



# **PLANNING COMMISSION AGENDA REPORT**

VI. 1

MEETING DATE: JANUARY 28, 2008

ITEM NUMBER:

**SUBJECT: REVIEW OF ZONING ADMINISTRATOR'S APPROVAL FOR ZA-07-57  
1157 GLENEAGLES TERRACE**

**DATE: JANUARY 17, 2008**

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

---

## **PROJECT DESCRIPTION**

Review of Zoning Administrator's approval of a minor conditional use permit for a one-story residential addition and three covered, outdoor decks over the bluff edge.

## **APPLICANT**

The applicant is Andrew Miller, representing the property owner, Scott Savian.

## **RECOMMENDATION**

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

Handwritten signature of Hanh Nguyen in black ink.

\_\_\_\_\_  
HANH NGUYEN  
Assistant Planner

Handwritten signature of Kimberly Brandt in black ink.

\_\_\_\_\_  
KIMBERLY BRANDT, AICP  
Assistant Development Svs. Director

## **BACKGROUND**

On December 20, 2007, the Zoning Administrator approved a minor conditional use permit for a one-story, 1,246 square-foot residential addition at a 0-foot setback from the bluff crest (10 feet minimum required) and 3 covered, outdoor decks at the rear of the house, totaling 455 square feet, extending at maximum 10 feet, 6 inches beyond the bluff crest.

On December 21, 2007, Planning Commissioner Sam Clark requested that Planning Commission review this project due to multiple concerns raised by the neighbors.

## **ANALYSIS**

The Marina Highlands neighborhood, including Gleneagles Terrace, has southerly and westerly views to the Pacific Ocean. As such over the years, the neighborhood's residents have expressed concerns regarding view preservation and bluff stability/preservation. Because the rear of the project site is primarily composed of bluff area, there is limited space for a one-story addition without encroaching into the 10-foot bluff crest setback area. Staff notes that the Zoning Code does not prohibit development in this area, but rather requires a minor conditional use permit and a determination that the building/structure does not:

- (a) Endanger stability of the slope;
- (b) Substantially interfere with access for fire protection; and
- (c) Detract from the visual identity and integrity of the bluffs.

The applicant has taken view preservation concerns into the home's design. The proposed design removes approximately one-half of the existing gabled roof and replaces it with a flat roof that is 28 inches lower than the existing roof ridgeline. The house addition will not extend beyond the bluff crest, and the three outdoor decks, which are proposed to cantilever over the bluff edge, are broken into three different architectural elements, thereby reducing the overall mass and scale of the house. Furthermore, the rear of the property faces southwest and the proposed deck covers will provide shade/protection for the outdoor and indoor living areas.

Because of the sensitive architectural design of the proposal for this property, (specifically single-story with low rooflines versus a two-story addition) and that there are several other properties in the general vicinity with homes built to the bluff crest with decks that cantilever over the bluff edge, the Zoning Administrator approved the request, subject to conditions.

Staff has received several protests based on concerns with slope stability. Conditions have been included to ensure that construction is properly built to maintain the stability of the slope and that dense landscaping at the property's rear will be provided to screen the decks.

## **GENERAL PLAN CONFORMITY**

The covered, outdoor decks and the one-story, residential addition are consistent with General Plan Land Use Objective LU-2A.13 in that a geotechnical report will be required to ensure that the integrity of the existing slope is protected. The natural topography will also be protected because the residential addition will be limited to the edge of the bluff crest and the decks cantilever over the slope, minimizing disturbances to the slope.

## **ENVIRONMENTAL DETERMINATION**

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 Class 1, Existing Facilities, of CEQA.

## **ALTERNATIVES**

The Commission has the following alternatives:

1. Uphold Zoning Administrator's decision, approving the proposed project, subject to conditions;
2. Modify Zoning Administrator's decision, subject to conditions; or
3. Overtum Zoning Administrator's decision and deny the project. The applicant would then be unable to apply for the same requests for 6 months.

## **CONCLUSION**

It is the Zoning Administrator's opinion that, as conditioned, permitting the proposed addition and covered decks are compatible with other homes within the immediate vicinity.

Attachments: Draft Planning Commission Resolution  
Exhibit "A" Draft Findings  
Exhibit "B" Draft Conditions of Approval  
Review application  
Applicant's project description letter  
Zoning Administrator's letter  
Neighbor Letters  
Photographs of the site  
Zoning/Location Map  
Plans

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

Andrew Miller  
25 Rana  
Rancho Santa Margarita, CA 92688

Scott Savian  
1157 Gleneagles Terrace  
Costa Mesa, CA 92627

File Name: 012808ZA0757Review	Date: 011708	Time: 11:15 a.m.
-------------------------------	--------------	------------------

**RESOLUTION NO. PC-08-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA UPHOLDING THE ZONING ADMINISTRATOR'S DECISION APPROVING ZONING APPLICATION ZA-07-57**

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

WHEREAS, an application was filed by Andrew Miller, authorized agent for Scott Savian, owner of real property located at 1157 Gleneagles Terrace, requesting a minor conditional use permit for a one-story residential addition and three covered, outdoor decks over the bluff edge, on a single-family residence; and

WHEREAS, on December 20, 2007, the Zoning Administrator issued a letter conceptually approving the project; and

WHEREAS, on December 21, 2007, Commissioner Sam Clark requested Planning Commission review of the project; and

WHEREAS, the Planning Commission conducted a public hearing of the Zoning Administrator's decision on January 28, 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** the Zoning Administrator 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 for Zoning Application ZA-07-57, and upon the 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.

**PASSED AND ADOPTED this 28<sup>th</sup> day of January, 2008.**

---

Donn Hall, Chair  
Costa Mesa Planning Commission



**EXHIBIT "A"**

**FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Sections 13-34 and 13-29(g)(2) in that allowing the residential addition and covered decks to encroach into the bluff crest setback is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety, and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed development is compatible with other encroachments in the immediate vicinity and, as conditioned, would not detract from the visual identity and integrity of the bluff. The decks should not interfere with access for fire protection and a geotechnical report is required to confirm the improvements will not endanger the stability of the slope. Granting the minor conditional use permit will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- B. The proposed project 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, parking areas, landscaping, and other site features including functional aspects of the site development have been considered.
  3. The project is consistent with the General Plan designation for the property.
  4. The zoning application is for a project-specific case and does not establish a precedent for future development.
- 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 Class 1, Existing Facilities, of CEQA.
- 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 three covered, outdoor decks and support structures shall maintain a minimum five-foot setback from each side property line.
  2. The deck covers shall not cover the entire depth of the decks and shall not extend beyond 7 feet from the bluff edge, as proposed on the plans.
  3. Any future residential addition shall not project beyond the bluff crest without proper City approval.
  4. Wing walls on the sides of the decks, along the side property lines, shall not exceed 36 inches in height from the decks' floors.
  5. The proposed support posts for the decks shall be located as close to the bluff edge as feasible to minimize visual impacts to the bluff.
  6. Except as conditioned, no modification(s) of the approved plans 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 conditional use permit or a variance, or in the requirement to modify the construction to reflect the approved plans.
  7. Landscaping shall be provided, to the satisfaction of the Planning Division, to screen the decks and support structures. Landscaping material shall consist of dense, evergreen plants and trees.
  8. Landscaping shall be provided, to the satisfaction of the Planning Division, along the front of the property to minimize visual impacts of the existing block wall.
  9. Two (2) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
  10. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
  11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  12. All 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.
  13. The minor conditional use permit herein approved shall be valid until revoked. The minor conditional use permit may be referred to the Zoning Administrator for modification or revocation at any time if the conditions of approval have not been complied with, if the use is operated in violation of applicable laws or ordinances or, if in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable. Nothing in this condition shall exempt the applicant from complying

- with any time limits applied to any construction authorized by this application.
14. The conditions of approval and Code requirements of Zoning Application ZA-07-57 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
  15. The applicant shall contact the Planning Division to arrange for Planning inspection of the site prior to Building final inspection. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.



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\* Sam Clark, Planning Commission  
 Address \_\_\_\_\_  
 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.)

2A-07-57 1157 Gleneagles Terrace  
2A-07-66 1147 Gleneagles Terrace

Decision by: Zoning Administrator

Reasons for requesting appeal, rehearing, or review:

Multiple concerns raised by the neighbors.

Date: 12/21/07 Signature: [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:  
 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:

## PROJECT DESCRIPTION 1157 Glenneagle Terrace

Our proposed project is an addition and remodel to an existing one story single family residence. Our proposed addition will occur at the ground level and will add 1288 square feet of living space to the existing 1714 square foot residence, for a combined total living space of 3002 square feet. Housed in this proposed addition will be new Living, Dining, Family and Master bed Rooms. In addition we are proposing exterior deck spaces to cantilever over the slope to the rear of the property, these decks will have direct access from the proposed interior living spaces. The existing living spaces will be remodeled with the existing kitchen being replaced and enlarged.

We are requesting an encroachment into the bluff top set back to maintain the views of our neighbors across the property. By designing an addition at the ground level we are able to preserve our neighbor's views. However, because we have limited ourselves by not proposing a second story addition, additional horizontal space is needed. Our proposed design in fact improves our neighbor's views because roughly half of the existing gabled roof is to be removed and replaced with a flat roof that will be approximately 28 inches lower than the existing ridgeline.

In addition, neighbors to either side of our property have already been approved for just such an encroachment. To our right the property has extended past the bluff top by 5 feet and the property to our left has extended 12 feet past the bluff top. In both cases construction has occurred on the slope to support the encroachments. Our encroachment past the bluff top varies from 7 feet to 11.5 feet and primarily cantilevers over the slope. Not only does our encroachment maintain the average existing conditions it is broken into three different architectural elements thereby reducing the apparent mass and scale of the proposed addition.

The desire to enjoy a similar level of development allowed by our neighbors, and to maintain existing views across our property, has lead to this particular configuration.



# CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

December 20, 2007

Andrew Miller  
25 Rana  
Rancho Santa Margarita, CA 92688

**RE: ZONING APPLICATION ZA-07-57  
MINOR CONDITIONAL USE PERMIT FOR A RESIDENTIAL ADDITION  
AND COVERED DECKS OVER THE BLUFF EDGE  
1157 GLENEAGLES TERRACE, COSTA MESA**

Dear Mr. Miller:

Review of the minor conditional use permit for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on December 27, 2007, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Hanh Nguyen, at (714) 754-5640.

Sincerely,

KIMBERLY BRANDT  
Zoning Administrator

Attachments:      Project description  
                         Findings  
                         Conditions of approval  
                         Approved conceptual plans

cc: Gary Wong, Engineering  
Fire Protection Analyst  
Building Division

Scott Savian  
1157 Gleneagles Terrace  
Costa Mesa, CA 92627

12

## **PROJECT DESCRIPTION**

- The subject property is zoned Single-Family Residential (R1) and is bounded by Gleneagles Terrace to the east (front), Aviemore Terrace to the west (rear), and single-family residences to the north and south (sides).
- The property owner proposes a 1,246 square-foot addition to the existing one-story residence and three covered decks at the rear of the house, totaling 455 square feet.
- A minor conditional use permit is required because the residential addition will have a zero setback from the bluff crest and the covered decks will project a maximum of 10 feet, 6 inches beyond the bluff crest; minimum 10 feet setback from the bluff crest is required.
- Staff supports the addition and covered decks because there are several other properties in the general vicinity with homes built at the bluff crest and decks projecting beyond the bluff crest. Furthermore, the rear of the property faces southwest and the deck covers will provide relief from the sun.
- Conditions have been included to ensure that construction is properly built to maintain the stability of the slope and that dense landscaping at the property's rear will be provided to screen the decks.
- The covered decks and residential addition are consistent with General Plan Land Use Objective LU-2A.13 in that a geotechnical report will be required to ensure that the integrity of the existing slope is protected. The natural topography will also be protected because the residential addition will be limited to the edge of the bluff crest and the decks cantilever over the slope, minimizing disturbances to the slope.
- Staff has received several opposition statements for the project based on concerns of slope stability. As a condition of approval, a geotechnical report will be required to confirm the structure will not endanger the stability of the slope.
- The deck will not obstruct Fire Department access to the back of the lot or the bluff.

## **FINDINGS**

- A. The information presented complies with Costa Mesa Municipal Code Sections 13-34 and 13-29(g)(2) in that allowing the residential addition and covered decks to encroach into the bluff crest setback is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety, and general welfare of the public or other properties or improvements within the immediate vicinity. Specifically, the proposed development is compatible with other encroachments in the immediate vicinity and, as conditioned, would not detract from the visual identity and integrity of the bluff. The decks should not interfere with access for fire protection and a geotechnical report is required to confirm the improvements will not endanger the stability of the slope. Granting the minor conditional use permit will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property.
- B. The proposed project 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, parking areas, landscaping, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been

- considered.
3. The project is consistent with the General Plan designation for the property.
  4. The zoning application is for a project-specific case and does not establish a precedent for future development.
- 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 Class 1 of CEQA.
- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

### **CONDITIONS OF APPROVAL**

- Plng.
1. All three decks and support structures shall maintain a minimum five-foot setback from each side property line.
  2. The deck covers shall not cover the entire depth of the decks and shall not extend beyond 7 feet from the bluff edge, as proposed on the plans.
  3. Any future residential addition shall not project beyond the bluff crest without proper City approval.
  4. Wing walls on the sides of the decks, along the side property lines, shall not exceed 36 inches in height from the decks' floors.
  5. The proposed support posts for the decks shall be located as close to the bluff edge as feasible to minimize visual impacts to the bluff.
  6. Except as conditioned, no modification(s) of the approved plans 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 conditional use permit or a variance, or in the requirement to modify the construction to reflect the approved plans.
  7. Landscaping shall be provided, to the satisfaction of the Planning Division, to screen the decks and support structures. Landscaping material shall consist of dense, evergreen plants and trees.
  8. Landscaping shall be provided, to the satisfaction of the Planning Division, along the front of the property to minimize visual impacts of the existing block wall.
  9. Two (2) sets of detailed landscape and irrigation plans shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits.
  10. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
  11. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
  12. All 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.

13. The minor conditional use permit herein approved shall be valid until revoked. The minor conditional use permit may be referred to the Zoning Administrator for modification or revocation at any time if the conditions of approval have not been complied with, if the use is operated in violation of applicable laws or ordinances or, if in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable. Nothing in this condition shall exempt the applicant from complying with any time limits applied to any construction authorized by this application.
14. The conditions of approval and Code requirements of Zoning Application ZA-07-57 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
15. The applicant shall contact the Planning Division to arrange for Planning inspection of the site prior to Building final inspection. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.

### CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

- |              |    |   |
|--------------|----|---|
| Plng.        | 1. | Approval of the zoning application is valid for one (1) year from the effective date of project approval and will expire at the end of that period unless building permits are obtained and construction commences, or the applicant applies for and is granted an extension of time. A written request for an extension of time must be received by Planning staff prior to the expiration of the zoning action. |
|              | 2. | Any block wall or fence shall be set back a minimum of 10 feet from the bluff crest.  |
| Bus.<br>Lic. | 3. | All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.  |
| Bldg.        | 4. | Comply with the requirements of the California Code of Regulations, Title 24, also known as the California Building Standards Code, as amended by the City of Costa Mesa. <b>Plan check submittals beginning January 1, 2008, shall comply with the 2007 CBC based on the 2006 IBC.</b>   |
|              | 5. | Submit structural engineering calculations, prepared by a professional California-certified engineer, to the Building Division at the time plans are submitted for building plan check.   |
|              | 6. | Submit a soils/geotechnical report. One boring shall be at least 15 feet deep. Report recommendations shall be blueprinted on the plans.  |
| Eng.         | 7. | A Construction Access Permit and deposit of <b>\$560.00</b> will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements.  |
| Fire         | 8. | Provide approved smoke detectors to be installed in accordance with the 2001 Edition of the Uniform Fire Code.  |

9. Comply with all Fire Code requirements.

### **SPECIAL DISTRICT REQUIREMENTS**

The requirements of the following special districts are hereby forwarded to the applicant:

- |       |    |  |
|-------|----|--|
| Sani. | 1. | It is recommended that the applicant contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.   |
| AQMD  | 2. | Applicant shall contact the Air Quality Management District (800) 288-7664 for potential additional conditions of development or for additional permits required by the district.  |
| CDFA  | 3. | Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information. |

# GERI S. CICERO

1147 Aviemore Terrace ~ Costa Mesa, CA 92627 Telephone: 949/645-1121

December 15, 2007

Attn: Planning Division  
City of Costa Mesa  
P O Box 1200  
Costa Mesa, CA 92628

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT  
DEC 18 2007

**Subject: Zoning Application 07-57 Andrew Miller for Scott Savian**

Dear Members of the Planning Division:

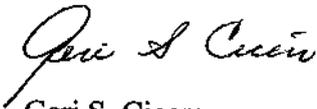
The building code and zoning practice in the Marina Highlands tract requires a ten-foot setback from the edge of the bluff. This is mainly to assure the *integrity* of the steep hillside from slippage and erosion.

- At the very least there should be a geotechnical survey to assure those of us living on Aviemore Terrace below these people that we **are Safe!** I would look to the city if there are any future damages.

Since we on Aviemore Terrace are directly below this subject on Gleneagles, we would be adversely impacted if a slippage occurred. Therefore, I am opposed to granting the variance requested for the above zoning application.

Thank you for your thoughtful consideration.

Respectfully submitted,



Geri S. Cicero  
Work: 714.567.7388  
A/P 422.331.17

C: Planning Commission ✓  
City Councilwoman Wendy Leece

Kim, Willa, and Hank  
Here's a copy of a letter sent to  
all the commissioners, f.y.i.

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT

CV

December 15, 2007

DEC 17 2007

CITY OF COSTA MESA  
PLANNING DIVISION  
P.O. BOX 1200  
COSTA MESA, CA. 92628-1200

REFERENCE: Zoning Application ZA-07-57  
Mr. Scott Savian  
1157 Gleneagles Terrace  
Costa Mesa, Ca. 92627

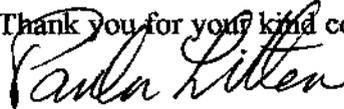
Dear Board Members:

My family and I along with our neighbors, welcome Mr. Savian to our wonderful neighborhood, and we all hope he will enjoy his new home as we always have ours.

In the next few days, as you are discussing the request for Mr. Savian's remodeling plans to his new home at the above-mentioned address, please keep in mind that in this particular area (as in many areas of Costa Mesa and Southern California), we have **expansive soil**. A quick walk-through, (before new flooring is installed) of the many homes which have changed hands in our neighborhood recently, would show a variety of cement foundation cracks, some very thin, some not. I am sure the existing bluff crest setback of 10 ft. established by our city planners a very long time ago, had in part this soil condition in mind.

Maybe Mr. Savian will consider a **lesser setback**. With a **lesser setback**, his three proposed new decks (4' west deck, 10' center deck, and 8' east deck) cantilevering into the hill, would not stick out so far out and, therefore, prevent someone (while standing on the decks) a clear view of the home interiors situated to the east and west of Mr. Savian's new home. I am sure Mr. Savian and the members of our planning department would agree with us, that privacy in one's own home is priceless.

Thank you for your kind consideration,



Paula Litten  
1161 Gleneagles Ter.  
Costa Mesa, Ca. 92627  
949/ 631-7653

December 9, 2007

RECEIVED  
CITY OF COSTA MESA  
DEVELOPMENT SERVICES DEPARTMENT  
DEC 17 2007

Attn: Planning Division  
City of Costa Mesa  
P O Box 1200  
Costa Mesa, CA 92628

Subject: Zoning Application 07-66 Alan and Gail Hall  
Zoning Application 07-57 Andrew Miller for Scott Savian

Dear Members of the Planning Division:

From the beginning of the Marina Highlands tract, houses were required to be back 10 feet from the edge of the bluff. This was mainly to assure the *integrity* of the steep hillside from slippage and erosion, and also to preserve the panoramic views of neighbors.

Since we, on Avimore Terrace, are directly below Gleneagles, we would be adversely impacted if such slippage occurred. Therefore, we are opposed to granting the variance requested at the above zoning application addresses on Gleneagles.

Thank you for your consideration.

Respectfully,



*Mrs Donald R. Howell*  
Mr. and Mrs. Donald R. Howell  
1143 Avimore Terrace  
Costa Mesa, CA 92627

ZA-07-57  
1157 Gleneagles Terrace

Public Comments

Jeffrey Childs  
1139 Aviemore Terrace

Property owner objects to project.

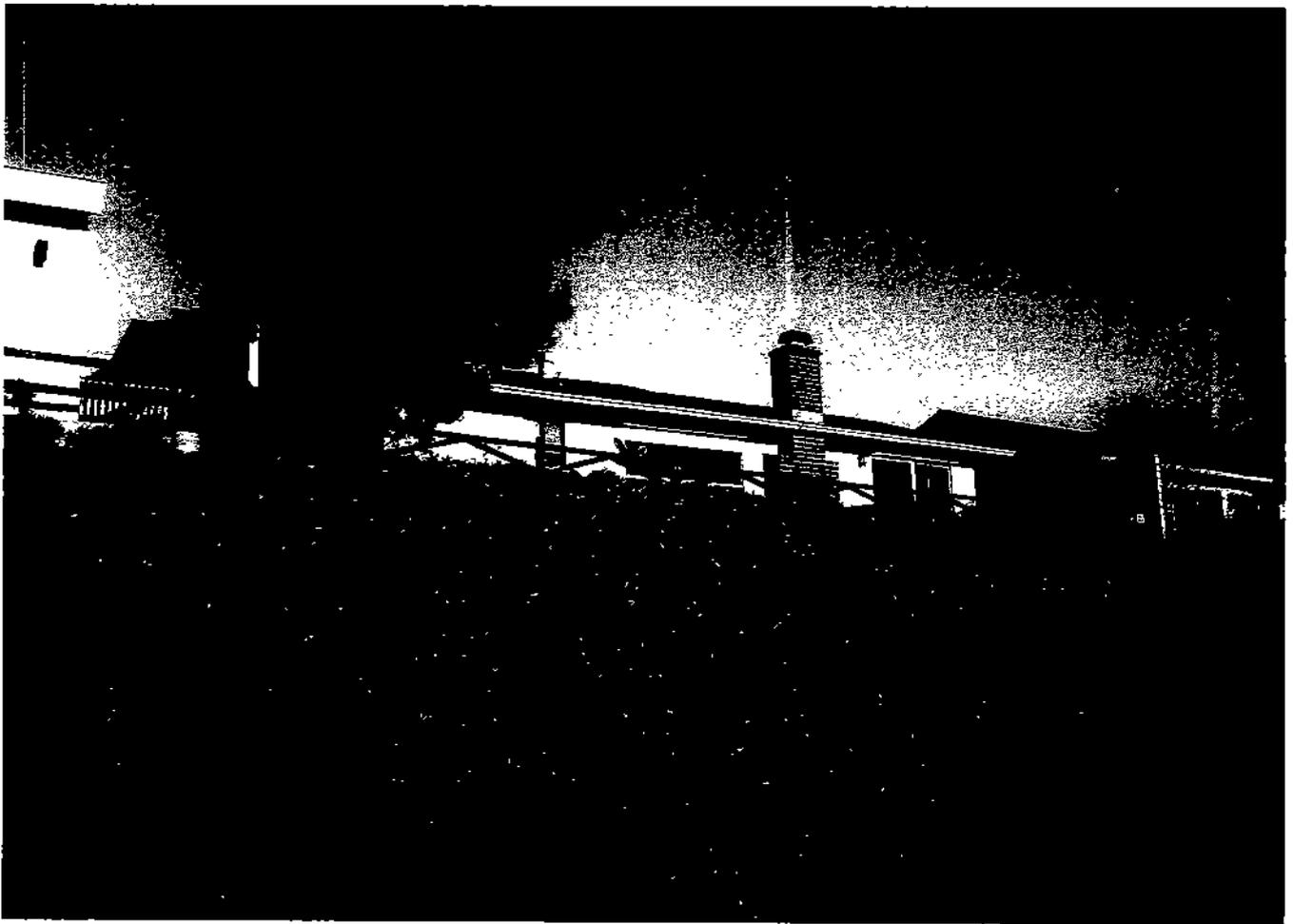
12/19/07 HT

---

Sonia  
1160 Gleneagles Terrace

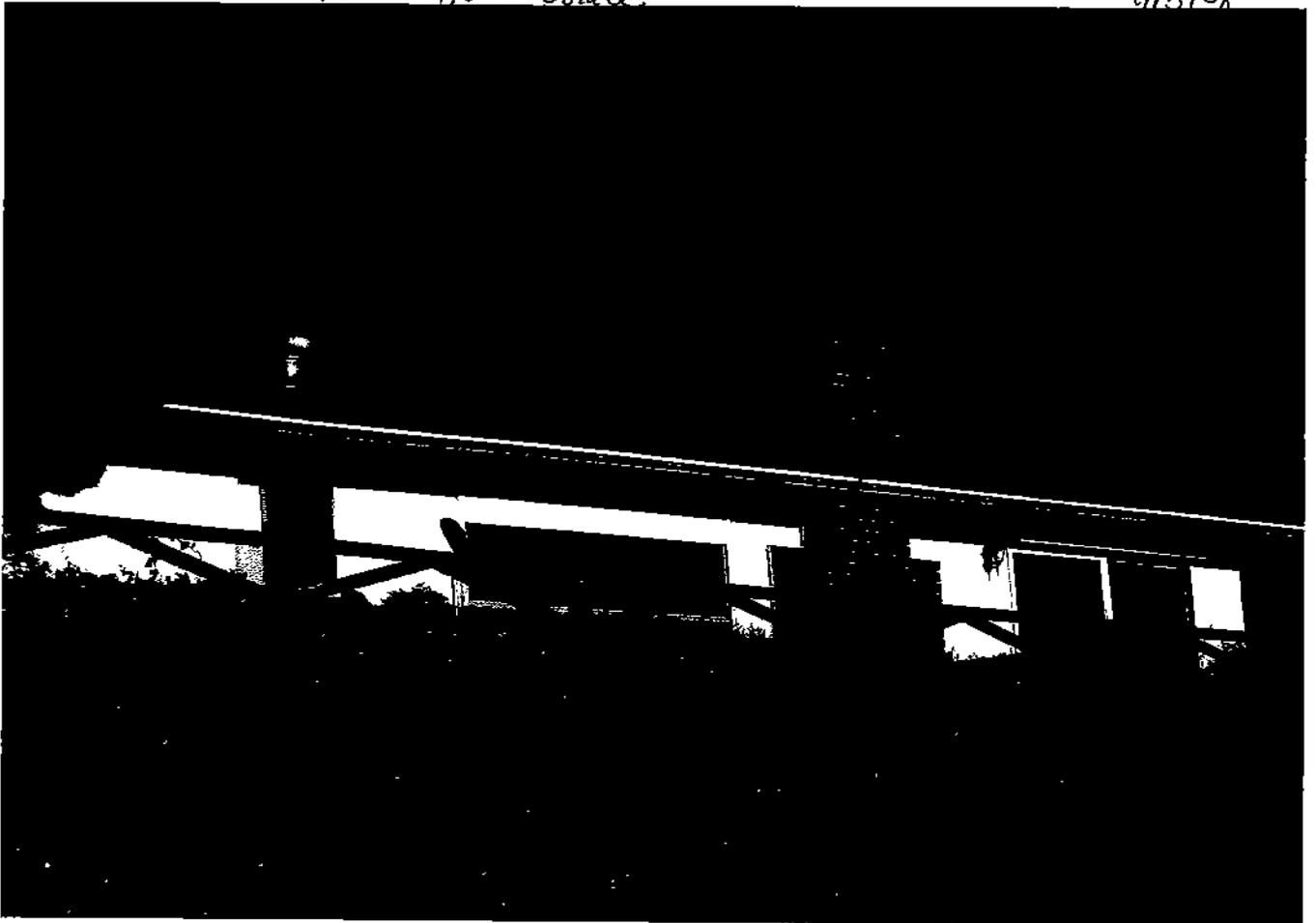
Concern about the stability of the slope.

12/18/07 HT

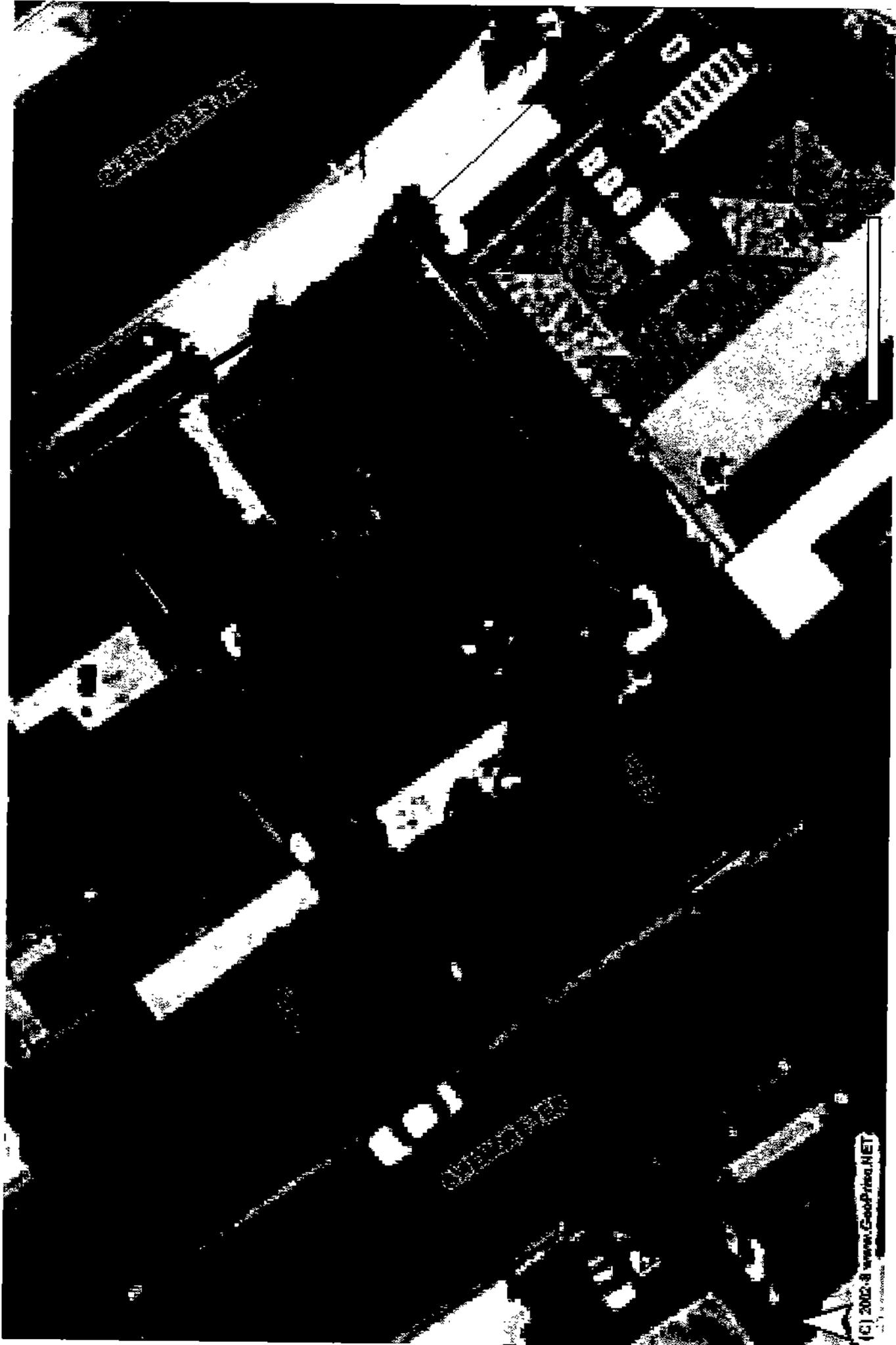


1157 Gleneagles terrace

115/08







(C) 2002-8 www.GeoPrints.NET









www.scholar.net  
 949.246.4157  
 2525 Santa Rosa St  
 San Jose, CA 95128

SAVIAN RESIDENCE  
 GLENNEA GLE TERRACE | COSTA MESA 92627

DATE: 10/15/2014  
 DRAWN BY: J. SCHOLAR  
 CHECKED BY: J. SCHOLAR  
 SCALE: 1/8" = 1'-0"

WEST AND NORTH ELEVATION  
 SHEET No. 1  
 A05

