



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JUNE 11, 2012

ITEM NUMBER **IX. 2**

SUBJECT: TIME EXTENSION FOR PLANNING APPLICATION PA-08-06 FOR PROPERTY LOCATED AT 320 E. 18th STREET

DATE: MAY 18, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

DESCRIPTION

The proposed request is the fourth time extension request for Planning Application PA-08-06, a Design Review for a two-unit, two-story, single-family, detached, small-lot residential common interest development that includes the following requests: (a) Variance from rear yard lot coverage (25% required – 30% proposed), b) Administrative Adjustment for second story rear setback (20 ft. required, 12 ft. proposed), and c) Minor Modification to allow an eight-foot perimeter wall (maximum 6' height allowed, 8' proposed).

APPLICANT

Phillip Schwartze of The PRS Group is the authorized agent for Newport Investment Strategies, property owners.

RECOMMENDATION

Approve the time extension to be valid to May 20, 2013, by adoption of Planning Commission resolution, subject to conditions of approval.

BACKGROUND

This is the fourth time extension request for this application.

On July 11, 2011, the Planning Commission approved a twelve-month time extension for the project that expired on May 20, 2012.

On June, 14, 2010, the Planning Commission approved a twelve-month time extension for the project that expired on May 20, 2011.

On November 11, 2009, the Planning Commission approved a twelve-month time extension for the project that expired on May 20, 2010.

On May 20, 2008, the City Council approved General Plan Amendment GP-08-01, Rezone R-08-0, Planning Application PA-08-06, authorizing construction of a two-unit common interest development including: a) Variance from rear yard lot coverage (25% required – 30% proposed, b), Administrative Adjustment for second story rear setback (20 ft. required, 12 ft. proposed), and c) Minor Modification to allow an eight-foot perimeter wall (maximum 6' height allowed, 8' proposed).

DISCUSSION

Time Extension Request

The applicant has requested a one-year time extension for Planning Application PA-08-06 that will extend the approval until May 20, 2012. Even though this request is related to the Design Review application, the project entitlements in 2008 included:

- **General Plan Amendment GP-08-01**– General Plan Amendment to change land use designation from Public/Institutional to Medium Density Residential.
- **Rezone R-08-01**-- Rezone from (I&R) Institutional and Recreational to R2-MD (Multi-Family Residential – Medium Density).
- **Planning Application PA-08-06** – Design Review for a two-unit, two-story, single-family, detached, small-lot residential common interest development. This includes the following requests: (a) Variance from rear yard lot coverage (25% required – 30% proposed, b) Administrative Adjustment for second story rear setback (20 ft. required, 12 ft. proposed), and c) Minor Modification to allow an eight-foot perimeter wall (maximum 6' height allowed, 8' proposed).

The project also required approval of a parcel map establishing a common interest development. A map was not submitted with the Planning Application and has not been submitted to date. The subdivision of the lot will be considered under a separate request.

The applicant has been informed that since approval of the project, new Building Code requirements have been adopted that are applicable to the project.

ALTERNATIVES:

If the time extension is not approved, the applicant would not be able to obtain building permits to proceed with construction of the project or submit a parcel map for subdivision of the parcels.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

CONCLUSION

The project has been delayed due to the housing market. The time extension will allow the applicant to retain the approval of this project until May 20, 2013.


MINOO ASHABI, AIA
Senior Planner


CLAIRE FLYNN, AICP
Acting Asst. Development Svs. Director

Attachments: 1. Planning Commission Resolution
 2. Vicinity Map
 3. Approved Plans

Distribution: Director of Economic & Development/Deputy CEO
 Deputy City Attorney
 Public Services Director
 City Engineer
 Transportation Svs. Manager
 Fire Protection Analyst
 Staff (7)
 File (2)

Phil Schwartze
31103 Rancho Viejo. Rd., Suite D-2660
San Juan Capistrano, CA 92675

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING FOURTH TIME EXTENSION FOR PLANNING APPLICATION PA-08-06 FOR CONSTRUCTION OF A TWO-UNIT COMMON INTEREST RESIDENTIAL DEVELOPMENT

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

WHEREAS, an application was filed by Phil Schwartze of The PRS Group, as authorized agent for property owners, Newport Investments Strategies for a time extension of the Planning Application PA-08-06 with respect to property located at 320 E. 18th Street;

WHEREAS, the proposed project involved the following: (1) General Plan Amendment GP-08-01 to change the general plan land use designation from Public/Institutional to Medium Density Residential; (2) Rezone R-08-01 for a rezone of the property from I&R (Institutional and Recreational) to R2-MD (Multiple-Family Residential – Medium Density); and, (3) Planning Application PA-08-06 for a Design Review for a two-unit two-story, single-family, detached small-lot common-interest development;

WHEREAS, Planning Application PA-08-06 also includes the following: (a) variance from the maximum rear yard coverage (25% allowed - 30% proposed); b) administrative adjustment from the rear yard setback (20-foot setback required, 12-foot setback proposed); and (c) minor modification to increase the height of perimeter block wall to eight feet;

WHEREAS, the Planning Commission approved a one-year time extension until **May 20, 2010** for Planning Application PA-08-06 on November 11, 2009;

WHEREAS, the Planning Commission approved a second one-year time extension until **May 20, 2011** for Planning Application PA-08-06 on June 14, 2010;

WHEREAS, the Planning Commission approved a third one-year time extension until **May 20, 2012** for Planning Application PA-08-06 on July 11, 2011;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 11, 2012 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, zoning ordinances that have been enacted since the project approval do not have a material effect on the proposed, and the project is in conformance with the provisions of the zoning code;

WHEREAS, the proposed project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development;

WHEREAS, the time extension does not change the previously-adopted findings and conditions of approval for Planning Application PA-08-06, as specified in Exhibits "A" and "B", respectively, of Resolution No. 08-37 (Exhibit 1). These findings and conditions of approval in their entirety are still applicable to the proposed project;

BE IT RESOLVED that the Planning Commission hereby APPROVES a fourth time extension for the time period until May 20, 2013 for Planning Application with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff reports for Planning Application PA-08-06. This action is also based on the evidence in the record and findings and subject to applicant's compliance with each and all conditions of approval, as specified in Resolution No. 08-37 (Exhibit 1).

PASSED AND ADOPTED this 11th day of June, 2012.

COLIN MCCARTHY
Chair, Costa Mesa Planning Commission

Overview Map



Legend

Address Large

Address Points

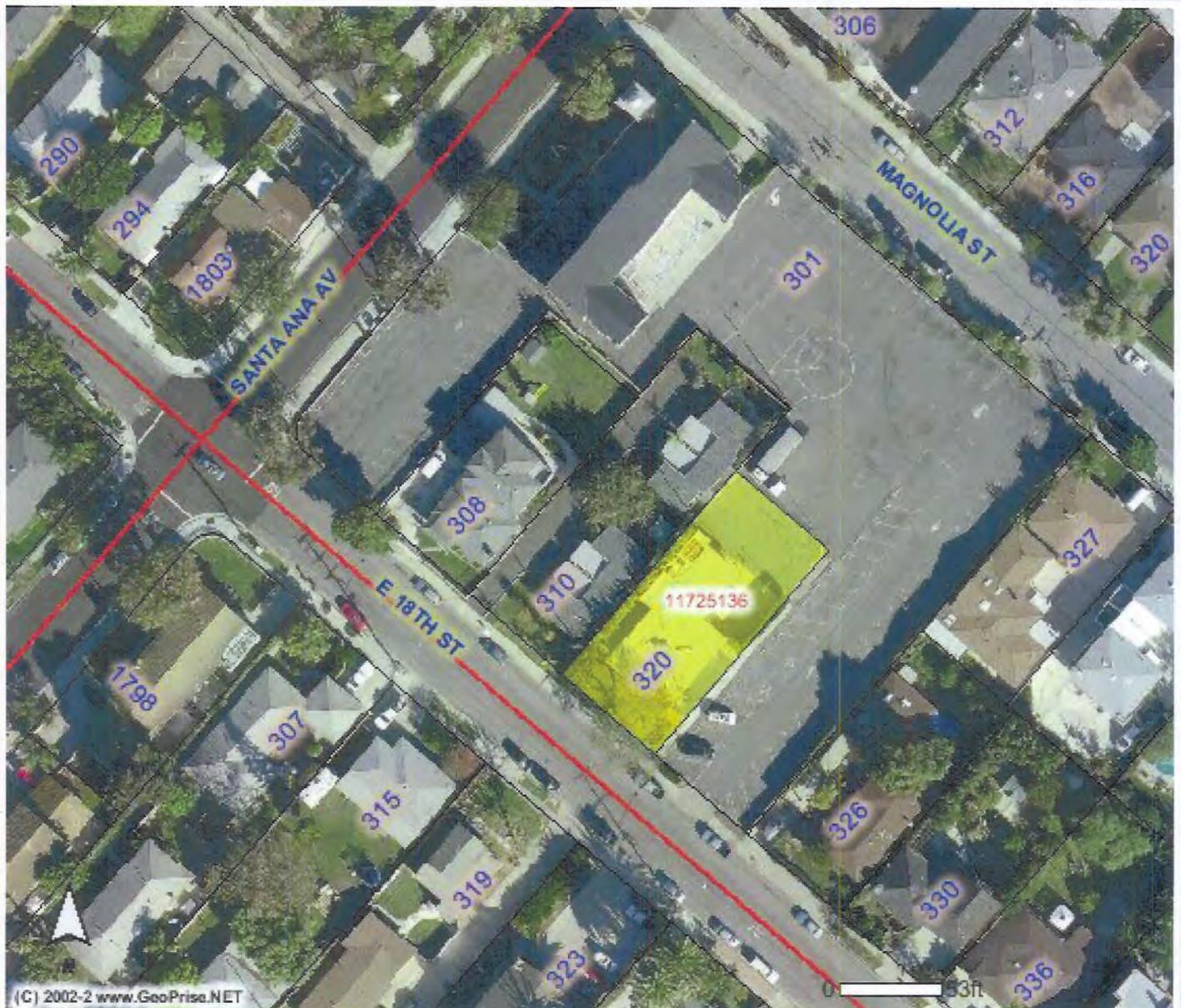
Roads

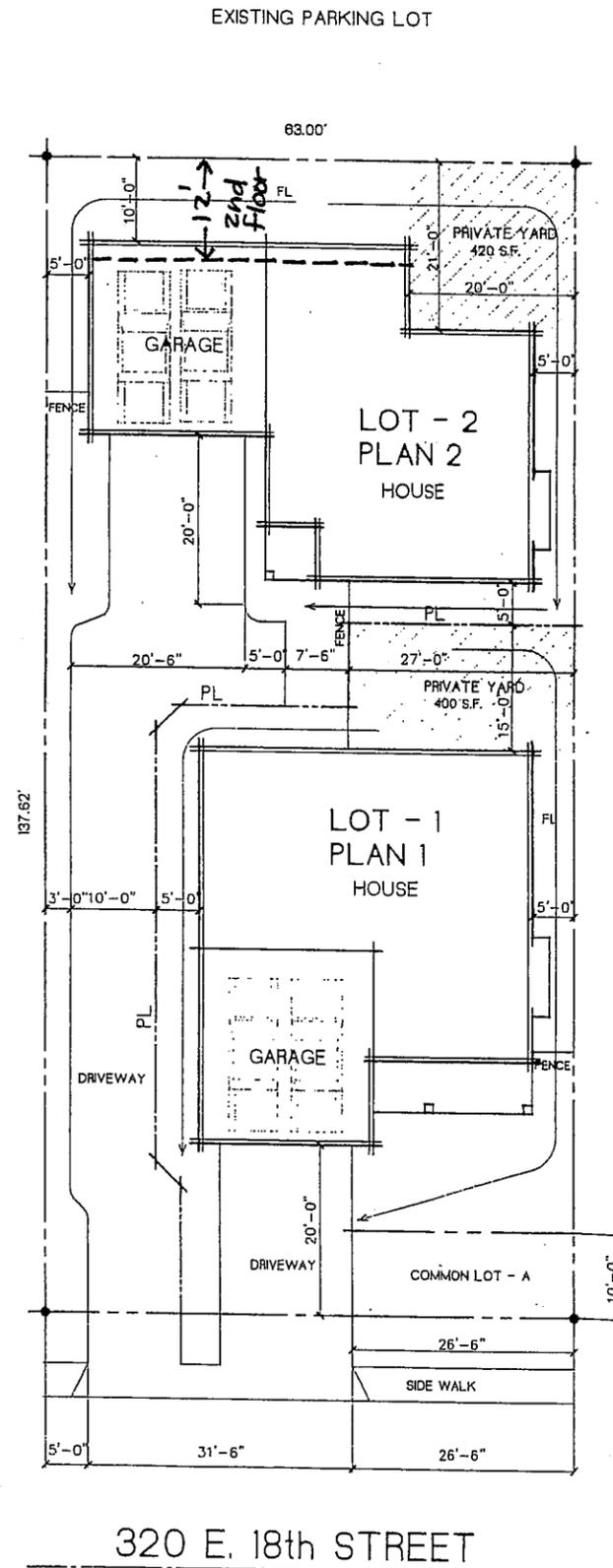
Major Newport BLVD
Primary (cont)

Freeway

Collector Freeway (cont)

Map Display





EXISTING ONE STORY DUPLEXES

EXISTING PARKING LOT

TABULATIONS

SITE:

SITE AREA	8670 S.F.
BUILDING COVERAGE	3275 S.F.
DRIVEWAY	1674 S.F.
OPENSACE	3779 S.F. = 43.58%

LOT - A

COMMON LOT AREA	265 S.F.
-----------------	----------

LOT - 1

LOT AREA	3552 S.F.
BUILDING COVERAGE	1718 S.F.
DRIVEWAY	320 S.F.
OPENSACE	1514 S.F. = 42.62%

LOT - 2

LOT AREA	4853 S.F.
BUILDING COVERAGE	1553 S.F.
DRIVEWAY	1354 S.F.
OPENSACE	1946 S.F. = 40.00%

PLAN - 1

1ST FLOOR	1225 S.F.
2ND FLOOR	1330 S.F.
TOTAL	2555 S.F. +/-
GARAGE	465 S.F.

PLAN - 2

1ST FLOOR	1023 S.F.
2ND FLOOR	1025 S.F.
TOTAL	2048 S.F. +/-
GARAGE	529 S.F.

WILKINSON ASSOCIATES
 Architecture Planning
 2001 E. 4TH STREET
 SUITE 200
 SANTA ANA, CA 92705
 (949) 852-8574

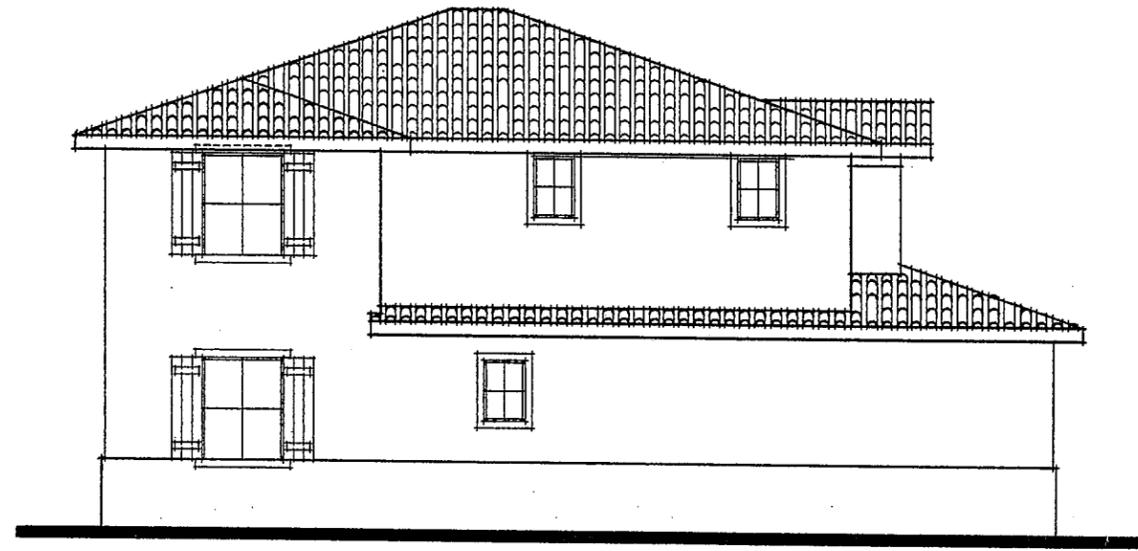


320 18th Street
 DORAN ANDRY
 620 NEWPORT CENTER DRIVE
 SUITE 400
 NEWPORT BEACH, CA 92660-8044

© WILKINSON ASSOCIATES 2007
 THIS DOCUMENT IS THE PROPERTY OF WILKINSON ASSOCIATES AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILKINSON ASSOCIATES. THE USER OF THIS DOCUMENT AGREES TO HOLD WILKINSON ASSOCIATES HARMLESS FROM AND TO INDEMNIFY WILKINSON ASSOCIATES AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USER'S USE OF THIS DOCUMENT.

DRAWN
CHECKED
DATE
SCALE 1" = 10'-0"
JOB NO.
SHEET 1

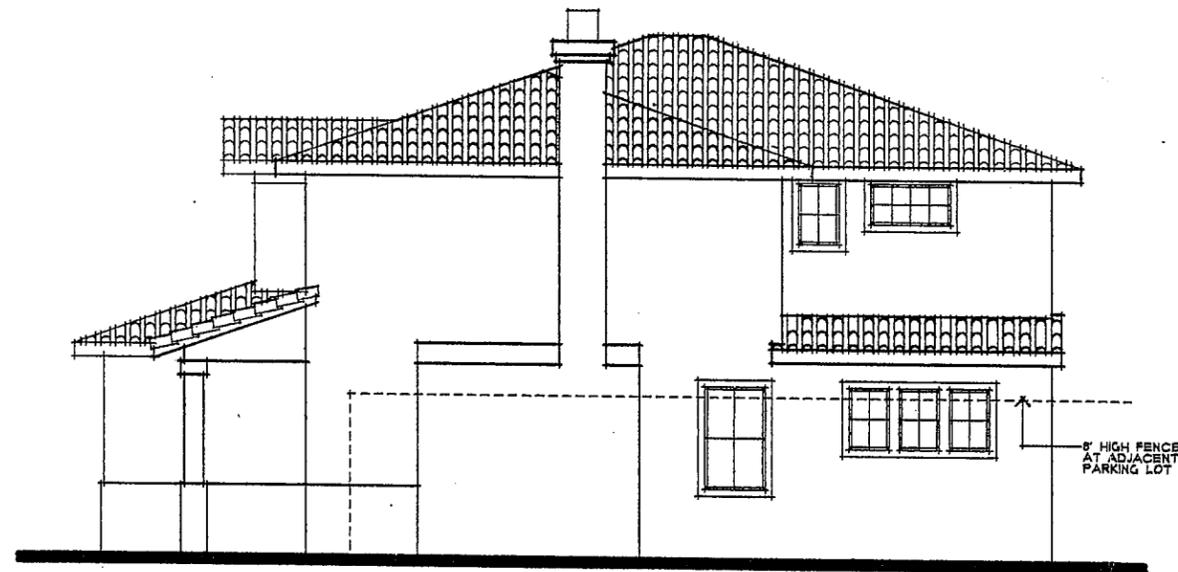




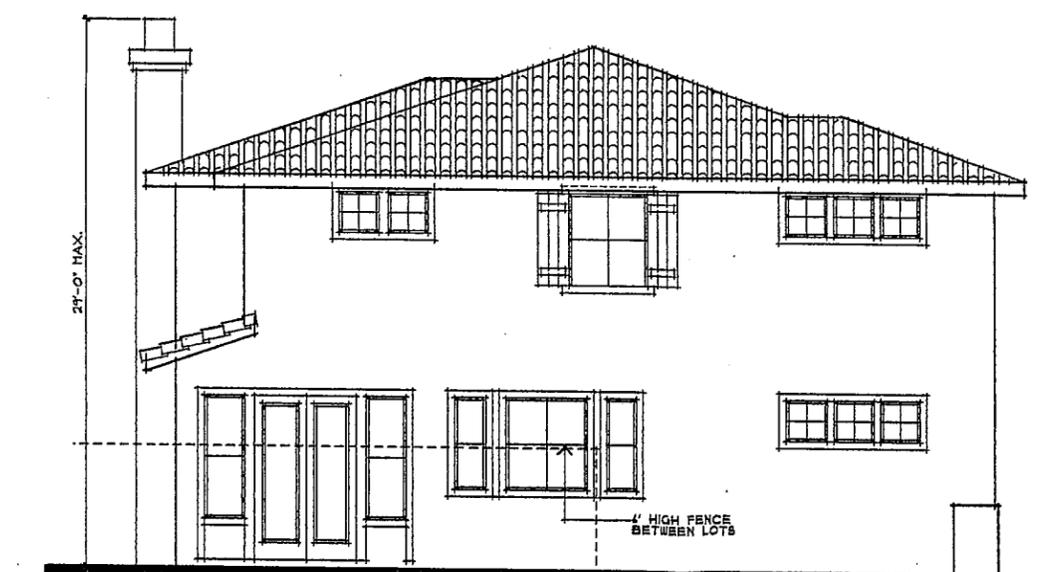
LEFT SIDE



FRONT



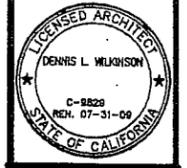
RIGHT SIDE



REAR

REVISION DATE	BY

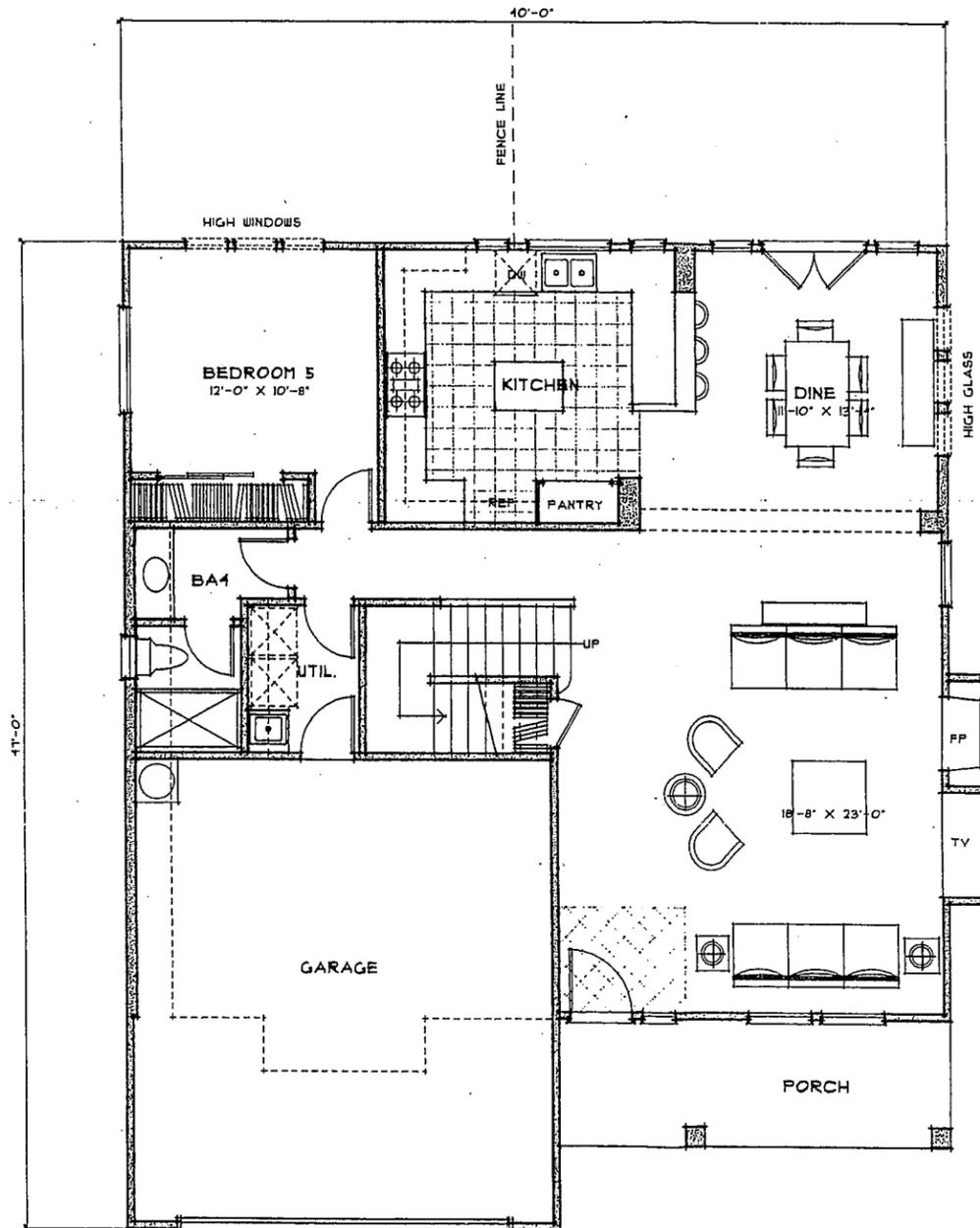
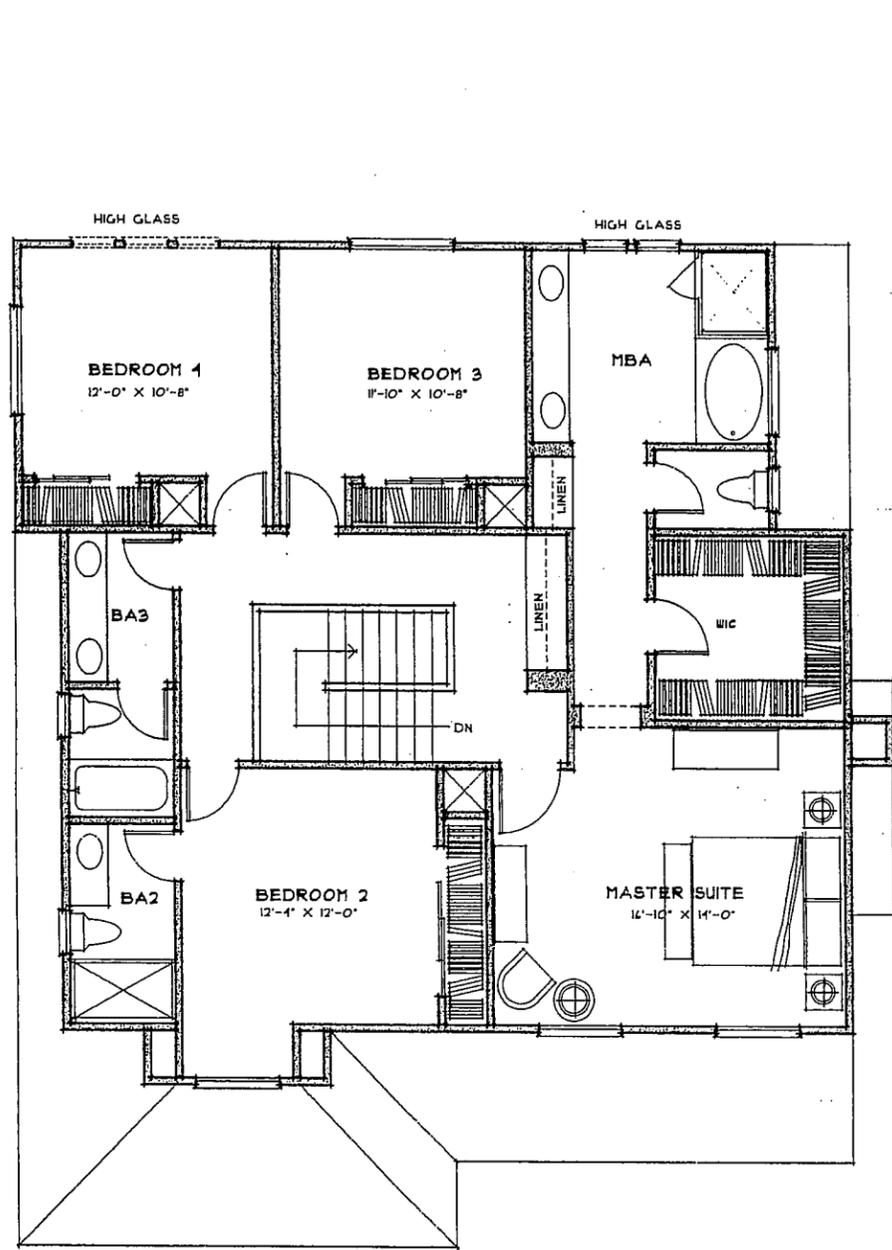
WILKINSON ASSOCIATES
 architects/planners
 2001 E 14th St.
 Suite 100
 San Mateo, CA 94405
 (415) 852-8844



320 18th STREET
 DORAN ANDRY
 420 NEWPORT CENTER DRIVE
 SUITE 100
 NEWPORT BEACH, CA 92660

PLAN - 1
© WILKINSON ASSOCIATES 2007
 THESE PLANS ARE COMPUTER GENERATED AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO.
SHEET 2

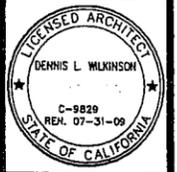


TABULATIONS

1st FLOOR	1225 S.F.
2nd FLOOR	1330 S.F.
TOTAL	2555 S.F.
GARAGE	465 S.F.

REVISION DATE	BY

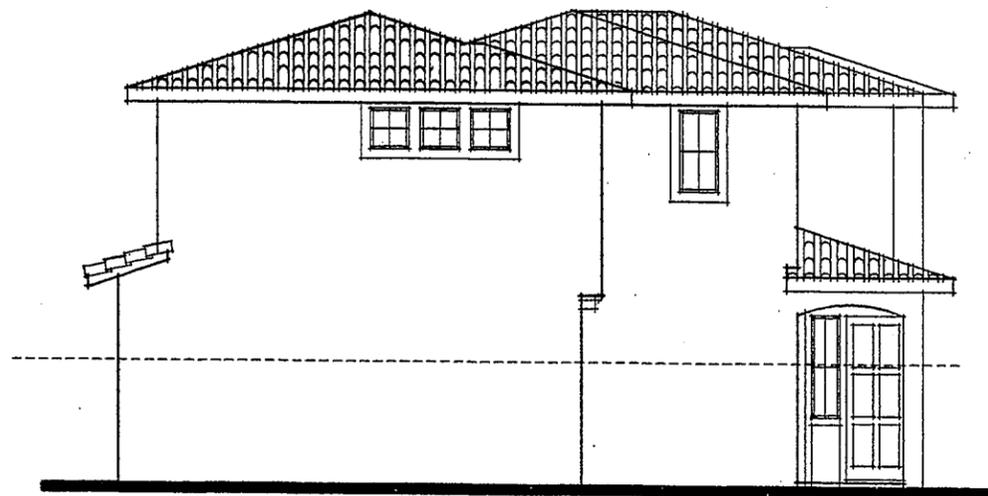
WILKINSON ASSOCIATES
 architecture planning
 2001 E. 4th STREET
 SUITE 200
 SANTA ANA, CA 92705
 (714) 852-8544



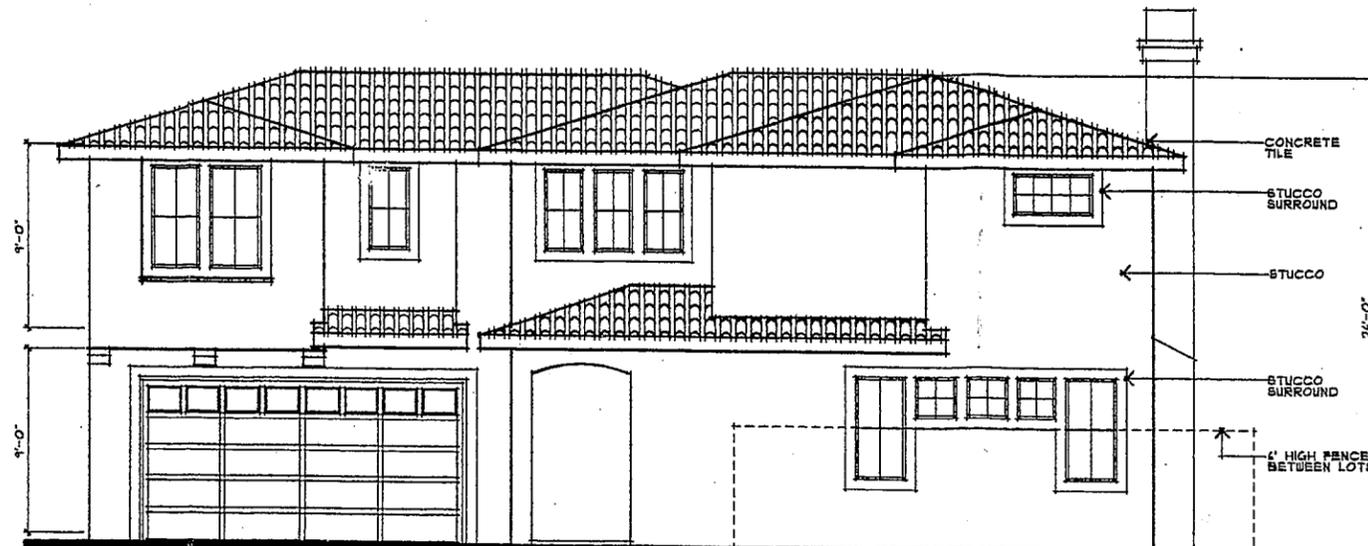
320 18th STREET
 DORAN ANDRY
 620 NEWPORT CENTER DRIVE
 SUITE 400
 NEWPORT BEACH, CA 92660

PLAN I
 WILKINSON ASSOCIATES DOES NOT WARRANT THE ACCURACY OF THESE PLANS AND ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO WILKINSON ASSOCIATES. WILKINSON ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THESE PLANS.

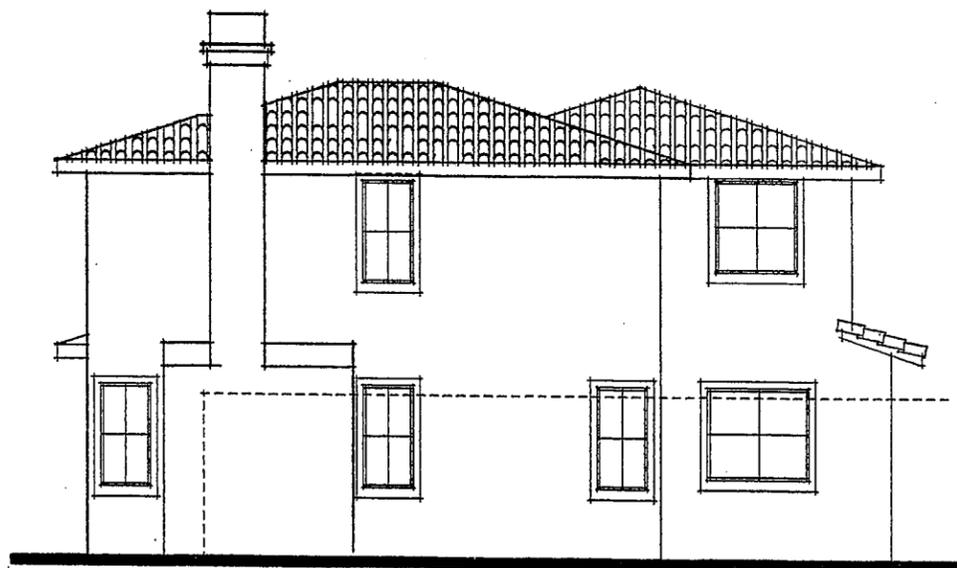
DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO.
SHEET 3



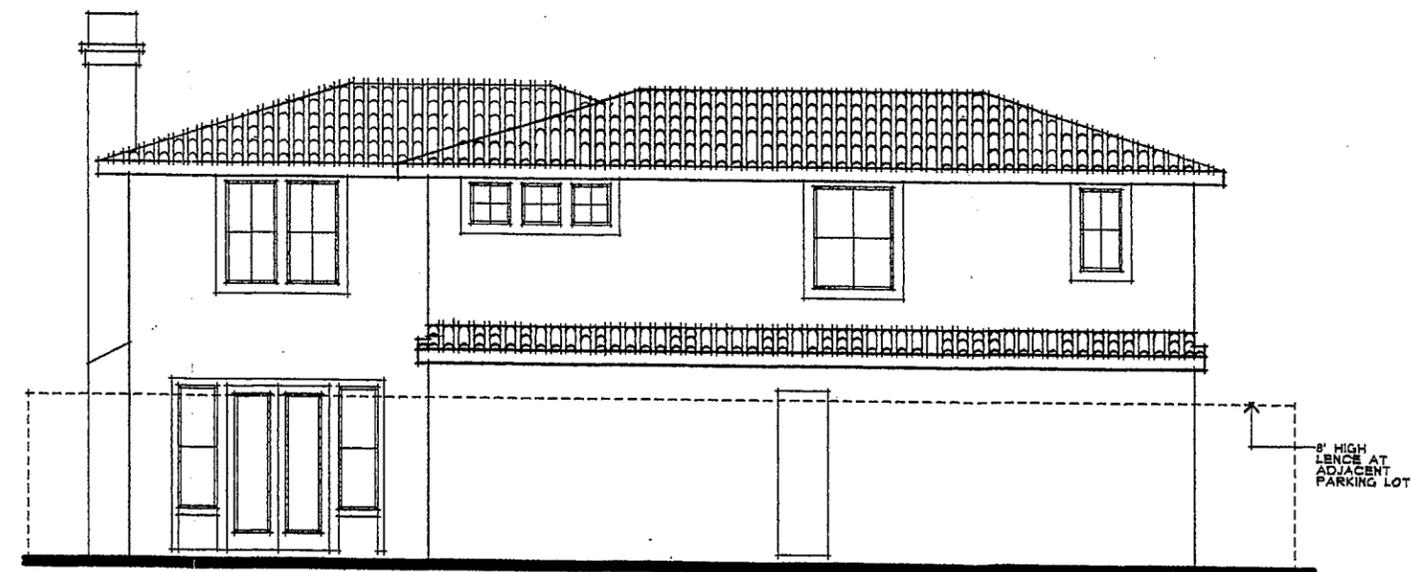
LEFT SIDE



FRONT



RIGHT SIDE



REAR

REVISION DATA	BY

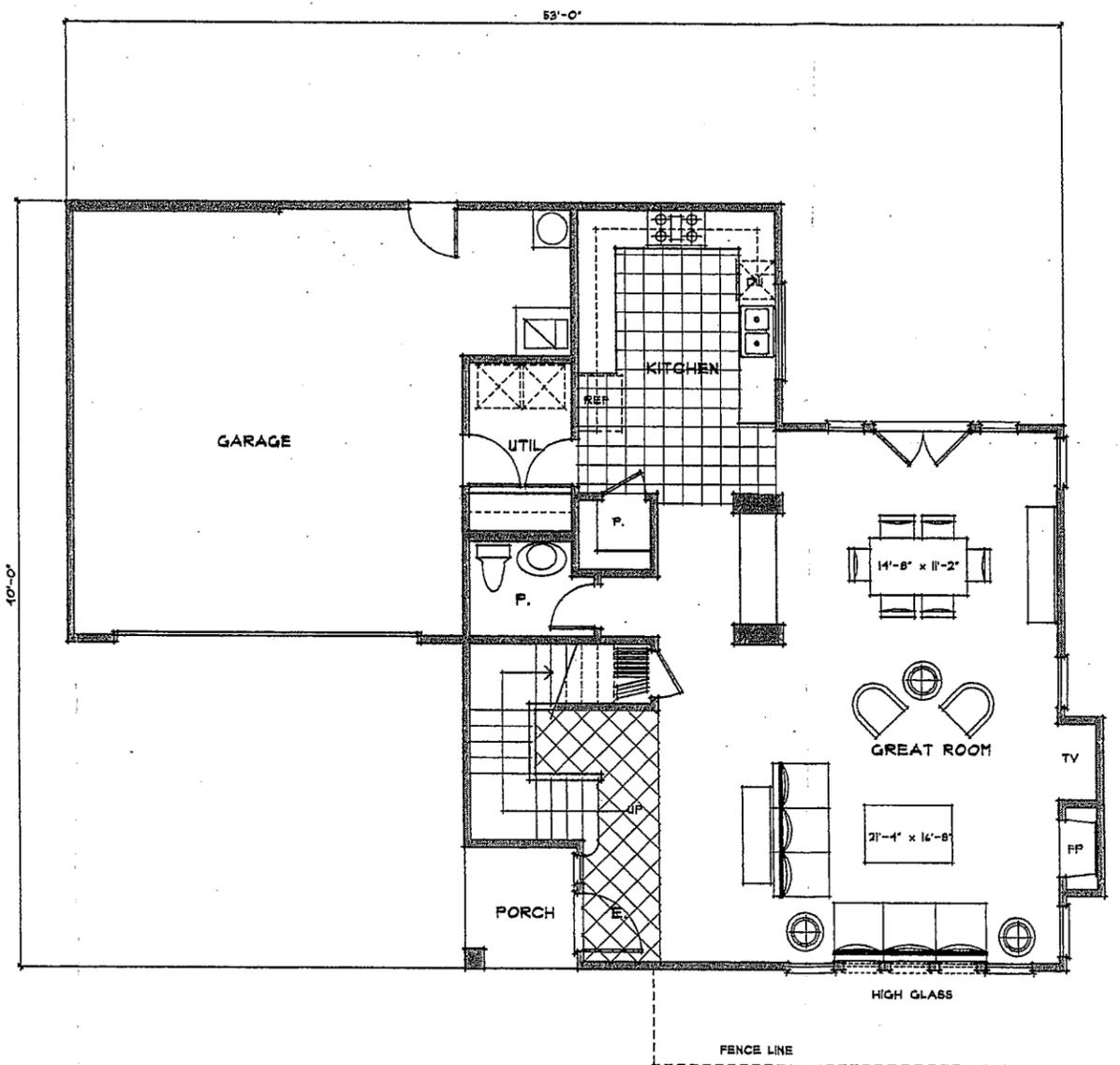
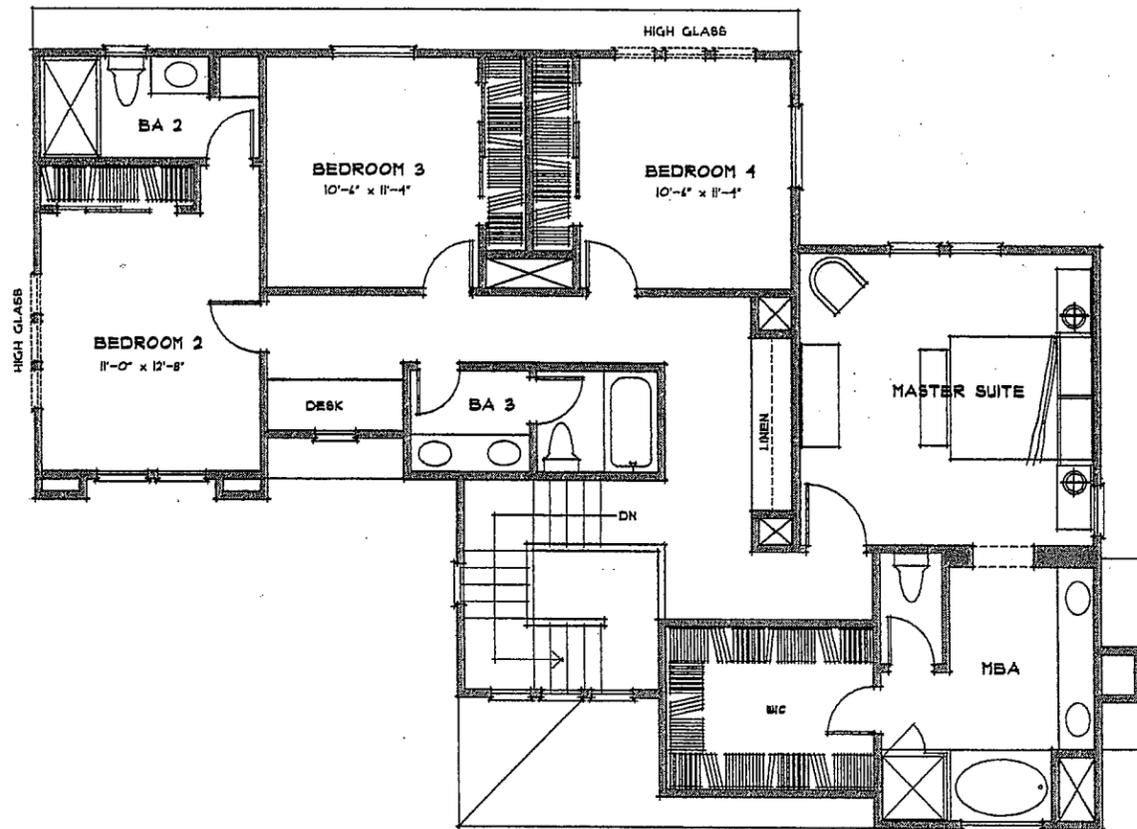
WILKINSON
ASSOCIATES
Architecture Planning
2001 E 14th ST.
SUITE 200
SANTA ANA, CA 92705
(714) 962-8572



320 18th STREET
DORAN ANDRY
420 NEWPORT CENTER DRIVE
NEWPORT SUITE 400
NEWPORT BEACH, CA 92740

PLAN 2
THIS ARCHITECTURAL PLAN IS THE PROPERTY OF WILKINSON ASSOCIATES AND IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILKINSON ASSOCIATES. ANY UNAUTHORIZED USE OF THIS PLAN IS STRICTLY PROHIBITED.

DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO.
SHEET 4



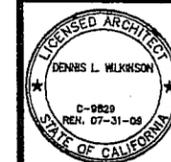
TABULATIONS

1st FLOOR	1023 S.F.
2nd FLOOR	1025 S.F.
TOTAL	2048 S.F.
GARAGE	529 S.F.

12

REVISION DATE	BY

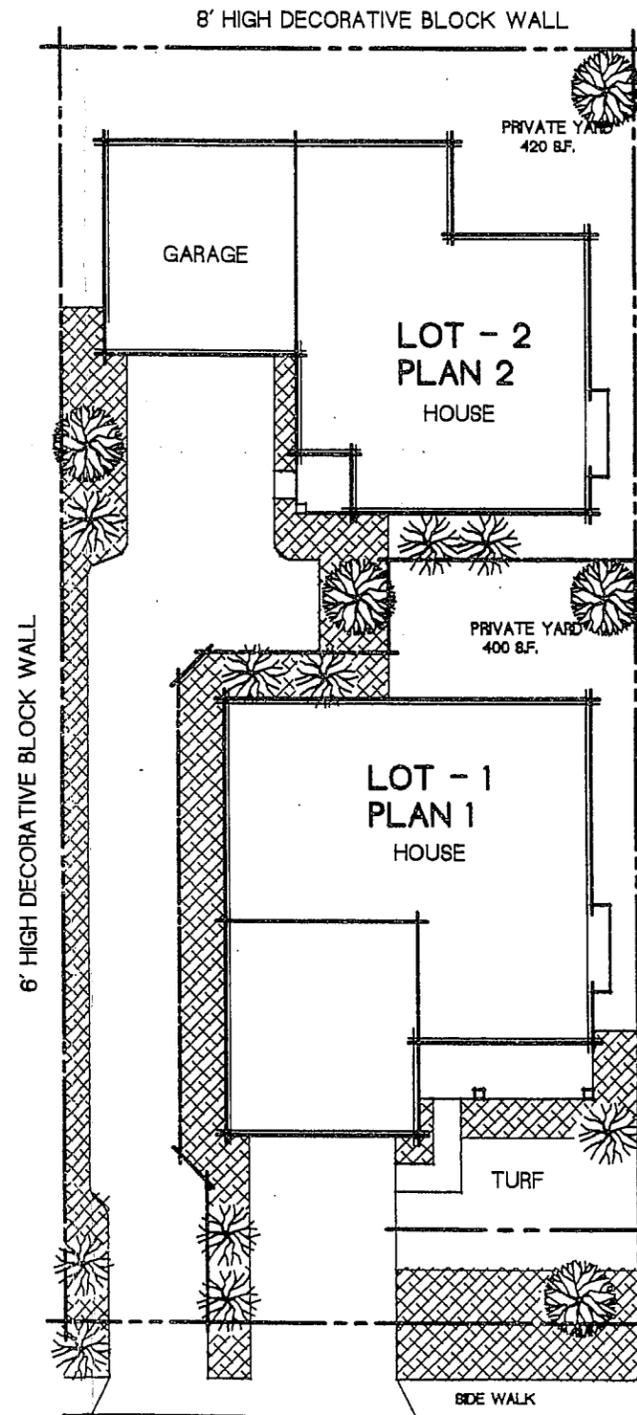
WILKINSON ASSOCIATES
 architecture planning
 2001 E. 4th STREET
 SUITE 200
 SANTA ANA, CA 92705
 (714) 952-8514



320 18th STREET
 DORAN ANDRY
 420 NEWPORT CENTER DRIVE
 SUITE 100
 NEWPORT BEACH, CA 92640

PLAN 2
 © WILKINSON ASSOCIATES 2009
 THESE PLANS ARE CONSIDERED VOID AND INVALID UNLESS THEY ARE USED IN CONNECTION WITH THE PROJECT AND THE CONTRACT AND THE AGREEMENT THEREUNDER. ANY OTHER USE OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF WILKINSON ASSOCIATES IS STRICTLY PROHIBITED. WILKINSON ASSOCIATES AND ITS ARCHITECTS, ENGINEERS, AND OTHER PROFESSIONALS ARE NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY THE CONTRACT AND THE AGREEMENT THEREUNDER.

DRAWN
CHECKED
DATE
SCALE 1/4" = 1'-0"
JOB NO.
SHEET 5



-  24" BOX TREES
-  18 GALLON TREES
-  SHRUBS AND GROUND COVER

WILKINSON ASSOCIATES
 architecture planning
 2001 E. 4TH STREET
 SANTA ANA, CA 927105
 (714) 852-6674



320 18th Street
 DORAN ANDRY
 620 NEWPORT CENTER DRIVE
 SUITE 400
 NEWPORT BEACH, CA 92660-8044

CONCEPT LANDSCAPE
© WILKINSON ASSOCIATES 2007
 THESE PLANS ARE UNREGISTERED AND ARE SUBJECT TO THE COPYRIGHT AND TRADEMARK OF WILKINSON ASSOCIATES. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILKINSON ASSOCIATES IS PROHIBITED. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILKINSON ASSOCIATES IS PROHIBITED.

DRAWN
CHECKED
DATE
SCALE 1" = 10'-0"
JOB NO.

6