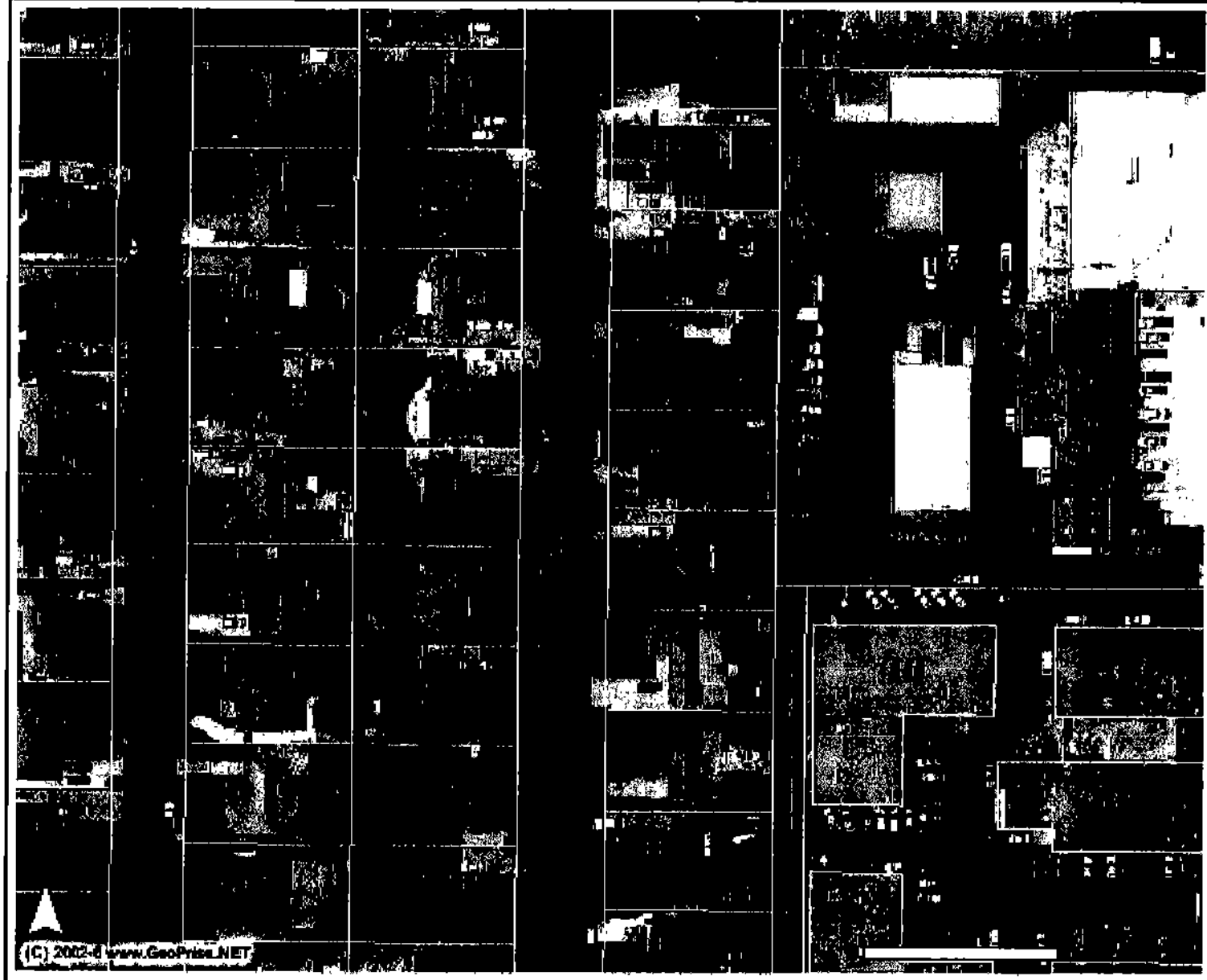
1944 FEDERAL AVENUE - [Created: 10/26/2006 2:31:04 PM] [Scale: 130.24] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

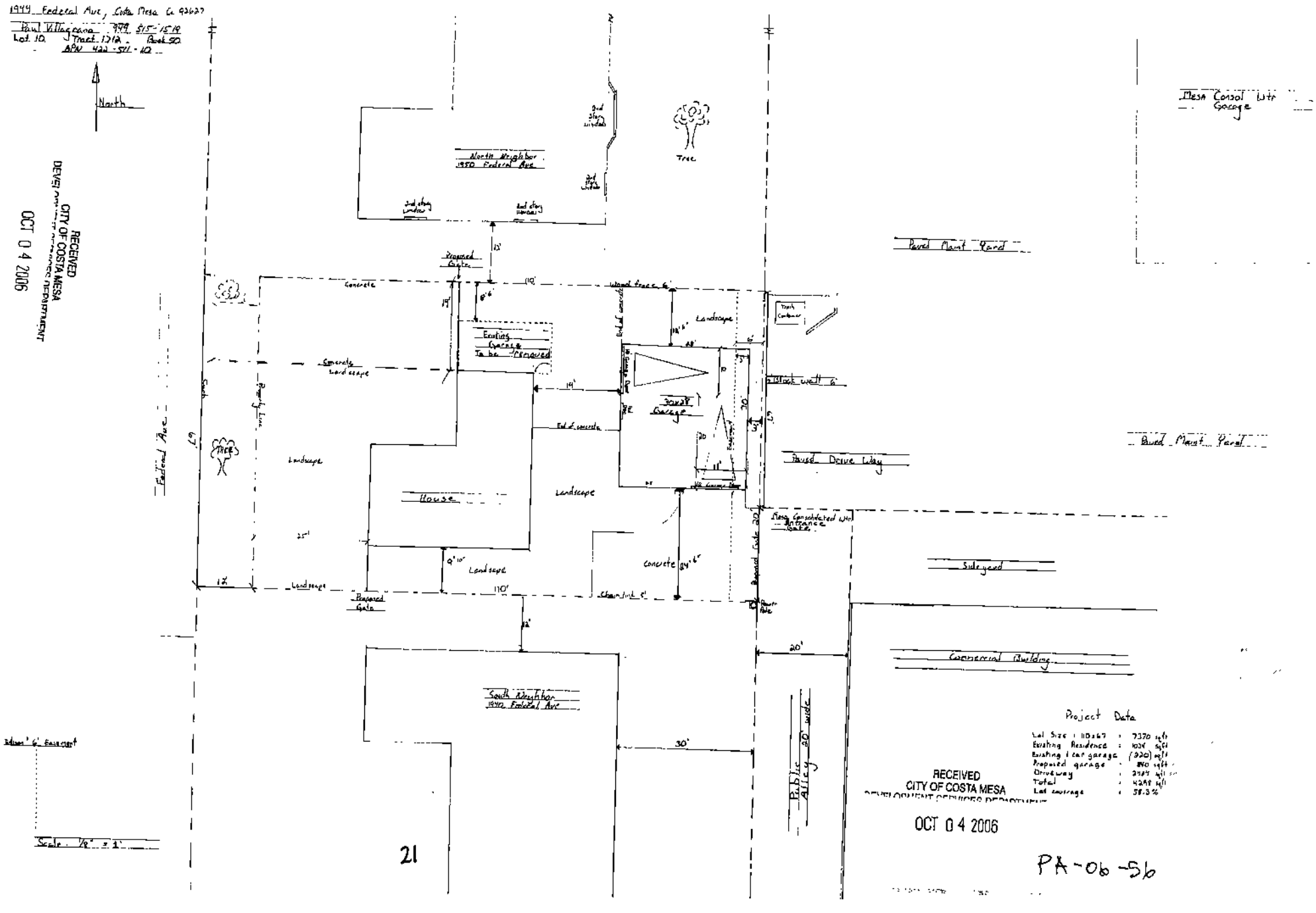
- Address Medium
- Address Points
- Street Names
- Parcel Lines
- Dwelling General
- Level1 Ortho Photo
- Parcels
- ROW Polygon-s

Map Display



20

(C) 2002-6 GeoPrise.net (GeoVec, Inc.) - (866)422-2505


1949 Federal Ave, Costa Mesa Ca 92627
Paul Villagrana 949 515-1519
Lot 10 Tract 1712 Book 50
APN 422-511-10
North
Mesa Consol Wtr Garage
North Neighbor 1950 Federal Ave
Tree
Paved Maint Yard
Concrete
Wood fence 6'
Landscape
Existing Garage To be Removed
Concrete Landscape
Trash Container
Block wall 6'
30x28 Garage
End of concrete
Paved Drive Way
Paved Maint Yard
Federal Ave
Property Line
House
Landscape
Mesa Consolidated Wtr Entrance Gate
Concrete
Side yard
Proposed Gate
Chain link 6'
Commercial Building
South Neighbor 1940 Federal Ave
Public Alley 20' wide
Edison 6' Easement
Scale 1/8" = 1'
Project Data
Lot Size : 110x67 : 7370 sqft
Existing Residence : 1024 sqft
Existing 1 car garage (220) sqft
Proposed garage : 840 sqft
Driveway : 2485 sqft
Total : 4298 sqft
Lot coverage : 58.3%
RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT
OCT 04 2006
PA-06-56
21

Exterior Materials

Ⓐ Stucco

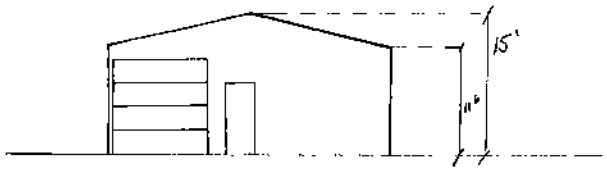
Ⓑ Composition Light Brown

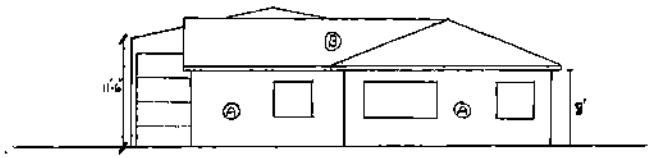
Ⓒ Wall Decking, Sheet metal, Color to match House

Ⓓ Roof Decking, Sheet metal, Color to match House

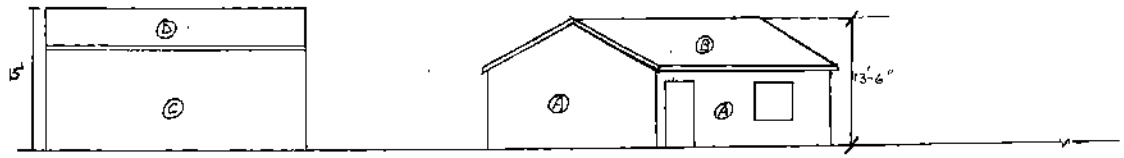
Colors

1. House, light Brown
2. Garage, light Brown



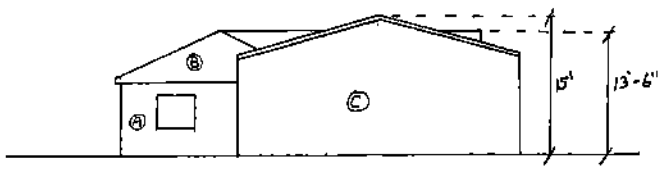


Front

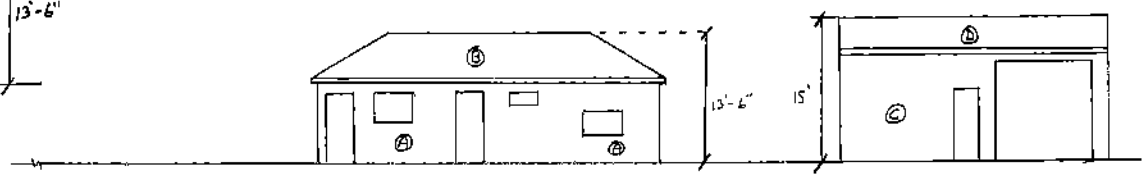


Left side
North side

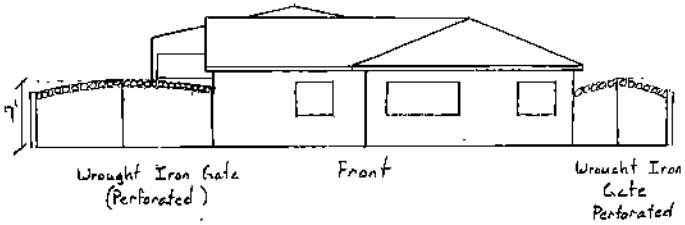
SCALE 1/8" = 1'

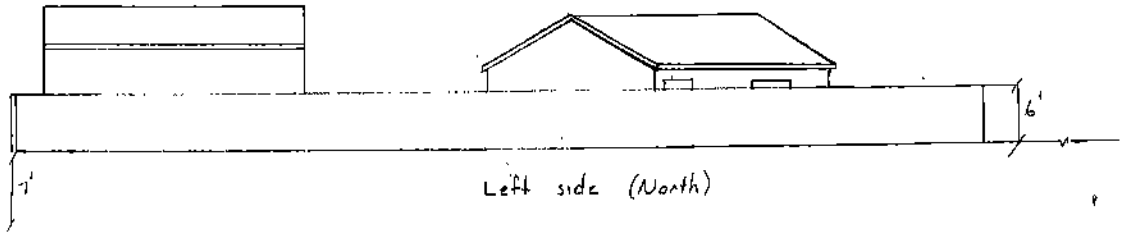


Rear

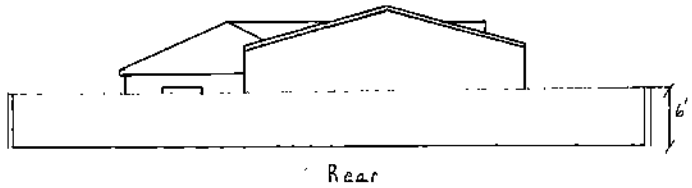


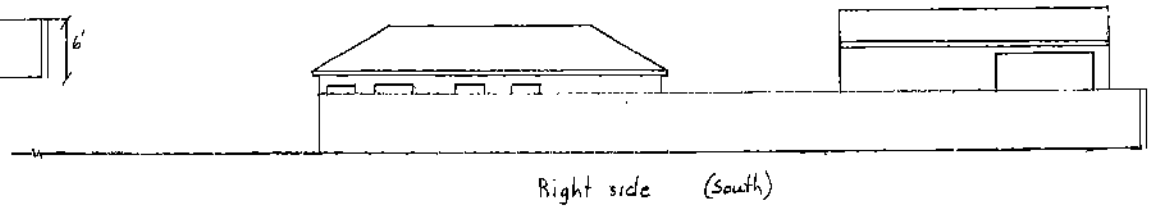
Right side
South side


7'
Wrought Iron Gate
(Perforated)
Front
Wrought Iron
Gate
Perforated


7'
6'
Left side (North)

SCALE 1/8" = 1'


6'
Rear


Right side (South)