



PLANNING COMMISSION

AGENDA REPORT

VI.5

MEETING DATE: JUNE 13, 2011

ITEM NUMBER:

**SUBJECT: PLANNING APPLICATION PA-11-08 / LOT LINE ADJUSTMENT LL-11-02 FOR TWO, TWO-STORY, SINGLE FAMILY RESIDENCES
2258 AND 2260 ORANGE AVENUE**

DATE: JUNE 2, 2011

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER
(714) 754-5611 (mlee@ci.costa-mesa.ca.us)**

DESCRIPTION

The proposed project involves the following:

Planning Application PA-11-08:

Proposed two-story single family residence on two separate lots (two detached units total) with the following:

1. Variance from minimum lot size (6,000 square feet required; 5,500 square feet proposed) in conjunction with a lot line adjustment (LL-11-02) to shift an existing side property line between 2258 and 2260 Orange Avenue;
2. Minor modification to allow the covered porches of the homes to encroach into the required front yard setback (20' required; 16' proposed); and
3. Minor design review to allow two-story construction that does not comply with the City's Residential Design Guidelines for average 2nd story side setback for 2260 Orange Avenue (10-foot average recommended, 5-foot average proposed).

APPLICANT

Tracey Raszewski is the authorized agent for JH Orange Avenue LLC, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 2258 and 2260 Orange Ave. Application: PA-11-08 and LL-11-02

Request: Construct a two-story single family residence on two separate lots for two single family residences total - see page 1 of report.

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone: <u>R1</u>	North: <u>Surrounding properties are zoned</u>
General Plan: <u>Low Density Residential</u>	South: <u>residential</u>
Lot Dimensions: <u>55 FT x 100 FT (Proposed)</u>	East: <u>and contain</u>
Lot Area: <u>5,500 SF (Proposed)</u>	West: <u>residential units.</u>
Existing Development: <u>2258 Orange Ave. - vacant; 2260 Orange Ave. - home to be demolished</u>	

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Both Lots)	50 FT	55 FT
Lot Area (Both Lots)	6,000 SF	5,500 SF (1)
Density:		
Zone	1 du/6,000 SF	1 du/5,500 SF (1)
General Plan	1 du/6,000 SF	1 du/5,500 SF (1)
Building Coverage (Both Lots):		
Buildings	NA	2,508 SF (45%)
Paving	NA	665 SF (12%)
Open Space	2,200 SF (40%)	2,327 SF (43%)
TOTAL		5,500 SF (100%)
Building Height:		
Building Height	2 Stories/27 FT	2 Stories/26 FT
Chimney Height	29 FT	28 FT
First Floor Area (Including Garage)	NA	1,988 SF
Second Floor Area	NA	1,195 SF
2nd Floor % of 1st Floor (2)	80%	60%
Distance Between Buildings	NA	NA
Setbacks (Building)		
Front (Both Lots)	20 FT	16 FT (3)
Side (left/right) – 2258 Orange Ave.	5 FT (1 Sty) 10 FT Avg. (2 Sty) (2)	5 FT/5 FT (1 Sty) 5 FT (4) / 12 FT (2 Sty)
Side (left/right) – 2260 Orange Ave.	5 FT (1 Sty) 10 FT Avg. (2 Sty) (2)	5 FT/5 FT (1 Sty) 5 FT (4) / 12 FT (2 Sty)
Rear (Both Lots)	10 FT (1 Story) 20 FT (2 Story)	22 FT (1 Sty) 26 FT (2 Sty)
Parking:		
Covered	2 Spaces	2 Spaces
Open	2 Spaces	2 Spaces
TOTAL	4 Spaces	4 Spaces
Min. Driveway Width:	16 FT	18 FT
NA = Not Applicable or No Requirement.		
(1) Variance requested (see staff report discussion). Existing lot at 2258 Orange Avenue is nonconforming in size.		
(2) Residential Design Guideline		
(3) Minor modification requested (see staff report discussion).		
(4) Does not comply with Residential Design Guideline (see staff report discussion).		
CEQA Status	Exempt, Class 3 (New Construction)	
Final Action	Planning Commission	

BACKGROUND

Project Site/Environs

The project site is located on the east side of Orange Avenue, between Albert Place and Cecil Place. The site, which is comprised of two abutting properties, contain a vacant lot with a partially constructed basement (2258 Orange Avenue), and an existing one-story single family residence (2260 Orange Avenue), which will be demolished to accommodate the new development.

2258 Orange Avenue was originally a single parcel approximately 10,062 square feet in size that contained a single family residence, originally built in the early 1900's. A timeline associated with the development of the property is summarized in the table below.

2258 Orange Avenue Timeline	
March 1998	Parcel Map PM-98-271 is approved by Planning Commission to subdivide the property into two lots in conjunction with a variance from minimum lot size requirements (6,000 square feet required; 5,031 square feet proposed) as PA-98-22, in order to construct a single-family residence on each lot, which becomes 2256 and 2258 Orange Avenue.
January 2001	Due to the expiration of PA-98-22, a second variance from minimum lot size requirements (PA-00-58) is approved by Planning Commission in conjunction with Parcel Map PM-98-271.
July 2002	Due to the expiration of PA-00-58, a third variance from minimum lot size requirements (PA-02-21) is approved by Planning Commission in conjunction with Parcel Map PM-98-271.
April 2003	Zoning Application ZA-02-98 approved by the Zoning Administrator to allow the construction of a two-story residence on each lot.
June 2005	Building permits issued for both residences. ¹
January 2009	Construction of the residence at 2256 Orange Avenue is nearly completed; however, the lack of construction activity at 2258 Orange Avenue - only a basement is constructed on the property - and the storage of construction debris and vehicles on the property results in a declaration of a public nuisance by the City.
July 2009	The public nuisance is abated by the removal of the construction debris and vehicles, and the installation of a screened chain link fence around the property. Construction of the residence at 2256 Orange Avenue is completed and the home occupied.

¹ A time extension for the approval of ZA-02-98 was approved in 2004, allowing the project approval to remain valid at the time of issuance of building permits in 2005.

ANALYSIS

The proposed project involves the construction of a two-story single-family residence on each lot. The layouts of the units are identical, with approximately 2,574 square feet of living area with 4 bedrooms and 3 bathrooms, and attached 511 square foot, two car garages.

The American Cottage style units have been designed with traditional covered front porches (see minor modification discussion below). The building architecture consists of metal seam and composition shingle gable roofs, and exterior plaster finishes with wood siding. The building colors and materials will be varied to distinguish the units from each other.

Variance

The project involves the proposed shifting of the side lot line between 2258 and 2260 Orange Avenue 5 feet to the north, resulting in a reduced lot size for 2260 Orange Avenue (6,000 square feet to 5,500 square feet) and an increased lot size for 2258 Orange Avenue (5,031 square feet to 5,500 square feet).

As noted in the table on the previous page, a variance for reduced lot size for 2258 Orange Avenue as a result of the parcel map to split the lot was previously approved; however, the proposed reduction in lot size for 2260 Orange Avenue as a result of the shift in the lot line location requires the current variance request.

Justifications for Approval

Code Section 13-29(g)(1) requires any of the following findings for variances, and administrative adjustments:

1. Because of special circumstances applicable to the property, the strict application of development standards deprives the property of privileges enjoyed by others in the vicinity.
2. The deviation shall not constitute a grant of special privileges inconsistent with other properties in the vicinity.
3. The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Staff supports approval of the proposed variance for the following reasons:

- Despite the request for deviation from Code requirements for minimum lot size, staff believes that the purpose and intent of the Zoning Code is satisfied as follows:

1. As noted earlier, variances from minimum lot sizes have been previously granted for this property in conjunction with subdivision under Parcel Map PM-98-271 (6,000 square foot lot size required; 5,031 square foot lot size approved). Therefore, granting the current variance will not constitute a grant of special privileges inconsistent with other properties in the vicinity. Additionally, the proposed 5,500 square foot to size exceeds the minimum lot size allowed under the previous variances by 469 square feet, bringing the lots closer to the 6,000 square foot minimum required by Code.

2. The General Plan Land Use Designation of the property is Low Density Residential. Because the proposed development is for a single family residence on each lot, the granting of the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.

Minor Modification

The covered front porch is a traditional architectural feature in American Cottage style homes. In this case, the covered porches are proposed to encroach 16 feet into the required 20-foot front yard setback. It should be noted that the living portion of the main residence is at the 20-foot setback.

- Staff believes approval of a minor modification for the porch encroachment is justified; however, an **18-foot front yard setback** is recommended, rather than the 16-foot front yard setback requested by the applicant.

1. The revised encroachment is a reasonable compromise to the small town character of the American Cottage architecture while being closer to the setbacks of the existing homes within the area.

Historically, small front porches are architectural enhancements which have been allowed to encroach into the required 20-foot front setback. The intent of the Zoning Code is ensure adequate landscape and building setback in the front yard. In this case, 25-foot wide front porches extending across the full width of the living space are proposed at a 16-foot setback. Staff believes that the requested deviation from Code requirements cannot be justified, especially given that the proposal involves new construction and the lot depth could accommodate the proposed residence in compliance with front setback requirements. In addition, this neighborhood is generally characterized properties with a full 20-foot front setback.

Rather than a 4-foot encroachment, staff supports a minor encroachment of two feet for front porches of this size. Condition of approval no. 11 requires that the plans be modified to show an 18-foot setback distance for the front porches.

2. Condition of approval no. 10 requires that the landscape setback area visible from Orange Avenue be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Planning Division.
3. The developer is proposing a landscaped "Pasadena" style driveway for each residence. Staff is recommending, as a condition of approval (also condition no. 10) that the decorative driveway treatments shown on the conceptual plans be provided to enhance visual relief for the project from the street.

Minor Design Review

Two-story residential construction that does not comply with the recommended Residential Design Guidelines is subject to a Minor Design Review. In this case, the average second story side setback on the north (left side) elevations for 2260 Orange Avenue and 2258 Orange Avenue is 5 feet (10-foot average second story side setback recommended).

- The project, despite the requested deviation from average second story side setback, meets the purpose and intent of the Residential Design Guidelines and exhibits excellence in architectural design. The design guidelines are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community.

Staff believes that the proposed design meets the intent of the Design Guidelines because the overall bulk/massing of the structure is in scale with the neighborhood (80% massing recommended; 60% proposed). The lack of second story articulation on the left side elevation is not considered significant given the overall size of the structure.

The applicant is required to work with Planning staff to provide additional elevation treatments for the north (left side) building elevation for the proposed structures per the City's Residential Design Guidelines, under the direction of the Planning Division. Additionally, the applicant will be required to provide obscure glass for the second story master bedroom window on the north (left side) building elevation for the proposed structures, as well as a minimum 5-foot high privacy screen wall for the second floor balcony, under the direction of the Planning Division (condition no. 4).

Lot Line Adjustment

As noted earlier, the project involves the proposed shifting of the side lot line between 2258 and 2260 Orange Avenue 5 feet to the north. Because this affects an existing lot line, approval of a Lot Line Adjustment is required. The applicant will be required to submit the appropriate documentation to the Public Services Division for recordation of the document. Per Code Section 13-264, recordation of the Lot Line Adjustment document is required prior to the issuance of building permits for the residences.

Additional Justifications for Project Approval

- The project features quality construction and materials. As noted earlier, the exterior elevations of the proposed structures will consist of metal seam and composition shingle gable roofs, and exterior plaster finishes with wood siding. Per current Code, the existing perimeter fencing of the property will be required to be replaced with a block wall at a minimum of 6 feet in height.
- Proposal involves redevelopment of marginal properties: As noted earlier, the existing site improvements consist of a partially constructed basement for 2258 Orange Avenue and a substandard residence for 2260 Orange Avenue. Approval of the project will remove these substandard structures and result in a substantial improvement to the subject properties to the benefit of the surrounding properties in the area.

ENVIRONMENTAL DETERMINATION

If the request is approved, it would be exempt from the provisions of the California Environmental Quality Act under Section 15303 for New Construction. If the request is denied, it is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15270(a) for projects which are disapproved.

GENERAL PLAN CONFORMITY

The properties have a General Plan Designation of Low Density Residential. Under this designation one unit is allowed per lot and one unit per lot is proposed. Therefore, if approved, the use and density would conform to the City's General Plan. Also, the project is consistent with General Plan Objective LU-1F which calls for the minimizing of blighting influences (i.e., the redevelopment of the substandard properties with new residences) and maintaining the integrity of stable residential neighborhoods.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. Approve the project, subject to the recommended conditions of approval.
2. Deny the project. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposal is an opportunity to redevelop two marginal properties with a history of code enforcement activity. The proposed construction of two American cottage-style homes would be a positive addition to the neighborhood and would create approximately 80 construction jobs. Despite the requested deviations from Code requirements and the Residential Design Guidelines, it is staff's opinion that the development satisfies the required Code findings for the deviations and therefore is consistent with the intent of the General Plan and applicable Zoning Code sections. Therefore, staff recommends approval of the project.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Acting Assistant Development Svs. Director

- Attachments:
1. Draft Planning Commission Resolutions and Exhibits
 2. Applicant's Project Description and Justification
 3. Location Map
 4. Plans

cc: Interim Development Services Director
Deputy City Attorney
City Engineer
Transportation Svs. Mgr.
Fire Protection Analyst
Staff (4)
File (2)

Tracey Raszewski
Jade Homes
3185 Airway Avenue, Suite F2
Costa Mesa, CA 92626

File: 061311PA1108LL1102	Date: 053111	Time: 9:30 a.m.
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RESOLUTION NO. PC-11-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-11-08 AND LOT LINE ADJUSTMENT LL-11-02

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

WHEREAS, an application was filed by Tracey Raszewski, authorized agent for JH Orange Avenue, LLC, owner of real properties located at 2258 and 2260 Orange Avenue, for the following:

- Construct a two-story single family residence on two separate lots (two single family residences total) with the following:
 1. Variance from minimum lot size (6,000 square feet required; 5,500 square feet proposed) in conjunction with a lot line adjustment (LL-11-02) to shift an existing side property line between 2258 and 2260 Orange Avenue;
 2. Minor modification to allow the covered porches of the homes to encroach into the required front yard setback (20' required; 16' proposed); and
 3. Minor design review to allow two-story construction that does not comply with the City's Residential Design Guidelines for average 2nd story side setback for 2260 Orange Avenue (10-foot average recommended, 5-foot average proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 13, 2011 with all persons having the opportunity to speak and be heard for and against the proposal;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-11-08 and Lot Line Adjustment LL-11-02.

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-11-08 and Lot Line Adjustment LL-11-02 and upon applicant's compliance with each and all of the conditions in Exhibit "B", and 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 13th day of June, 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS (APPROVAL)

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project, as conditioned, is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The proposed project complies with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because the granting of the deviations will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. Specifically, variances from minimum lot sizes have been previously granted for this property in conjunction with subdivision under Parcel Map PM-98-271 (6,000 square foot lot size required; 5,031 square foot lot size approved). Therefore, granting the current variance will not constitute a grant of special privileges inconsistent with other properties in the vicinity. Additionally, the proposed 5,500 square foot to size exceeds the minimum lot size allowed under the previous variances by 469 square feet, bringing the lots closer to the 6,000 square foot minimum required by Code. The General Plan Land Use Designation of the property is Low Density Residential. Because the proposed development is for a single family residence on each lot, the granting of the variance will not allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- C. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project, despite the requested deviation from average second story side setbacks, meets the purpose and intent of the Residential Design Guidelines and exhibits excellence in architectural design. Specifically, the applicant will be required to provide additional elevation treatments for the north (left side) building elevations per the City's Residential Design Guidelines, under the direction of the Planning Division. Additionally, the applicant will be required to provide obscure glass for the second story master bedroom window on the north (left side) building elevations, as well as a minimum 5-foot high privacy screen wall for the second floor balcony, under the direction of the Planning Division. The proposed design meets the intent of the Design Guidelines because the overall bulk/massing of the structure is in scale with the neighborhood (80% massing recommended; 60% proposed). The lack of second story articulation on the left side elevation is not considered significant given the overall size of the structure.

- D. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) in that the project will not be materially detrimental to the health, safety, and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood. The project is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development. Specifically, the minor encroachment for the front porches is considered reasonable to the small town character of the American Cottage architecture. The extent of the encroachment is comparable to setbacks of the existing homes within the area.
- E. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(4) in that the Lot Line Adjustment and improvements are consistent with the General Plan and the Zoning Code.
- F. 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 15303 for New Construction.
- G. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL (IF PROJECT IS APPROVED)

- Plng. 1. The conditions of approval, code requirements, and special district requirements of PA-11-08 and LL-11-02 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. The approved address of individual units, suites, buildings, etc., shall be blueprinted on the site plan and on all floor plans in the working drawings.
3. 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.
4. The applicant shall comply with the following with regard to the north (left side) building elevations for the two proposed structures:
- The applicant shall work with Planning staff to provide additional elevation treatments for the north (left side) building elevations per the City's Residential Design Guidelines, under the direction of the Planning Division.
 - The applicant shall provide obscure glass for the second story master bedroom window on the north (left side) building elevations, as well as a minimum 5-foot high privacy screen wall for the second floor balcony, under the direction of the Planning Division.
5. The developer shall contact the Planning Division to arrange a Planning inspection of the site prior to the release of occupancy. This inspection is to confirm that the Planning Division conditions of approval and code requirements have been satisfied.
6. Prior to issuance of building permits, developer shall contact the U.S. 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.
7. The developer shall contact the current cable service provider prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
8. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site 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 stormwater 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 be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.

9. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
10. The applicant shall provide an 18-foot setback from the covered porches to the front property line for both residences. In addition, the applicant shall provide the following:
 - Provide decorative landscape driveway treatments as shown on the conceptual plans to provide visual relief for the project from the street. Final materials shall be subject to approval by the Planning Division.
 - The landscape setback area visible from Orange Avenue shall be landscaped with trees and vegetation. The landscape plan shall be approved prior to issuance of building permits and shall contain additional 24-inch box trees above the minimum Code requirements to the satisfaction of the Planning Division. Compliance with this requirement may include upgrading smaller sized trees to 24-inch box trees or providing additional 24-inch box trees.
11. Plans shall be modified to show the front porches located at a maximum setback of 18 feet from the front property line. This setback is measured from the support posts of the porch and not from the overhang. The Development Services Director has the discretion to approve additional encroachment of no more than 4 feet into the front setback if an acceptable redesign of the front porch is submitted.
12. All exterior property lines of the master development lot shall have solid masonry walls that conform to the City's Walls, Fences and Landscaping Standards. Wall location, height, masonry materials, and finish shall be subject to approval by the Planning Division.
- Eng. 13. 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.

RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-11-08 AND LOT LINE ADJUSTMENT LL-11-02**

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

WHEREAS, an application was filed by Tracey Raszewski, authorized agent for JH Orange Avenue, LLC, owner of real properties located at 2258 and 2260 Orange Avenue, for the following:

- Construct a two-story single family residence on two separate lots (two single family residences total) with the following:
 1. Variance from minimum lot size (6,000 square feet required; 5,500 square feet proposed) in conjunction with a lot line adjustment (LL-11-02) to shift an existing side property line between 2258 and 2260 Orange Avenue;
 2. Minor modification to allow the covered porches of the homes to encroach into the required front yard setback (20' required; 16' proposed); and
 3. Minor design review to allow two-story construction that does not comply with the City's Residential Design Guidelines for average 2nd story side setback for 2260 Orange Avenue (10-foot average recommended, 5-foot average proposed).

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 13, 2011 with all persons having the opportunity to speak and be heard for and against the proposal;

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-11-08 and Lot Line Adjustment LL-11-02.

PASSED AND ADOPTED this 13th day of June, 2011.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, 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 June 13, 2011, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS (DENIAL)

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(e) because:
1. A compatible and harmonious relationship does not exist between the proposed use and existing buildings, site development, and uses on surrounding properties.
 2. The proposed project does not comply with the performance standards as prescribed in the Zoning Code.
 3. The proposed project is not consistent with the General Plan or Zoning Code.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
1. There are no special circumstances applicable to the property. The strict application of development standards does not deprive the property of privileges enjoyed by others in the vicinity.
 2. The deviations constitute a grant of special privileges inconsistent with other properties in the vicinity.
 3. The granting of the deviation will allow a use, density, or intensity which is not in accordance with the general plan designation for the property.
- C. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14) in that the project does not meet the purpose and intent of the Residential Design Guidelines, which are intended to promote design excellence in new residential construction, with consideration being given to compatibility with the established residential community. This design review includes site planning, preservation of overall open space, landscaping, appearance, mass and scale of structures, location of windows, varied roof forms and roof plane breaks, and any other applicable design features.
- D. The Costa Mesa Planning Commission has denied Planning Application PA-11-08 and Lot Line Adjustment LL-11-02. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.
- E. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

March 30, 2011

City of Costa Mesa,
Planning Department
77 Fair Drive
Costa Mesa, 92628

Re: Variance Application, Lot Line Adjustment and Minor Design Review for 2258 Orange Avenue and 2260 Orange Avenue.

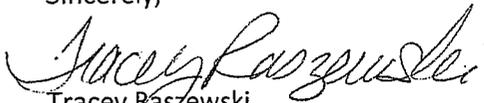
As the owner of the above mentioned property, JD House Fund, LLC is requesting a variance to deviate from the minimum lot size allowed within the R-1 zone. The purpose of this request is to average the lot sizes between 2258 and 2260 Orange Avenue. Currently, 2258 Orange Avenue is only 50' wide and a total of 5,031 square feet. 2260 Orange Avenue is 60' wide and a total of 6,000 square feet. Two 5,500 square foot lots would allow for homes that are more consistent throughout the neighborhood. As the current owner we do not feel a 5,031 square foot lot is adequate for this neighborhood.

The previous owner of 2258 Orange Avenue was granted a variance to allow for the smaller lots size via application PA-02-21 and a minor design review, ZA-02-98. These applications included the development of 2256 Orange Avenue and 2258 Orange Avenue. Only the house on 2256 Orange Avenue was completed.

In order to accomplish the above mentioned a lot line adjustment will be needed as part of this application and a minor design review. Both are being applied for at the same time.

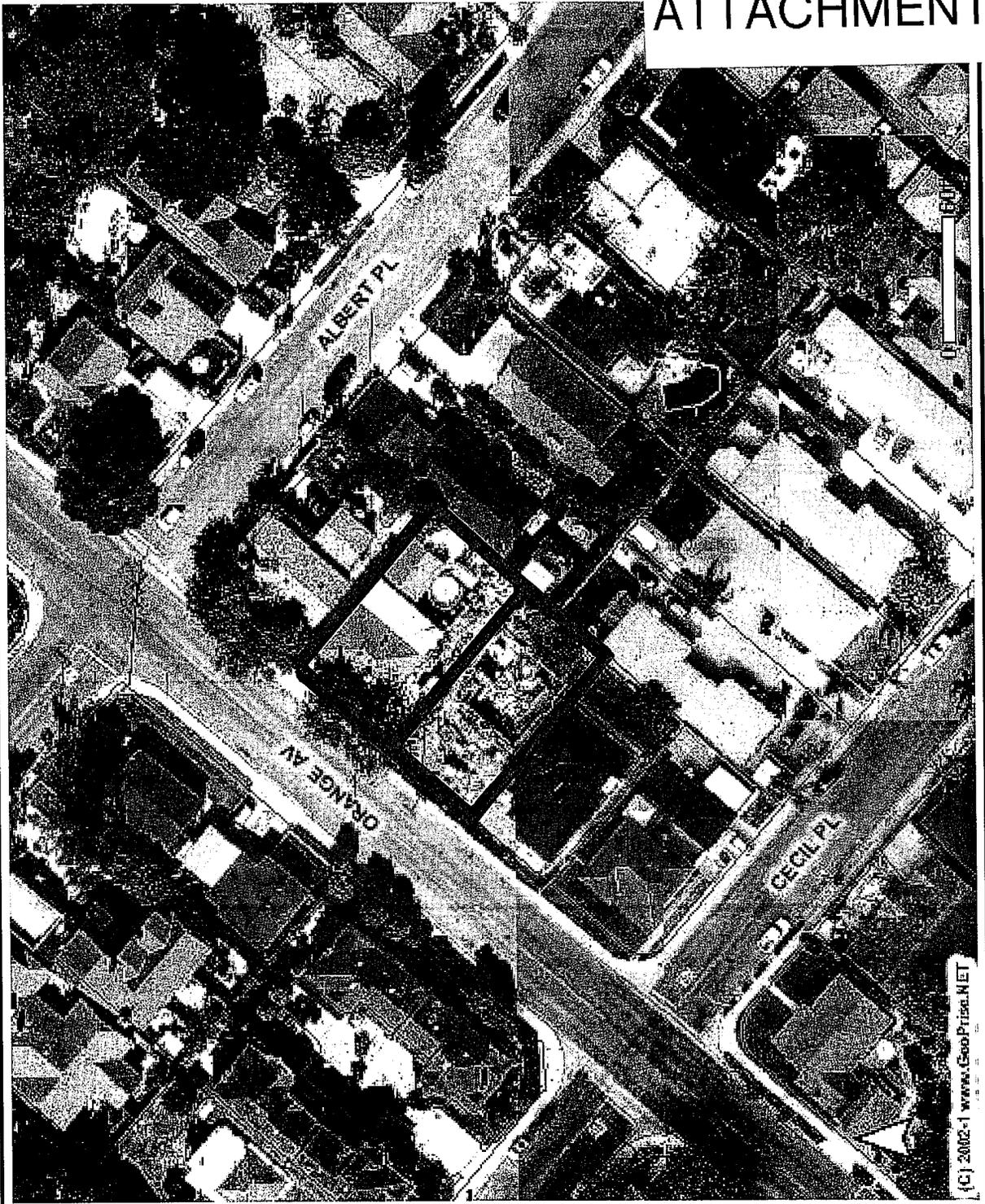
Should you have any questions or like to schedule a meeting to discuss this application please contact me at 949-412-2807. Thank you for your consideration.

Sincerely,

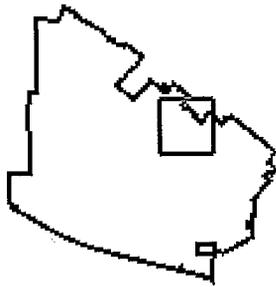


Tracey Raszewski
Project Manager
JH Orange Avenue, LLC
a Jade Homes Development

Map Display



Overview Map



Legend

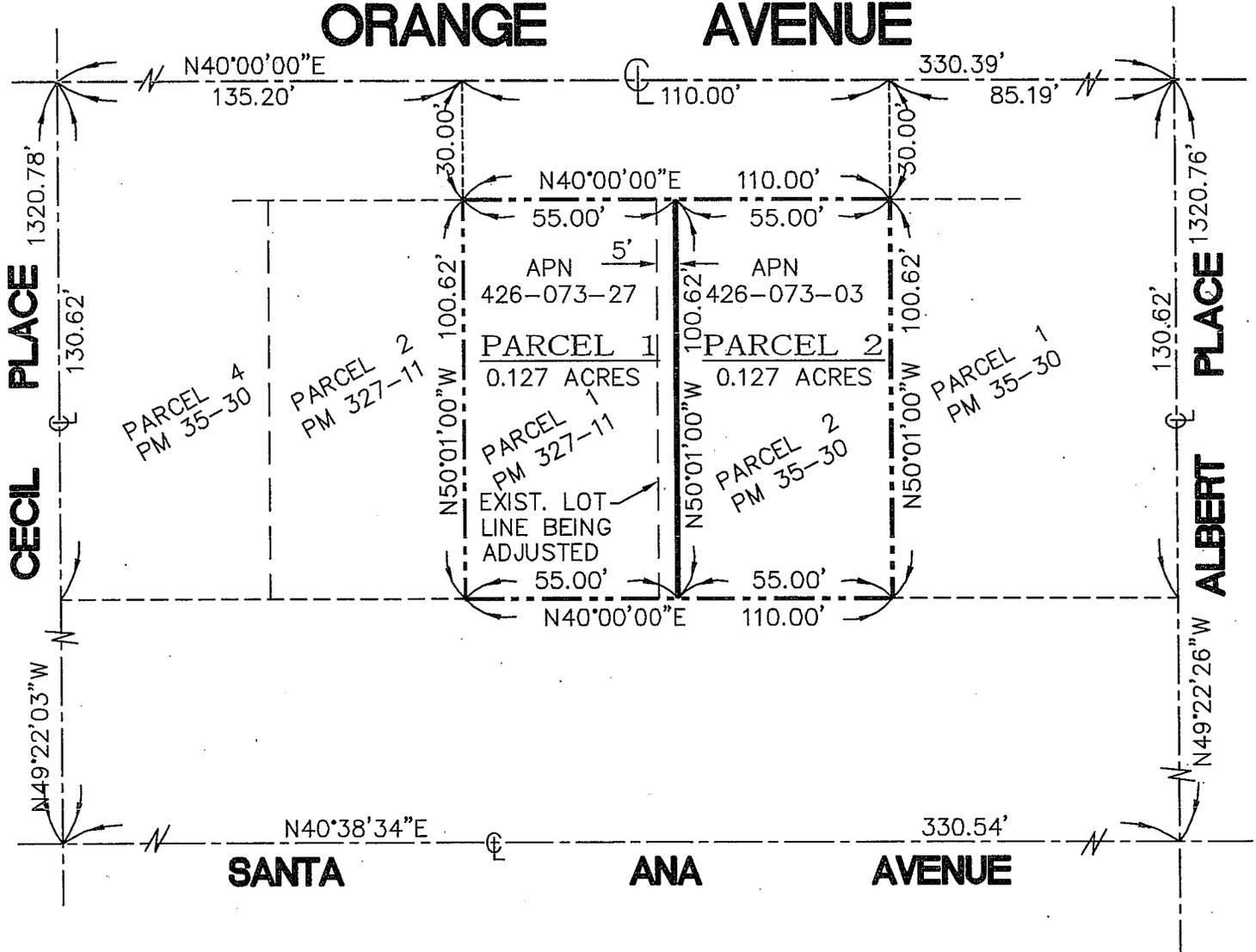
- Hydrology Channel-5
- 20
- Street Names
- Parcel Lines
- City Boundary
- Water Ways
- Ortho 2008 Level 1
- Ortho 2006 Level 1
- Parcels
- ROW Polygon-5

(C) 2002-1 www.GeoPrise.NET

DRAFT EXHIBIT

LOT LINE ADJUSTMENT NO. 11-02 MAP

ORANGE AVENUE



PROPOSED

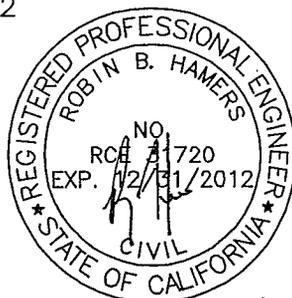
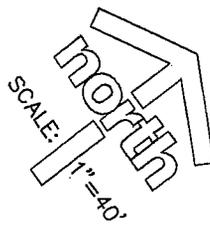
PARCEL 1 5,534 S.F. NET
PARCEL 2 5,534 S.F. NET

OWNER

JD HOUSE FUND LLC
C/O TRACEY RASZEWSKI
3185 AIRWAY AVENUE, SUITE F-2
COSTA MESA, CA. 92628-4619
OFFICE (714) 210-8850, EXT 31
CELL (949) 412-2807

CIVIL ENGINEER

ROBIN B. HAMERS & ASSOC.
234 E. 17TH STREET, #205
COSTA MESA, CA. 92627
(949) 548-1192



LEGEND:

- PROPOSED PARCEL LINE
- - - - - EXISTING PARCEL LINE
- INDICATES PARCEL BOUNDARY

NOTE:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ORANGE AVENUE BEING N40°00'00"E AS SHOWN ON TRACT NO. 3242, M.M. 101-35/36.

Materia
ARCHITECTURAL
1000 N. GARDEN
SUITE 100
COSTA MESA, CA 92627
TEL: 714.440.1111
WWW.MATERIA.COM

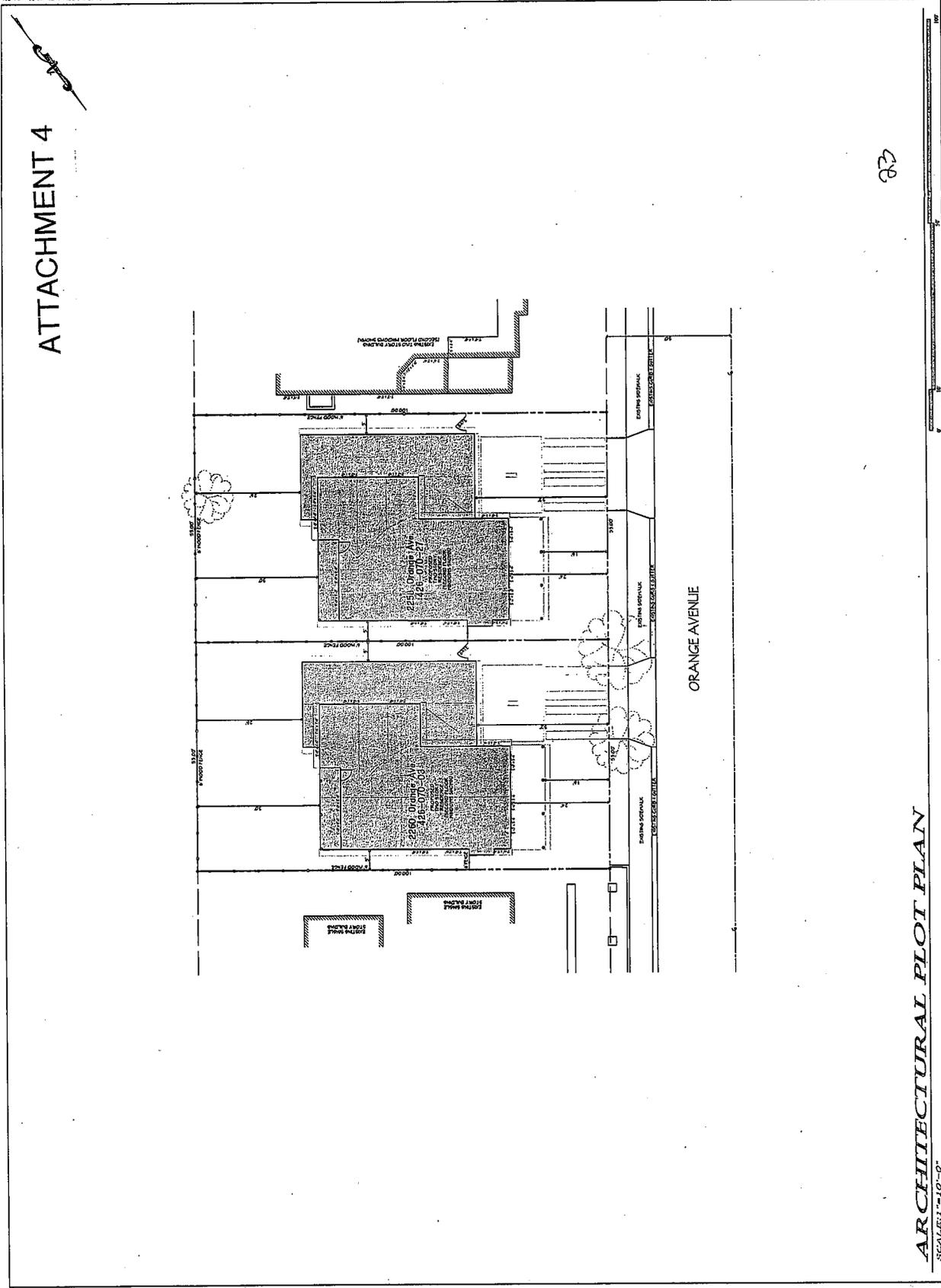


JH Orange, LLC
2258 Orange Avenue
Costa Mesa, CA 92627

DATE	REVISIONS
02/12/2011	ISSUE FOR PERMIT
02/12/2011	REVISION 1: PERMIT
02/12/2011	REVISION 2: PERMIT
02/12/2011	REVISION 3: PERMIT
02/12/2011	REVISION 4: PERMIT
02/12/2011	REVISION 5: PERMIT
02/12/2011	REVISION 6: PERMIT
02/12/2011	REVISION 7: PERMIT
02/12/2011	REVISION 8: PERMIT
02/12/2011	REVISION 9: PERMIT
02/12/2011	REVISION 10: PERMIT

FILE: J. W. W. W.
SCALE: 1" = 10'-0"
APP. NO.: 1000-11
DATE: 11.11.11

SHEET
A0.1



ATTACHMENT 4

22

ARCHITECTURAL PLOT PLAN
SCALE: 1"=10'-0"



REVISIONS

NO.	DATE	DESCRIPTION
1	10/21/2011	ISSUE FOR PERMITS
2	11/02/2011	REVISED PER COMMENTS
3	11/02/2011	REVISED PER COMMENTS
4	11/02/2011	REVISED PER COMMENTS
5	11/02/2011	REVISED PER COMMENTS

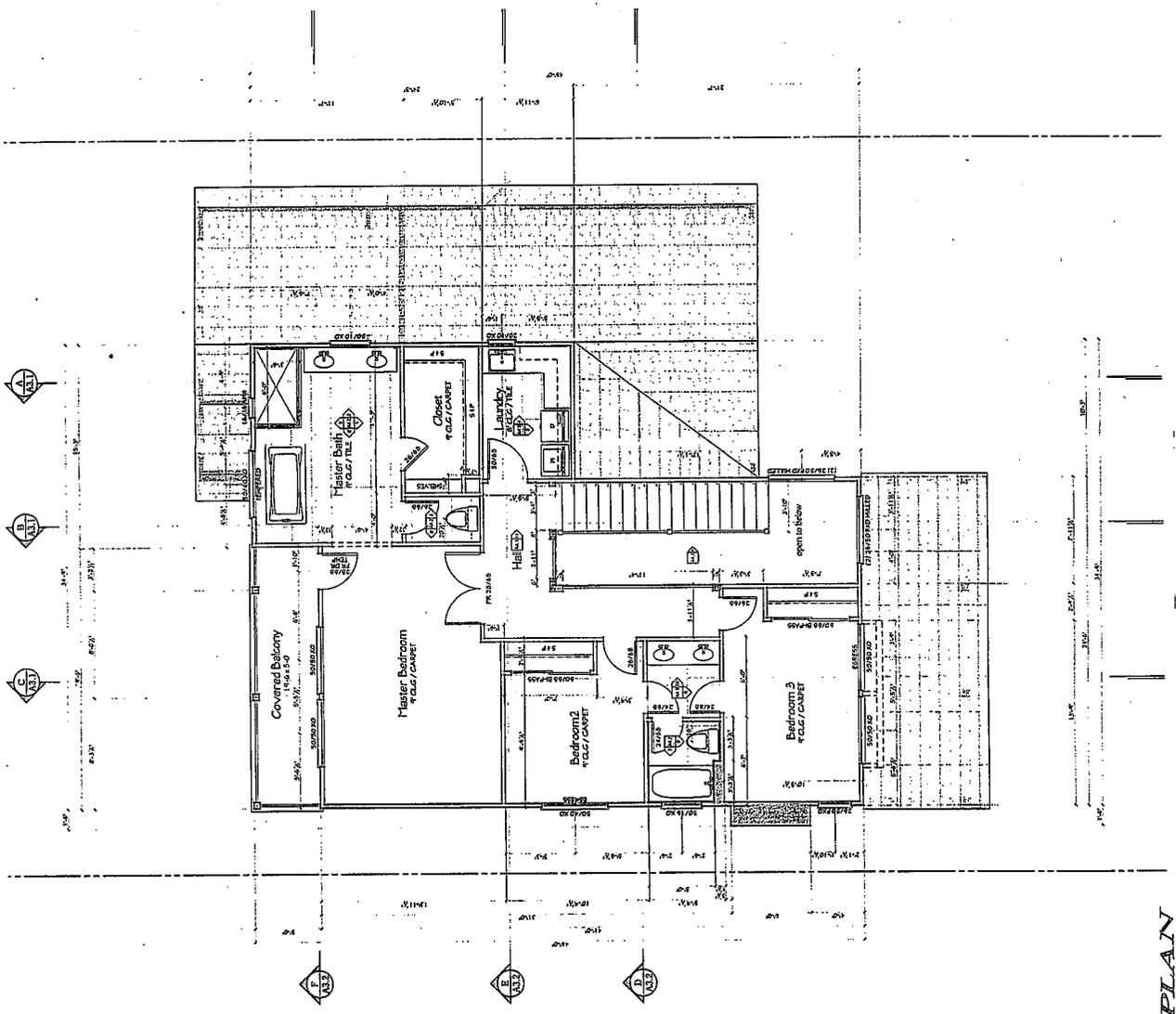
REMARKS

DATE: 11/02/2011
 DRAWN BY: M. MATERIA
 CHECKED BY: M. MATERIA
 PROJECT: 2258 & 2260 ORANGE AVENUE

A17

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25



UPPER FLOOR PLAN

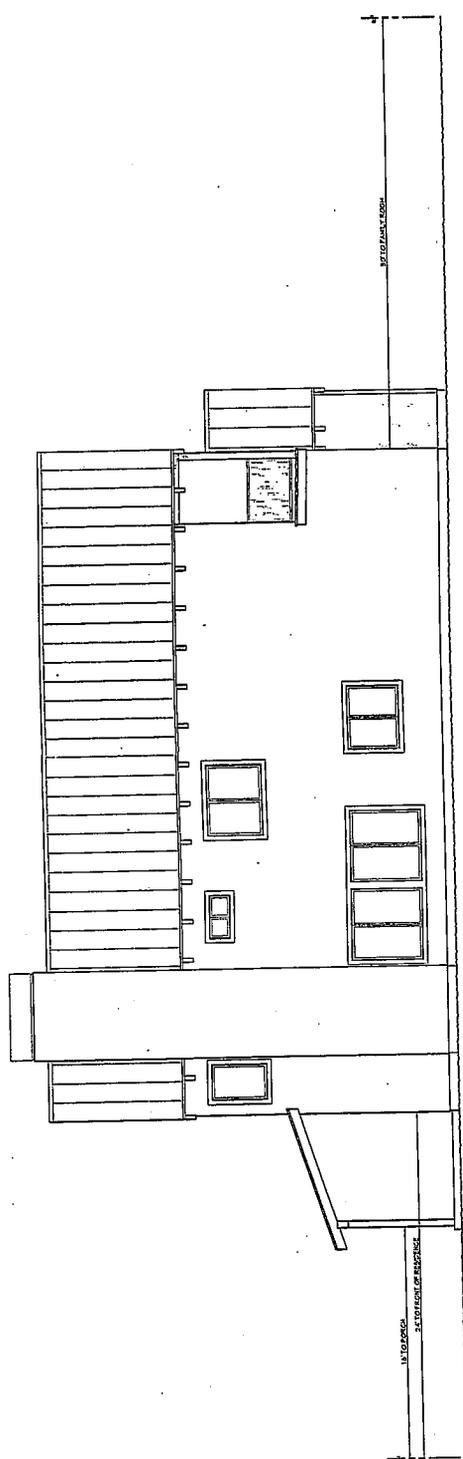


DATE	02/17/2011
REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMITS

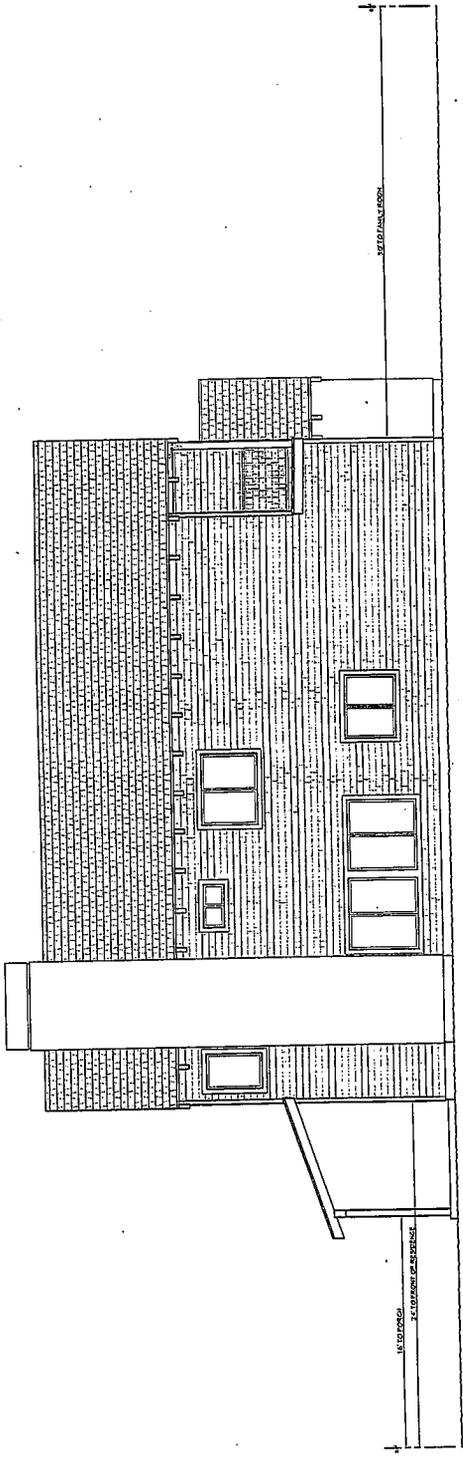
FILE: JH_Orange
 SCALE: 1/8" = 1'-0"
 DATE: 02/17/2011
 DRAWN BY: JH ORANGE
 CHECKED BY: JH ORANGE

A2.3

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West (Right) Elevation (2260 Orange Ave.)



West (Right) Elevation (2258 Orange Ave.)

EXTERIOR ELEVATIONS

