



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JUNE 11, 2012

ITEM NUMBER: IX. 5

SUBJECT: PLANNING APPLICATION PA-12-08 AND PARCEL MAP PM-12-103 FOR A TWO-UNIT RESIDENTIAL DEVELOPMENT AND A SUBDIVISION TO CREATE TWO PARCELS AT 1596 SANTA ANA AVE.

DATE: MAY 15, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

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

DESCRIPTION

A request for a residential development at 1596 Santa Ana Ave. as follows:

- 1) **Planning Application PA-12-08:** Design Review for two detached units:
 - a) A two-story residence and an attached two-car garage (Parcel 1 – 1596 Santa Ana Ave.)
 - b) A two-story residence and an attached two-car garage (Parcel 2 – 306 E. 16th Street)

- 2) **Parcel Map PM-12-103:** Tentative parcel map to facilitate subdivision of the property into two lots with a variance from common lot requirement. A common lot is defined as one lot to be held in common ownership and maintained by homeowners association.

(Note: a new address will be assigned on 16th Street if this project is approved)

APPLICANT

David Hendryx is the authorized agent for SCEL Properties LLC, the property owner.

RECOMMENDATION

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

PLANNING APPLICATION SUMMARY

Location: 1596 Santa Ana Ave. (306 E. 16th Street) Application: PA-12-08, PM-12-103

Request: A request for a residential development at 1596 Santa Ana Ave. as follows: (1) Design Review for two detached units, two-stories with an attached two-car garage; and (2) Tentative parcel map to facilitate subdivision of the property into two lots with a variance from common lot requirement.

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: MDR
 Lot Dimensions: 65' x 130'
 Lot Area: 8,347 SF (0.19-acre)
 Existing Development: Two detached units

SURROUNDING PROPERTY:

North: Detached common interest development
 South: Duplex
 East: Multiple family residential
 West: Single family residential

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided	
		Parcel 1	Parcel 2
Lot Size: 0.19-acre			
Lot Width (Development Lot)		65 FT	60 FT
Lot Area (Development Lot)	SF	4,382 SF	3,965 SF
Density:			
Zone	One unit per 3,630 SF	One unit per 3,630 SF	
General Plan	12 du/acre	10 du/acre	
Building Coverage (Development Lot):			
Buildings	60 %	42%	42%
Paving/Coverage Areas/Buildings	Included in the 60% coverage	12%	12%
Open Space (Total Site)	minimum 40%	58%	58%
TOTAL		100%	100%
Building Height:	2 Stories/27 FT	2 stories/23'-5"	
Chimney Height	29 FT	NA	
2nd Floor % of 1st Floor (2)	80%	66%	
Distance Between Buildings	10 FT	20 FT	
Setbacks (Building)			
Front	20 FT	20 FT	10 FT*
Side (left/right)	5 FT (1 Sty) 10 FT Avg. (2 Sty)	11'9" FT left, 5 FT right	7.5 FT left**, 5 FT right
Rear (alley)	5 FT	15.3 FT	21'2" FT***
Parking:			
Covered	2 Spaces each	2 Spaces each	
Open	2 Space each	2 Spaces each	
TOTAL	4 Spaces	4 Spaces	
NA = Not Applicable or No Requirement.			
* this is considered the side yard for the development parcel (10 feet required)			
** this is considered the rear yard of the development parcel (5 feet required)			
*** this is considered the side yard of development parcel (5 feet required for single story)			
CEQA Status	Exempt, Class 3 (New Construction)		
Final Action	Planning Commission		

BACKGROUND

Project Site/Environs

The project site is a rectangular lot (0.19-acre) located at the northeast corner of Santa Ana Ave. and 16th Street (Attachment 3). The site contained two residential structures that were recently demolished. The project site is bounded on the east by a public alley and a multiple family residence on the south. The property is zoned R2-MD and has a General Plan Designation of Medium Density Residential, which allows a maximum of two units on the proposed site.

ANALYSIS

Project Description

The proposal involves the subdivision of an R2-MD lot into two small lots and construction of a single-family residence and an attached two-car garage on each parcel. The proposal includes a parcel map with two independent lots; no common lot is proposed. Each unit has an independent access from Santa Ana Ave. and 16th Street and there is no common access or easement. The development parcel and each unit by itself meet the zoning development standards and Residential Design Guidelines.

Parcel Map PM-12-103

The applicant proposes a parcel map to divide the property into two parcels that will allow the units to be sold separately. The newly divided parcels meet the requirement of Residential Common Interest Development Standards and R2-MD zoning standards, with the exception of a common parcel.

Variance – No Common Lot

A small lot subdivision in R2-MD zoning is permitted by approval of a Residential Common Interest Development (RCID). The City's Zoning Code requires an average lot size of 3,500 square feet and a common lot for RCIDs. In addition to establishment of a homeowners association and recordation of Covenants, Conditions and Restrictions (CC&Rs); a common parcel is required so that the units have a common interest and ownership of one parcel.

A common parcel is defined as "an area containing at least 10 feet of street setback landscape areas." In this case, the proposed parcel is a corner lot and has more than 190 feet of frontage. The applicant has indicated that creating a common parcel based on the definition will not be practical since each unit has an independent vehicle access from the street and no access or common area easement is needed. Each unit is provided with a two-car garage and more than 58 percent of open space (40% open space required; 58% proposed).

Although a common lot is not proposed, this development is considered a small lot subdivision that would be subject to requirements of a Homeowner's Association and Maintenance Agreement. As conditioned, the applicant will be required to submit CC&Rs for review and approval by staff to ensure that maintenance requirements are addressed.

Architectural Enhancement

During the past reviews of the proposed precision-built structures, concerns were raised by the Planning Commission and a few of residents regarding the bulky appearance of these structures and lack of articulation on street elevations. This is a new product introduced by RSI that includes a two-story residence with a single-story attached garage. Staff worked with the applicant on several upgrades to the elevations; the applicant has revised the plans to include four-sided architecture with added features such as window sills and corbels, stone veneer wainscot and color band for the garages and wood siding for the gable ends to upgrade the elevations.

Planning Application PA-12-08

The proposed residential structures are consistent with all development standards of the R2-MD zone and can be supported as follows:

- *The proposed project is consistent with the General Plan/Zoning Code with regard to use, density and intensity and complies with the findings required by Zoning Code Section 13-29(g)(14).* The existing lot size would allow subdivision of a common interest development and development of one residential unit per parcel consistent with the medium-density zoning district standards. This is a corner lot with more than 195 feet of street frontage; creating a common parcel configuration per code will not be practical since each unit has an independent vehicle access from the street and no access or common areas. Each unit is provided with a two-car garage and more than 58 percent of open space. The subdivision is still subject to requirements of a homeowners association and recordation of CC&Rs. Condition No. 17 requires that the CC&Rs be submitted and approved by staff prior to recordation.
- *Access to the parcels can be provided from Santa Ana Ave., and E. 16th Street.* Each residential unit is designed with a full width driveway and a single-story attached two-car garage facing 16th Street and Santa Ana Ave.
- *The configuration of the units and the single-story garages provide a compatible street scene with the adjacent properties.* The garages are designed with adequate setbacks of 20 feet and 30 feet from E. 16th Street and Santa Ana Ave. respectively that will enhance the streetscape on both streets. The proposed minimum setback of 10 along 16th Street is consistent with neighboring structures to the east that are also oriented on the side and maintain less than 10 feet of setback. In addition, the units are separated by more than 20 feet and provide adequate setback on the rear and side interfacing with the adjacent properties. Parcel 2 is separated from the property on the east by a public alley and Parcel 1 is separated from the southerly property by the garage.
- *Special circumstances related to the corner location of the property would justify approval of the variance.* A common parcel is not feasible for this subdivision. This is a corner lot with more than 190 feet of street frontage; creating a common parcel configuration per code will not be practical since each unit has an independent vehicle access from the street and a common access or easement is needed. Condition Nos. 16 and 17 requires that consistent with the Residential Common Interest Development a homeowners association be established and CC&Rs and bylaws be reviewed by City staff prior to recordation to ensure proper maintenance of the units.

- The intent of the Code related to scale and character of existing residential neighborhood would be still met with the proposed structures. The proposed structures are designed with single story garages and 66 percent second floor to first floor ratio that will be consistent with the Residential Design Guidelines. In addition, adequate setbacks between structures and the neighboring residences are proposed that will maintain the density character of the neighborhood. The residential parcels are designed with more than 58 percent open space (40 percent required) and adequate landscaping that will enhance the street view on Santa Ana Avenue and 16th Street.
- Consistent with the code requirements, all perimeter walls are required to be block walls. As conditioned, the perimeter walls facing Santa Ana Avenue, 16th Street and the alley are required to be block wall with compatible finishes with the residences.

Expiration of Projects

Per City Code, planning application approvals are valid for one year unless renewed. Per the State Subdivision Map Act, parcel map approvals are valid for 24 months. As a result, staff has incorporated a condition of approval allowing the planning application expiration to coincide with the expiration of the respective map; in other words, the planning application and map would expire in 24 months (in 2014). After the initial 24-month period, a time extension for these applications would be required to be processed for another 12-month period.

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

If approved, the use and density would conform to the City's General Plan. Also, as noted earlier, the project is consistent with General Plan Goal LU-1A.4 which encourages additional home ownership opportunities in the City. In addition, this proposal is consistent with City policies for revitalizing older housing units and promoting new development.

ALTERNATIVES

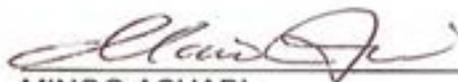
The Planning Commission has the following alternatives:

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.

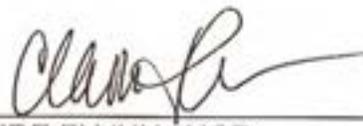
CONCLUSION

It is staff's opinion that the proposed development satisfies the intent of the General Plan and applicable Zoning Code sections. The requested variance from the Residential Common Interest Standards is justified since the units are designed with independent access from

public streets and there are no common areas to be shared among the two parcels. Given that the structures include both single and two-story elevations and provide adequate separation from the adjacent properties and public right-of-way, staff believes that the variety and the massing of the structure will be in character with other residential development in the area.



MINOO ASHABI
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Svs. Director

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

cc:

- Director of Economic & Development/Deputy CEO
- Assistant Development Services Director
- Sr. Deputy City Attorney
- Public Services Director
- City Engineer
- Transportation Services Manager
- Fire Protection Analyst
- Staff (6)
- File (2)

David Hendryx
RSI Land LLC
620 Newport Center Drive, 12th floor
Newport Beach, CA 92660

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PLANNING
APPLICATION PA-12-08 AND PARCEL MAP PM-12-103

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

WHEREAS, an application was filed by David Hendryx, authorized agent for SCEL Properties LLC, owner of real property located at 1928 Santa Ana Ave., for the following:

- 1) **Planning Application PA-12-08**: Design Review for two detached units:
 - a. A two-story residence and an attached two-car garage (Parcel 1 – 1596 Santa Ana Ave.)
 - b. A two-story residence and an attached two-car garage (Parcel 2 – 306 E. 16th Street)
- 2) **Parcel Map PM-12-103**: Tentative parcel map to facilitate subdivision of the property into two lots with a variance from common lot requirement. A common lot is defined as one lot to be held in common ownership and maintained by homeowners association.

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 11, 2012 with all persons having the opportunity to speak 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** Zoning Application PA-12-08 and Parcel Map PM-12-103.

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-12-08 and Parcel Map PM-12-103 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 11th day of June, 2012.

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 and buildings 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 information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(14) in that the project meets the purpose and intent of the Residential Design Guidelines and exhibits excellence in architectural design. Specifically, the building elevations incorporate variation in depth of floor plans, rooflines, multiple building planes, and offsets to provide architectural interest and visual relief from off-site. Adequate setbacks are provided on the sides of both structures and between structures to allow for sufficient landscaping and enhancement of the views from the street and adjacent property. The proposed development would not negatively impact the surrounding properties or aesthetics of the neighborhood in that the single story and two-story variation on each parcel will make the development compatible with other structures in the neighborhood.
- C. The proposed project complies with Costa Mesa Municipal Code Section Code Section 13-29(g)(1) because:
1. Because of special circumstances applicable to the property, the strict application of development standards deprives such property of privileges enjoyed by others in the vicinity. The project site is a corner parcel with more than 190 feet of street frontage on Santa Ana Avenue and 16th Street. Subdivision of the parcel into a common interest development is permitted in R2-MD zone; however, each parcel has an independent garage access to public streets. With the proposed project, all other development standards can be met for a common interest residential development.
 2. As conditioned, deviation granted will assure that the deviation authorized shall not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and same zoning. The side yard setback and the street setbacks will be enhanced with trees and landscaping for privacy and adequate separation between structures.
 3. The granting of the variance will maintain the medium family residential density of the property and not allow a use, density, or intensity which is not in accordance with the general plan designation for the property. The newly-created parcels would strictly be developed under the requirements of the

Residential Common Interest Development with required homeowners association and CC&Rs.

- D. The subdivision of the property for development of two parcels as common interest development is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for residential ownership purposes, which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- F. The subject property is physically suitable to accommodate Parcel Map PM-12-103 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).
- J. 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.
- K. 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

- Plng.
1. The conditions of approval, code requirements, and special district requirements of PA-12-08 and PM-12-103 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
 2. The approved address of each unit 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 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.
 5. A minimum 6-foot high decorative masonry wall (split-face, stucco finish, or other material approved by Planning) shall be installed around the perimeter of the development facing Santa Ana Ave., 16th Street and the public alley.
 6. The residential structures shall incorporate additional architectural articulation such as stone veneer wainscot, window shutters, and gable siding, etc. to enhance all four elevations from the streets, public alley and neighboring structures subject to final approval by the Planning Division.
 7. 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.
 8. 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.
 9. 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.
 10. 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.

11. The expiration of Planning Application PA-12-08 shall coincide with the expiration of Parcel Map PM-12-103; therefore, both applications shall be valid for 24 months from the date of the resolution. It should be noted that a request for a 12-month time extension must be made prior to the expiration date and must reference both applications.
12. Two (2) sets of detailed landscape and irrigation plans, consistent with the preliminary plans, which meet the requirements set forth in Costa Mesa Municipal Code Sections 13-101 through 13-108, shall be required as part of the project plan check review and approval process. Plans shall be forwarded to the Planning Division for final approval prior to issuance of building permits. A minimum of two additional 24-inch box trees shall be provided along the 16th Street frontage on private property.
13. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
14. Two (2) sets of landscape and irrigation plans, approved by the Planning Division, shall be attached to two of the final building plan sets.
15. Street trees in the landscape parkway shall be selected from Appendix D of the Streetscape and Median Development Standards and appropriately sized and spaced (e.g. 15-gallon size planted at 30' on centers), or as determined by the Development Services Director once the determination of parkway size is made. The final landscape concept plan shall indicate the design and material of these areas, and the landscape/hardscape plan shall be approved by the Planning Division prior to issuance of building permits.
16. Applicant shall provide proof of establishment of a homeowners association prior to release of any utilities.
17. Prior to issuance of building permits, the developer shall provide the Conditions, Covenants, and Restrictions (CC&Rs) to the Development Services Director and City Attorney's office for review. The CC&Rs must be in a form and substance acceptable to, and shall be approved by the Development Services Director and City Attorney's office.
- Eng. 18. Per requirements of Real Property, City of Costa Mesa, Engineering Division, dedicate a diagonal corner cut-off at the corner of 16th Street and Santa Ana Avenue.
19. Submit for approval by the Engineering Division plans that show the repair/repavement of up to half the alley adjacent to the property per City standards.
20. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. Residential sidewalk per City of Costa Mesa Standards as shown on the Offsite Plan, including four (4) feet clear around obstructions in the sidewalk.
21. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shown on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
22. Comply with conditions for Parcel Map No. 12-103.

RESOLUTION NO. PC-12-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY
OF COSTA MESA DENYING PLANNING APPLICATION PA-12-08
AND PARCEL MAP PM-12-103

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

WHEREAS, an application was filed by David Hendryx, authorized agent for SCEL Properties LLC, owner of real property located at 1596 Santa Ana Ave., for the following:

- 1) **Parcel Map PM-12-103:** Subdivision of a 0.19-acre parcel into two separate parcels for individual ownership and a detached residential development on each parcel located at 1596 Santa Ana Avenue.

- 2) **Planning Application PA-12-08:** Minor Design Review and Variance application for the development of two residential units without a common parcel as follows:
 - a) A two-story residence and an attached two-car garage (Parcel 1 – 1596 Santa Ana Ave.)
 - b) A two-story residence and an attached two-car garage (Parcel 2 – 306 E. 16th Street):

WHEREAS, a duly noticed public hearing held by the Planning Commission on June 11, 2012 with all persons having the opportunity to speak 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-12-08 and Parcel Map PM-12-103.

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

COLIN MCCARTHY
Chair, 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 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.
- C. The subdivision of the property for residential common interest development is not consistent with the City's General Plan and Zoning Code.
- D. The Costa Mesa Planning Commission has denied Zoning Application PA-12-08 and Parcel Map PM-12-103. 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.

Applicant Letter – Description of Project & Variance Request

TENTATIVE PARCEL MAP, DESIGN REVIEW/VARIANCE &
COMMON INTEREST DEVELOPMENT APPLICATION
PM 2012-103
1596 SANTA ANA AVENUE
COSTA MESA, CA
4/6/2012

PROJECT DESCRIPTION

Legal Description: Lot 5 of Tract 1267 in the City of Costa Mesa
Assessor's Parcel No: 425-321-26
Zoning: R-2-MD – 12,000 SF Minimum
Lot Dimensions : 65.18' x 130.12' - 8,348 sf (prox) - Gross before dedications
Right of Way Dedication: Proposed: 5.0' Public Utility Easement adjacent to Alley
Demolished Dwelling: Two Single story wood frame homes (1,088 sf + 1,025 sf) constructed in 1960's
& Accessory Structure: Detached wood frame garage (468 sf) and play structure (54 sf).

Proposed Project:

The Applicant proposes to subdivide the existing residential property into a common interest development with two parcels and redevelop the site with new construction on Parcel 1 and Parcel 2 with two detached 2-story residences of approximately 1,621 sf with attached 2-car garages. A variance is requested to eliminate the use of the legal common area lot, while maintaining the intended 10 foot street side landscaped setback buffer (to be maintained by each individual parcel owner within their parcel). The former structures, now demolished, were surveyed for asbestos materials and lead based paint and demolished in accordance with the recommendations of report under separate demolition permit application.

Parcel 1:

Address: 1596 Santa Ana Avenue
Proposed Lot Dimension: 69.29' x 65.18' – 4,382 sf (gross)
New Residence: 1,621 sf – 3 Bedroom 2.5 Bath, 2-Car attached garage, Two-story wood frame construction in the Craftsman style elevation
Accessory Structure: None

Parcel 2:

Address: 306 E. 16th Street
Proposed Lot Dimension: 60.83' x 65.18' – 3,965 sf (gross)
New Residence: 1,621 sf – 3 Bedroom 2.5 Bath, 2-Car attached garage, Two-story wood frame construction in the Spanish style elevation
Accessory Structure: None

Common Lot:

While a variance is requested to eliminate the legal common area lot, the intended 10 foot street side landscaped setback buffer will remain and each individual parcel owner will be responsible for maintaining that area. This eliminates the need for CC&R's and a homeowner's association, which would only be burdensome for the two homeowners.

Architectural Treatment: With the varied range and styles of homes in the neighborhood, the Spanish and Craftsman architectural style elevations will blend in nicely, featuring enhanced stucco treatments or stack stone veneer utilizing window surrounds, vertical siding gables, concrete flat or low "S" tile roof materials and shutters which will be aesthetically pleasing and compatible. The front and side yard will remain open with landscaping that will allow the two homes to blend in with the neighborhood. Side yard and return fences separating the structures will be consistent with neighboring homes along Santa Ana Avenue and East 16th Street. The 20'-10" garage depth will accommodate full size automobiles and sport utility vehicles encouraging onsite enclosed parking.

Zoning Conformance (Common Interests Developments):

Note: the items listed below

Standard	Required	Proposed	Comment
Individual Dwelling Unit	3,000 SF	Parcel 1 – 4,382 SF	Conforms to Code
Minimum Lot Area	Overall Avg 3,500	Parcel 2 – 3,965 SF Avg – 4,173 SF	Conforms to Code Conforms to Code
Common Lot Required	Minimum 10 ft from street setback, to be landscaped	Common area lot eliminated, however landscape buffer maintained <i>Variance Requested</i>	The intended 10 ft street side landscaped setback buffer is provided and will be maintained by each parcel owner.
Max Number of Stories & Building Height	2 stories/27 ft	Parcel 1 – 2 story/23'5" Parcel 2 – 2 story/23'5"	Conforms to Code Conforms to Code
Attics	No heat, cooling, outlets & windows (dormers only)	Parcel 1 - To Code Parcel 2 - To Code	Conforms to Code Conforms to Code
Maximum Density (gross ac)	Same as underlying zoning: R2-MD 1 dwelling unit per 3,630 SF	Parcel 1 – 4,382 SF Parcel 2 – 3,965 SF	Conforms to Code Conforms to Code
Minimum Open Space Development Lot:	40% of total lot area	Total – 58%	Conforms to Code
Individual DU Lot:	40% of total lot area & min 400 SF area (no dim. <15ft)	Parcel 1 – 58% w/min. area satisfied Parcel 2 – 58% w/min. area satisfied	Conforms to Code Conforms to Code

Zoning Conformance (Common Interests Developments) -cont'd:

Standard	Required	Proposed	Comment
Private Open Space	Same as Individual Lot Above	Same as Individual Lot Above	Same as Individual Lot Above
Distance between Buildings	10 ft min	20.3 ft between both structures	Conforms to Code
Driveway Width	10 ft min	Parcel 1 – 16.7 ft Parcel 2 – 16.7 ft	Conforms to Code Conforms to Code
Driveway Length	10 ft min	Parcel 1 – 30 ft Parcel 2 – 20 ft	Conforms to Code Conforms to Code
Storage	Not Applicable	Not Applicable	Not Applicable
Mechanical equipment, excluding antennas & flush-mounted solar panels	Roof-top location is prohibited	To Code (no mechanical equipment on roof)	Conforms to Code
Front Setback Development Lot:	20 ft	20 ft	Conforms to Code
Individual Dwelling Unit Lot:	None	NA	NA
Side Setback (interior) Development Lot:	5 ft	Parcel 1 – 5 ft Parcel 2 – 21.2 ft	Conforms to Code Conforms to Code
Side Setback (street side) Development Lot:	10 ft & driveways at least 19 ft (if side access)	Parcel 1 – 11.9 ft, no side access driveway Parcel 2 – 10 ft, side access driveway 20 ft	Conforms to Code Conforms to Code
Rear Abutting a publically dedicated alley Setback Rear Yard Coverage	5 ft Does Not Apply	7.5 ft NA	Conforms to Code

Zoning Conformance (Common Interests Developments) -cont'd:

Standard	Required	Proposed	Comment
Projections Roof or Eaves Overhang Open Stairways Chimneys Fireplaces	2.5 ft in setback 2.5 ft in setback 2 ft above max ht 2 ft in setback	Parcel 1 & 2 Structures 1 ft None None None	Conforms to Code
Parking (Off-Street) Garage Parking Spaces Open Parking Spaces Total Parking Spaces Auto Roll-up Door Location Covered/Park	2 Spaces 2 Spaces 4 Spaces Required w/remote Reasonable Distance	Parcel 1 – 2 Spaces Parcel 2 – 2 Spaces Parcel 1 – 2 Spaces Parcel 2 – 2 Spaces Parcel 1 – 4 Spaces Parcel 2 – 4 Spaces Parcel 1 – Provided Parcel 2 – Provided Parcel 1 – Attached Parcel 2 – Attached	Conforms to Code Conforms to Code Conforms to Code Conforms to Code Conforms to Code Conforms to Code Conforms to Code Conforms to Code
Landscaping	Detailed landscape plan to be approved prior to building permits	Will follow requirement	
Fences & Walls	Must conform to City Standards	Will follow requirement	

Residential Guidelines Conformance (quantifiable items):

- 2nd Story to 1st Story Percentage - The first floor of the residence including the covered front porch and attached garage provides the second floor reduction coverage ratio of approximately 61% exceeding the 80% zoning requirement (without including the covered front porch, the ratio is 63%). This condition is the same for both residences, as the floor plans are the same.
- 2nd Story Side Setback (interior side building elevation) – The guideline indicates a 10 foot average with no less than 5 feet. Parcel 1 has minimum distances of 25.3 feet and 15.3 feet to its two interior property lines. Parcel 2 has minimum distances of 25.3 feet and 21.2 feet to its two interior property lines.
- Maximum Building Height (also identified in Zoning Code) – The guideline indicates 27 feet. Both residences on Parcel 1 and Parcel 2 have a building height of 23.5 feet.

Additional Aspects of the Proposed Project:

- Waste bin locations screened from the alley by side yard fencing with entry gates providing secure access to each side yard area.
- All utilities will be underground. The existing telephone pole along Santa Ana Avenue will be relocated by the phone company, as it is too close to the driveway apron flare.
- Two new sewer laterals and one new water lateral will be installed in East 16th Street. The existing water lateral in Santa Ana Avenue will remain.
- Fencing along Santa Ana Avenue and East 16th Street, as well as interior lot lines, adjacent neighbor property line and Alley property line will be constructed in accordance with the proposed Wall and Fence Plan. The existing fence between 1592 Santa Ana Avenue (neighbor property) will remain in place and a new 6' vinyl fence will be installed inside the property line.
- Water conserving landscaping materials will be used in both the front (revitalizing the neighborhood street scene). Side yard areas are proposed to be crushed aggregate material to reduce water usage and maintenance.
- The new residences will comply or exceed 2010 CAL Green and Title 24 Energy requirements, providing exterior and plumbing walls 2" x 6" frame construction, R19 wall and floor insulation & R30 ceiling insulation, tank-less water heating, dual pane low E glass, fire sprinklers along with other features.
- Precision construction techniques unique to RSI eliminate or reduce 95% of new construction waste –exceeding 50% mandate of recyclable materials from this job site.
- Precision construction techniques unique to RSI substantially reduce build time, job site activities, noise and fugitive dust materials substantially reducing trips and carbon emissions associated with a similar job site and construction activities.
- Demolition of the aging structures and overgrown plant material has removed blight from the neighborhood on the very visible Santa Ana Street corridor.
- Supervised abatement and permitted disposition of asbestos material and lead based paint under AQMD requirements has enhanced the local environment and reduced health hazards related to exposure to these materials.
- Contact information for Authorized Agent and Project Engineer Attached

Greg Ocasek

Full Name: Greg Ocasek
Last Name: Ocasek
First Name: Greg
Job Title: Development Manager
Company: RSI Development LP

Business Address: 620 Newport Center Drive
12th Floor
Newport Beach, CA 92660

Business: (949) 270-3659
Mobile: (949) 300-3599

E-mail: gocasek@rsihc.com
E-mail Display As: Greg Ocasek (gocasek@rsihc.com)

Greg Ocasek

Full Name: Nick Streeter
Last Name: Streeter
First Name: Nick
Job Title: Civil Engineer
Company: Adams-Streeter Civil Engineers Inc.

Business Address: 15 Corporate Park
Irvine, CA 92606

Business: (949) 474-2330 ext.211
Mobile: (949) 228-5065
Business Fax: (949) 474-0251

E-mail: nstreeter@adams-streeter.com
E-mail Display As: Nick Streeter (nstreeter@adams-streeter.com)

Ext. 211



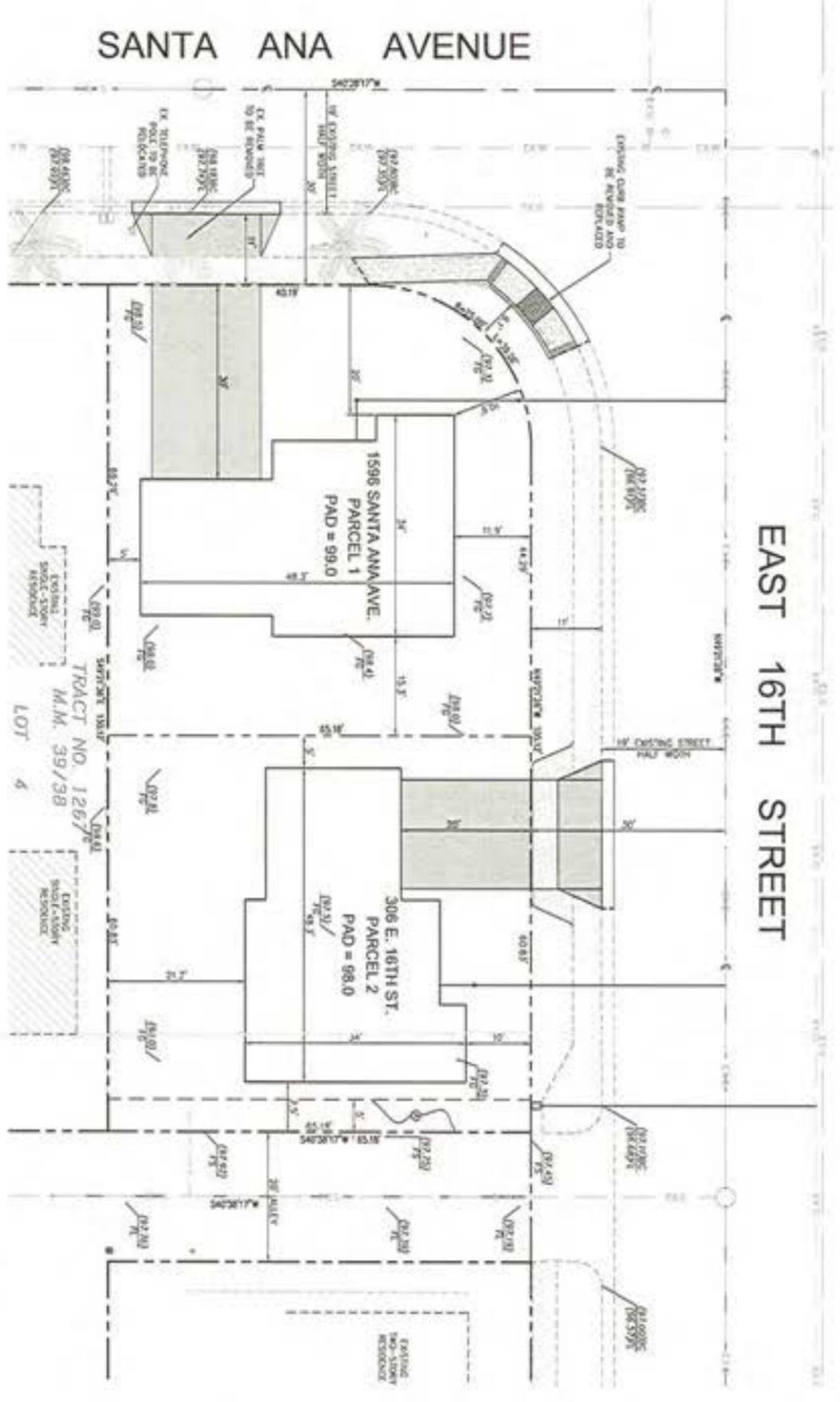
Legend

Address Large	Address Points	Roads	Major Newport BLVD
Freeway	Freeway (cont)	Collector	Primary (cont)



TENTATIVE PARCEL MAP 2012-103

IN THE CITY OF COSTA MESA, COUNTY OF ORANGE
STATE OF CALIFORNIA



EXISTING EASEMENTS	
NO TOL EASES SHOWN BY THE AMERICAN TITLE RECORD COMPANY, ORDER NO. 200004, DATED APR. 18, 2011.	DESCRIPTION
4.5 FOOT EASEMENT FOR PUBLIC UTILITIES ALONG THE REAR LOT BOUNDARY AS SHOWN ON THE MAP OF UTILITY EASEMENTS AND RECORDS, BOOK 18, PAGE 208, IN BOOK 18, PAGE 208 OF OFFICIAL RECORDS.	

AREA
NET AREA: 2,117.97 SQ. FT.
GROSS AREA: 2,117.97 SQ. FT.

- GENERAL NOTES**
- Existing zoning: R2
 - Proposed zoning: R2
 - Proposed land use: SINGLE-LOT CONVERSION
 - AREA IS NOT SUBJECT TO QUESTION OR FLOOD HAZARD ZONE "X", FROM MAP DATED DECEMBER 1, 2009

PARCEL SUMMARY

PARCEL	PARCEL AREA	DESCRIPTION
1	4,387.97 ± 0.01 SQ. FT.	PARTIALLY EXISTING ATTACHED 4-CAR GARAGE
2	3,883.4 ± 0.01 SQ. FT.	2-STOREY W/IN-TOWN ATTACHED 2-CAR GARAGE

LOT COVERAGES

PARCEL	BUILDING	AREA	PERCENT
PARCEL 1	BUILDING	1,536 SQ. FT.	36%
	DRIVEWAY	300 SQ. FT.	12%
	OPEN SPACE	2,551 SQ. FT.	62%
PARCEL 2	BUILDING	1,536 SQ. FT.	36%
	DRIVEWAY	300 SQ. FT.	12%
	OPEN SPACE	2,551 SQ. FT.	62%

LEGEND

- Center Line
- Existing Boundary
- Proposed P/L
- Existing Easement
- Existing Sinker Line
- Existing Water Line
- Existing Power Poles
- Existing Telephone Pole
- Existing Street Sign
- Existing Water Meter
- Proposed Water Meter
- Proposed Street Light
- Proposed Existing Concrete
- Existing Solid Core & Quarter
- Existing Sinker
- Proposed Sidewalk

ABBREVIATION

- BC: BACK OF CURB
- EX: EXISTING
- FL: FLOOR LINE
- F3: FRESH GRADE
- F4: FRESH SURFACE
- P/A: PROPOSED LOT
- SC: SCALE
- R/W: RIGHT OF WAY
- T/S: TOP OF CURB
- W: WIDTH



OWNERS/SUBDIVIDER
SCCEL
520 HARBOR CENTER DRIVE, 12TH FLOOR
HARBOR BEACH, CA 92649
CONTACT: LISA GOODSON, PRESIDENT
PHONE: 949.270.5903

PLANS PREPARED BY:
ADAMS • STREETER
CIVIL ENGINEERS, INC.
18 Corporate Park, Suite 200
Westminster, California 92683

LEGAL DESCRIPTION
LOT 5 OF TRACT NO. 1267, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 208 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER
APN: 073-121-28
BENCHMARK
O.C.S. BENCHMARK (W-28-12)
(CONCRETE CONE) 40228 (SOUTH)
5005 ELSTON - 91.597 FEET W/5684

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN O.C.S. BENCHMARK, CONCRETE CONE NO. 40228 AND STATION GPS NO. 6235 BEING S 47°42'37" W PER RECORDS ON FILE IN THE OFFICE OF THE COUNTY COUNTY RECORDER.

PROJECT ADDRESS
1598 SANTA ANA AVENUE, COSTA MESA, CALIFORNIA 92627

REVISIONS:

REVISION DESCRIPTION	DATE

THIS MAP WAS PREPARED UNDER THE SUPERVISION OF:
N.S. Stahl
REGISTERED CIVIL ENGINEER
NO. 45210
DATE: 4/5/12

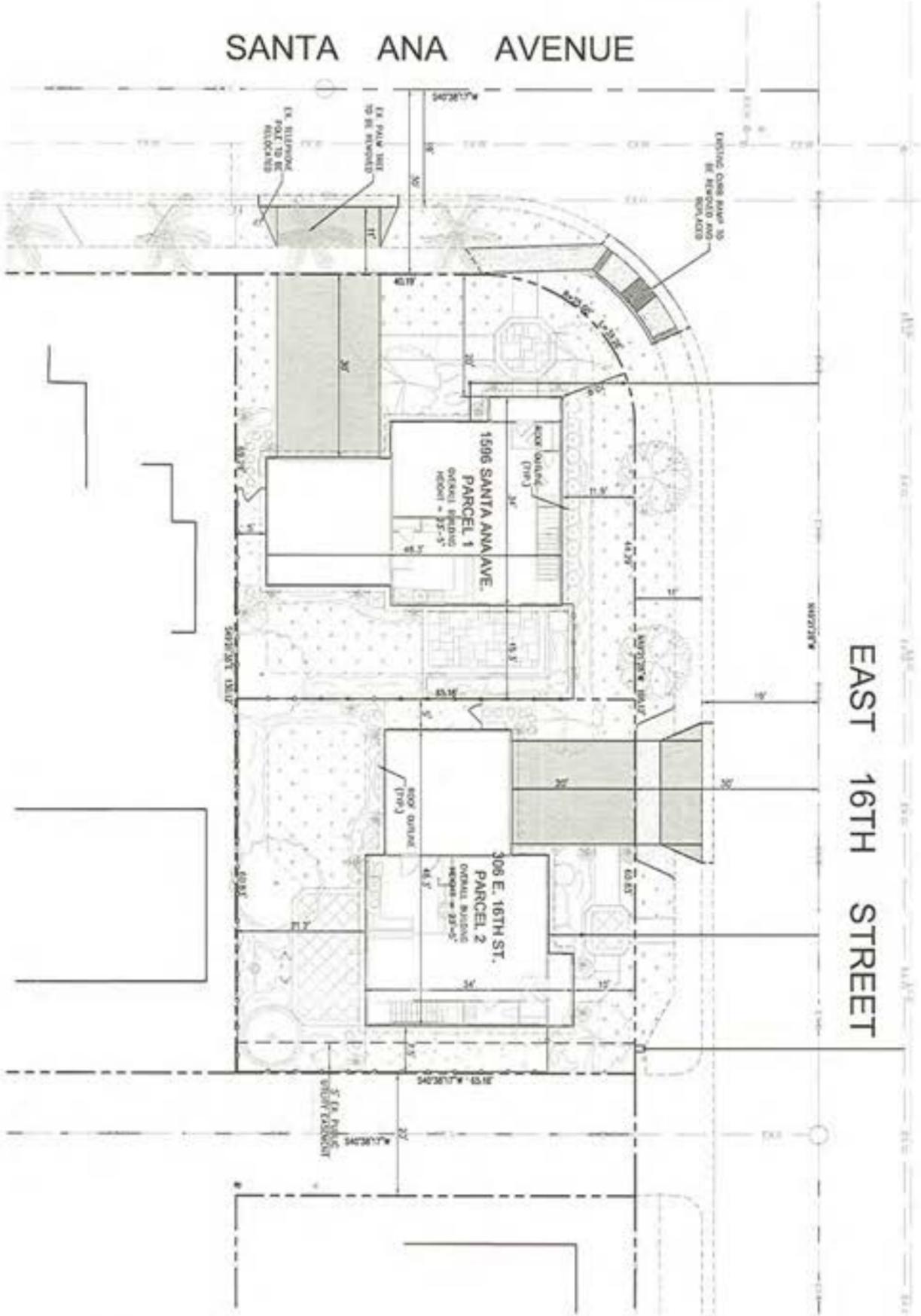
PLAN PREPARATION DATE
APRIL 5, 2012
CITY OF COSTA MESA
JUN. 11, 1866

TENTATIVE PARCEL MAP NO. 2012-103
SHEET 1 OF 1



SITE PLAN

FOR
1596 SANTA ANA AVE. AND 306 E. 16TH STREET
 NTHE
 CITY OF COSTA MESA



AREAS

PARCEL 1	4,341 SF
PARCEL 2	1,655 SF
TOTAL	6,347 SF

LOT COVERAGES

PARCEL	BRIDGING	LAND	PAVING	SEWER
PARCEL 1	1,336 SQ. FT.	206	2,599 SQ. FT.	1,200
PARCEL 2	1,319 SQ. FT.	242	2,289 SQ. FT.	1,004
TOTAL	2,655 SQ. FT.	448	4,888 SQ. FT.	2,204

PROJECT DESCRIPTION

PARCEL 1 - 1596 SANTA ANA AVE.
 PROJECT ONE 2-1000' SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

TOTAL LIVING AREA	1,621 SQ. FT.
FIRST FLOOR	840 SQ. FT.
SECOND FLOOR	781 SQ. FT.

PARCEL 2 - 306 E. 16TH ST.
 PROJECT TWO 2-1000' SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE

TOTAL LIVING AREA	1,621 SQ. FT.
FIRST FLOOR	840 SQ. FT.
SECOND FLOOR	781 SQ. FT.

GARAGE (INCORPORATED SPACES) 402 SQ. FT.

PROJECT ADDRESS
 1596 SANTA ANA AVE
 COSTA MESA, CA 92627

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING AND DISTANCE MEASUREMENTS ON THE SURVEY AND STATION ONE TO SIX, SONS SANTA ANA, AS PER THE RECORDS ON FILE IN THE OFFICE OF THE COUNTY CLERK, SAN DIEGO.

BENCHMARK
 DLS BENCHMARK CO. 21-27
 (OWNER COUNTY WATER DIVISION)
 2000 ELEVATION - 85.287 FEET MGDMS

LEGAL DESCRIPTION
 LOT 5, OF TRACT NO. 1361, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER THE RECORDS IN BOOK 38, PAGE 28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

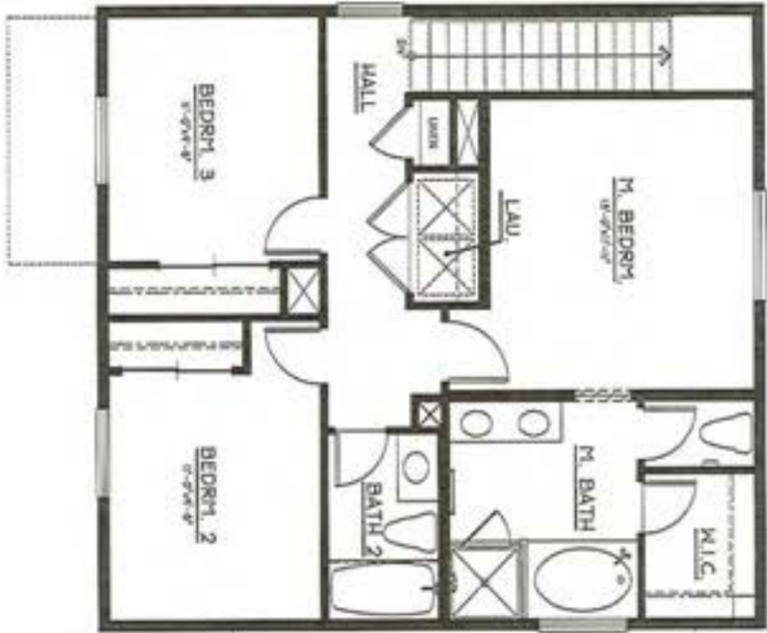
ASSESSOR PARCEL NUMBER
 APN 43-31-18

OWNER/DEVELOPER
 SCCL PROPERTIES LLC

420 NEWPORT CENTER DRIVE, 12TH FLOOR
 NEWPORT BEACH, CA 92660
 949.210.3030

ENGINEER
 ADAMS • STEETEN
 CIVIL ENGINEERS, INC.
 10000 THE PARKS, SUITE 200
 NEWPORT BEACH, CALIFORNIA 92660

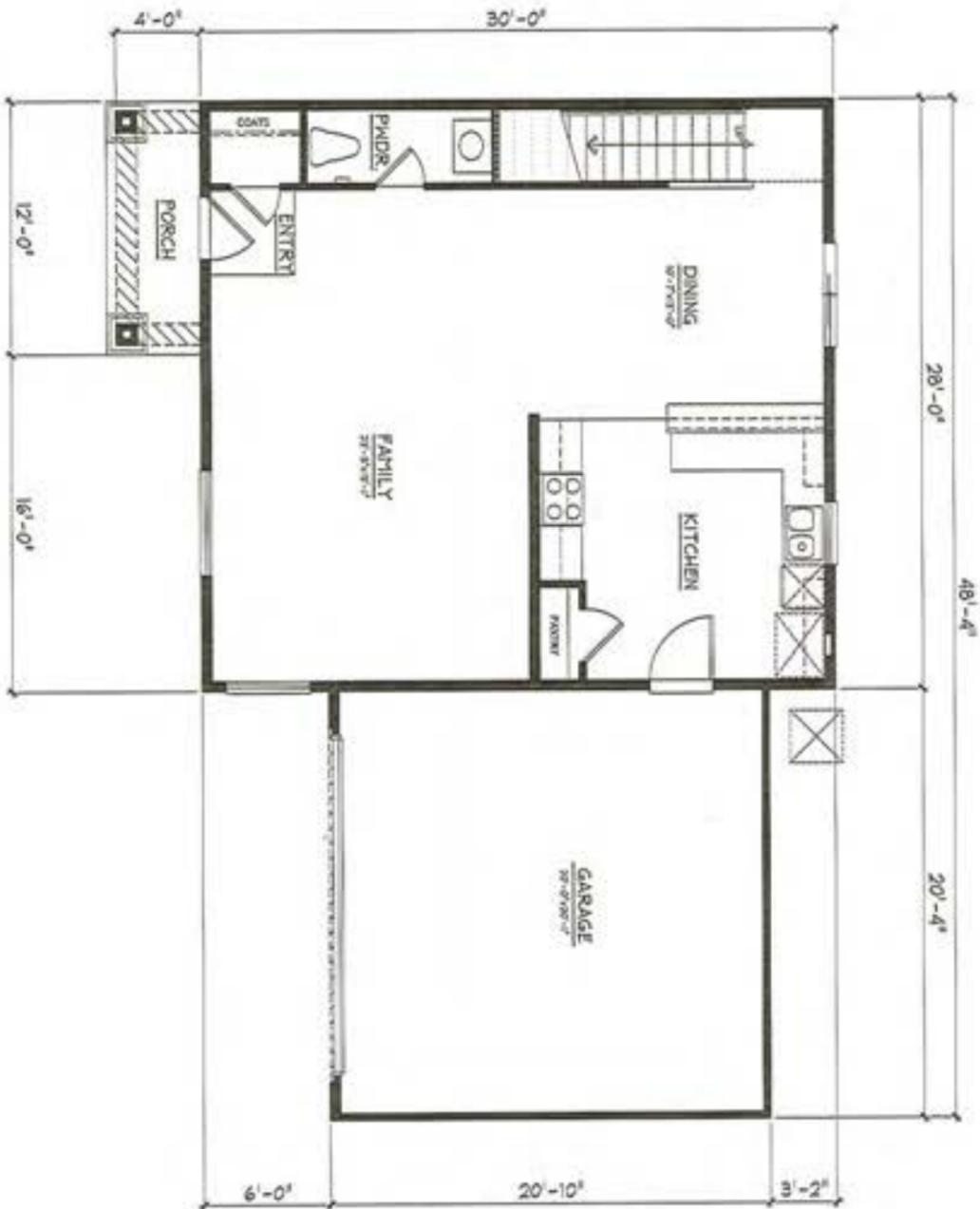
PLAN PREPARATION DATE
 APRIL 5, 2012



SECOND FLOOR PLAN

AREA TABULATION

CONSTRUCTION	SQ. FT.
FIRST FLOOR AREA	2415 SQ. FT.
SECOND FLOOR AREA	2415 SQ. FT.
TOTAL DWELLING	4830 SQ. FT.



FIRST FLOOR PLAN

R.S.I. Development

Job #: 11051
 Date: May 22, 2012
 11x17 Scale: 1/8"=1'-0"
 24x36 Scale: 1/4"=1'-0"

ATTACHED GARAGE
 2.28.48-4.1621 - STUCCO CRAFTSMAN
 4' PORCH
 1596 Santa Ana Avenue,
 Costa Mesa, CA
 In-Fill Series

Kevin L. Crook Architect, Inc.

1380 Reynolds Ave., Suite 110, Irvine, CA 92614
 Phone: (949) 660-1587 Fax: (949) 660-1589
 www.klca.com

1596 Santa Ana Avenue
Costa Mesa, CA 92627



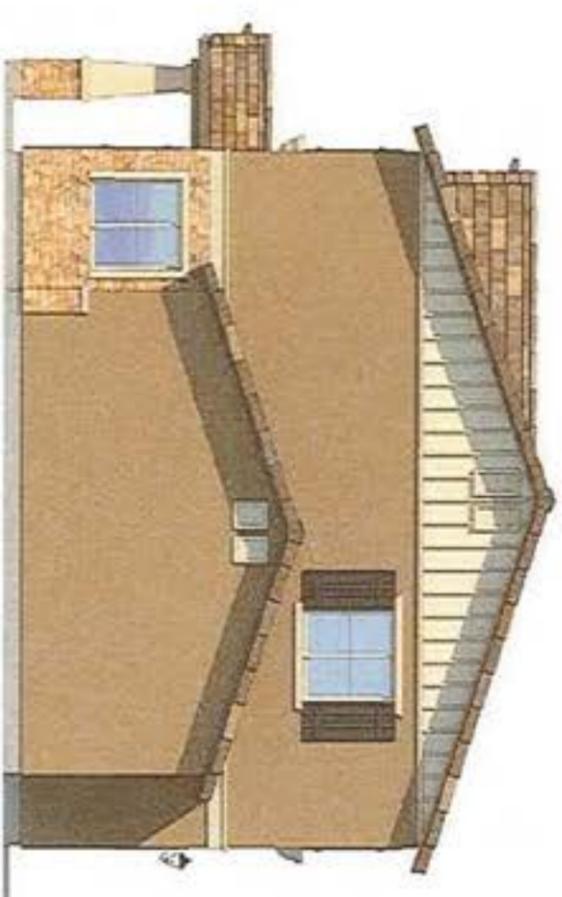
Front Elevation

Stucco Craftsman - Stone 3
27

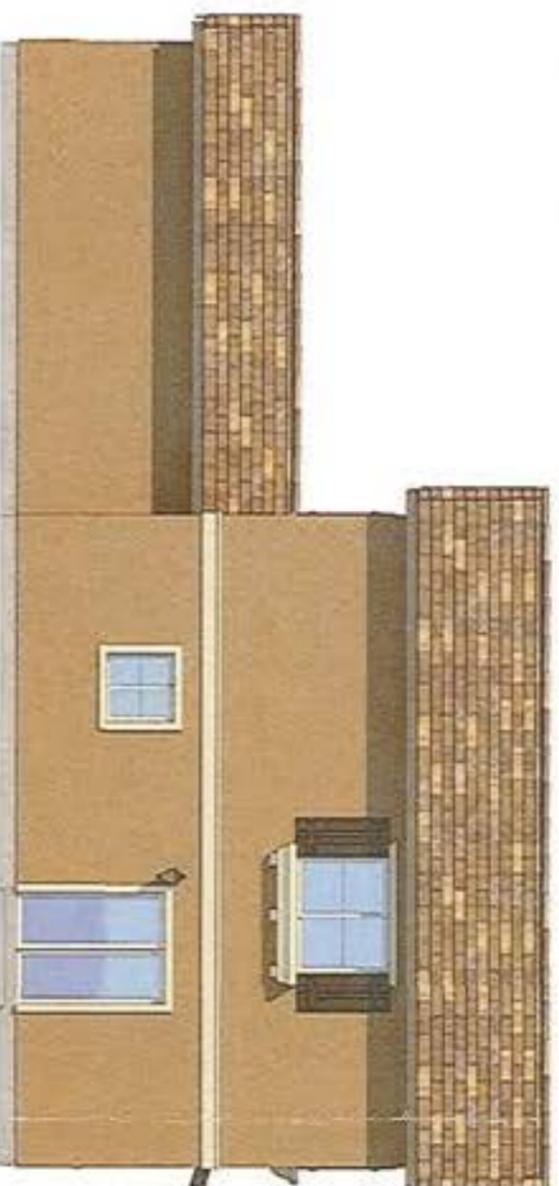
1596 Santa Ana Avenue
Costa Mesa, CA 92627



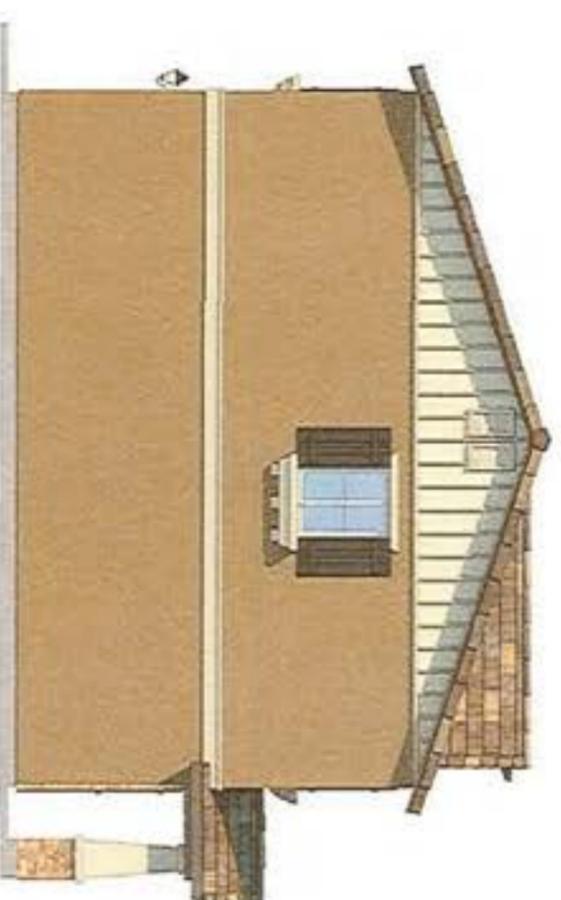
Front Elevation



Right Elevation

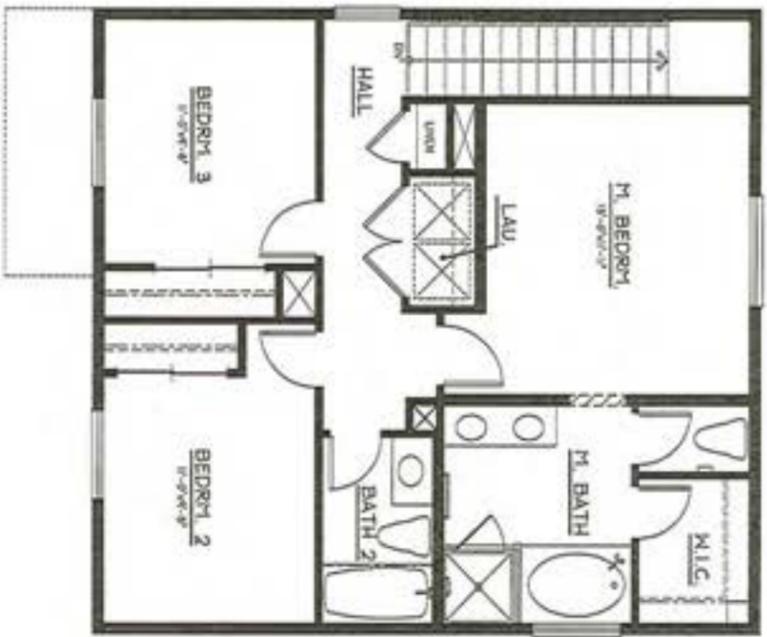


Rear Elevation



Left Elevation

Stucco Craftsman - Stone 3
28



SECOND FLOOR PLAN

AREA TABULATION

EXPLANATION	SQ. FT.	TOTAL SQ. FT.
FIRST FLOOR AREA	2425 SQ. FT.	2425 SQ. FT.
SECOND FLOOR AREA	345 SQ. FT.	2780 SQ. FT.
TOTAL AREA	2770 SQ. FT.	2770 SQ. FT.



FIRST FLOOR PLAN

4' PORCH
 ATTACHED GARAGE
 2.28.48-4.1621 - SPANISH
 306 E. 16th Street,
 Costa Mesa, CA
 In-Fill Series

R.S.I. Development

Job #: 11051
 Date: May 22, 2012
 11x17 Scale: 1/8"=1'-0"
 24x36 Scale: 1/4"=1'-0"

Kevin L. Crook Architect, Inc.

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306 E. 16th Street
Costa Mesa, CA 92627



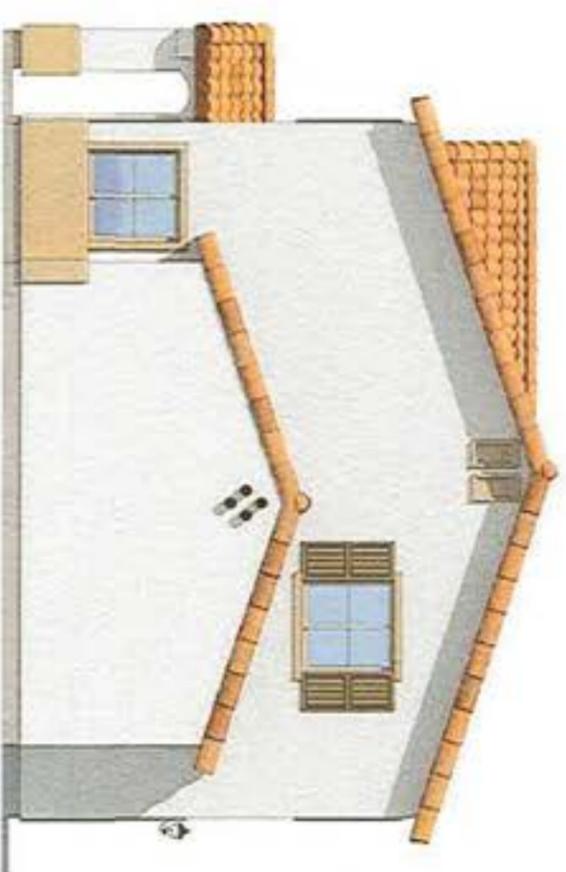
Front Elevation

Spanish - Stucco Wainscot
30

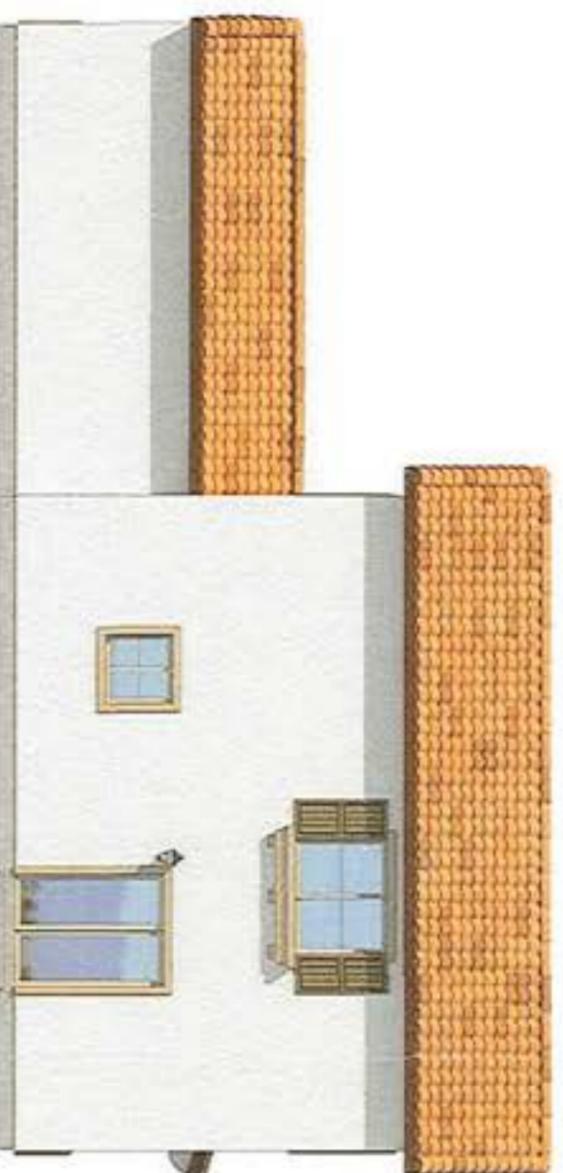
306 E. 16th Street
Costa Mesa, CA 92627



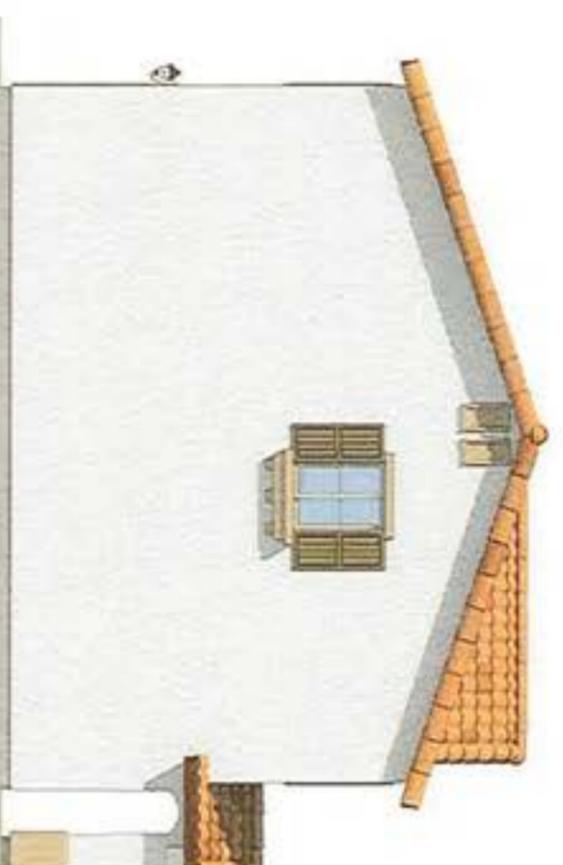
Front Elevation



Right Elevation



Rear Elevation



Left Elevation

Spanish - Stucco Wainscot
31

