



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 14, 2008

ITEM NUMBER:

VII . 1

SUBJECT: PLANNING APPLICATION PA-07-53
257 16TH PLACE

DATE: APRIL 3, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714)754.5136

DESCRIPTION

The applicant is proposing to construct a 3-unit, 2-story residential common interest development with variances from driveway parkway landscaping, private open space requirements, a minor modification for reduced driveway width, and a minor design review for second-to-first floor ratios and average second floor left side setbacks.

APPLICANT

John Steed is the property owner and applicant for this project.

RECOMMENDATION

Deny by adoption of Planning Commission resolution.


WENDY SHIH
Associate Planner


KIMBERLY BRANDT, AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 257 16th Place Application: PA-07-53

Request: Design review for a 3-unit, 2-story residential common interest development with variances from driveway parkway landscaping, overall and private open space requirements, a minor modification for reduced driveway width, and a minor design review for second-to-first floor ratios and average second floor left side setbacks.

SUBJECT PROPERTY:

SURROUNDING PROPERTIES:

Zone:	<u>R3</u>	North:	<u>Surrounding properties</u>
General Plan:	<u>High Density Residential</u>	South:	<u>are all multi-family</u>
Lot Dimensions:	<u>50 ft. x 135.08 ft.</u>	East:	<u>residential zoned</u>
Lot Area:	<u>6,754 sq.ft.</u>	West:	<u>and developed.</u>
Existing Development:	<u>Single-family residence (to be demolished).</u>		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed		Proposed/Provided	
Lot Size:				
Lot Width	100 ft.		50 ft. ¹	
Lot Area	12,000 sq. ft.		6,754 sq.ft. ¹	
Density:				
Zone/General Plan	1 du/2,178 sq.ft.		1 du/2,251 sq.ft.	
Building Coverage:				
Buildings	N/A		26% (1,766 sq.ft.)	
Paving	N/A		41% (2,730 sq.ft.)	
Open Space	Minimum 40% (2,701 sq. ft.)		33% (2,258 sq.ft.)	
TOTAL	100%		100%	
Private Open Space:	Minimum 10 ft. dimension		5 - 7 ft. for Unit C	
Building Height:	2 stories/27 ft.		2 stories/24 ft.	
Ratio of 2 nd floor to 1 st floor ² :	Front Bldg. 80% (638 sq.ft.)	Rear Bldg. 80% (1,220 sq.ft.)	Front Bldg. (Unit A) 100% (799 sq.ft.)	Rear Bldg. (Units B and C) 114% (1,741 sq.ft.)
Setbacks:				
Front	20 ft.		20 ft.	
1 st Floor Side (left/right)	5 ft./5 ft.		5 ft./5 ft.	
2 nd Floor Side ³ (left/right)	10 ft. average		Front Bldg. (Unit A) 5 ft./14 ft. avg.	Rear Bldg. (Units B and C) 5 ft. avg./15 ft. avg.
Rear (1 st floor/2 nd floor)	10 ft./15 ft.		10 ft./15 ft.	
Parking:				
Covered	3		7	
Open	4 ⁴		0	
Guest	2		2	
TOTAL	9 Spaces		9 spaces	
Driveway Width	16 ft.		10 ft. ⁵	
Vehicle Back Up Distance	23 ft. ⁶		23 ft.	
Parkway Landscaping	Minimum 5 ft. on house side; 10 ft. combined width		1 ft. on house side; 2 to 5 feet combined width	
CEQA Status	Exempt, Class 32			
Final Action	Planning Commission			

- 1 Existing, nonconforming.
- 2 variance req. 16.33.
- 3 Residential design guidelines.
- 4 Open parking space requirement reduced by 1 space because credit given to Unit C for having a carport.
- 5 Minor modification to setbacks.
- 6 Back-up distance requirement for minimum 18 ft. wide double or 9 ft. wide single garage/carport openings.

BACKGROUND/PROJECT DESCRIPTION

The applicant proposes to demolish the existing single-family residence and construct a 3-unit (2 bedrooms each), 2-story residential common interest development. The subject application was continued from the March 10, 2008, Planning Commission meeting (minutes attached) to allow the applicant an opportunity to redesign the project. Planning Commission's primary concern was with on-site circulation.

The redesigned project no longer requires a variance from vehicle back-out distance and on-site circulation has been approved by Transportation Services Division. However, a request for overall and private open space variances is added. Therefore, new notices were prepared for the project. Requests for a variance for driveway parkway landscaping, a minor modification from driveway width requirement, and a minor design review for not meeting recommended Residential Design Guidelines with respect to second-to-first floor ratio and second floor side setbacks still remain.

ANALYSIS

Variances

Open Space

The applicant requests approval of a variance from the 40% overall open space requirement (33% proposed) to accommodate the project.

It is staff's opinion that application of the open space requirement will not deprive the property of privileges enjoyed by others in the vicinity under the same zoning district because the nonconforming lot width and area do not preclude a project from providing adequate open space, especially when the existing buildings will be removed and the project is an entirely new development. There have been many projects on nonconforming lots that were designed to meet the open space requirement. Additionally, the minimum lot area necessary to accommodate a 3-unit project is 6,534 square feet based on the 1 unit per 2,178 square feet density allowance; the subject lot is 6,754 square feet. Therefore, staff cannot support the open space variance.

Private Open Space

The Zoning Code requires that each unit provide an adjoining patio with no dimension less than 10 feet (5 to 7 feet proposed for Unit B).

Unit B (located on the second story) will have exclusive use of an approximately 272 square-foot patio area at grade level, which exceeds the 100 square feet of area that would result in the provision of the minimum dimension required. However, the only access to this yard area is through the rear of the 2-car garage on the grade level. It is staff's opinion that this does not meet the intent of the private open space requirement.

Driveway Parkway Landscaping

The applicant also requests approval of a variance from driveway parkway landscaping (5 feet minimum on house side and 10 feet combined width required; 1 foot on house side and 2 to 5 feet combined width proposed).

It is staff's opinion that the lot's nonconforming 50-foot width (100 feet required) creates the justification for approval of a variance from driveway parkway landscaping requirement since the nonconforming lot provides limited area to accommodate the required 16-foot driveway, 5-foot side building setback, and a 10-foot combined width for driveway parkway landscaping. However, the intent of the driveway parkway landscaping requirement was to provide visual relief for common driveways serving multiple dwelling units. It is staff's opinion that the 1-foot landscape strips on both sides of the driveway are not sufficient to break up the appearance of the paving visible from the street. Specifically, more than half of the lot's width (26.5 feet) is proposed to be paved within the front setback area.

Although staff feels that special circumstances to the property exist to justify approval of a variance for reduced driveway parkway landscaping, staff is not recommending approval of the proposed design because it does not meet the intent of the driveway parkway landscaping requirement, especially since the open space requirements are not met and typically more landscaping in the front setback area is proposed for a new development.

Design Review

Proposed residential common interest developments are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The exterior elevations of the proposed structures will consist of stucco, stone veneer, fiber-cement siding, stucco trim around windows and doors, and composition shingle roofing. The structures will be 24 feet high (maximum 27 feet allowed).

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 side property lines. The proposed second floors are 100% and 114% of the first floors, and 5-foot left side setbacks. Staff is not opposed to the second-to-first floor ratios since their size and scale are compatible with other 2-story structures in the area. However, it is staff's opinion that although a 1-foot offset, siding and belly band are incorporated in the revised plans, the left side of both structures still lack variation in building planes and roof forms. The 5-foot second floor left side setback along majority of the length of the buildings create a boxy appearance which is inconsistent with the intent of the design guidelines. Additionally, staff is concerned about Unit B's "bedroom 2" and "living room" windows having direct views into windows on the adjacent 2-story building to the east at 5- to 6-foot setback from the property line.

Minor Modifications – Driveway Width

The applicant requests approval of a minor modification for reduced driveway width (16 feet required; 10 feet proposed).

Typically, staff has no objections to allowing a reduction in the driveway width requirement for a lot with a nonconforming width because it allows for some landscaping on both sides of the driveway. However, the reduced driveway width still results in inadequate open space and driveway parkway landscaping. Therefore, it is staff's opinion that a reduced driveway does not enhance the project in this case, especially when the cumulative effects of all the requested deviations for this single project are considered.

GENERAL PLAN CONFORMITY

The property has a general plan designation of High Density Residential. Under this designation a maximum of 3 units are allowed on the site and 3 units are proposed. As a result, if the project is approved, the use and density conforms to the City's General Plan.

ALTERNATIVES

1. If the application is approved, it would allow construction of the proposed 3-unit residential common interest development.
2. If the application is denied, the property could not be constructed as proposed. The applicant could not submit substantially the same type of design for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

CONCLUSION

The R3 zone of the property would allow a maximum of 3 dwelling units. However, it is staff's opinion that the proposed 3-unit project design is too intense for the site and results in inadequate overall and private open space, driveway parkway landscaping, and buildings that do not meet the intent of the Residential Design Guidelines and a reduced driveway width that does not enhance the project.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Zoning/Location Map
 Plans (Original and Revised)
 Minutes of Planning Commission Meeting of March 10, 2008

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

John Steed
15 Balboa Coves
Newport Beach, CA 92663

File: 041408PA0753	Date: 040308	Time: 8:45 a.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-07-53**

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

WHEREAS, an application was filed by John Steed, property owner with respect to the real property located at 257 16th Place, requesting approval of a design review to construct a 3-unit, 2-story residential common interest development with variances from open space, private open space, and driveway parkway landscaping, a minor modification for reduced driveway width, and a minor design review for increased second-to-first floor ratios and reduced second floor left side setbacks to accommodate the project, in the R3 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 10, 2008, and April 14, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-07-53 with respect to the property described above.

PASSED AND ADOPTED this 14th day of April 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-07-53**

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

WHEREAS, an application was filed by John Steed, property owner with respect to the real property located at 257 16th Place, requesting approval of a design review to construct a 3-unit, 2-story residential common interest development with variances from open space, private open space, and driveway parkway landscaping, a minor modification for reduced driveway width, and a minor design review for increased second-to-first floor ratios and reduced second floor left side setbacks to accommodate the project, in the R3 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 10, 2008, and April 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-07-53 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-07-53 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 April, 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS (for denial)**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14)(a) in that although the scale of the buildings are compatible with structures in the area, the 5-foot second floor left side setbacks along the majority of the length of both buildings create a boxy appearance which is inconsistent with the intent of the design guidelines. Additionally, Unit B "bedroom 2" and "living room" windows will also have potential privacy impacts on the adjacent 2-story building to the east.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (g)(1) and (6) because although special circumstances (nonconforming lot width) applicable to the property exist to justify approval of a reduced driveway parkway landscaping, the design of the project does not meet the intent of the requirement because more than half of the lot within the front setback will be paved and minimal landscaping will be provided to soften its appearance. The special circumstances do not provide justification for the variances from overall and private open space. Approval of the project, with reduced overall and private open space and driveway parkway landscaping, in conjunction with a minor modification for reduced driveway width, would be too intense for the site and constitutes a grant of special privileges inconsistent with limitations upon other properties in the same zoning district.
- 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 15332 for In-Fill Developments.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"

CONDITIONS OF APPROVAL (if project is approved)

- Plng.
1. The property address (257 16th Place) and individual units (A, B, and C), shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
 4. 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 storm water 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.
 5. To avoid an alley-like appearance, the driveways shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 6. 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.
 7. 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 design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 8. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 9. The conditions of approval and summary of code requirements and special district requirements of Planning Application PA-07-53 shall be blueprinted on the face of the site plan as part of the plan check submittal package.

10. 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.
11. 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.
12. Block walls shall be provided on all interior lot lines, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
13. Decorative paving shall be provided within the 20-foot setback at the driveway entry area. This condition shall be completed under the direction of Planning Division.
14. Homeowners Association CC&Rs shall include a requirement that residents park in garages.
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. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
17. All backflow prevention devices, transformers, and other utility equipment shall be placed behind the 20-foot setback line, and shall be screened from view in a manner approved by the Planning Division.
18. 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.

Eng

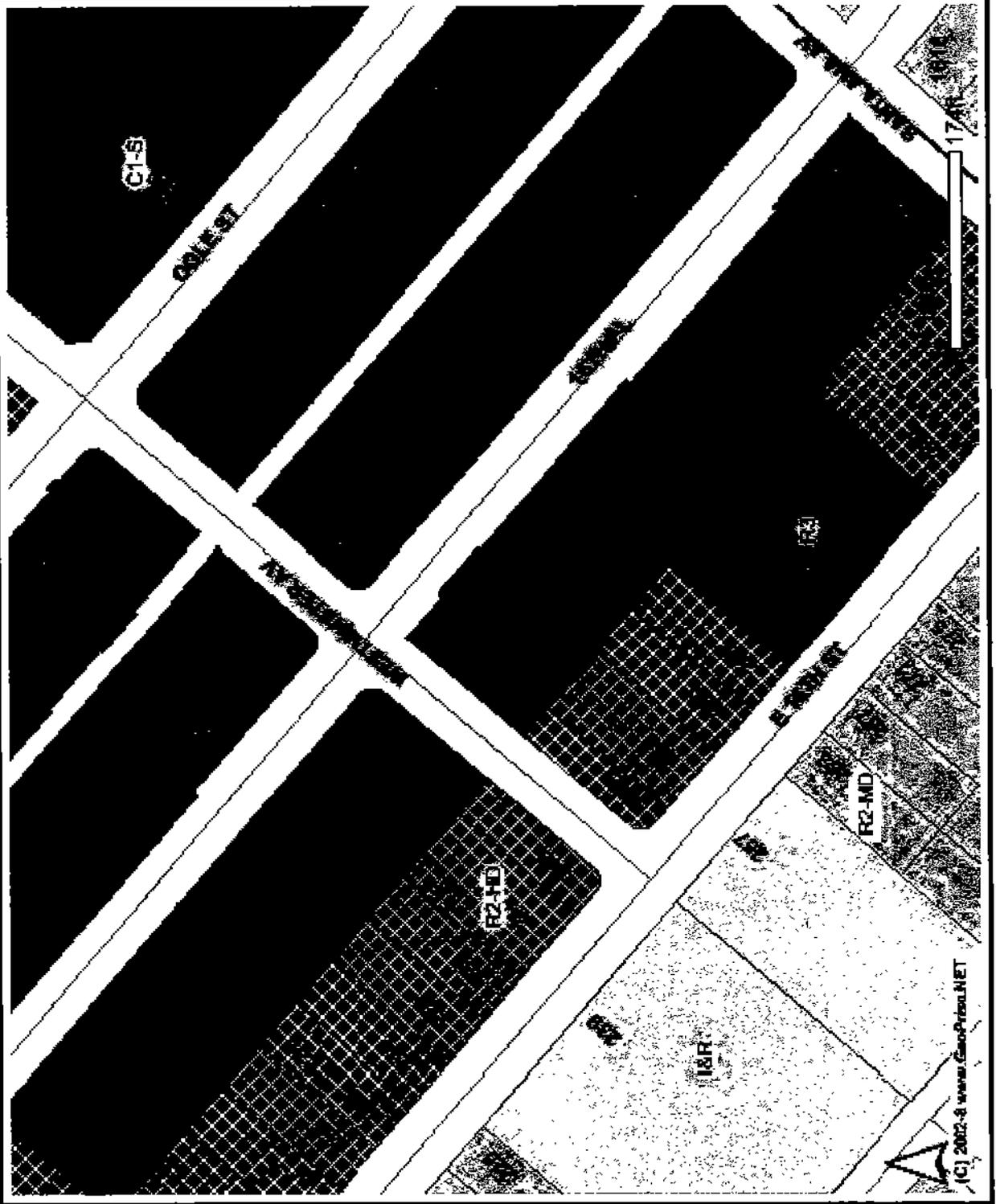
City of Costa Mesa

257 16TH PLACE - [Created: 2/22/2008 12:19:07 PM] [Scale: 174.44] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display



Legend

- | | | | |
|----------------|----------------------------------|-------------------------|---------------------|
| Address Medium | Primary Secondary Waterway Lines | Hydrology Channels | Street Names |
| Address Points | Freeway Roads | Collector Freeway Major | Newport Blvd (cont) |

Overview Map

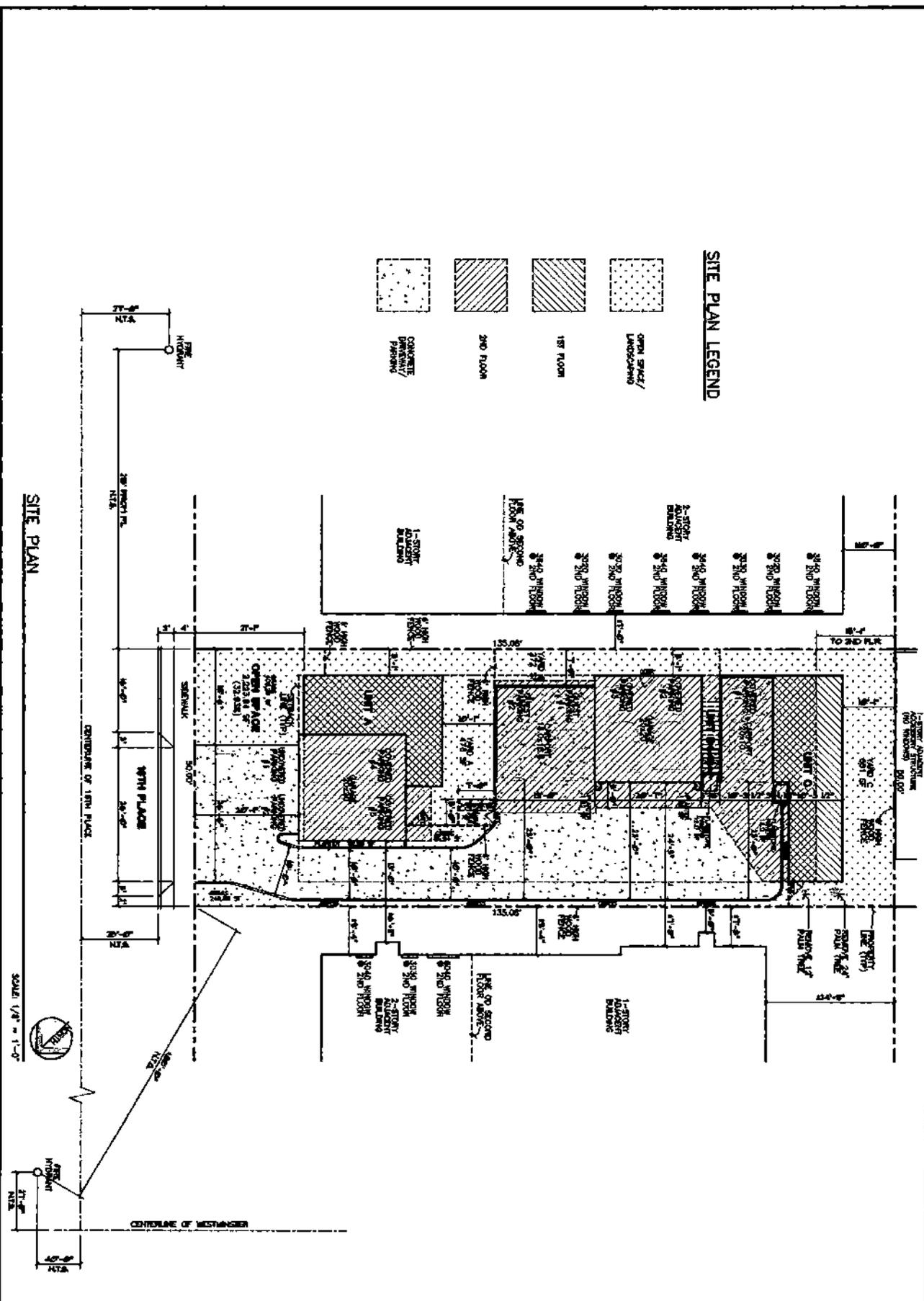


Map Display



Legend

- | | | | |
|-------------------|---|---|-----------------|
| Address
Large | Primary
Secondary
Waterway
Lines | Hydrology
Channels | Street
Names |
| Address
Points | Freeway
Roads | Collector
Freeway
Major
Newport
BLVD
(cont.) | |



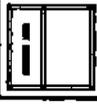
SITE PLAN LEGEND

-  OPEN SPACE/
LANDSCAPING
-  1ST FLOOR
-  2ND FLOOR
-  CONCRETE
DRIVEWAY/
PARKING

SITE PLAN

SCALE 1/8" = 1'-0"

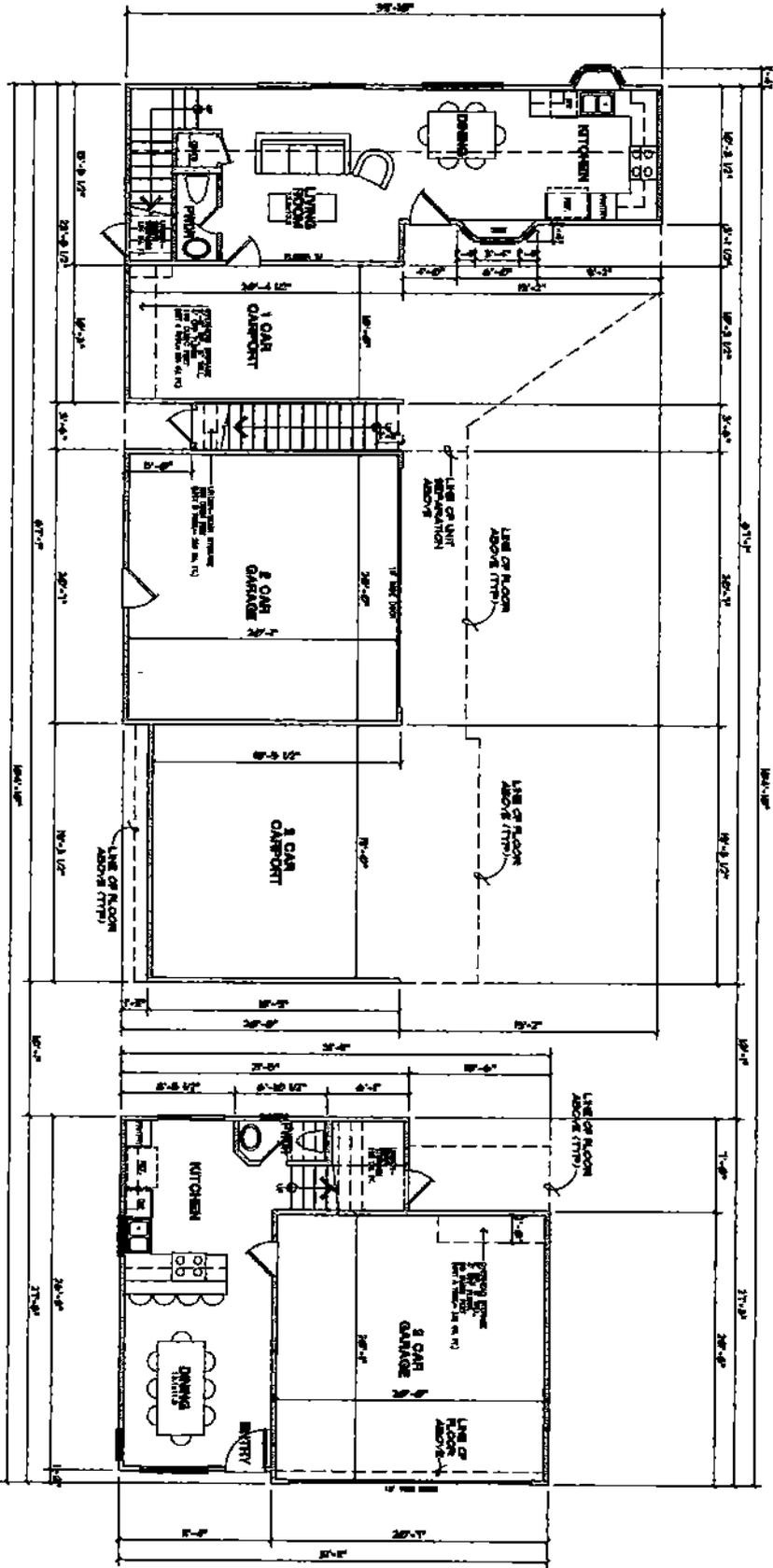
**CANNERY VILLAGE
DESIGN & DEVELOPMENT**
11541 PARKFIELD COURT
RIVERSIDE CA 92506
(949) 400-3600



SITE PLAN

JOHN STEED
357 E. 14TH PLACE
CORONA MESA, CA 92627
(949) 867-5652

NO.	REVISION	DATE	BY	APPROVED BY	SCALE
1					1/8"
2					
3					
4					
5					
6					
7					
8					
9					
10					



FIRST FLOOR PLAN

WALL LEGEND

- 3/4" STILES @ 16" O.C. (1/4" O.C.)
- 3/4" STILES FOR PLUMBING WALLS
- 1/2" STILES (1/4" STILES @ 16" O.C.)
- MINI 2x4 @ 16" O.C.

SCALE: 1/8" = 1'-0"



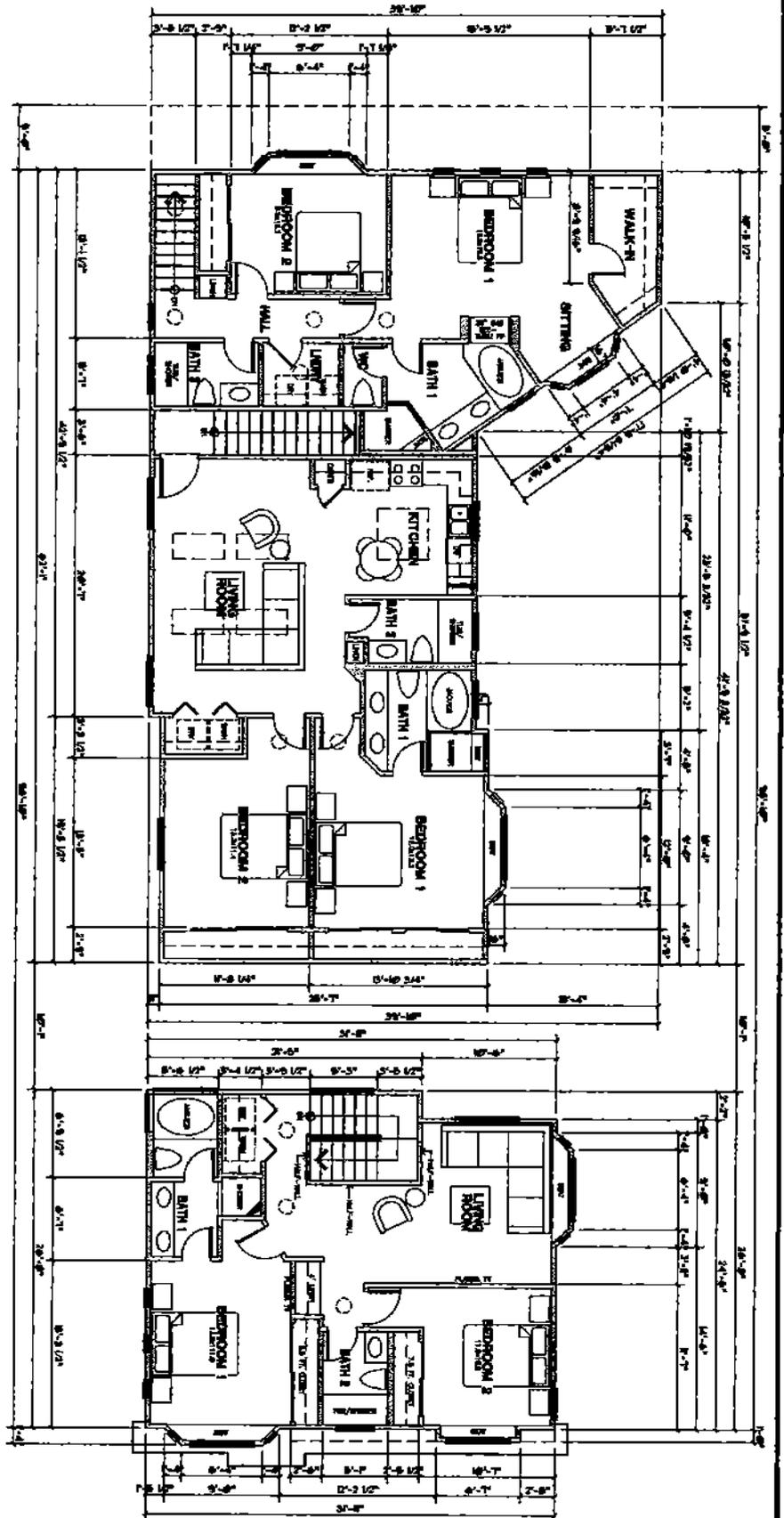
CANNERY VILLAGE
 DESIGN & DEVELOPMENT
 11341 PARADISE CANYON
 GARDENIA, CA 94026
 (415) 940-3699

FIRST FLOOR PLAN

JOHN SREED
 257 E. 18TH PLACE
 COSA MESA, CA 92627
 (949) 987-5652

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITS	1/27	JSS
2	ISSUED FOR PERMITS	1/27	JSS
3	ISSUED FOR PERMITS	1/27	JSS
4	ISSUED FOR PERMITS	1/27	JSS
5	ISSUED FOR PERMITS	1/27	JSS
6	ISSUED FOR PERMITS	1/27	JSS
7	ISSUED FOR PERMITS	1/27	JSS
8	ISSUED FOR PERMITS	1/27	JSS
9	ISSUED FOR PERMITS	1/27	JSS
10	ISSUED FOR PERMITS	1/27	JSS

SECOND FLOOR PLAN



WALL LEGEND

- 2x4 STUDS @ 16" O.C. UNID.
- 2x6 STUDS FOR PLUMBED WALLS
- HALF-WALL (2x4 STUDS @ 16" O.C.)
- MINI 2x6 WOOD CMU

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



4 OF 7

CANNERY VILLAGE
 DESIGN & DEVELOPMENT
 3194 PARKFIELD COURT
 RIVERSIDE CA 92504
 (949) 450-0900

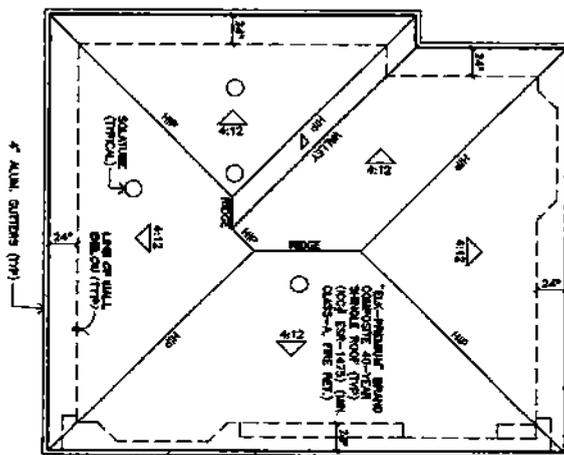
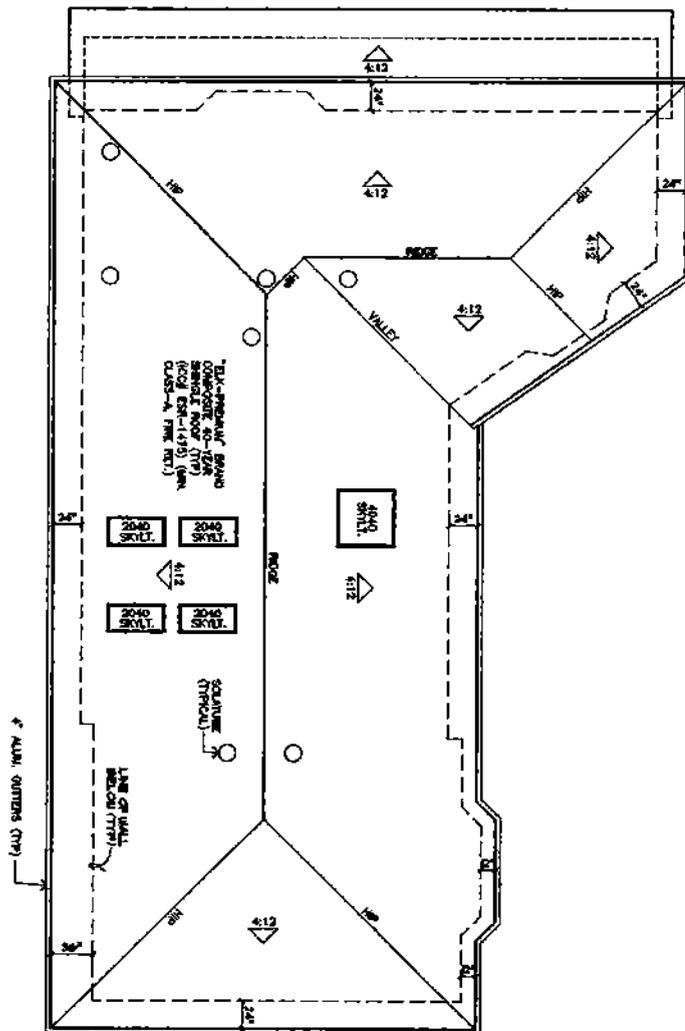


SECOND FLOOR PLAN

DATE: JOHN STEED
 257 E. 15TH PLACE
 COSTA MESA, CA 92627
 (949) 887-5452

NO.	REVISION	DATE	BY
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ROOF PLAN



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



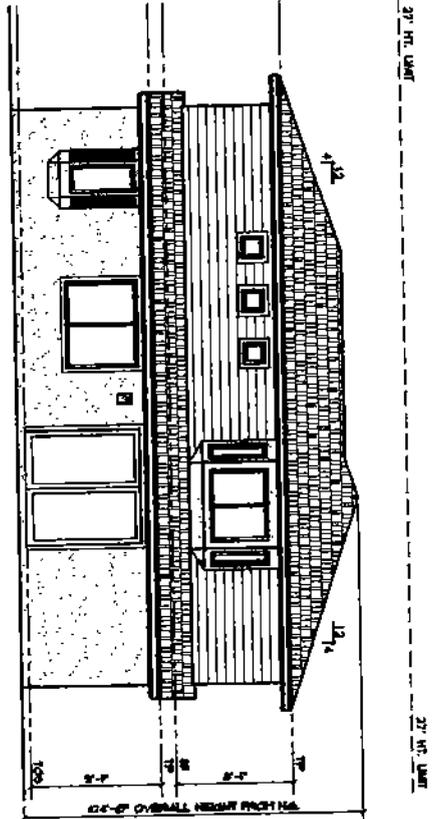
CANNERY VILLAGE
 DESIGN & DEVELOPMENT
 11241 FAIRFIELD COURT
 RIVERSIDE, CA 92504
 (949) 400-3439

NO.	DATE	DESCRIPTION

ROOF PLAN

JOHN STEED
 257 E. 18TH PLACE
 COSTA MESA, CA 92627
 (949) 687-5452

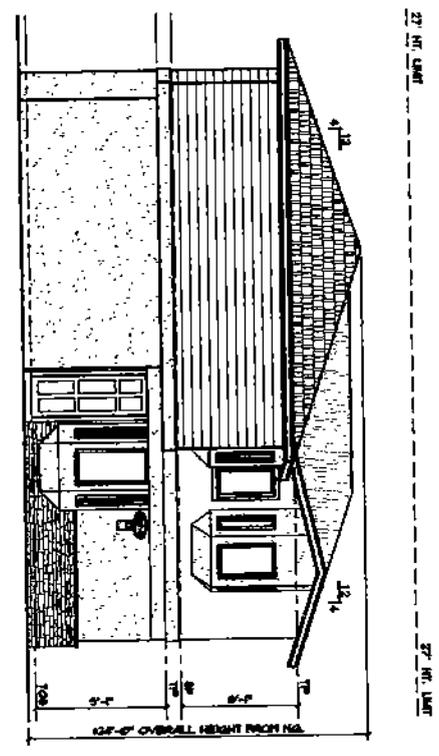
NO.	REVISION	DATE	BY	APPROVED BY	SCALE
1					1/4"
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UNIT C REAR ELEVATION

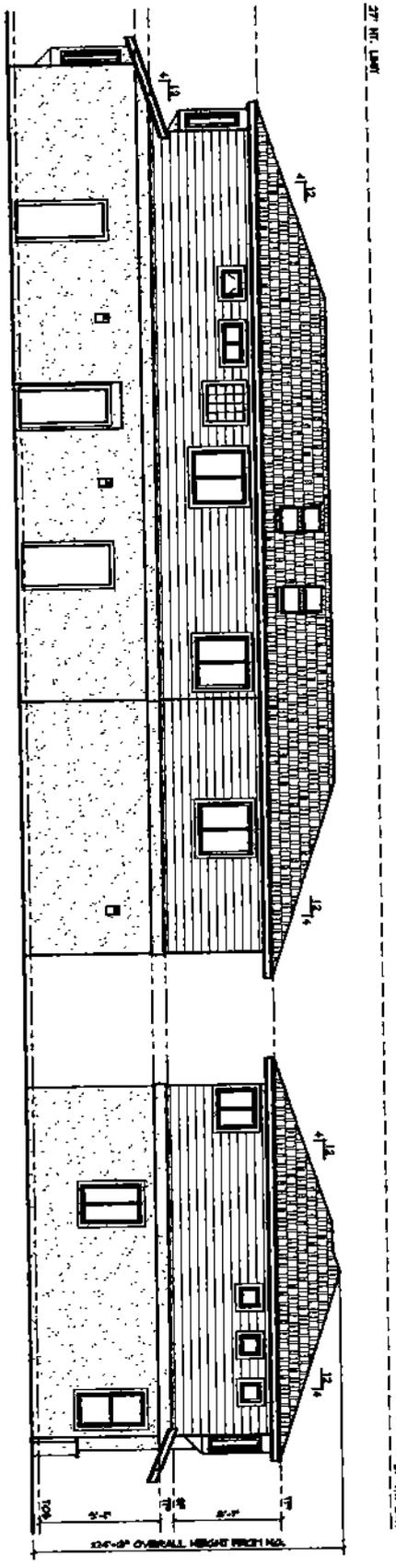
SCALE: 1/8" = 1'-0"

FOR TYPICAL WINDOW AND DOOR SIZES, REFER TO CHART ON ELEVATION SHEET # 071



UNIT B FRONT ELEVATION

SCALE: 1/8" = 1'-0"



SIDEYARD VIEW (ALL UNITS)

SCALE: 1/8" = 1'-0"

CANNERY VILLAGE
 DESIGN & DEVELOPMENT
 11501 FARMINGTON COURT
 COSTA MESA, CA 92627
 (949) 440-5656



EXTERIOR ELEVATIONS

JOHN STREED
 257 E. 14TH PLACE
 COSTA MESA, CA 92627
 (949) 667-5652

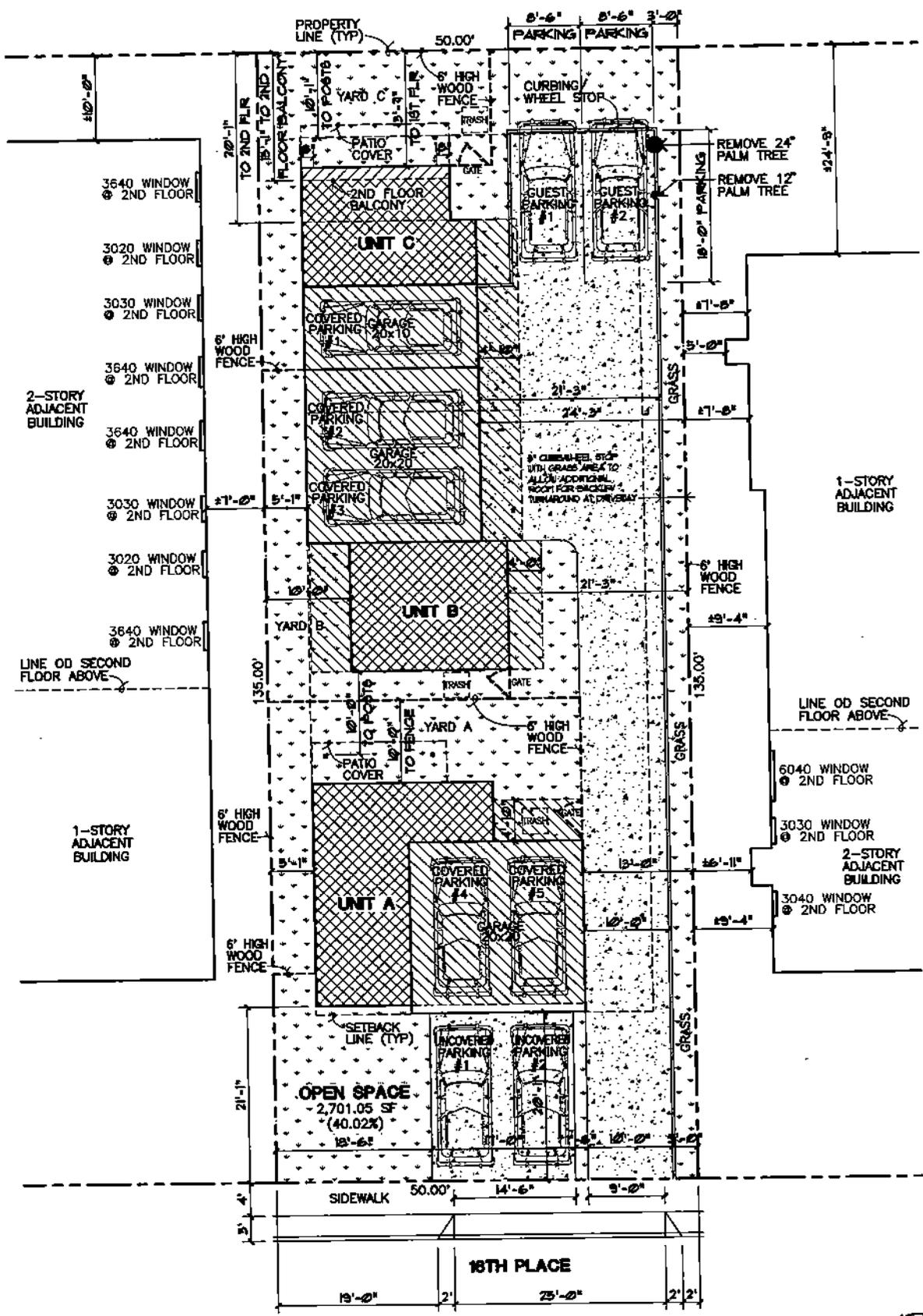
NO.	REVISION	DATE	BY
1			
2			
3			
4			
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DATE: 02/21/08

ORIGINAL

PLAN LEGEND

-  OPEN SPACE/
LANDSCAPING
-  1ST FLOOR
-  2ND FLOOR
-  CONCRETE
DRIVEWAY/
PARKING



SITE PLAN

SCALE: 1/8" = 1'

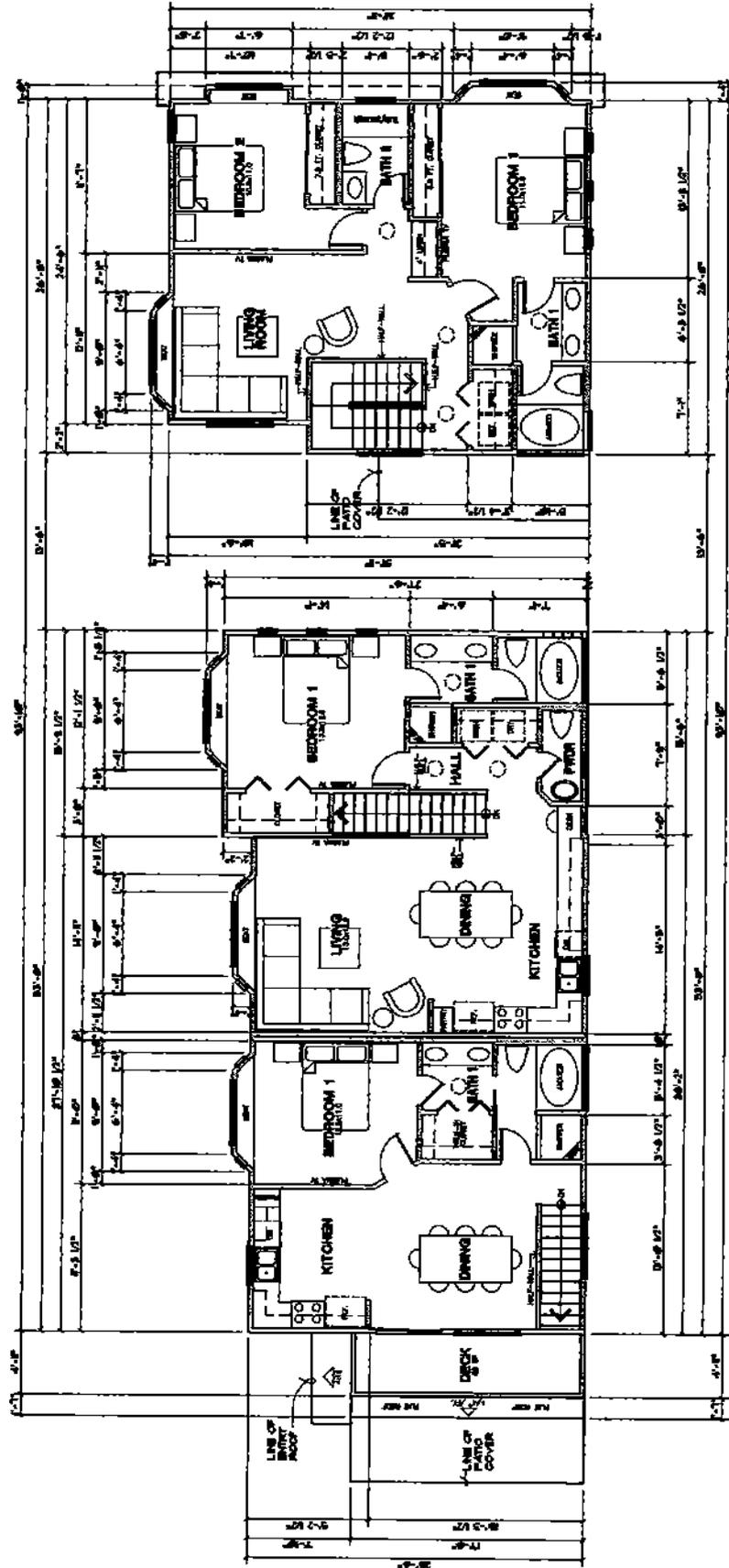
NO.	DATE	DESCRIPTION
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2	1/21/04	REVISED PER COMMENTS
3	1/21/04	REVISED PER COMMENTS
4	1/21/04	REVISED PER COMMENTS
5	1/21/04	REVISED PER COMMENTS
6	1/21/04	REVISED PER COMMENTS
7	1/21/04	REVISED PER COMMENTS
8	1/21/04	REVISED PER COMMENTS
9	1/21/04	REVISED PER COMMENTS
10	1/21/04	REVISED PER COMMENTS

JOHN SIEBEL
257 E. 16TH PLACE
COSTA MESA, CA 92627
(949) 967-6652

SECOND FLOOR PLAN

CANNERY VILLAGE
DESIGN & DEVELOPMENT
11401 PHENIX CIRCLE
COSTA MESA, CA 92626
(949) 440-3888

4 of 7



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

WALL LEGEND

- 2x4 STUDS @ 16" O.C. U.N.G.
- 2x6 STUDS FOR PLUMBING WALLS
- HALF-WALL (2x4 STUDS @ 16" O.C.)
- WITH 2x4 WOOD CP.

SECOND FLOOR PLAN

NO.	DATE	BY	CHKD.
1	10/10/14	JM	JM
2			
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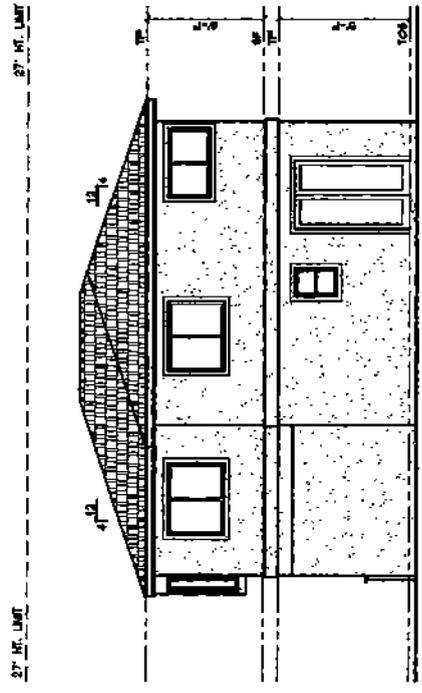
NO.	DATE	BY	CHKD.
1	10/10/14	JM	JM
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JOHN STEED
 257 E 18TH PLACE
 COSTA MESA, CA 92627
 (949) 897-3452

EXTERIOR ELEVATIONS

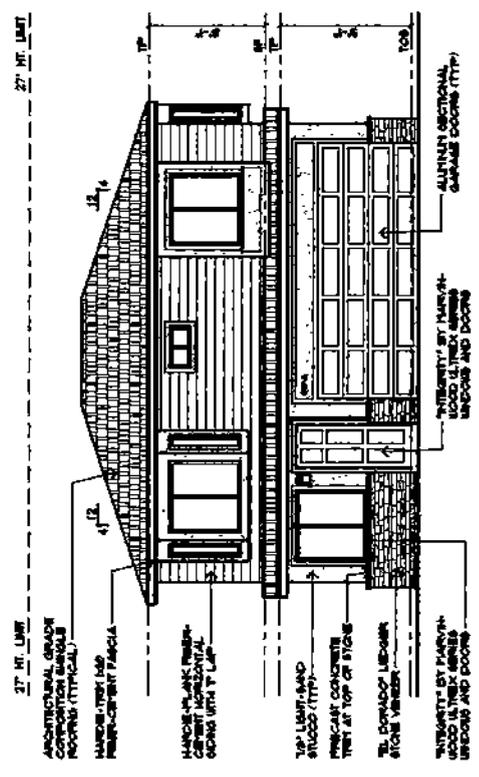


CANNERY VILLAGE
 DESIGN & DEVELOPMENT
 1526 PINEHURST DRIVE
 COSTA MESA, CA 92626
 (949) 400-5800



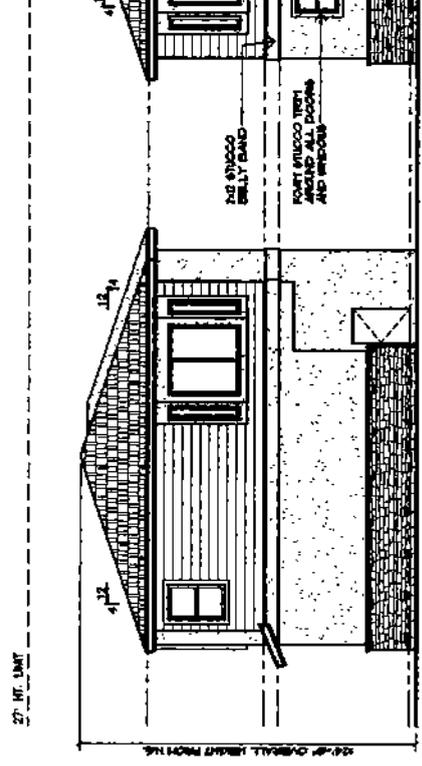
UNIT A REAR ELEVATION

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



UNIT A FRONT ELEVATION

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



DRIVEWAY VIEW (ALL UNITS)

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

Mr. Bradley explained about the area as shown in the drawing handout and noted the door locations.

No one else wished to speak and the Chair closed the public hearing.

MOTION: Approve Planning Application PA-07-45, by adoption of Planning Commission Resolution PC-08-27, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

Moved by Vice Chair James Fisler, seconded by Commissioner Sam Clark.

During discussion on the motion, Commissioner Righeimer complimented Mr. Bradley on this establishment, mentioning that it was one of the best places to go to in Orange County.

The motion carried by the following roll call vote:

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

Noes: None.

Absent: None.

4. Planning Application PA-07-53, for John Steed, for a design review for a three-unit common interest development with variances for parkway landscaping (5 ft. house side, 10 ft. combined required; 0 ft. house side/0 ft. to 4 ft. combined proposed) and vehicle back-out distance (25 ft. required; 21 ft. proposed), a minor modification for a 10-ft. wide common driveway (16 ft. required), and a minor design review for second-to-first ratios exceeding the recommended 80% (105% and 122% proposed) and for 5 ft. left side setback (10 ft. average recommended), located at 257 16th Place, in an R3 zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and responded to a question from the Commission regarding providing adequate vehicle back-out distance.

John Steed, property owner, agreed to all the conditions of approval and gave a presentation highlighting the project.

Commissioner Egan suggested that a continuance would allow time for Mr. Steed to work on the design of the project.

Mr. Steed replied to the Chair that he would like to see the vote on this continuance.

Commissioner Clark shared Commissioner Egan's concerns on the long, back-out distance for the open parking spaces.

Doug Wright, nearby neighbor, opposed the project, and was concerned with the variances.

No one else wished to speak and the Chair closed the public hearing.

MOTION: Continue to the Planning Commission meeting of April 14, 2008. Moved by Commissioner James Righeimer, seconded by Commissioner Sam Clark.

During discussion on the motion, Commissioner Righeimer and Commissioner Clark suggested that Mr. Steed work with staff to find out what type of project would get approval with a 50-foot wide lot, and that time was of the essence.

The Vice Chair stated that his main concerns were parking, back-out distance, and the turn-around area.

Planning Commission Secretary Kimberly Brandt replied to the Chair that Mr. Steed would need to continue talking to his planner, Ms. Shih, concerning this project.

The Commission discussed the continuance date, being April 14, 2008, and Mr. Steed agreed to that date.

The motion carried by the following roll call vote:

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

Noes: None.

Absent: None.

A discussion between the Commissioners and Mr. Steed ensued after he asked the Commission for suggestions on improving his project.

Ms. Brandt added that there may be a need for re-noticing if a variance is required.

~~5. Parcel Map PM-07-237, for Dave Woolley, authorized agent for Keith and Donna Ray, for a tentative parcel map to facilitate a two-unit, two-story detached residential common interest development, approved under PA-06-60, located at 224 Knox Street, in an R2-MD zone. Environmental determination: exempt.~~

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