



PLANNING COMMISSION AGENDA REPORT

VI.1

MEETING DATE: JANUARY 14, 2008

ITEM NUMBER:

SUBJECT: REVIEW OF PLANNING STAFF ZONING APPROVAL
3081 JOHNSON AVENUE

DATE: JANUARY 3, 2008

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 1,315 square-foot, second-story addition to an existing one-story, single-family residence.

APPLICANT

The review was requested by Commissioner Egan. The project applicant is Richard Diaz, who is also the property owner.

RECOMMENDATION

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

Handwritten signature of Mel Lee in black ink.

MEL LEE, AICP
Senior Planner

Handwritten signature of Kimberly Brandt in black ink.

KIMBERLY BRANDT, AICP
Assistant Development Svs. Director

PLANNING APPLICATION SUMMARY

Address: 3081 Johnson Avenue Plan Check No.: BC07-00393

Request: Construct a 1,315 square foot, second story addition to an existing one-story residence.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1 Single Family Residential</u>	North: <u>Surrounding properties are</u>
General Plan: <u>Low Density Residential</u>	South: <u>zoned R1</u>
Lot Dimensions: <u>62 FT X 99 FT</u>	East: <u>and contain</u>
Lot Area: <u>6,152 sq. ft.</u>	West: <u>residences.</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>
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Density:		
Zone	1 du: 6,000 sq. ft.	1 du: 6,152 sq. ft.
General Plan	1 du: 5,445 sq. ft.	
Building Coverage:		
Building – existing residence (including garage)		38% (2,355 sq. ft.)
Paving/Driveway		7% (448 sq. ft.)
Open Space	40% (2,461 sq. ft.)	55% (3,349 sq. ft.)
TOTAL		100% (6,152 sq. ft.)
Building Height:	2 stories/27 ft.	2 stories/25 ft., 7 in.
Ratio of 2 nd floor to 1 st floor (1)	80%	56%
Setback (residence):		
Front	20 ft.	20 ft.
Side (left/right) – 1 st story	5 ft./5 ft.	5 ft./5 ft.
Side (left/right) – 2 nd story (2)	10 ft. avg./10 ft. avg.	5 ft./8.5 ft. (2)
Rear – 1 st story	10 ft.	26 ft., 11 in.
Rear – 2 nd story	20 ft.	26 ft., 11 in.
Rear Yard Coverage	25% max.	N/A
Parking:		
Covered	2	2
Open	2	2
TOTAL	4	4
Driveway Width	10 ft.	16 ft.

(1) Residential Design Guideline

(2) Does not apply because existing 5-foot first floor side setback is not being further decreased. Additional articulation on side elevations required as a plan check correction.

N/A – Not Applicable or No Requirement

CEQA Status Exempt-Ministerial Project

Final Action Planning Commission (Review)

BACKGROUND

On November 21, 2007, the property owner/applicant submitted plans to the Building Safety Division for plan check of a 1,315 square-foot second-floor addition to an existing single-story residence.

On December 7, 2007, Planning staff approved the addition, subject to minor corrections. Staff also sent notices of the Zoning Approval to adjoining property owners as required by the City's Residential Design Guidelines. On December 12, 2007, Commissioner Egan requested Planning Commission review of the proposed addition in response to a neighbor's concern regarding window placement.

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 on the second floor to provide visual relief to the side building elevations. The proposed second floor to first floor ratio is 56% and the 10-foot average second floor setback does not apply because the existing 5-foot first floor side setback is not being further decreased. However, additional articulation on the side elevations are required as a plan check correction. The second floor is set back 26 feet, 11 inches from the rear property line, which exceeds the 20-foot minimum required by Code. The overall building height (25 feet, 7 inches) is below the 27 feet maximum allowed by Code.

It is staff's opinion that the placement of the second-story windows will minimize privacy impacts and views into windows on the adjacent properties; however, the Commission may require, through additional conditions of approval, modifications to the second-floor window placement if desired.

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 6,152 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 project as currently proposed, 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
Copy of Planning Division Corrections Forwarded to Applicant
Notice of Zoning Approval and Review Request
Location Map
Plans

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

Richard Diaz
3081 Johnson Avenue
Costa Mesa, CA 92626

Jang & Sae S. Kim
3083 Johnson Avenue
Costa Mesa, CA 92626

Eric H. & Christina M.
Christensen
3082 Madison Avenue
Costa Mesa, CA 92626

Johnny & Rena Smith
3077 Johnson Avenue
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Scott L. & Greta A. Davis
3080 Madison Avenue
Costa Mesa, CA 92626

Mark Thomas Davies
3076 Madison Avenue
Costa Mesa, CA 92626

RESOLUTION NO. PC-08-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA UPHOLDING PLANNING STAFF'S ZONING APPROVAL FOR A SECOND-STORY ADDITION AT 3081 JOHNSON AVENUE

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

WHEREAS, an application was filed by Richard Diaz, owner of real property located at 3081 Johnson Avenue, requesting approval for an 1,315 square-foot, second-story addition to an existing one-story, single-family residence; and

WHEREAS, on December 7, 2007, Planning staff issued a letter approving the second-story addition; and

WHEREAS, on December 12, 2007, Commissioner Egan 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 January 14, 2008.

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 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 14th day of January, 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, 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 January 14, 2008, by the following votes:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Secretary, 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, 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 on the second floor to provide visual relief to the side building elevations. The proposed second floor to first floor ratio is 56% and the 10-foot average second floor setback does not apply because the existing 5-foot first floor side setback is not being further decreased. However, additional articulation on the side elevations will be required. The second floor windows are designed and placed so as to minimize privacy impacts and 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 by the Planning Division prior to issuance of building permits.

Action	Comments	By	Date
ASGN	1 SET TO PLANNING DUE 12/07/07	CAC	11/21/2007
ASGN	1 SET DUE 12/07/07	CAC	11/21/2007
CO	1. NOTICE OF ZONING APPROVAL SENT TO SURROUNDING PROPERTY OWNERS ON 12/7/07. PERMITS CANNOT BE ISSUED UNTIL 7-DAY APPEAL PERIOD HAS PASSED. 2. SHOW LOT DIMENSIONS ON SITE PLAN. 3. RECALCULATE LOT SIZE, INCLUDING DRIVEWAY SQ. FT. AND LOT COVERAGE. 4. RECALCULATE AREA SUMMARY. 5. SHOW DIMENSIONS OF EXISTING FIRST FLOOR. 6. PROVIDE ADDITIONAL RELIEF/ARTICULATION ON SIDE ELEVATIONS. 7. SHOW OVERALL BUILDING HEIGHT.	MEL	12/07/2007
CONT	PLANS CONSOLIDATED W/BLDG CORR IN CORR BIN. PER MEL, 1 SET IN RMD HOLDING BIN IN CASE NEIGHBORS WOULD LIKE TO REVIEW DURING 7-DAY APPEAL PERIOD.	RMD	12/11/2007
PKUP	BY DENNIS	SOK	12/11/2007
APL	REQUEST FOR PLANNING COMMISSION REVIEW RECEIVED 12/12/07. TENTATIVELY SCHEDULED FOR FIRST PC MEETING IN JANUARY.	MEL	12/12/2007

PLANNING CORRECTIONS

Total Rows: 6



CITY OF COSTA MESA

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

OFFICIAL PUBLIC NOTICE OF ZONING APPROVAL

December 7, 2007

**RE: BUILDING PLAN CHECK BC07-00393
3081 JOHNSON AVENUE, COSTA MESA**

The Planning Division has completed its review of the above-referenced project. The application has been approved based on the following project description.

PROJECT DESCRIPTION:

The applicant proposes to construct a second story, 1,315 square foot addition to an existing one-story 2,355 square foot single family residence. Second floor construction is subject to the City's Residential Design Guidelines. The proposed second-floor meets the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction. The proposed construction complies with the intent of the Residential Design Guidelines because the elevations incorporate multiple building planes and breaks in the roof to create visual interest. The addition will incorporate variation in building heights and forms, as well as variation in the depth of the floor plans to alleviate building mass. Privacy impacts to surrounding properties will be minimized because the proposed second story window locations are consistent with the Residential Design Guidelines.

The zoning approval will become final at 5 p.m. on **December 14, 2007**, 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, between 1 p.m. and 5 p.m.

Distribution:

Richard Diaz
3081 Johnson Avenue
Costa Mesa, CA 92626

Johnny & Rena Smith
3077 Johnson Avenue
Costa Mesa, CA 92626

Scott L. & Greta A. Davis
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Mark Thomas Davies
3076 Madison Avenue
Costa Mesa, CA 92626

File

PLANNING ZONING REVIEW SUMMARY

Location: 3081 Johnson Avenue Plan Check No.: BC07-00393

Request: Construct a second story addition to an exiting residence

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1</u>	North: <u>Surrounding properties are</u>
General Plan: <u>Low Density Residential</u>	South: <u>zoned R1 and</u>
Lot Dimensions: <u>62 ft. X 99 ft.</u>	East: <u>contain</u>
Lot Area: <u>6,152 sq.ft.</u>	West: <u>residences.</u>
Existing Development: <u>One-story residence</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>City Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 du/6,152 sq.ft.	1 du/6,152 sq.ft.
General Plan	1 du/5,445 sq.ft.	
Lot Size:	6,000 sq.ft.	6,152 sq.ft.
Building Coverage:		
Buildings		38% (2,355 sq.ft.)
Paving		7% (448 sq.ft.)
Open Space	40% (2,461 sq.ft.)	55% (3,349 sq.ft.)
TOTAL		100% (6,152 sq.ft.)
Building Height- sloped --roof design:	2 stories/27 ft.	2 stories/25 ft., 7 IN.
Ratio of 2 nd floor to 1 st floor (1)	80%	56%
Setbacks		
Front	20 ft.	20 ft.
1st story side (left/right)	5 ft./5 ft.	5 ft./5 ft.
2 nd -story side stbk. avg. (lt./rt.) (1)	10 ft./10 ft. (2)	5 ft./8.5 ft. (2)
Rear (to property line)	20 ft. (2 sty)/10 ft. (1 sty)	26 ft., 11 in.
Parking:		
Covered	2	2
Open	2	2
TOTAL	4	4
Driveway Width:	10 ft.	16 ft.

NA = Not applicable or no requirement.

(1) Residential Design Guideline – applies to second story only.

(2) Does not apply because existing 5-foot first floor setback is not being further decreased – additional articulation on side elevations required as correction.

Final Action Planning Division



City of Costa Mesa

Appeal of Planning Commission Decision - \$1570.00
 Appeal of Zoning Administrator/Staff Decision - \$970.00

APPLICATION FOR APPEAL, REHEARING, OR REVIEW

Applicant Name* Eleanor Egan
Address Planning Commissioner, 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.)

Zoning Approval for Building Plan Check BC07-00393 - 3081 Johnson Avenue

Decision by: Planning Division

Reasons for requesting appeal, rehearing, or review:

Planning Commission review requested for proposed second story addition, to allow hearing of neighbor's concerns over window placement.

Date: 12/12/07 Signature: Eleanor M. Egan

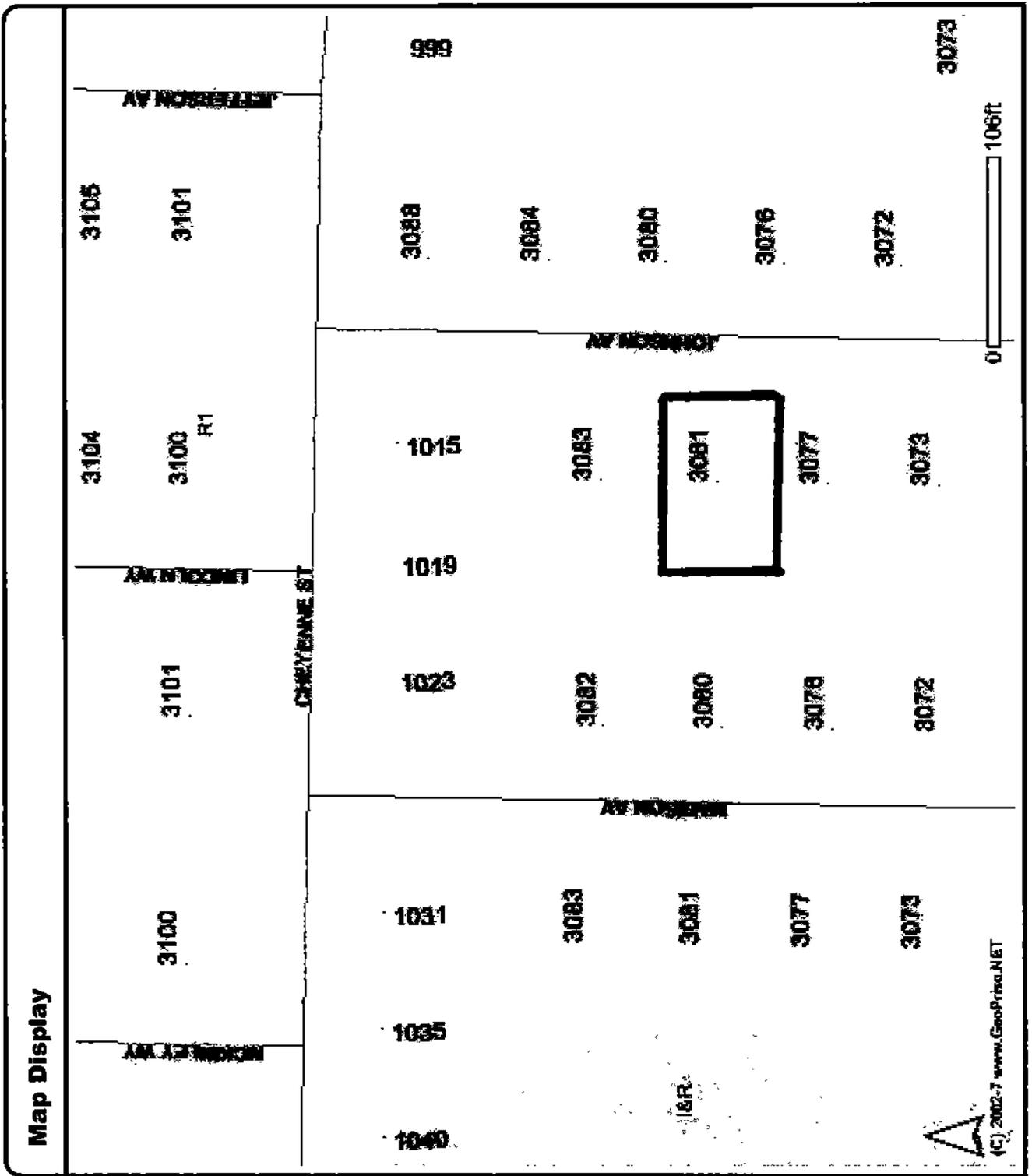
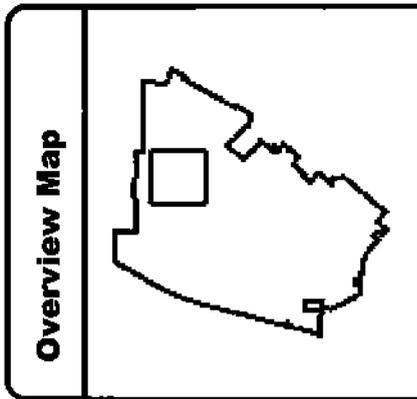
*If you are serving as the agent for another person, please identify the person you represent and provide proof of authorization.
**Review may be requested only by Planning Commission, Planning Commission Member, City Council, or City Council Member

For office use only - do not write below this line

SCHEDULED FOR THE CITY COUNCIL/PLANNING COMMISSION MEETING OF:
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:

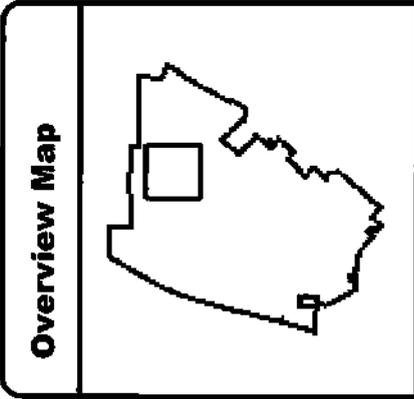
City of Costa Mesa

CITY OF COSTA MESA - [Created: 12/27/2007 8:21:58 AM] [Scale: 106.4] [Page: 8.5 x 11 / Landscape]



Legend

Address Large	Primary
Address Points	SECONDARY
Freeway	Waterway Lines
Roads	Hydrology
Collector	Channel
Freeway	Street Names
Map	
Newport BLVD (cont)	

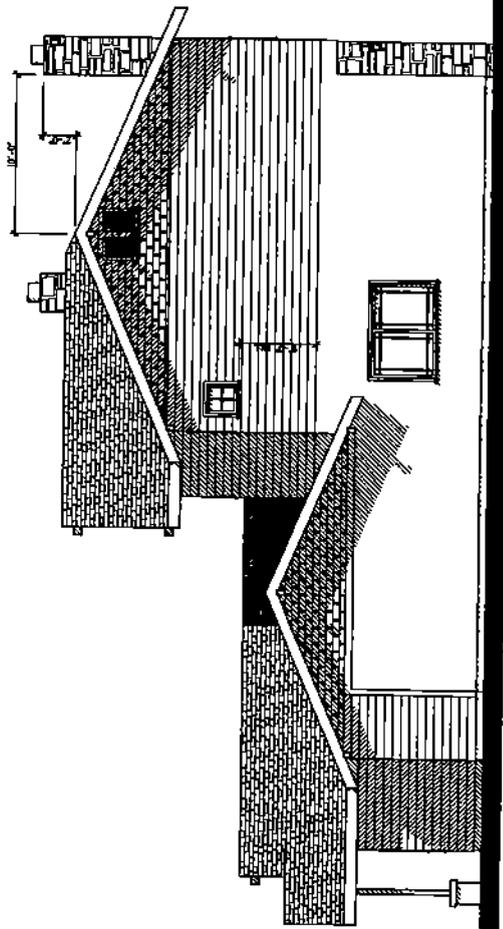


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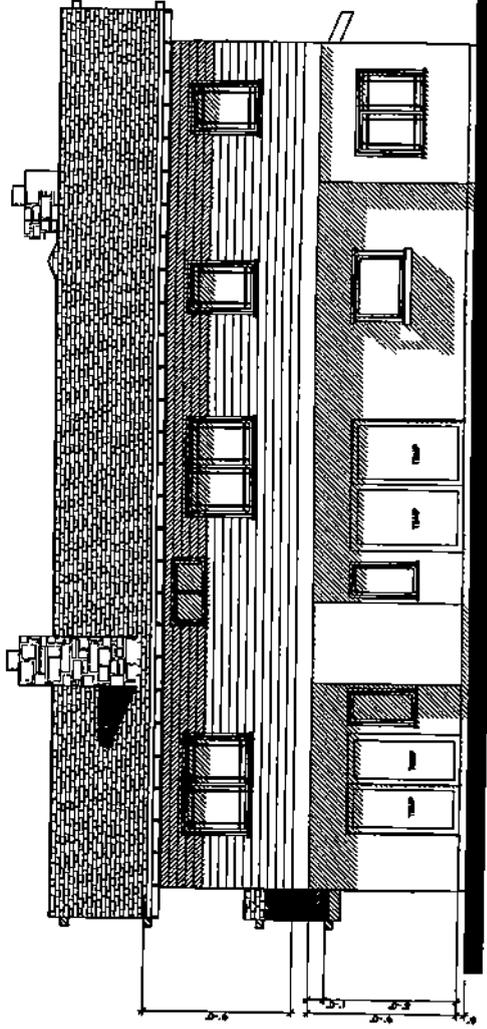
Address Large	Primary
Address Points	SECONDARY
Freeway	Waterway Lines
Roads	Hydrology
Collector	SW
Freeway	Channels
Major	Street Names
Newport BLVD (cont)	



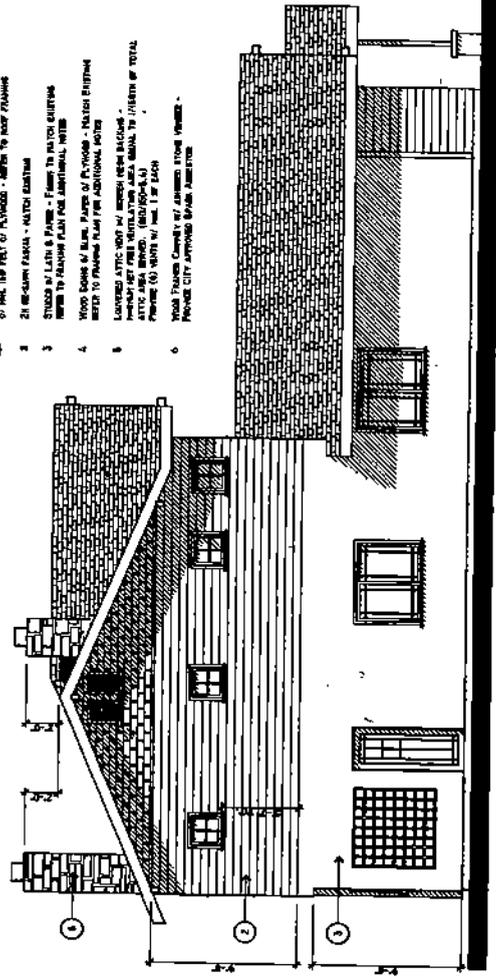
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 Zoom In Zoom Out View From North South East West Ortho Tool: none



North - Side Elevation
SCALE: 1/4\"/>



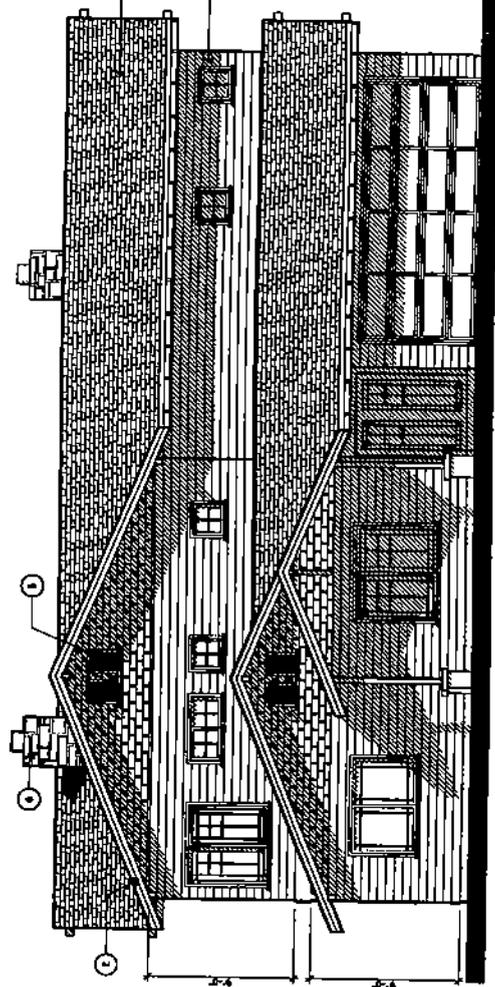
West / Rear Elevation
SCALE: 1/4\"/>



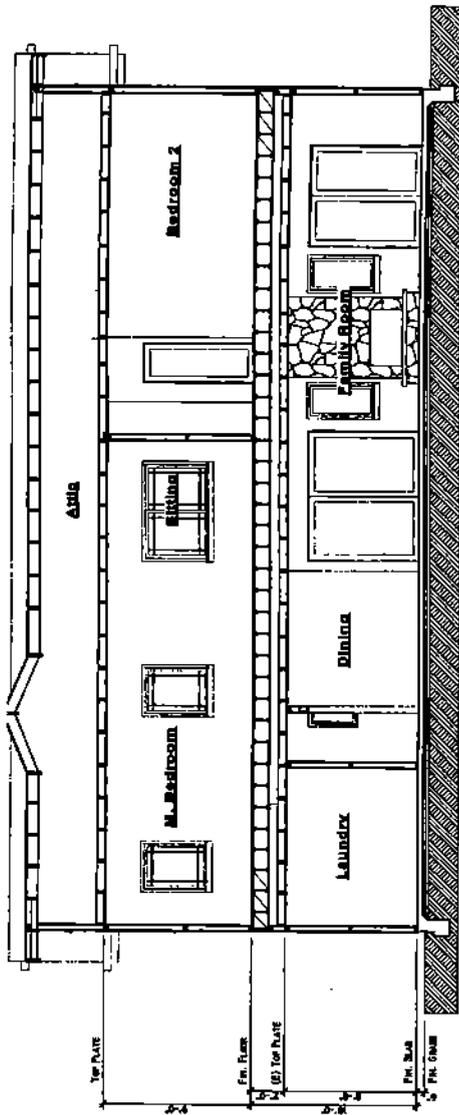
South - Side Elevation
SCALE: 1/4\"/>

Elevation Notes

1. APPROX. CONSTRUCTION GROUND ROOF - NEAR CLASS 'C' OF 1/4\"/>
2. 2x BRICK-CLAY FACIA - MATCH EXISTING
3. BRICKS OF LIME & PLASTER - FINISH TO MATCH EXISTING MATCH TO MATCHED FULL FACE MATERIALS, NOTES
4. WOOD SHINGLES OF BLUE PAPER OF PLYWOOD - MATCH EXISTING MATCH TO MATCHED FULL FACE MATERIALS, NOTES
5. LAUNDRY VENT: NOT TO BE SHOWN UNLESS INDICATED - PROVIDE AIR FLOW RESTRICTIONS AND MATCH TO FINISH OF TOTAL FINISHES (S. 1007) TO 1/4\"/>
6. TRUCK FINISHES CORRECT BY JOINTS FROM FINISHES - PROVIDE CITY APPROVED BRICK PATTERN



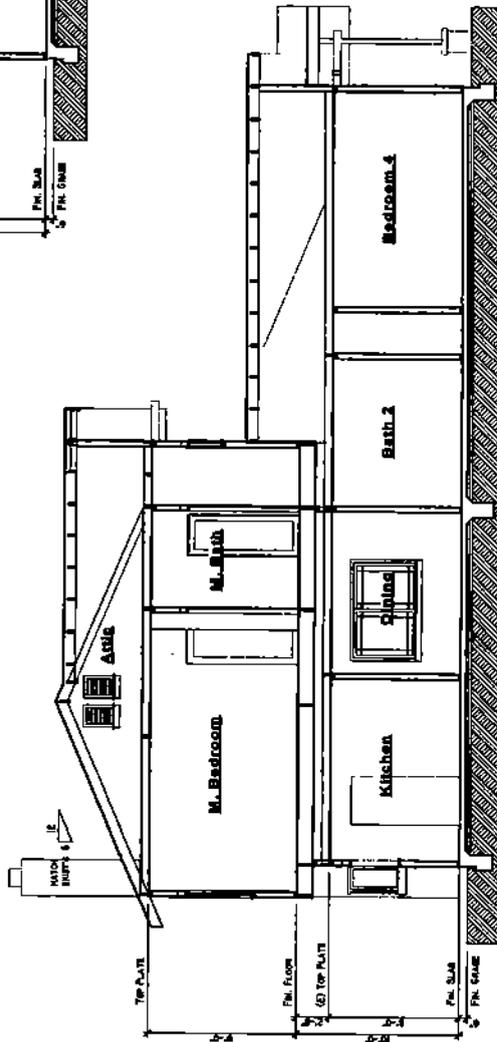
East - Front Elevation
SCALE: 1/4\"/>



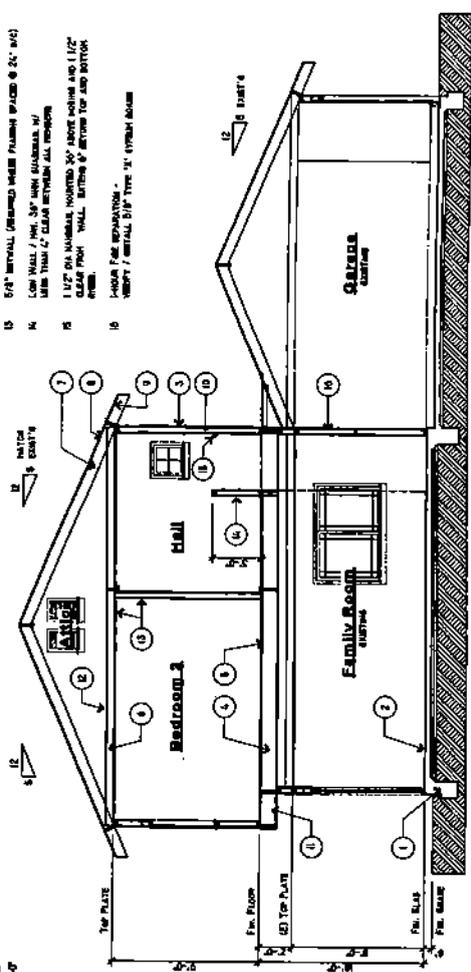
Section C
SCALE: 1/4" = 1'-0"

Section Notes

- 1 CONCRETE FOOTING - REFER TO FOUNDATION PLAN
- 2 CONCRETE SLAB ON GRADE - REFER TO FOUNDATION PLAN
- 3 2x4 STUDS @ 16" O.C. - TYPICAL
- 4 FLOOR JOISTS - REFER TO FLOORING PLAN
- 5 5/8" T&G PLYWOOD FLOOR SHEATHING - REFER TO FINISHING PLAN
- 6 CEILING JOISTS - REFER TO FINISHING PLAN
- 7 ROOF RAFTERS - REFER TO FINISHING PLAN
- 8 1/2" PLYWOOD ROOF SHEATHING - REFER TO FINISHING PLAN
- 9 1x4x8 STUDS - TYPICAL AT EXPOSED EAVES
- 10 R-15 PERIMETER BATT INSULATION - TYPICAL EXTERIOR WALLS
- 11 R-30 PERIMETER BATT INSULATION - WOOD FLOOR TO EXTERIOR
- 12 R-30 PERIMETER BATT INSULATION - TYPICAL ATTIC
- 13 5/8" METALL. BRACING WHERE FLOOR SPACES @ 24" O.C.
- 14 LOW WALL / FIN. JO. WITH DIMENSIONS W/ 1/8" TOLERANCE CLEAR EXTERIOR ALL SIDES
- 15 1 1/2" DIA. NAILS, SPACED 24" ABOVE BOTTOM AND 1 1/2" CLEAR FROM WALL, BOTTOM 6" ABOVE TOP AND BOTTOM
- 16 1/2" DIA. NAILS, SPACED 24" ABOVE BOTTOM AND 1 1/2" CLEAR FROM WALL, BOTTOM 6" ABOVE TOP AND BOTTOM
- 17 1/2" DIA. NAILS, SPACED 24" ABOVE BOTTOM AND 1 1/2" CLEAR FROM WALL, BOTTOM 6" ABOVE TOP AND BOTTOM
- 18 1/2" DIA. NAILS, SPACED 24" ABOVE BOTTOM AND 1 1/2" CLEAR FROM WALL, BOTTOM 6" ABOVE TOP AND BOTTOM
- 19 1/2" DIA. NAILS, SPACED 24" ABOVE BOTTOM AND 1 1/2" CLEAR FROM WALL, BOTTOM 6" ABOVE TOP AND BOTTOM
- 20 1/2" DIA. NAILS, SPACED 24" ABOVE BOTTOM AND 1 1/2" CLEAR FROM WALL, BOTTOM 6" ABOVE TOP AND BOTTOM



Section B
SCALE: 1/4" = 1'-0"



Section A
SCALE: 1/4" = 1'-0"