



PLANNING COMMISSION AGENDA REPORT

VI.5

MEETING DATE: AUGUST 13, 2007

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-07-100
285 EAST 16TH STREET

DATE: AUGUST 2, 2007

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

DESCRIPTION

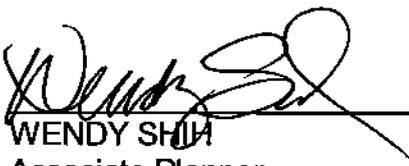
The applicant proposes a parcel map to facilitate a two-unit, two-story condominium project previously approved under PA-06-69.

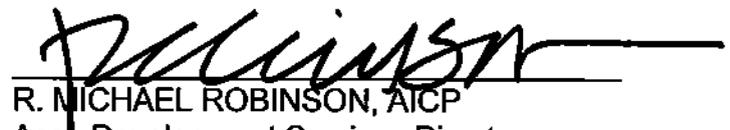
APPLICANT

Keith Scheinberg is property owner and applicant for this project.

RECOMMENDATION

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


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Ass. Development Services Director

BACKGROUND/ANALYSIS

On June 11, 2007, Planning Commission approved Planning Application PA-06-69 for the construction of a 2-unit, two-story residential common interest development. The applicant is processing the map that will facilitate the project. The proposed map will allow the individual units to be sold independent of one another. The map complies with City Codes and the State Subdivision Map Act.

The staff report and plans for the condominium project are attached for reference.

GENERAL PLAN CONSISTENCY

The proposed subdivision affects only how the units are sold; as a result, there will be no effect on the City's General Plan.

ALTERNATIVES

If the parcel map is denied, the individual units could not be sold independent of one another and could only be used as rentals. The applicant would not be able to file a similar request for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15315 for Minor Land Divisions.

CONCLUSION

Approval of the parcel map will facilitate an ownership housing project approved by Planning Commission under Planning Application PA-06-69. The map is in compliance with the requirements of the City's Zoning code, State's Subdivision Map Act, and Planning Application PA-06-69.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Zoning/Location Map
 Parcel Map No. 2007-100
 Staff Report PA-06-69
 Plans

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

Keith Scheinberg
1582 Monrovia Ave.
Newport Beach, CA 92663

File: 081307PM07100	Date: 072607	Time: 3:15 p.m.
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RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-07-
100**

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

WHEREAS, an application was filed by Keith Scheinberg, property owner with respect to the real property located at 285 East 16th Street, requesting approval of a parcel map to facilitate a condominium development previously approved under PA-06-69, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 13, 2007.

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** Parcel Map PM-07-100 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 Parcel Map PM-07-100 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 August 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

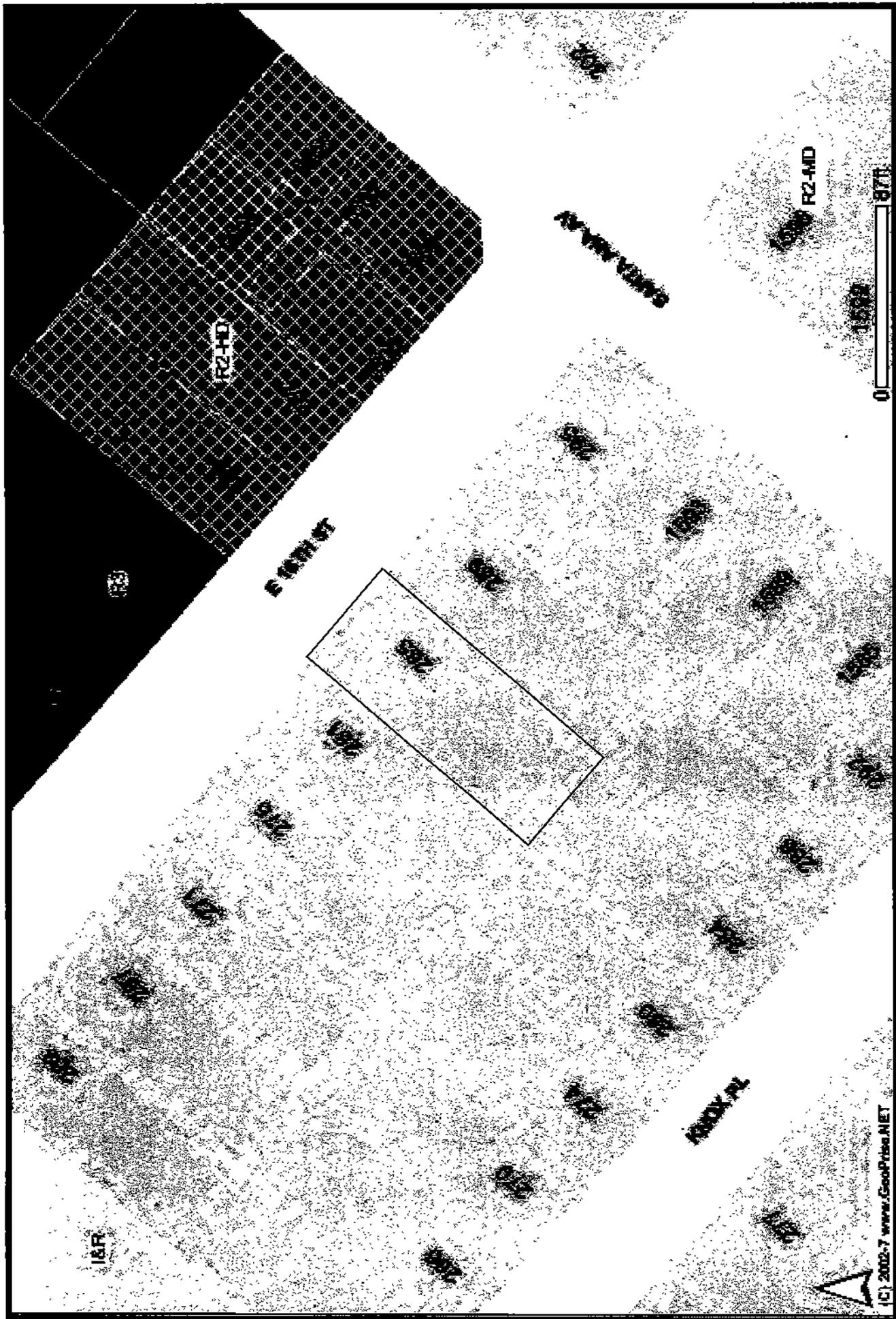
- A. The proposed airspace residential common interest subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. The subject property is physically suitable to accommodate PM-07-100 in terms of type, design and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- C. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- D. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- E. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- F. 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 15315 for Minor Land Divisions.
- G. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

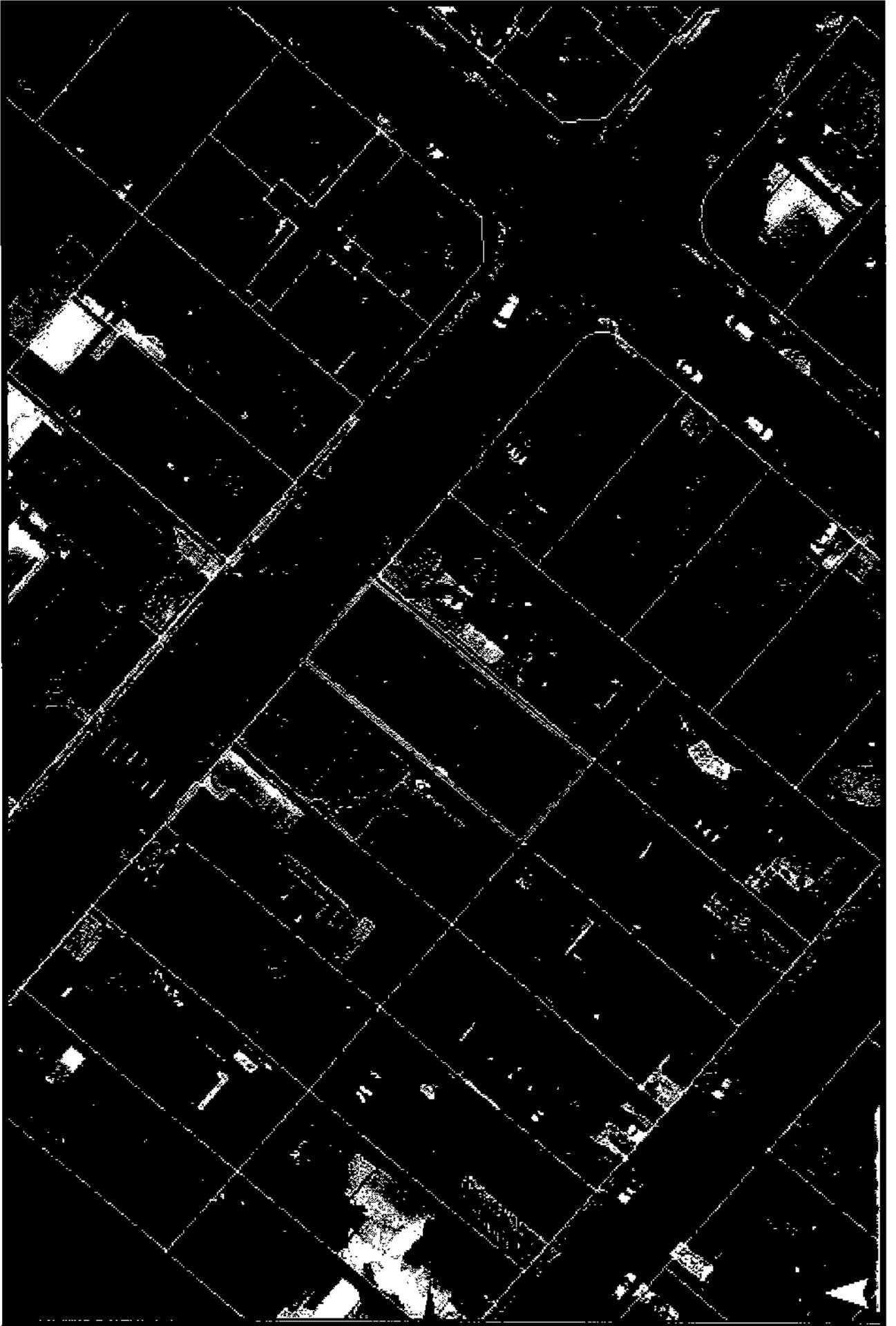
CONDITIONS OF APPROVAL (for map only)

- Plng. 1. The applicant is reminded that all conditions of Planning Application PA-06-69 shall be complied with.
2. The project is subject to compliance with all applicable federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the applicant for reference.

ZONING/LOCATION MAP



AERIAL PHOTO



TENTATIVE PARCEL MAP NO. 2007-100

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA
 JANUARY, 2007
 285 EAST 16TH STREET
 COSTA MESA, CA
 SCALE: 1" = 10 FEET
 AREA: 12.87 ACRES

DATE: 9-2-07
 TYPE OF SUBDIVISION: CONVEYANCE
 PREPARED BY: SHERIDAN GROUP
 COUNTY: ORANGE COUNTY

PLANNING AND ZONING
 MAP NO. 2-17-00
 MAP: 2007-100
 PARCEL: 2007-100

PROPOSED PARCEL MAP NO. 2007-100
 SUBMITTED: 1

PREPARED BY THE OFFICE OF:
 LINDSEY C. STOKS
 PLS 2007
 781-237-6776

L. Stokes
 LINDSEY C. STOKS, PLS 2007
 CIP 642 12-2-07

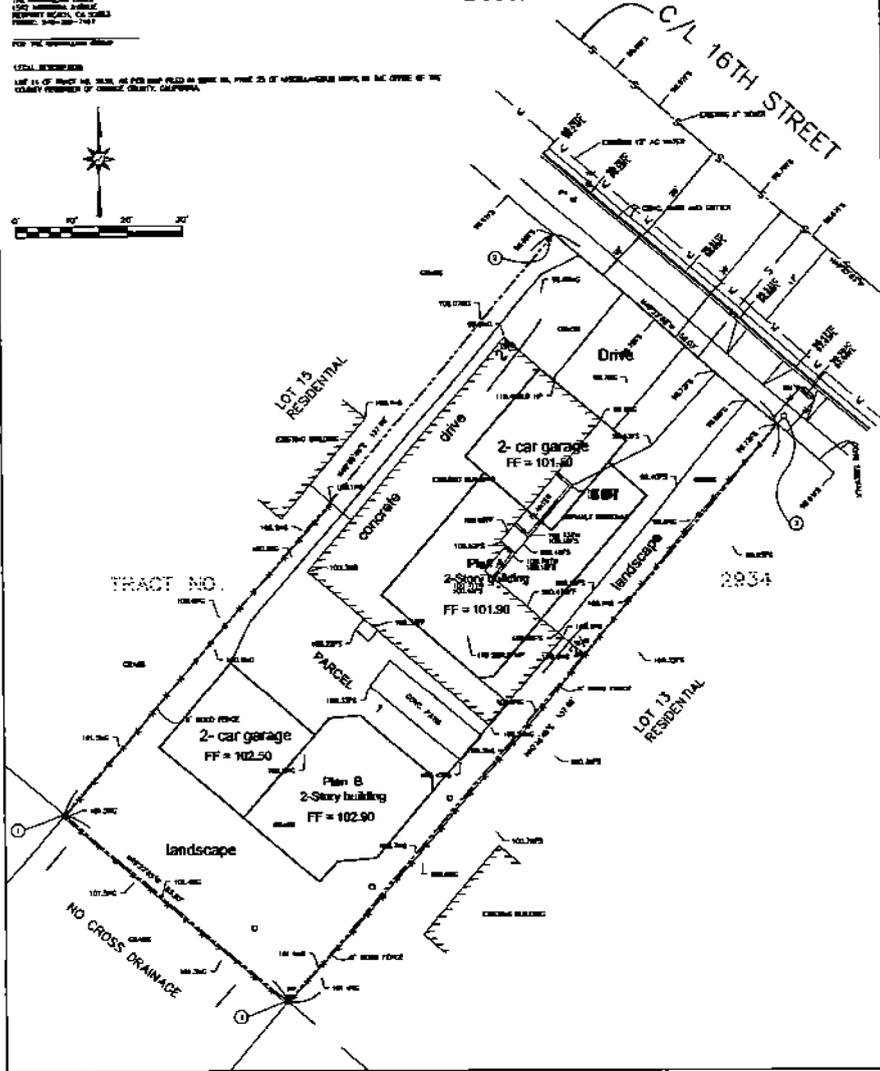
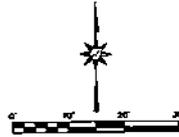


OWNER:
 THE SHERIDAN GROUP
 1200 SHERIDAN AVENUE
 COSTA MESA, CA 92626
 PHONE: 714-261-7800

FOR THE SHERIDAN GROUP:
 LINDSEY C. STOKS
 1200 SHERIDAN AVENUE
 COSTA MESA, CA 92626
 PHONE: 714-261-7800

FOR THE APPLICANT:
 LINDSEY C. STOKS
 1200 SHERIDAN AVENUE
 COSTA MESA, CA 92626
 PHONE: 714-261-7800

LEGAL DESCRIPTION:
 LOT 15 OF TRACT NO. 2834, AS PER MAP FILED IN BOOK 25 OF MAPS AND PLANS, IN THE OFFICE OF THE COUNTY CLERK OF ORANGE COUNTY, CALIFORNIA.



10

RECEIVED
 CITY OF COSTA MESA
 JUL - 2 2007



PLANNING COMMISSION AGENDA REPORT

VI.3
ITEM NUMBER:

MEETING DATE: JUNE 11, 2007

SUBJECT: PLANNING APPLICATION PA-06-69
285 EAST 16TH STREET

DATE: MAY 31, 2007

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

DESCRIPTION

The applicant is requesting approval of a design review to construct a two-unit, two-story condominium project that does not comply with the Residential Design Guidelines and a variance from parkway driveway landscaping requirements.

APPLICANT

Tim Johnson is the authorized agent for property owner Keith Scheinberg.

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: 285 E. 16th Street Application: PA-06-69

Request: Design review to construct a two-unit, two-story condominium project that does not meet the Residential Design Guidelines and a variance from driveway parkway landscaping requirements.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>R2- HD</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>Surrounding properties are</u>
Lot Dimensions:	<u>53 ft. x 137.57 ft.</u>	East:	<u>all R2-MD residentially</u>
Lot Area:	<u>7,291 sq.ft.</u>	West:	<u>zoned and developed.</u>
Existing Development:	<u>Single-family residence (to be demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>		<u>Proposed/Provided</u>	
Lot Size:				
Lot Width	100 ft.		53 ft. ¹	
Lot Area	12,000 sq. ft.		7,291 sq.ft. ¹	
Density:				
Zone/General Plan	1 du/3,630 sq.ft.		1 du/3,645 sq.ft.	
Building Coverage:				
Buildings	N/A		32% (2,337 sq.ft.)	
Paving	N/A		28% (2,012 sq.ft.)	
Open Space	Minimum 40% (2,916 sq. ft.)		40% (2,942 sq.ft.)	
TOTAL	100%		100%	
Private Open Space:	Minimum 10 ft. dimension		Minimum 10 ft. dimension	
Building Height:	2 stories/27 ft.		2 stories/27 ft.	
Ratio of 2 nd floor to 1 st floor ² :	<u>Front Unit</u> 80% (1,053 sq.ft.)	<u>Rear Unit</u> 80% (817 sq.ft.)	<u>Front Unit</u> 105% (1,385 sq.ft.)	<u>Rear Unit</u> 112% (1,141 sq.ft.)
Setbacks:				
Front	20 ft.		20 ft.	
1 st Floor Side (left/right)	5 ft./5 ft.		<u>Front Unit</u> 5 ft./13 ft.	<u>Rear Unit</u> 5 ft./5 ft.
2 nd Floor Side ² (left/right)	10 ft. average		<u>Front Unit</u> 6.5 ft. avg./17 ft.	<u>Rear Unit</u> 5 ft./5 ft.
Rear (1 st floor/2 nd floor)	10 ft./20 ft.		20 ft./20 ft.	
Parking:				
Covered	4		4	
Open	4		4	
TOTAL	8 Spaces		8 spaces	
Parkway Landscaping	Minimum 10 ft. combined width		3 ft. – 7 ft. combined width ³	
CEQA Status	Exempt, Class 3			
Final Action	Planning Commission			

- 1 Existing, nonconforming.
- 2 Residential design guidelines.
- 3 Variance requested.

PROJECT DESCRIPTION

The subject property is located near the southwest corner of Santa Ana Avenue and East 16th Street. It is surrounded by residentially zoned and developed properties. The applicant proposes to demolish the existing structure and construct two, two-story condominium units on the lot.

A parcel map to facilitate the condominium project is currently being processed and will be scheduled for Planning Commission hearing at a later date. The map will be required to be recorded before construction of the units can begin.

ANALYSIS

DESIGN REVIEW

New residential common interest development projects (condominiums) are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

To minimize second story mass, the City's residential design guidelines recommend that the second floor not exceed 80% of the first floor area and the second story be set back an average of 10 feet from the side property lines. The proposed second floor to first floor ratios are 105% for the front unit and 112% for the rear unit. The second floor side elevations provide 5-foot side setbacks with exception of the right elevation on the front unit (17 feet proposed). However, it is staff's opinion that the buildings incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site.

Staff has conducted a field inspection and is of the opinion that the proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood. There are several 2-story residences in the area so it would not appear out of place or obtrusive. The second floor windows are also designed so as to minimize privacy impacts and direct views into windows on the adjacent properties. The applicant has agreed to a condition requiring raising the second floor "bedroom 3" windows for the front unit and the two master bedroom windows for the rear unit to eliminate view impacts on the adjacent property to the west.

DRIVEWAY PARKWAY LANDSCAPING VARIANCE

A variance is required for driveway parkway landscaping (10 feet combined width required; 3 to 7 feet proposed) to accommodate the project. It is staff's opinion that special circumstances applicable to the property exist to justify approval of the variance. Specifically, the lot is nonconforming with regards to lot width (100 feet required; 53 feet existing).

The original intent of the driveway landscaping requirement was to provide visual relief for driveways serving multiple-family or common interest developments, where

driveways are often longer (e.g. 300 feet deep lots). The shorter depth of this lot (137 feet), and the resultant shorter length of the driveway (97 feet), reduces the visual impact the driveway will have. The applicant proposes a 3-foot landscape strip along the western property line and a 2-foot and 4-foot landscape strip on the house side. Staff is also recommending a condition requiring extension of the landscape finger and decorative paving for driveways within the 20-foot deep front setback to further break up the driveway paving. In staff's opinion, this will soften the appearance of the driveway, consistent with the intent of the Zoning Code.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of Medium Density Residential. Under this designation two dwelling units are allowed on the subject property. Therefore, the proposal is consistent with the use and density allowed by the City's General Plan. Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.

ALTERNATIVES

If the planning application is approved, it would allow the construction of the project as proposed.

If the application is denied, the property could not be built as proposed. The applicant could not submit substantially the same type of project 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

The proposed development, as conditioned, satisfies all applicable Code requirements and the intent of the residential design guidelines. The nonconforming lot width provides justification for the driveway parkway landscaping variance and some landscaping and decorative paving will be installed to provide visual relief from off-site. Approval of the project will allow redevelopment of the lot and provide additional home ownership opportunities in the City.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Zoning/Location Map
 Plans

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

Tim Johnson
TJ Design Solutions
5215 River, Ste. A
Newport Beach, CA 92663

Keith Scheinberg
1582 Monrovia Ave.
Newport Beach, CA 92663

File: 061107PA0669	Date: 52407	Time: 8:30 a.m.
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