



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 27, 2006

VI.4

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-06-36
2068 MAPLE AVENUE

DATE: NOVEMBER 16, 2006

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

DESCRIPTION

The applicant is requesting approval of a design review to construct a 2-story, three-unit common interest development (condominiums) that does not comply with the recommended second-to-first floor ratio and average second-story side setback, with a minor modification to allow an open parking space to encroach into the required front setback.

APPLICANT

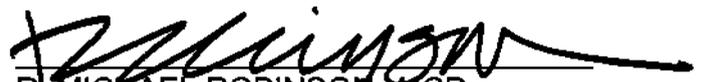
The applicant is Ralph Ringo, representing the owner of the property, William Hillyard.

RECOMMENDATION

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



MEL LEE, AICP
Senior Planner



R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 2068 Maple Avenue Application: PA-06-36

Request: Design review for a 2-story, three-unit common interest development that does not comply with the recommended second-to-first floor ratio and average second-story side setback, with a minor modification to allow an open parking space to encroach into the required front setback.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-HD</u>	North:	<u>R2-HD – Former Preschool</u>
General Plan:	<u>High Density Residential</u>	South:	<u>R2-HD – Residences</u>
Lot Dimensions:	<u>57 FT x 180 FT</u>	East:	<u>R3 - Residences</u>
Lot Area:	<u>10,260 SF</u>	West:	<u>(Acr. Maple Av.) R-1, Residences</u>
Existing Development:	<u>One-story single-family residence and detached garage (to be demolished)</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Development Lot)	100 FT	57 FT (1)
Lot Area (Development Lot)	12,000 SF	10,260 SF (1)
Density:		
Zone/General Plan	1 du/3,000 SF	1 du/3,420 SF
Building Coverage (Development Lot):		
Buildings	NA	2,675 SF (26%)
Paving	NA	3,470 SF (34%)
Open Space	4,104 SF (40%)	4,115 SF (40%)
TOTAL		10,260 SF (100%)
Building Height:		
Building Height	2 Stories/27 FT	2 Stories/24 FT
Chimney Height	29 FT	27 FT
First Floor Area	NA	2,675 SF
Second Floor Area	NA	3,063 SF
2nd Floor% of 1st Floor (2)	80%	115%
Setbacks (Building)		
Front	20 FT	20 FT (2 nd Flr)/ 22 FT, 6 IN (1 st Flr)
Side (left/right)	10 FT Avg. (2 Story) (2) 5 FT (1 Story)	7 FT/26 FT (1 st & 2 nd Flrs)
Rear	20 FT	20 FT
Landscape Setback	20 FT	16 FT (3)
Private Open Space	10 FT Min. Dim.	10 FT
Façade Breaks	4 FT for every 2 Units	5 FT for 2 Units
Parkway Landscaping	10 FT comb. width/ 3 FT min one side	12 FT/3 FT
Parking:		
Covered	3	9
Open	8	2
TOTAL	11 Spaces	11 Spaces
Driveway Width:	16 FT	16 FT
Vehicle Backout	25 FT	23 FT-25 FT

NA = Not Applicable or No Requirement

(1) Legal nonconforming

(2) Residential Design Guideline

(3) Minor Modification Requested

CEQA Status Exempt, Class 3

Final Action Planning Commission

BACKGROUND

The subject site contains an existing one-story residence (presently stripped down to the wood framing) and a detached garage, both of which are proposed to be demolished to accommodate the proposed project.

The applicant has indicated the units will be sold as a common interest development (condominiums). If approved, a separate parcel map application would be required to be submitted and approved.

A variance from landscape parkway width was originally advertised with the project, however, after additional review, it was determined that a variance was not necessary as the landscape parkway, approximately one foot in width, abuts the two parallel parking spaces.

ANALYSIS

The proposed project is an attached, three-unit two-story, condominium project. Unit A is a combination one- and two-story, three bedroom unit; Units B and C are second-story, 2 bedroom units entirely over the first floor garages and carports. Access to units B and C are provided via an interior stair at the front of each unit. Two open parallel parking spaces are proposed opposite of Unit A. The project complies with code requirements for on-site parking, private and overall open space, and number and depth of façade breaks in the front elevation.

The City's Residential Design Guidelines recommends maximum second-story floor area to not exceed 80% of the first floor (115% is proposed). Additionally, the second story on the left (north side) has a less than average 10-foot side setback as recommended in the design guidelines (7 feet is proposed). It is staff's opinion the design of the building will comply with the intent of the City's Residential Design Guidelines because the recommended condition of approval (condition number 4) requires the incorporation of shingle siding on all elevations (including the north elevation). The shingles, in conjunction with plant-ons and similar features will enhance the appearance of the building and provide architectural interest.

Privacy of the adjoining neighbors should not be impacted because either the proposed second floor is set back 20 feet or greater from the closest residences on abutting properties, or they overlook an abutting preschool that is presently unoccupied.

Minor Modification

Code requires a 20-foot minimum front yard landscape depth for buildings and parking spaces. However, the applicant is proposing a landscape depth of 16 feet to accommodate a parallel parking space. Through a minor modification, a reduced landscape depth of 16 feet may be allowed. Staff supports the minor modification because the remaining 16 feet of setback will be required to be planted with enhanced

landscape material to soften the appearance of the parking space; additionally, the space will be required to be screened by a decorative block wall (condition number 5).

Other Issues

The property is located within the Mesa West Residential Ownership Urban Plan. According to the plan, the properties within this area are 81% renter occupied and 19% owner occupied. Although the applicant is proposing ownership units, they are not taking advantage of the incentives offered by the Urban Plan. However, since the intent of both the General Plan and the Urban Plan is to increase the supply of ownership units in this area and throughout the City, the proposed project is consistent with the intent of both plans.

GENERAL PLAN CONFORMITY

The property has a general plan designation of High Density Residential. Under the general plan designation, three residential units are allowed and three residential units are proposed. As a result, the use and density conforms to the City's General Plan.

ENVIRONMENTAL DETERMINATION

The project is exempt pursuant to Section 15303, New Construction, of the California Environmental Quality Act.

ALTERNATIVES

The Commission has the following alternatives:

1. Approve the project as recommended by staff; or
2. Deny the project. The applicant could not submit substantially the same type of application for six months.

CONCLUSION

The project will result in an upgrade of the property, as well as providing additional home ownership opportunities within the Mesa West Residential Ownership Urban Plan area. It is also staff's opinion that the project, as conditioned, will be compatible with surrounding properties. Therefore, staff recommends approval of the project.

- Attachments:
1. Draft Planning Commission Resolution
 2. Exhibit "A" - Draft Findings
 3. Exhibit "B" - Draft Conditions of Approval
 4. Applicant's Project Description and Justification
 6. Location Map
 7. Plans

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

Ralph Ringo
47 Saratoga
Newport Beach, CA 92660

William Hillyard
25171 Monte Verde Drive
Laguna Niguel, CA 92677

File Name: 112706PA0636	Date: 110806	Time: 4:45 p.m.
-------------------------	--------------	-----------------

RESOLUTION NO. PC-06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA APPROVING PLANNING APPLICATION PA-06-36**

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

WHEREAS, an application was filed by Ralph Ringo, representing the owner of the property, William Hillyard, with respect to the real property located at 2068 Maple Avenue, requesting approval of a design review to construct a 2-story, three-unit common interest development (condominiums), that does not comply with the recommended second-to-first floor ratio and average second-story side setback, with a minor modification to allow an open parking space to encroach into the required front setback; and

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

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** PA-06-36 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 applicant's compliance with each and all of the conditions contained in Exhibit "B". Should the applicant fail to comply with the conditions of approval, then this resolution, and the approval herein contained, shall be deemed null and void.

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

Bill Perkins, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The project complies with Costa Mesa Municipal Code Section 13-29(e) because:
- a. The proposed development and use is compatible and harmonious with 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 automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan designation of High Density Residential. Under this designation three dwelling units are allowed on the property and three units are proposed.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
 - e. The cumulative effect of all planning applications has been considered.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the proposed development 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. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features. Specifically, the building is required to incorporate shingle siding on all elevations (including the north elevation) as well as other plant-ons to provide a visual transition between the first and second stories. Privacy of the adjoining residential neighbors will not be impacted because the either the proposed second floor is set back 20 feet or greater from the closest residences on abutting properties, or they overlook a non-residential use (preschool).
- C. The information presented does comply with Costa Mesa Municipal Code Section 13-29(g)(6) with regard to the minor modification because the reduced landscape setback 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 improvement enhances the design of the existing and anticipated development in the vicinity. Specifically, the remaining 16 feet of setback will be required to be planted with enhanced landscape material to soften the appearance of the parking space; additionally, the space will be required to be screened by a decorative block wall.
- D. 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 under Section 15303 for New Construction.

- E. 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. Address assignment shall be requested from the Planning Division prior to submittal of working drawings for plan check. The approved address of individual units, shall be blueprinted on the site plan and on all floor plans in the working drawings.
2. Prior to issuance of building permits, applicant shall contact the U.S. Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
3. Street addresses shall be displayed on the building fascia adjacent to the main entrance or front door in a manner visible to the public street and/or alley. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background.
4. Shingle siding on all elevations, including the north (left side) elevation, as well as other plant-ons and similar features, shall be incorporated to enhance the appearance of the building and provide architectural interest, subject to Planning Division approval. Plans submitted for Building Division plan check shall show how this will be accomplished.
5. The applicant shall provide enhanced landscaping adjacent to the open parallel parking space closest to the street; additionally, the space shall be screened by a decorative block wall. Plans submitted for Building Division plan check shall show how this will be accomplished.
6. 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. Every effort shall be made to maintain the privacy of abutting property owners.
7. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a minor design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
8. 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, 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.
9. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 10. The conditions of approval, ordinance and code provisions of PA-06-36 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 11. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the release of occupancy/utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
 12. 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.
 13. Existing mature vegetation shall be retained wherever possible. Should it be necessary to remove existing vegetation, the applicant shall submit a written request and justification to the Planning Division. A report from a California licensed arborist may be required as part of the justification. Replacement trees shall be of a size consistent with trees to be removed, and shall be replaced on a 1-to-1 basis. This condition shall be completed under the direction of the Planning Division.
 14. Construction, grading, materials delivery, equipment operation or other noise-generating activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and between the hours of 8 a.m. and 6 p.m. on 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.
 15. To avoid an alley-like appearance, the driveway shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 16. A separate parcel map shall be submitted to facilitate the common interest development (condominiums).
 - Eng. 17. 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.

MILAGRA DESIGN AND DEVELOPMENT
47 Saratoga Newport Beach, CA 92660

August 15, 2006

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT DEPARTMENT
AUG 22 2006

Re: **Variance Request**
2068 Maple
Costa Mesa, CA

Dear City Council,

We would like to formally request a variance in regards to minimizing/waiving the requirement for landscaping along the south side of the driveway, where two (2) required open parking spaces are required from the Planning Department. We have landscaping along the right/south side upon entry. Thereafter, the two parallel spaces occur. (See site plan)

The variance request results from the unusually narrow width of the said property of fifty seven feet (57') as opposed to a more typical sixty (60') wide city lot. We have met all the restrictions and design guidelines required by the Planning, Traffic and Engineering Departments and request this assistance to allow the project to be built on the west side of Costa Mesa.

Our development of three condominiums will be an enhancement to the street, neighborhood and Costa Mesa in general.

Thank you for your consideration.

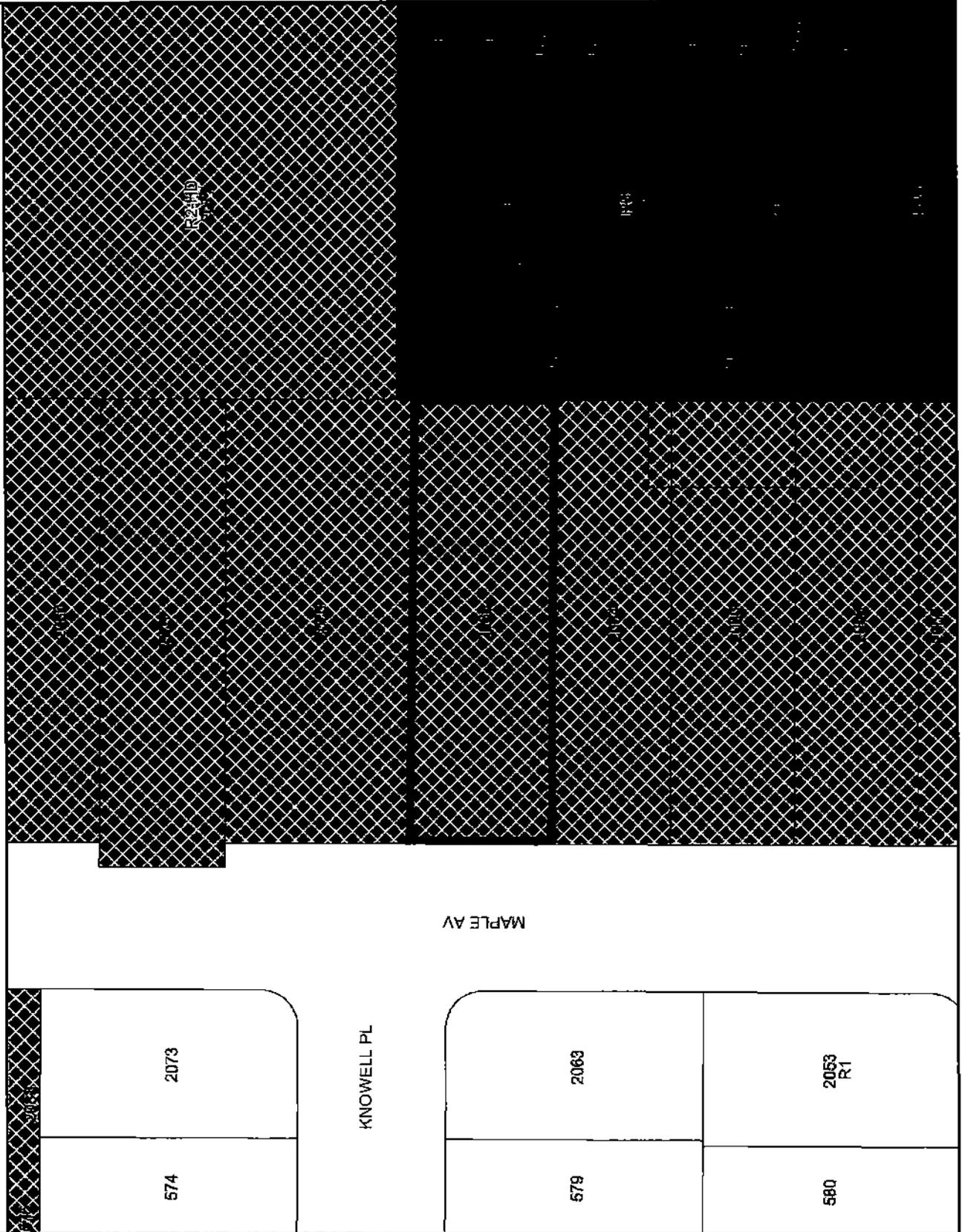
Sincerely,



Ralph Ringo
Project Designer
Milagra Design and Development

ZONING/LOCATION MAP

2068 MAPLE AVENUE



REVISIONS	DATE	BY	APP'D

MLAGRA DESIGN AND DEVELOPMENT
 47 Serrano
 Newport Beach, CA 92660

THREE CONDOMINIUMS
 2068 Maple
 Costa Mesa, CA 92627

DATE	BY	APP'D

THREE CONDOMINIUMS

2068 MAPLE STREET

COSTA MESA, CA

Assessor Parcel: 422-092-03
 Occupancy: R-3
 Case: Type I VN
 Code Reference: 2004-CMC, CEC, CBC, CPC

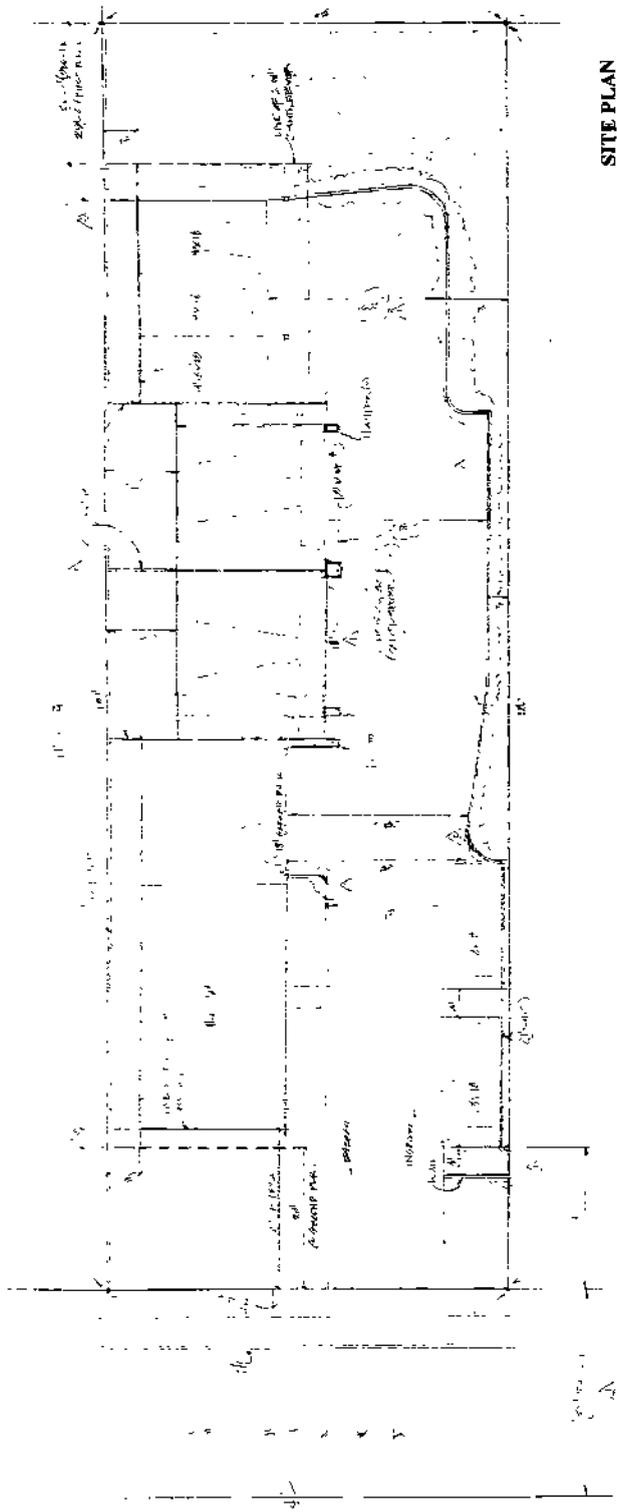
SQUARE FOOTAGE

Lot Size: 10,280
 Building Footprint: 3,875
 Driveway: 3,490
 Total Coverage: 6,415 = 59%
 Open Space: 4,115 = 41%
 Second Floor: 1,663

Unit A	Unit B	Unit C
1,170	1,332	1,170
421	421	421
Total: 2,846	1,653	1,650

Sheet Index

- A1 Site Plan, Project Data
- A2 First Floor Plan
- A3 Second Floor Plan
- A4 Second Floor
- A5 Elevation



SITE PLAN

Printed by E-Plan.com

