



PLANNING COMMISSION AGENDA REPORT

VI.7

MEETING DATE: JANUARY 14, 2008

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-57
2645 SANTA ANA AVENUE

DATE: JANUARY 3, 2008

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

DESCRIPTION

The applicant is requesting approval of a variance to allow two open guest parking spaces within the required 20-foot front landscape setback in conjunction with a residential common interest development conversion previously approved under Planning Application PA-07-16.

APPLICANT

The applicant is Lloyd Wendland, who is also the owner of the property.

RECOMMENDATION

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

Handwritten signature of Mel Lee in cursive.

MEL LEE, AICP
Senior Planner

Handwritten signature of Kimberly Brandt in cursive.

KIMBERLY BRANDT, AICP
Asst. Development Services Director

BACKGROUND

On November 26, 2007, Planning Commission approved Planning Application PA-07-16 to facilitate the conversion of a 7-unit, 2-story, apartment project to a residential common interest development.

The Commission required, as a condition of approval, that two additional side-by-side guest parking spaces be provided within the landscape setback, subject to approval of a variance and being screened from view of the street by landscaping.

ANALYSIS

Variance

Under current code, 23 parking spaces would be required if the development were new. Under the recently adopted condominium conversion ordinance, 18 required parking spaces would be required for the project (15 parking spaces are provided).

Although the project is nonconforming to these provisions, the Commission incorporated an additional condition of approval requiring the applicant to provide two additional guest parking spaces within the front landscaped setback, necessitating the approval of a variance from front landscape setback requirements (20 feet required; 10 feet proposed). Because the variance was not part of the public notice for the original conversion, it is being brought forward as a separate application.

Municipal Code Section 13-29(g)(1) allows granting a variance where special circumstances exist, such as an unusual lot size, lot shape, topography, or similar features, and where strict application of the zoning ordinance would deprive the property owner of privileges enjoyed by owners of other properties in the vicinity under an identical zoning classification. Other factors (such as existing site improvements) may also be considered.

In this case, the existing site improvements restrict the location of parking spaces to bring the project into closer compliance with the 18 spaces required by code (with the two additional parking spaces, a total of 17 spaces are proposed). The proposed setback reduction is for the landscaping only; the buildings, which are existing, comply with required code setbacks. Additionally, there will be a remaining 10 feet of landscaping between the front property line and the parking spaces, which will be required to be screened by raised landscaping in the form of a hedge, shrubs, or similar materials. Finally, the additional paved area to accommodate the parking spaces will not reduce the overall open space below the 30% minimum required for conversions (38% open space existing; 36% open space proposed). Therefore, staff supports the request.

GENERAL PLAN CONFORMITY

Approval of the variance in conjunction with the previously approved conversion is consistent with the City's General Plan, particularly Goal LU-1A.4, which encourages additional home ownership opportunities to improve the balance between rental and ownership housing within the City.

ALTERNATIVES

If the variance was not approved, the conversion approved by Planning Commission under PA-07-16, would have to be returned to Commission for reconsideration.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities.

CONCLUSION

Approval of the variance will bring the previously approved conversion into closer compliance with the recently adopted residential common interest development conversion requirements as directed by the Planning Commission. Therefore, staff supports the request.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 PC Minutes of November 26, 2007 Meeting for PA-07-16
 Zoning/Location Map
 Plans

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

Lloyd and Stacy Wendland
P.O. Box 14305
Irvine, CA 92623

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-57**

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

WHEREAS, an application was filed by Lloyd Wendland, owner of the real property located at 2645 Santa Ana Avenue, requesting of a variance to allow two open guest parking spaces within the required 20-foot front landscape setback in conjunction with a residential common interest development conversion previously approved under Planning Application PA-07-16 in an R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission 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 **APPROVES** Planning Application PA-07-57 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

EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(e) in that:
- a. The project is compatible and harmonious with existing development and uses in the general neighborhood.
 - b. Safety and compatibility of the design of buildings, parking areas, landscaping, luminaries and other site features, which includes functional aspect of the site development such as automobile and pedestrian circulation, have been considered.
 - c. The project is consistent with the General Plan's Land Use and Housing Element goals and objectives for additional ownership housing and to improve the balance between rental and ownership housing opportunities within the City.
 - d. The planning application is for a project-specific case and is not to be construed to be setting a precedent for future development.
- B. The information presented substantially complies with section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property exist such as an unusual lot size, lot shape, topography, or similar features to justify granting of the variance for reduced front landscape setback. Specifically, the existing site improvements restrict the location of parking spaces to bring the project into closer compliance with the parking spaces required by code. The proposed setback reduction is for the landscaping only; the buildings, comply with required code setbacks. Additionally, there will be a remaining 10 feet of landscaping between the front property line and the parking spaces, which will be required to be screened by raised landscaping in the form of a hedge, shrubs or similar materials. Finally, the additional paved area to accommodate the parking spaces will not reduce the overall open space below the 30% minimum required for conversions (38% open space existing; 36% open space proposed). Granting the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation and specific plan of the property. Deviations to the Zoning Code requirements are acceptable because it would be impractical to or physically impossible without compromising the integrity of the overall project to implement features that could result in conformance with current code requirements.
- C. 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 15301 (Existing Facilities).
- 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. All conditions of approval, code requirements, and special district requirements for PA-07-16 shall be complied with.
 2. Raised landscaping in the form of a hedge, shrubs or similar screening, shall be provided for the two open parking stalls visible from street, subject to Planning Division approval.

story houses on all sides.

The Chair closed the public hearing.

Mr. Lee explained to Commissioner Egan second-story windows and possible side and rear impacts.

Mr. Lee discussed the addition of two bedrooms, front and rear elevations, and articulation with Vice Chair Fidler and Commissioner Clark.

MOTION: Uphold Planning staff's decision, by adoption of Planning Commission Resolution PC-07-81, based on the evidence in the record and findings contained in Exhibit "A", subject to the conditions in Exhibit "B".

Moved by Commissioner James Righeimer, seconded by Vice Chair James Fidler.

During discussion on the motion, Commissioner Righeimer explained that he was very supportive of modernizing houses. Commissioner Clark gave his support for the motion and asked staff to encourage applicants to provide additional articulation on the front and rear elevations.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fidler,
Commissioner Sam Clark, Commissioner Eleanor
Egan, and Commissioner James Righeimer

Noes: None.

Absent: None.



2. **Planning Application PA-07-16, for Lloyd Wendland, authorized agent for Carol Henden, for a residential common interest development (condominiums) conversion of 7 apartment units, with a variance from private open space dimensions, located at 2645 Santa Ana Avenue, in an R2-MD zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report and responded to a question from the Commission regarding private open space.

Lloyd Wendland, property owner, agreed to all the conditions, and noted that all units have a backyard and parking is garage parking with one outside space.

Mr. Wendland clarified to Commissioner Egan first level open space stating that unit nos. 1, 3, 5, and 7 have direct access and second floor unit nos. 2, 4, and 6 access from the gate off the driveway. Mr. Wendland also noted to Vice Chair Fisler that unit no. 7 is a larger unit.

The Chair closed the public hearing.

Vice Chair Fisler noted that he sees no major parking issues with this project and proceeded to make a motion.

MOTION: Approve Planning Application PA-07-16, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", and an additional condition, as follows:

Conditions of Approval

35. Two additional guest parking spaces shall be provided within the landscape setback, screened from view of the street by landscaping.

Moved by Vice Chair James Fisler, seconded by Chair Donn Hall.

Mr. Wendland agreed to the additional condition.

Vice Chair Fisler and Commissioner Righeimer discussed removal of a tree and open space impacts.

Planning Commission Secretary Kimberly Brandt stated that this project would require screening with a six-foot high fence and the planting of large trees.

Mr. Lee pointed out to Vice Chair Fisler that the project is short on guest parking and the parking space width.

Vice Chair Fisler said he wanted to modify the motion.

MOTION: Approve Planning Application PA-07-16, by adoption of Planning Commission Resolution PC-07-82, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", and an additional condition, as follows:

Conditions of Approval

35. Two additional side-by-side guest parking spaces shall be provided within the landscape setback, subject to approval of a variance and being screened from view of the street by landscaping.

Moved by Vice Chair James Fisler, seconded by Chair Donn Hall.

The Chair agreed to modifying the motion.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fisler,
Commissioner Sam Clark, and Commissioner Eleanor Egan

Noes: Commissioner James Righeimer

Absent: None.

- 3. ~~Planning Application PA-07-32, for Robert Thornton, authorized agent for Costa Mesa Sanitary District, for a conditional use permit to construct a corporate yard facility, including an approximately 5,166 square-foot building for the Costa Mesa Sanitary District, located at 174 W. Wilson Street, in a C1 zone. Environmental determination: exempt.~~**

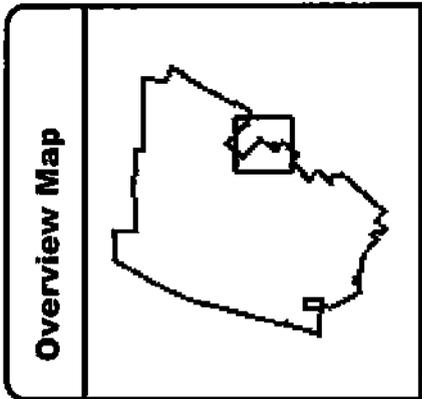
~~Senior Planner Mel Lee reviewed the information in the staff report and there were no questions of staff.~~

~~Robert Thorton, architect, and Costa Mesa Sanitary District Manager Rob Hamers introduced themselves and Mr. Hamers said they will be building this project as a LEED-Certified building following the Gold Standards.~~

~~Mr. Thorton agreed to all the conditions.~~

City of Costa Mesa

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Legend

Address Medium	Primary	Secondary	Waterway Lines	Hydrology	Channels	Street Names
Address Points	Freeway	Roads	Collector	Freeway Major	Intersect (BLVD (cont))	
	—	—	—	—	—	
	—	—	—	—	—	
	—	—	—	—	—	
	—	—	—	—	—	

City of Costa Mesa

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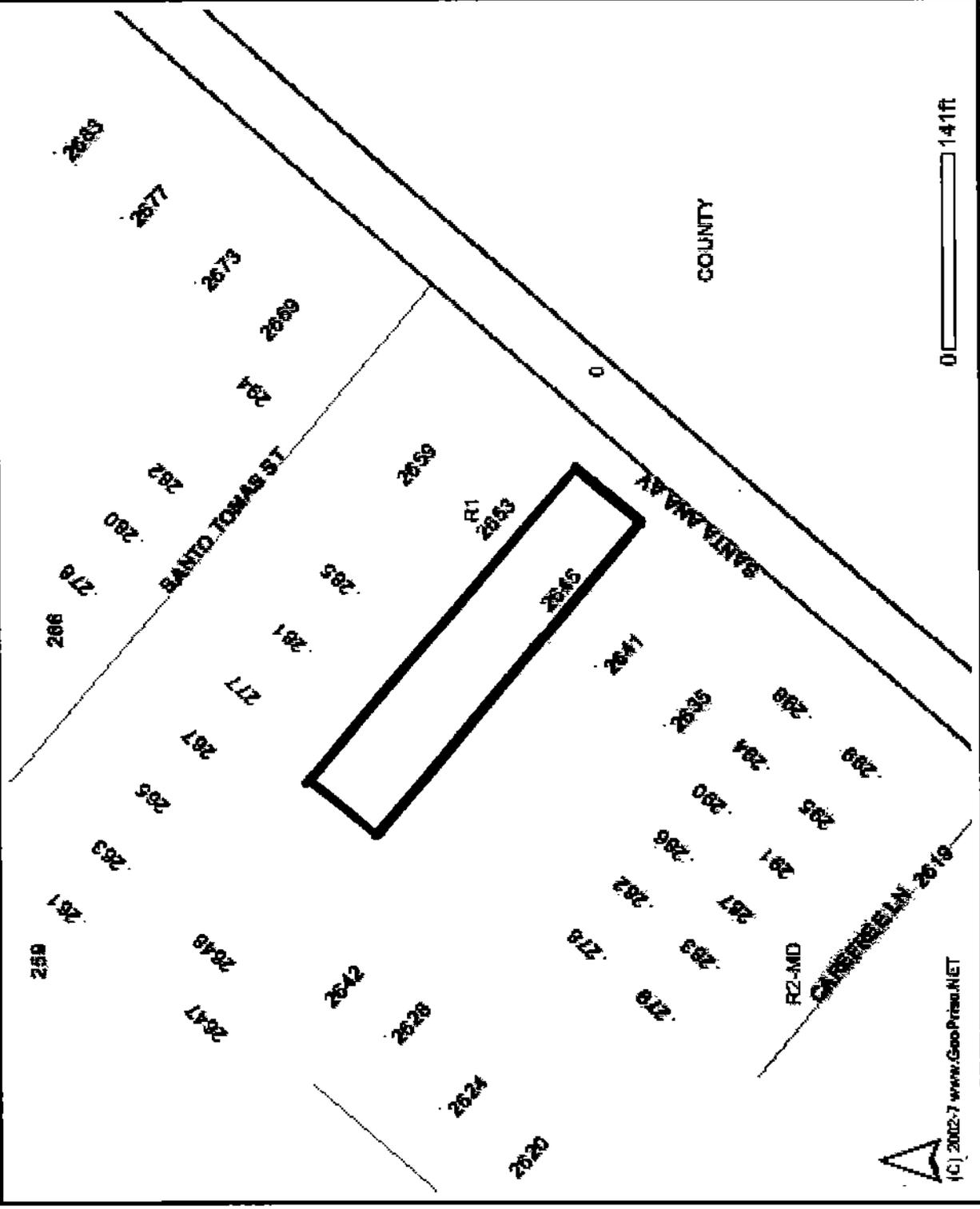
Overview Map



Legend

Address Medium	SECONDARY
Address Points	Waterway Lines
Freeway	Hydrology
Roads	Channels
Collector Freeway	Street Names
Major BLVD	Street Centers
Primary (cont)	

Map Display



0 141 ft

(C) 2002-7 www.GeoPrise.NET

PROJECT DATA

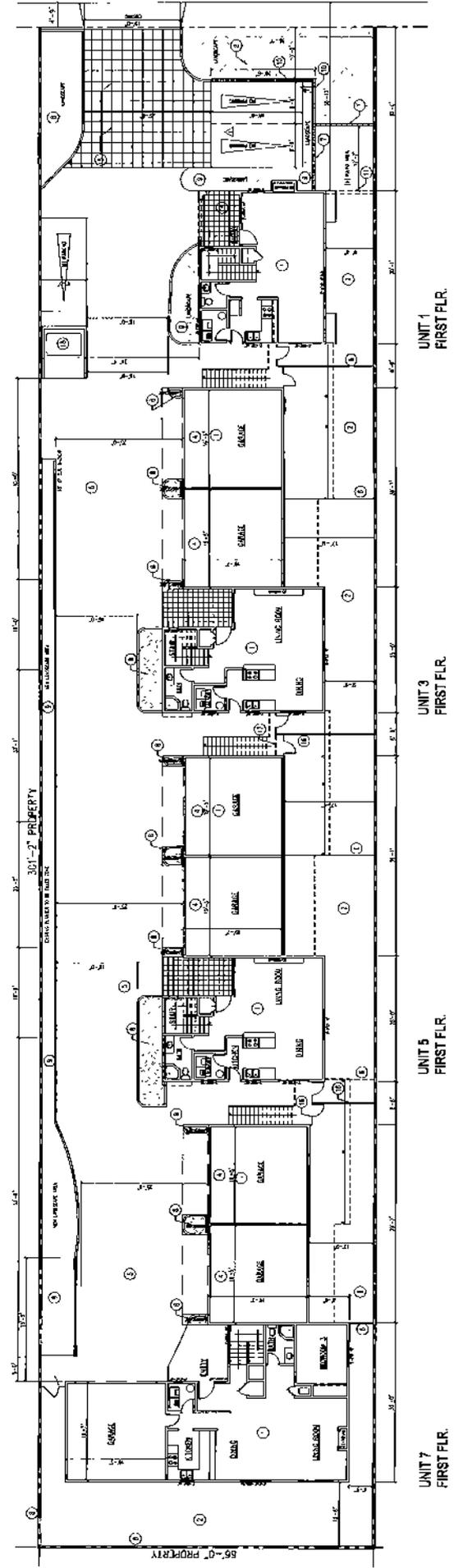
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PROJECT NO.	18-001
CLIENT	STERN ARCHITECTS
LOCATION	361-2 ND PROPERTY
DESCRIPTION	CONDO CONVERSION
DATE	01/11/18
SCALE	1/8" = 1'-0"
DATE	01/11/18
SCALE	1/8" = 1'-0"
DATE	01/11/18
SCALE	1/8" = 1'-0"
DATE	01/11/18
SCALE	1/8" = 1'-0"

WALL LEGEND

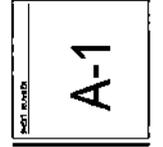
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---	NEW CONCRETE WALL
---	NEW CMU WALL
---	NEW BRICK WALL
---	NEW GLASS WALL
---	NEW METAL WALL
---	NEW WOOD WALL
---	NEW Gypsum WALL
---	NEW PLASTER WALL
---	NEW STUCCO WALL
---	NEW TILE WALL
---	NEW OTHER WALL

KEYNOTES

1. EXISTING CONCRETE WALL
2. NEW CONCRETE WALL
3. NEW CMU WALL
4. NEW BRICK WALL
5. NEW GLASS WALL
6. NEW METAL WALL
7. NEW WOOD WALL
8. NEW Gypsum WALL
9. NEW PLASTER WALL
10. NEW STUCCO WALL
11. NEW TILE WALL
12. NEW OTHER WALL
13. EXISTING CONCRETE WALL
14. NEW CONCRETE WALL
15. NEW CMU WALL
16. NEW BRICK WALL
17. NEW GLASS WALL
18. NEW METAL WALL
19. NEW WOOD WALL
20. NEW Gypsum WALL
21. NEW PLASTER WALL
22. NEW STUCCO WALL
23. NEW TILE WALL
24. NEW OTHER WALL



1 SITE PLAN - PROPOSED
1/8" = 1'-0"



STERN ARCHITECTS
 848 South Coast Drive, Suite 770
 Costa Mesa, California 92626
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PROJECT TITLE	PROPOSED SITE PLAN
DATE	01/11/18
PROJECT NO.	18-001
SCALE	1/8" = 1'-0"
DATE	01/11/18
SCALE	1/8" = 1'-0"
DATE	01/11/18
SCALE	1/8" = 1'-0"

CONDO CONVERSION
 OF EXISTING UNIT 1A
 2646 SANTA ANA
 COSTA MESA, CA 92627

Mr. LLOYD WENDLAND
 P.O. BOX 14305
 IRVINE, CA 92613
 (949) 580-8783

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