



PLANNING COMMISSION AGENDA REPORT

VI. 6

MEETING DATE: FEBRUARY 11, 2008

ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-48
378 COSTA MESA STREET

DATE: JANUARY 31, 2008

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

PROJECT DESCRIPTION / BACKGROUND

The applicants are requesting a variance from rear yard setback and coverage requirements, and an administrative adjustment to legalize an existing granny unit and attached garage, with a minor design review for a second story addition that does not comply with the second-to-first floor ratio for the City's Residential Design Guidelines and a minor modification to allow first- and second- story encroachments into the required front yard setback.

This item needs to be continued to the February 25, 2008 Planning Commission meeting so that it can be re-noticed to include a variance from open space requirements.

MEL LEE, AICP
Senior Planner

KIMBERLY BRANDT, AICP
Asst. Development Svs. Director

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

Richard and Wendy Schones
378 Costa Mesa Street
Costa Mesa, CA 92627

Gary F. Schones
2140 Jefferson
Riverside, CA 92504

FEB - 1 2008

C. Joe Devine, III
344 Walnut Street
Costa Mesa, California 92627
(714) 548-1520
949.

VI.6
PA-07-48

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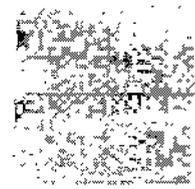
Planning Commission

1. I am strongly against. Planning Application: PA-07-48, Case of Richard & Wendy Johnson.
2. As a property owner at above address for over fifty (50) years, against any modification to current Order.

C. Joe Devine, III
Sgt Major, USMC, Retd



City of Costa Mesa
P.O. Box 1200
Costa Mesa, CA 92628-1200



11/18/07
COSTA MESA
FEB 1 2008
US POSTAGE

Enc. 1.

426-293-09
Devine Trust
344 Walnut St
Costa Mesa Ca 92627

Official Notice
Affects Your Property
PLEASE READ!

Enc. 1



VI.6
PA-07-48

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

From: sylvia marson [mailto:sylviamarson@sbcglobal.net]
Sent: Saturday, February 02, 2008 12:47 PM
To: PLANNING COMMISSION
Subject: Plng App PA-07-48 Schones

FEB - 4 2008

To Donn Hall and Costa Mesa Planning Commission,

Please read the article in today's Daily Pilot as it discusses the importance of permeable soil and landscaping to recharge ground water. This is one of the variances requested in the application to allow more covered yard.

There are four issues in this application: setbacks, yard coverage, building height and illegal granny unit. I am opposed to the City approving variances for such things as reducing side and front setbacks, increased cement yard coverage and exceeding building heights (second to first floor ratio) and legalizing granny units. All these things add to the already increased density of our neighborhoods and contribute to increased noise, cars and traffic. It also makes the neighborhoods look too crowded and is esthetically displeasing.

We built an addition to our house twenty years ago and did not get any variances and we followed all regulations and I must say the house is perfectly fine and not over built (McMansions). There is no need for anyone to get a variance on the development requirements as you can build a very adequate house within requirements.

The only variances that would be necessary are those minor issues that create hardships. I do not believe any of the items in the application sound like hardship items. If they can afford to remodel, they can afford to do it right.

I am opposed to approving all variances in this application.

Please reply to this email to confirm receipt of this letter. Thank you.

S.Marson
339 Walnut
CM

02/04/2008

VI. 6
PA-07-48

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

FEB - 5 2008

D. B. Waite
328 E. 19th. Street
Costa Mesa, CA 92627
949/642-5566

Costa Mesa Planning Commission
Public Hearing Monday, February 11, 2008

RE: Planning Application PA-07-48
378 Costa Mesa St
Costa Mesa, CA 92627

My name is D. B. Waite and I have lived at 328 E. 19th Street for forty years. All the property east of Santa Ana Avenue to Irvine Avenue is Zoned for R-1. Regarding the Planning Application PA-07-48, I am against this proposed granny unit. (Is there a granny?) If built, the granny unit will probably become a rental unit, the first of many "granny units" and then evidentially the area will be rezoned to become an R-2 zone. If this is allowed to happen, the next thing will be apartments and condos to replace homes. I am therefore adamantly against this proposal.

