



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 26, 2007

VI.4

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-07-35
1509 ORANGE AVENUE**

DATE: NOVEMBER 15, 2007

FOR FURTHER INFORMATION CONTACT: HANH NGUYEN, ASSISTANT PLANNER (714) 754-5640

DESCRIPTION

Design review to construct 2, two-story condominium units.

APPLICANT

Arne Valenti is the authorized agent for property owners, Scott and Valerie Vincent.

RECOMMENDATION

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

HANH NGUYEN
Assistant Planner

KIMBERLY BRANDT, AICP
Assistant Development Services Director

PLANNING APPLICATION SUMMARY

Location: 1509 Orange Avenue Application: PA-07-35

Request: Design review to construct 2, two-story condominium units.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	<u>R2-MD</u>	North:	<u>R2-MD – residential</u>
General Plan:	<u>Medium Density Residential</u>	South:	<u>R2-MD – preschool (across alley)</u>
Lot Dimensions:	<u>Irregular</u>	East:	<u>R2-MD – residential (across Orange Ave)</u>
Lot Area:	<u>6,120 sq. ft.</u>	West:	<u>C2 – commercial (across alley)</u>
Existing Development:	<u>Single-family residence (already demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided	
Lot Size:			
Lot Width	50 ft.	49 ft. ¹	
Lot Area	12,000 sq. ft.	6,120 sq.ft. ¹	
Density:			
Zone/General Plan	1 du/3,630 sq.ft.	1 du/3,060 sq.ft. ²	
Building Coverage:			
Buildings	N/A	49% (2,984 sq.ft.)	
Paving	N/A	11% (688 sq.ft.)	
Open Space	Minimum 40% (2,448 sq. ft.)	40% (2,448 sq.ft.)	
TOTAL		100% (6,120 sq.ft.)	
Private Open Space:	Minimum 10 ft.	Minimum 10 ft.	
Building Height:	2 stories/27 ft. (sloped roof) 22 ft. (flat roof design)	Front Unit 2 stories/ 25.5 ft.	Rear Unit 2 stories/ 25.5 ft.
Chimney Height:	29 ft.	29 ft. ⁴	29 ft. ⁴
Ratio of 2 nd floor to 1 st floor ³ :	Maximum 80%	Front Unit 77% (1,167 sq.ft./ 1,510 sq.ft.)	Rear Unit 79% (1,170 sq.ft./ 1,474 sq.ft.)
Setbacks:			
Front	20 ft.	20 ft.	
Side (left ⁵ /right)	5 ft./5 ft.	5 ft./5 ft.	
2 nd Floor Interior (right) Side ^{3,5}	10 ft. average	Front Unit 10 ft. average	Rear Unit 14 ft. average
Rear ⁵	5 ft.	6 ft.	
Parking:			
Covered	4	4	
Open	4	4	
TOTAL	8 Spaces	8 spaces	
CEQA Status	Exempt, Class 3		
Final Action	Planning Commission		

- 1 Existing, nonconforming.
- 2 Two units permitted because lot existed prior to March 16, 1992.
- 3 Residential design guidelines.
- 4 Project does not involve variance therefore chimney will be required not to exceed 29 ft.
- 5 Abutting an alley.

BACKGROUND

The subject property is surrounded by a preschool to the south, commercial uses to the west, and multiple-family residences to the north and east. A public alley separates the property from the preschool and the commercial uses. The applicant proposes to construct two, two-story condominium units.

On August 28, 2006, the Commission approved Planning Application PA-06-47 for substantially the same project, but denied the variance for a rooftop deck above the second floor. The applicant has revised the project to eliminate the rooftop deck.

A parcel map to facilitate the condominium project will be required to be processed and recorded before construction of the units can begin. If the project is approved, the applicant will submit a parcel map application at a later date.

PROJECT ANALYSIS

The exterior elevations of the proposed homes will consist of stucco finish, window trims, stone veneers, decorative lighting, precast balustrade, decorative precast, stained wood sectional garage doors, and clay roof tiles.

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 interior side property line. The proposed second floor-to-first floor ratios are 77% for the front unit and 79% for the rear unit. The interior second floor side elevations also satisfy the design guidelines with a 10-foot average side setback for the front unit and 14-foot average side setback for the rear unit. Because structures with flat roofs can have a greater mass or bulk than structures with sloping roofs, the Residential Design Guidelines also recommend flat roofed structure not exceed 22 feet in height; 25 feet is proposed. Staff supports the proposed flat roofs because they are integrated with the overall design of the residences and encompass only a limited amount of the roofline.

The second floor windows are placed to minimize privacy impacts and direct views into windows on the adjacent property to the north (right). The Commission had previously approved the second-floor window locations; however staff recommends that the north window of bedroom number 2 of the front unit be relocated to the west side of the room to further minimize views into the north neighbor's swimming pool.

The plans show the chimneys exceeding the 29-foot height limit. Since this project does not involve a variance for the chimney height, plans submitted for building plan check will need to reduce the chimney heights to a maximum 29 feet.

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

The Planning Commission may consider the following alternatives:

1. Approve the design review for two, two-story condominium units with the condition that the window in bedroom number 2 in the front unit be relocated to the west side of the room.
2. Approve the project as proposed by the applicant.
3. Deny the application. The applicant could not submit substantially the same project for 6 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 condominium units comply with applicable common interest development standards and design guidelines and approval will provide additional home ownership opportunities.

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)

Scott and Valerie Vincent
1675 Tahiti Avenue
Laguna Beach, CA 92651

Arne Valenti
158 North Glassell St., Ste. 203
Orange, CA 92866

RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-35**

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

WHEREAS, an application was filed by Arne Valenti, authorized agent for the owners of the property, Scott and Valerie Vincent, with respect to the real property located at 1509 Orange Avenue, requesting approval of a design review to construct two, two-story condominium units, in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission 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 **APPROVES** Planning Application PA-07-35 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-07-35 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. 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 November, 2007.

Donn Hall, 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 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 designation of Medium Density Residential. Under this designation two dwelling units are allowed on the subject property and two dwelling units are proposed. Approval of the condominiums will also satisfy General Plan Goal LU-1A.4 that encourages additional home ownership opportunities in the City.
 - 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 information presented substantially complies with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, landscaping, appearances, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development. Specifically, the project is consistent with the City's General Plan and Zoning Code, and the City's Residential Design Guidelines. The project is of a character and scale compatible with the neighborhood. The buildings incorporate multiple building planes and offsets, and elevations with stepping forms both horizontally and vertically to provide architectural interest. The second story windows are also placed so as to minimize privacy impacts and direct views into windows on adjacent residences to the north. Approval of the condominium units will also provide additional home ownership opportunities in the City.
- 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 15303 for New Construction.
- 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**

- Plng.
1. The window in bedroom number 2 of the front unit shall be relocated to the west side of the room to minimize privacy impacts to the north neighbor's swimming pool.
 2. The approved address of individual units (A and B) shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 3. 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.
 4. Green building practices and techniques, such as compliance with the United States Green Building Councils (USGBC) LEED program and low impact development (LID) shall be applied wherever possible.
 5. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 6. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite 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.
 7. 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.
 8. The site plan submitted with initial working drawings shall contain a notation specifying the project is a 2-unit, common interest (condominium) development.
 9. Homeowners Association CC&Rs shall include a requirement that residents park in garages.
 10. The CC&Rs shall include a provision mandating binding arbitration in the event of any dispute between the two property owners relating to the homeowner's association.

11. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
12. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
13. The conditions of approval, Code requirements, and special district requirements of Planning Application PA-07-35 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
14. The applicant shall contact the Planning Division to arrange for an 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.
15. 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.
16. 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.
17. Provide a clear and unobstructed sidewalk on-site for pedestrian access from Orange Avenue leading to entrance of new rear unit for visitors, deliveries, trash service, and emergency response.

Eng.

Trans.

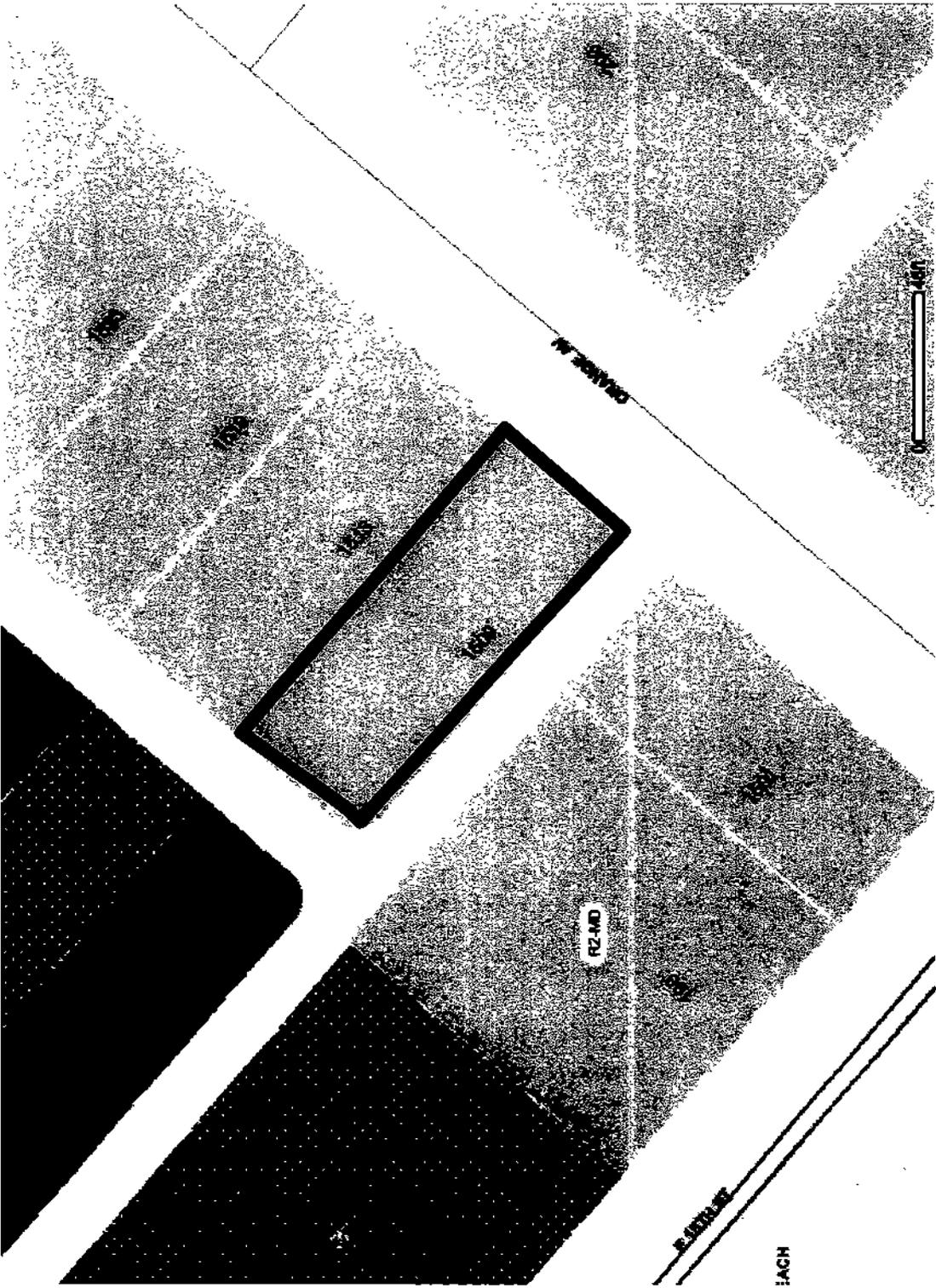
Valenti Design and Consulting
158 N. Glassell St. Ste 203
Orange, CA 92866

October 11, 2007

City of Costa Mesa
Planning Department
777 Fair Drive
Costa Mesa, CA 92628

RE:1508 A&B Orange Avenue

This Proposal is for a Residential Common Interest Devepment Project locate at 1509 Orange Avenue, Costa Mesa. The Project will consist of two detached, two story residences of 2,764 s.f. anf 2,558 s.f. This Project was previously approved under PA-06-47 and had expired August 28,2007 and a request for extension had not been submitted.

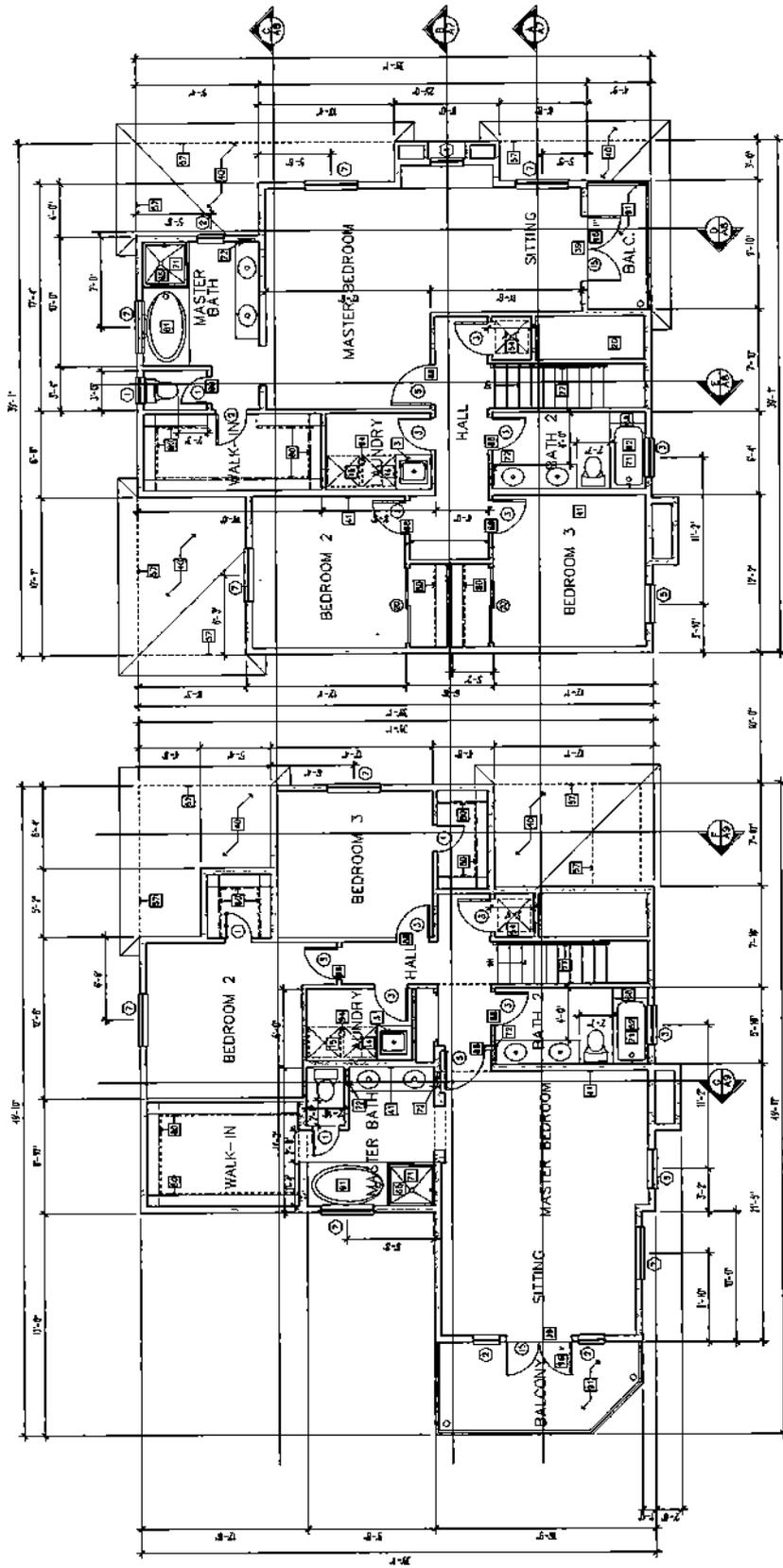


1509 ORANGE AVENUE



1509 ORANGE AVENUE





FRONT UNIT - SECOND FLOOR PLAN

REAR UNIT - SECOND FLOOR PLAN

GENERAL PLAN NOTES

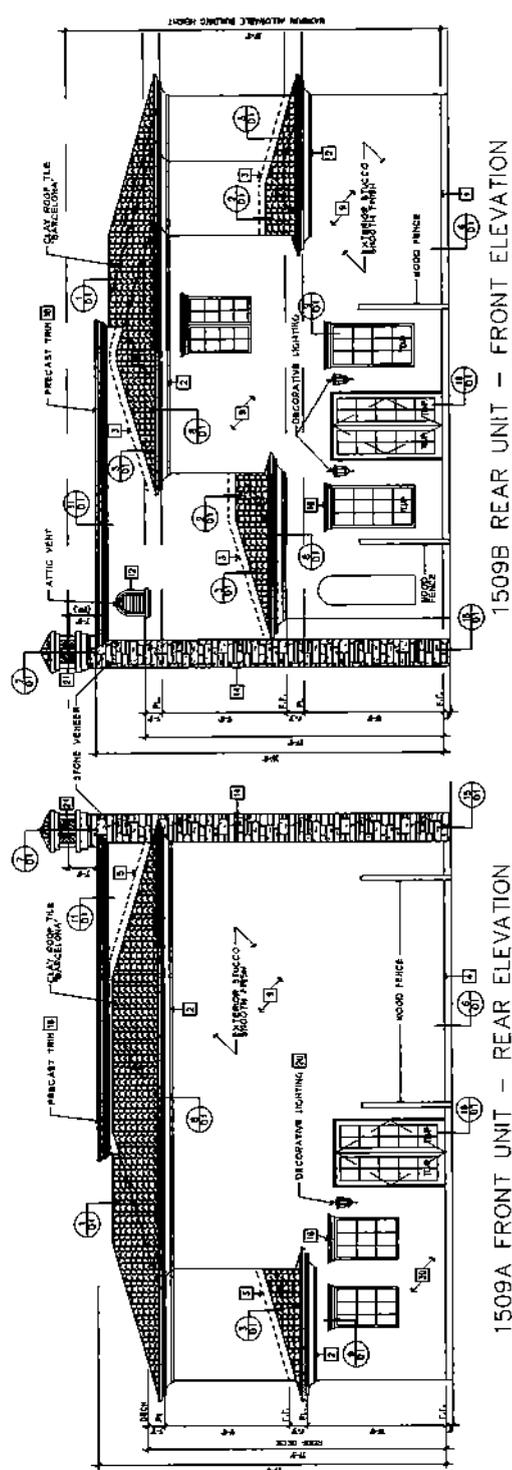
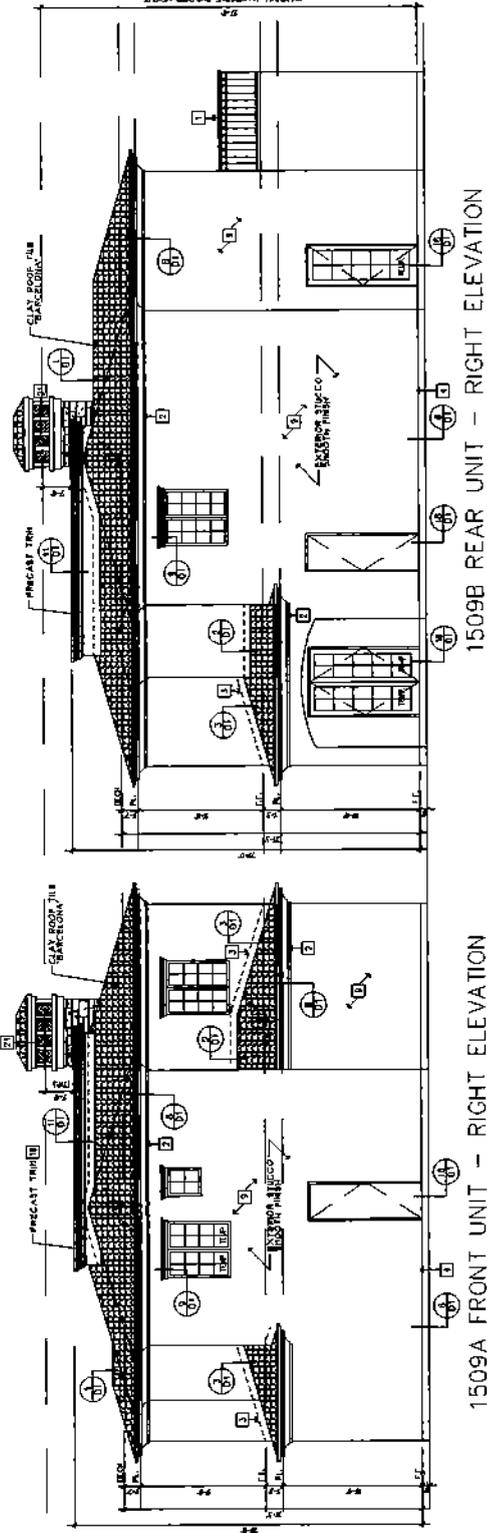
1. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THEM.
2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL AGENCIES.
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- GENERAL NOTES**
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 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL JURISDICTIONS.
 3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTIONS.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND SAFE WORK SITE AT ALL TIMES.
 9. ALL MATERIALS SHALL BE STORED PROPERLY AND PROTECTED FROM THE ELEMENTS.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.

- FINISHES**
1. EXTERIOR WALLS: STONE VENEER (SEE DETAIL).
 2. EXTERIOR WALLS: CLAY ROOF TILE (SEE DETAIL).
 3. EXTERIOR WALLS: PRECAST TRIM (SEE DETAIL).
 4. EXTERIOR WALLS: WOOD FINISH (SEE DETAIL).
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