



PLANNING COMMISSION AGENDA REPORT

VI.1

MEETING DATE: NOVEMBER 26, 2007

ITEM NUMBER:

**SUBJECT: REVIEW OF PLANNING STAFF ZONING APPROVAL
3133 LIMERICK LANE**

DATE: NOVEMBER 15, 2007

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

PROJECT DESCRIPTION

Request for review of Planning Staff's Zoning Approval of a 1,171 square-foot, second-story addition to an existing one-story, single-family residence.

APPLICANT

The review was requested by Chair Donn Hall. The project applicant is German Mojica, who is also the property owner.

RECOMMENDATION

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

MEL LEE, AICP
Senior Planner

KIMBERLY BRANDT, AICP
Assistant Development Svs. Director

PLANNING APPLICATION SUMMARY

Address: 3133 Limerick Lane Plan Check No.: BC07-00300

Request: Construct a 1,171 square foot, second story addition to an existing one-story residence.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1 Single Family Residential</u>	North: <u>R1 Single-Family Residence</u>
General Plan: <u>Low Density Residential</u>	South: <u>R1 Single-Family Residence</u>
Lot Dimensions: <u>60 FT X 105 FT</u>	East: <u>R1 Single-Family Residence</u>
Lot Area: <u>6,300 sq. ft.</u>	West: <u>R1 Single-Family Residence</u>
Existing Development: <u>Single family residence (one-story)</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: 6,300 sq. ft.
General Plan	1 du: 5,445 sq. ft.	
Building Coverage:		
Building – existing residence (including garage)		30% (1,872 sq. ft.)
Paving/Driveway		14% (863 sq. ft.)
TOTAL – coverage		30% (1,872 sq. ft.)
Open Space	40% (2,520 sq. ft.)	56% (3,565 sq. ft.)
Building Height:	2 stories/27 ft.	2 stories/24 ft.
Ratio of 2 nd floor to 1 st floor (2)	80% (1,498 sq. ft.)	63% (1,171 sq. ft.) (1)
Setback (residence):		
Front	20 ft.	23 ft.
Side (left/right) – 1 st story	5 ft./5 ft.	5 ft., 6 in./5 ft.
Side (left/right) – 2 nd story (2)	10 ft. avg./10 ft. avg.	11 ft./10 ft.
Rear – 1 st story	10 ft.	33 ft.
Rear – 2 nd story	20 ft.	33 ft.
Rear Yard Coverage	25% max.	N/A
Parking:		
Covered	2	2
Open	2	2
TOTAL	4	4

(1) Includes balconies as part of building design and mass

(2) Residential Design Guideline

N/A – Not Applicable or No Requirement

CEQA Status Exempt-Ministerial Project

Final Action Planning Commission (Review)

BACKGROUND

On October 17, 2007, the property owner/applicant submitted plans to the Building Safety Division for plan check of a 1,171 square-foot second-floor addition to an existing single-story residence.

On October 24, 2007, Planning staff conceptually approved the addition, subject to minor corrections as noted on the attached plans. Staff also sent notices of the Zoning Approval to adjoining property owners as required by the City's Residential Design Guidelines. On October 31, 2007, Chair Donn Hall requested Planning Commission review of the proposed addition.

ANALYSIS

A minor design review was not required for the second-floor addition because it complies with the City's Residential Design Guidelines. To minimize second story mass, the design guidelines recommend that the second floor not exceed 80% of the first floor area and that the addition incorporate 10-foot average side yard setbacks to provide visual relief to the side building elevations. The proposed second floor to first floor ratio is 63% and 10-foot side setbacks are provided on the elevations. The second floor is set back 33 feet from the rear property line, which exceeds the 20-foot minimum required by Code. The overall building height (24 feet) is below the 27 feet maximum allowed by Code. The second floor windows and balconies are designed and placed so as to minimize privacy impacts and direct views into windows on the adjacent properties.

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Low Density Residential, which allows a maximum density of one dwelling unit per 5,445 square feet of lot area; however, the property is zoned R1, which allows a maximum density of one dwelling unit per lot, minimum 6,000 square-foot in area. The site contains one dwelling unit on a 6,300 square-foot lot, which is consistent with both the General Plan and Zoning designations.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act for ministerial projects.

ALTERNATIVES

The Commission has the following alternatives:

1. Uphold Planning staff's decision and approve the proposed addition, which would allow the applicant to obtain a building permit and begin construction;
2. Overturn Planning staff's decision and deny the project, which would prohibit the applicant from obtaining a building permit;
3. Approve the project with modifications.

CONCLUSION

Planning staff determined that the proposed second-story addition satisfies the Residential Design Guidelines. Therefore staff recommends that the Zoning Approval be upheld.

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

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

Elizabeth J. and Steven G.
Dixon
3129 Limerick Lane
Costa Mesa, CA 92626

Mark Siler
3137 Limerick Lane
Costa Mesa, CA 92626

Reynerio Sims Velez
3134 Sharon Lane
Costa Mesa, CA 92626

German D. and Cecibel
Mojica
3133 Limerick Lane
Costa Mesa, CA 92626

Reynaldo and Annetta J.
Horta
3130 Sharon Lane
Costa Mesa, CA 92626

Kathy Roche
3138 Sharon Lane
Costa Mesa, CA 92626

File: 1126073133LimerickReview	Date: 111507	Time: 11:30 a.m.
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RESOLUTION NO. PC-07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA UPHOLDING PLANNING STAFF'S ZONING APPROVAL FOR A SECOND-STORY ADDITION AT 3133 LIMERICK LANE

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

WHEREAS, an application was filed by German Mojica, owner of real property located at 3133 Limerick Lane, requesting approval for an 1,171 square-foot, second-story addition to an existing one-story, single-family residence; and

WHEREAS, on October 24, 2007, Planning staff issued a letter conceptually approving the second-story addition; and

WHEREAS, on October 31, 2007, Chair Donn Hall called up staff's approval for review by the Planning Commission; and

WHEREAS, the Planning Commission conducted a public hearing of Planning staff's decision on November 26, 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 **UPHOLDS** Planning staff's decision 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. Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the project.

PASSED AND ADOPTED this 26th day of November, 2007.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed addition complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 2. Safety and compatibility of the design of the buildings and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The proposed development is consistent with both the General Plan and the Zoning designations because the proposed construction will not increase the number of dwelling units on the property.
 4. The proposed development satisfies the City's Residential Design Guidelines. Specifically, the proposed second floor to first floor ratio is 63% and 10-foot side setbacks are provided on the elevations. The second floor is set back 33 feet from the rear property line, which exceeds the 20-foot minimum required by Code. The overall building height (24 feet) is below the 27 feet maximum allowed by Code. The second floor windows and balconies are designed and placed so as to minimize privacy impacts and direct views into windows on the adjacent properties.
- B. The project is exempt from the provisions of the California Environmental Quality Act for ministerial projects.
- 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

- Plng.
1. 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.
 2. Any future second-floor windows shall be reviewed and approved by the Planning Division prior to installation.
 3. The applicant shall comply with the corrections noted on the plans prior to issuance of building permits.



City of Costa Mesa

- Appeal of Planning Commission Decision - \$1070.00
- Appeal of Zoning Administrator/Staff Decision -\$670.00

APPLICATION FOR APPEAL, REHEARING, OR REVIEW

Applicant Name* Donn Hall

Address Planning Commission Chair, City of Costa Mesa

Phone _____ Representing _____

REQUEST FOR: REHEARING APPEAL REVIEW**

Decision of which appeal, rehearing, or review is requested: (give application number, if applicable, and the date of the decision, if known.)

BC07-00300 3133 Limerick Lane - October 23, 2007

Decision by: Planning Division

Reasons for requesting appeal, rehearing, or review:

Review requested of second story addition.

Date: October 31, 2007 Signature:

*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.
 **Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only – do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF: 11/26/07
 If appeal, rehearing, or review is for a person or body other than City Council/Planning Commission, date of hearing of appeal, rehearing, or review:



CITY OF COSTA MESA

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

OFFICIAL PUBLIC NOTICE OF ZONING APPROVAL

October 24, 2007

**RE: ZONING APPROVAL FOR BUILDING PLAN CHECK
NO. BC07-00300
3133 LIMERICK LANE, 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 property owner proposes to construct a 1,171 square-foot, second-floor addition to an existing one-story residence. A minor design review is not required for the second-floor addition because the second story complies with the City's Residential Design Guidelines. Privacy impacts to the adjacent neighbors will be minimized because of the proposed second-story window and balcony setbacks and locations.

The zoning approval will become final at 5 p.m. on October 31, 2007 (seven days), 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, Mel Lee, at (714) 754-5611.

Distribution:

Elizabeth J. and Steven G. Dixon 3129 Limerick Lane Costa Mesa, CA 92626	Mark Siler 3137 Limerick Lane Costa Mesa, CA 92626	Reynerio Sims Velez 3134 Sharon Lane Costa Mesa, CA 92626
German D. and Cecibel Mojica 3133 Limerick Lane Costa Mesa, CA 92626	Reynaldo and Annetta J. Horta 3130 Sharon Lane Costa Mesa, CA 92626	Kathy Roche 3138 Sharon Lane Costa Mesa, CA 92626

File

PLANNING APPLICATION SUMMARY

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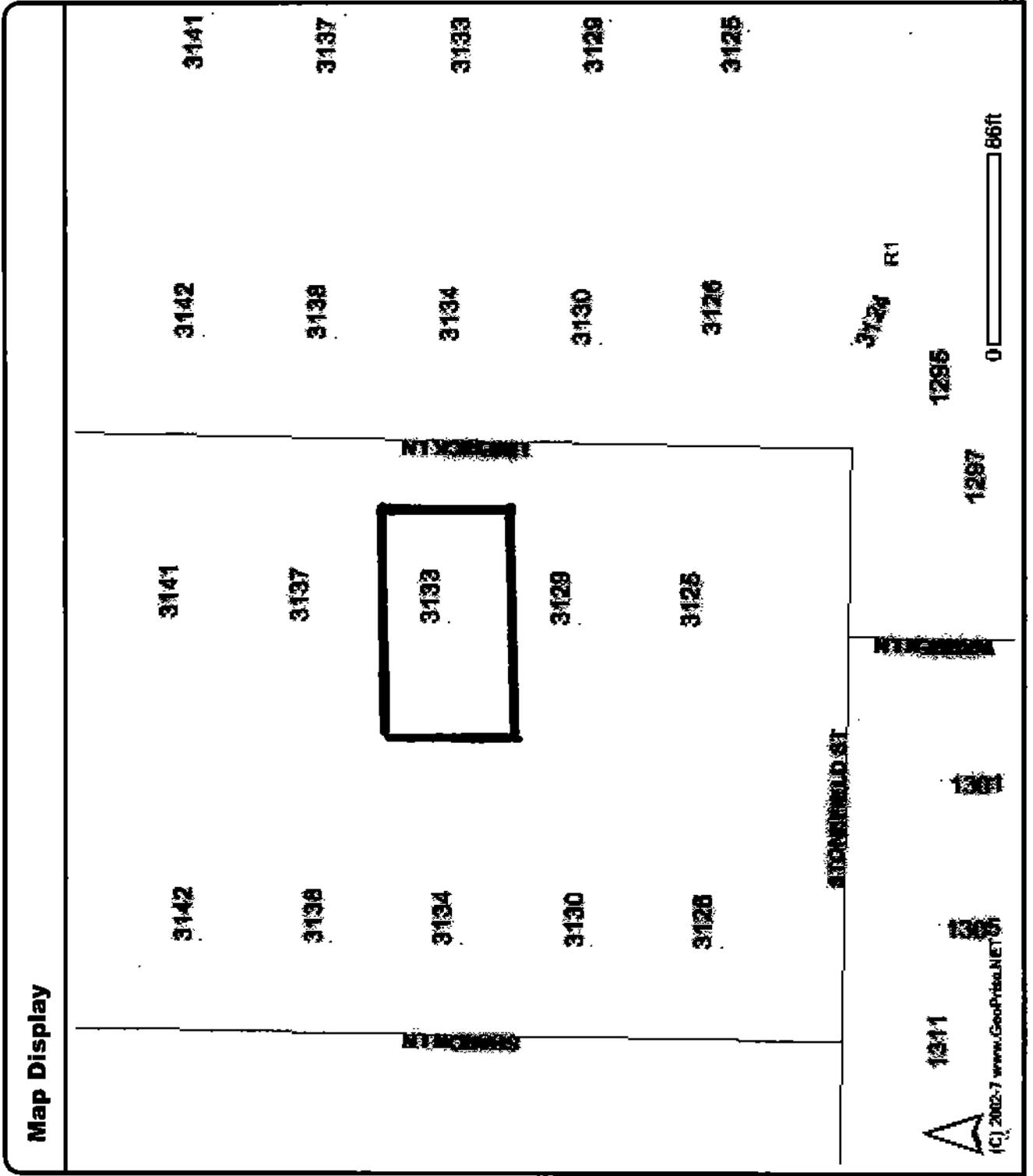
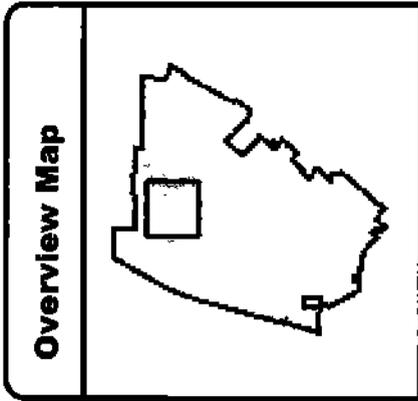
(1) Includes balconies as part of building design and mass

(2) Residential Design Guideline

N/A – Not Applicable or No Requirement

CEQA Status Exempt-Ministerial Project

Final Action Planning Staff



Legend

Address Large	SECONDA- RY Waterway Lines
Address Points	Hydrolo- gy Channel- s
Freeway Roads	Street Names
Collector Freeway	Street Centerlin- es
Major Freeway	
Newport BLVD Primary (cont)	

Overview Map

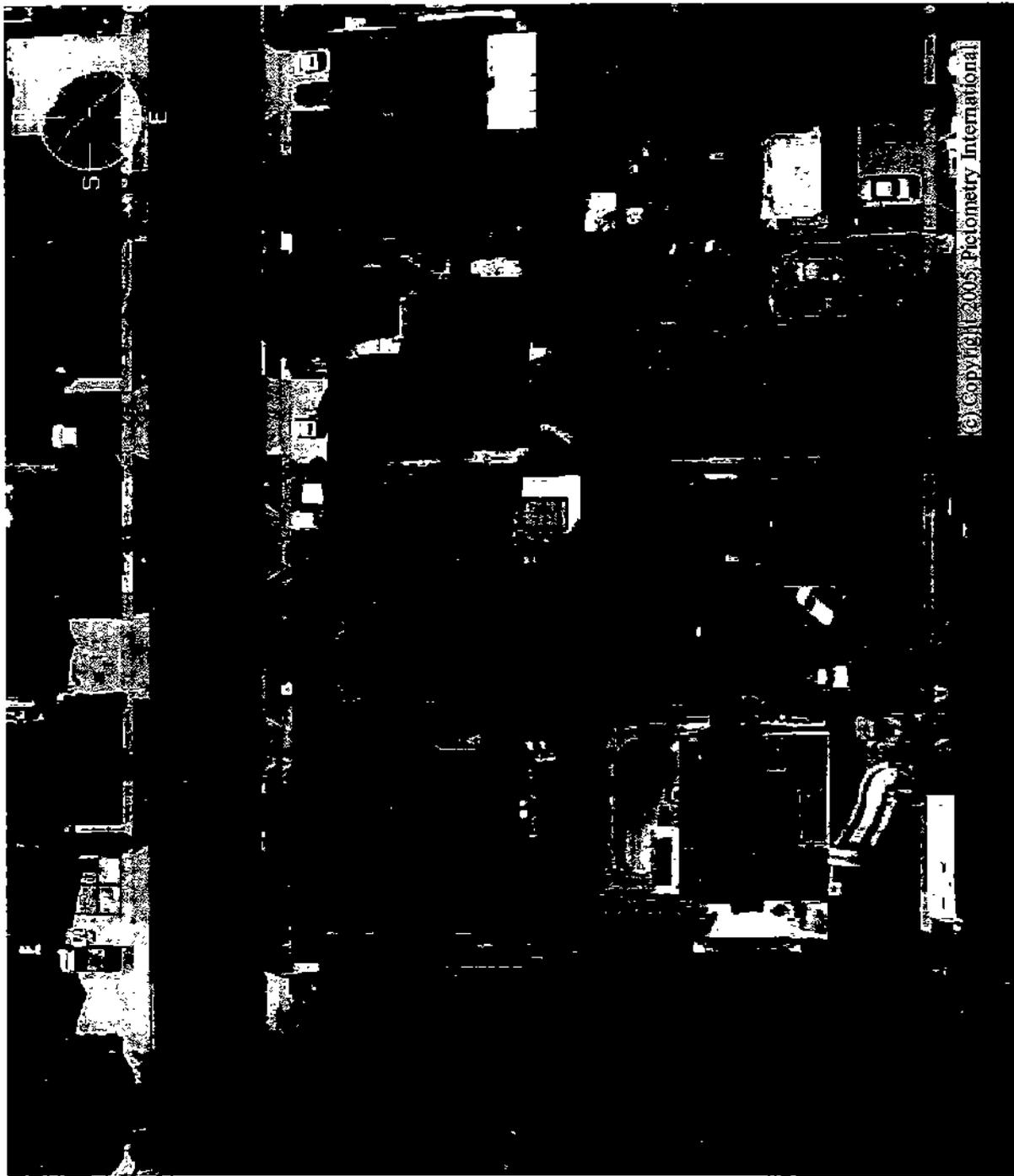


Legend

- | | | | |
|-------------------|---|---------------------------------|-----------------------------|
| Address
Large | Primary
SECONDARY
Waterway
Lines | Hydrolo-
gy
Channel-
s | Street
Names |
| Address
Points | Fireway
Roads | Collector
Freeway | Major
Highway
(cont.) |

Map Display





© copyright 2005 Pictometry International

Zoom 100 % View From North South East West Ortho Tool: none

Zoom In Zoom Out

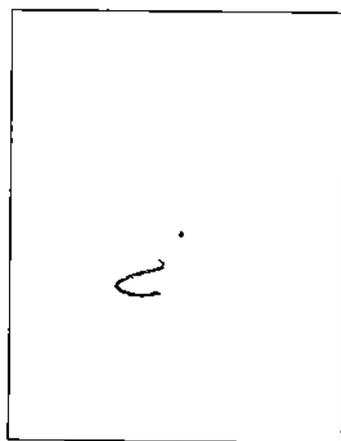
PROJECT INFORMATION

PROJECT ADDRESS: 3133 LINERICK LN.
COSTA MESA, CA
OWNER: MR. GERMAN MORALES
PHONE: (714)
SCOPE OF WORK: NEW SECOND FLOOR ADDITION

LEGAL DESCRIPTION:

TRACK: 3477 N.W. 1/4 SEC. 12, T. 12N, R. 12E, S. 12E (100%)
ASSESSOR ID No.: 5219-021-032
ZONING: R3101
LOT SIZE: 188' x 45' (7470 SQ. FT.)
FRONT ONE STORY UNIT:
PROPOSED ONE CAR GARAGE:
PROPOSED TWO STORY UNIT:
- FIRST FLOOR LIVING AREA
- SECOND FLOOR LIVING AREA
- THREE CAR GARAGE AREA
- TOTAL NEW LIVING AREA:
- TOTAL EXISTING AREA:
- TOTAL F.A.R.

VICINITY MAP

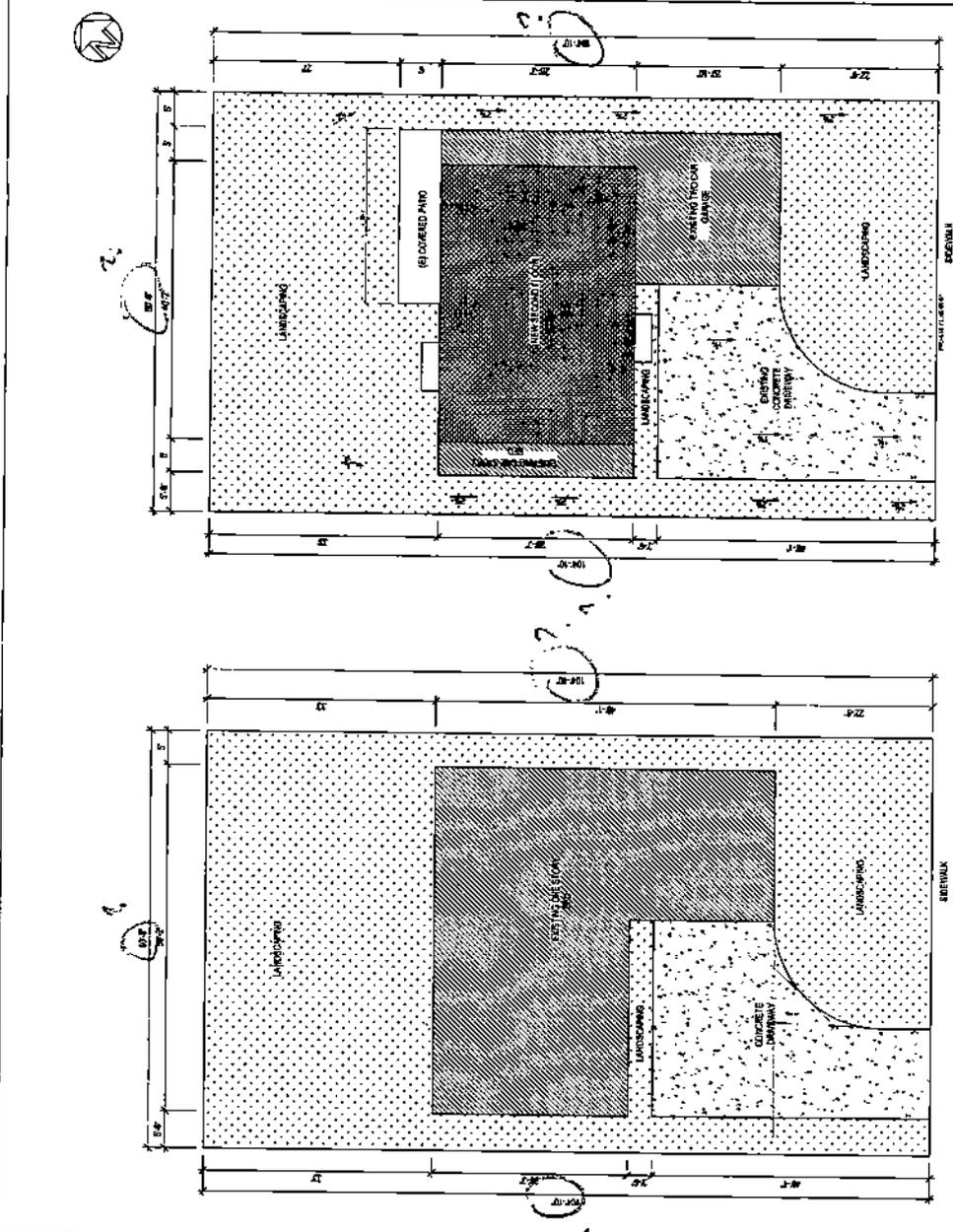


NO.	DATE	REVISIONS

PLANS PREPARED BY:
CARLOS A. ZEVALLOS
ZEVALLOS DESIGN
CARLOS A. ZEVALLOS
2425 PINESTONE PL. #2
DOWNEY, CA 90241
CELL: (562) 590-2281
FAX: (562) 590-2281
Signature
CARLOS A. ZEVALLOS

DATE: 11/11/11
PROJECT NO.: 1111
PROJECT NAME: 3133 LINERICK LN. COSTA MESA, CA
OWNER: MR. GERMAN MORALES
DESIGNER: CARLOS A. ZEVALLOS

PROPOSED SECOND FLOOR ADDITION
PLOT PLAN - ROOF PLAN - VICINITY MAP
Scale: AS SHOWN
A-1



PROPOSED SITE PLAN
SCALE: 1/4" = 1'-0"

EXISTING SITE PLAN
SCALE: 1/4" = 1'-0"

LEGEND:
 CONCRETE SLAB
 LANDSCAPING AREA
 RE-ONE STORY END
 NEW SECOND FLOOR

APPROXIMATE AREAS:
 PROPOSED ONE CAR GARAGE: 150 SQ. FT.
 PROPOSED TWO STORY UNIT: 1135 SQ. FT.
 TOTAL HABITABLE AREA: 2552 SQ. FT.
 GARAGE (EXISTING): 465 SQ. FT.
 COVERED PATIO: 150 SQ. FT.
 BALCONY 1: 18 SQ. FT.
 BALCONY 2: 19 SQ. FT.
 TOTAL NON-HABITABLE AREA: 641 SQ. FT.

REVISIONS:
 1. PROPOSED SECOND FLOOR ADDITION
 2. REVISIONS TO EXISTING HOUSE
 3. REVISIONS TO LANDSCAPING

SHEET INDEX	AREAS	SC. FT.
ARCHITECTURAL:	LOT	187 SQ. FT.
A-1	EXISTING HOUSE	187 SQ. FT.
A-2	PROPOSED HOUSE	1135 SQ. FT.
A-3	NEW SECOND FLOOR	1135 SQ. FT.
A-4	FRONT & REAR ELEVATIONS	1135 SQ. FT.
A-5	SIDE ELEVATION & ROOF PLAN	1135 SQ. FT.
STRUCTURAL:	GARAGE (EXISTING)	465 SQ. FT.
S-1	FOUNDATION PLAN - CROSS SECTION	465 SQ. FT.
S-2	FLOOR FRAMING PLAN	150 SQ. FT.
S-3	ROOF & CEILING FRAMING PLAN	18 SQ. FT.
S-4	STRUCTURAL NOTES	19 SQ. FT.

NO.	REVISIONS	DATE

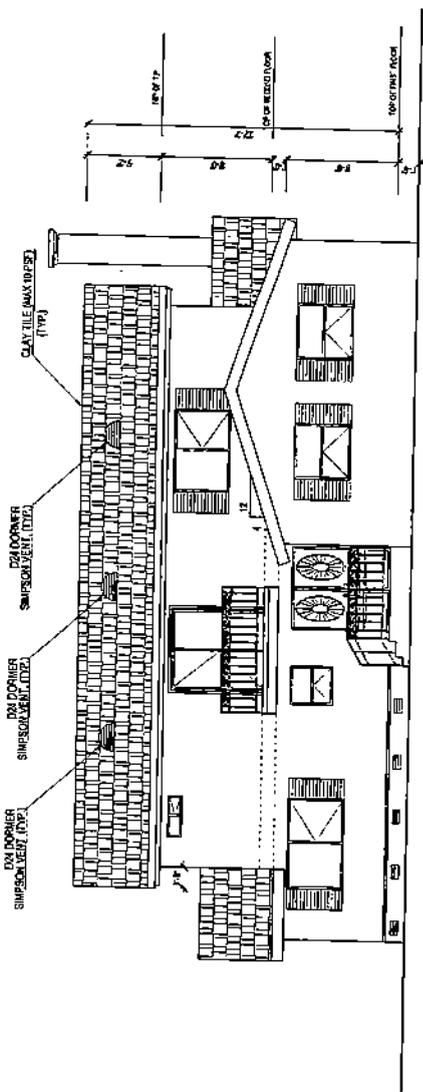
Carlos A. Zevallos
 CARLOS A. ZEVALLOS

ZEVALLOS DESIGN
 CARLOS A. ZEVALLOS
 7429 FIRESTONE PL #2
 DOWNEY, CA 90241
 CELL (562) 459-2066
 FAX (562) 528-2081

PROJECT NO. 18
 DRAWN BY: CARLOS ZEVALLOS
 CHECKED BY: CARLOS ZEVALLOS
 DATE: 10/10/07
 SCALE: 1/4" = 1'-0"

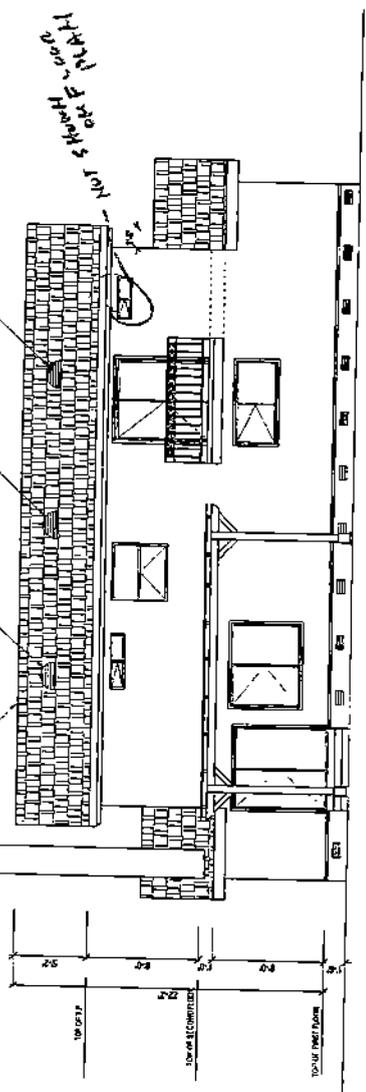
PROPOSED SECOND FLOOR ADDITION
 FRONT AND REAR ELEVATIONS

Project Number: 18
 Date: 10/10/07
 Drawn by: CARLOS ZEVALLOS
 Checked by: CARLOS ZEVALLOS
A-4
 Scale: AS SHOWN



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

AREA OF VENTILATION
 AREA OF - 270 x 11' High = 11' x 11'
 TOTAL AREA = 1210 sq ft (400 sq ft)
 TOTAL AREA OF VENTS REQ'D = 1210 / 1.5 = 806.67 sq ft
 (TOTAL = 191.75 REQ'D = 1.10 - 1.50 x 1.25 = 41.17)
 SEE 2-14 FOR SUPPLEMENTARY VENT



REAR ELEVATION
 SCALE: 1/4" = 1'-0"

18

Handwritten note:
 11' x 11' = 121 sq ft
 121 / 1.5 = 80.67 sq ft
 NOT 191.75

