PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 13, 2015 **ITEM NUMBER:** PH-3

SUBJECT: **PLANNING APPLICATION PA-15-07: VARIANCE FROM SECOND STORY REAR YARD SETBACK FOR A SECOND UNIT IN CONJUNCTION WITH A REQUEST FOR REASONABLE ACCOMMODATION AT 2967 CEYLON DRIVE**

DATE: **APRIL 3, 2015**

FROM: **PLANNING DIVISION / DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **CHELSEA CRAGER, ASSISTANT PLANNER**

FOR FURTHER INFORMATION CONTACT: **CHELSEA CRAGER (714) 754-5609**
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DESCRIPTION

The proposed project involves the following:

- ***Variance*** to reduce the rear yard setback requirements for an addition to an existing detached garage and attached second unit (10 feet minimum required for one-story structures and 20 feet for two-story structures; 5 feet 8 inches proposed for one-story and two-story additions); and

- ***Reasonable Accommodation*** request to obtain zoning relief for equal opportunity housing due to special circumstances.

APPLICANT

Rolly Pulaski is the authorized agent for the property owner, Michael Zea.

RECOMMENDATION

Staff recommends the Planning Commission approve the project by adoption of Planning Commission resolution, subject to conditions.

PLANNING APPLICATION SUMMARY

Location: 2967 Ceylon Drive Application: PA-15-07

Request: Variance requesting a reduced rear yard setback for proposed one-story and two-story additions to a detached garage, including a second unit and a request for reasonable accommodation.

SUBJECT PROPERTY:

Zone: R1
General Plan: Low Density Residential
Lot Dimensions: 83 ft. x 115 ft.
Lot Area: 8,683 SF
Existing Development: One-story single family residence and detached garage

SURROUNDING PROPERTY:

North: R1, single family residential
South: R1, single family residential
East: R1, single family residential
West: R1, single family residential

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Lot Area	8,500 SF	8,683 SF
Density (Dwelling Units/Acre)	1 dwelling unit per 6,000 SF and 1 accessory unit (2 dwelling units per lot)	1 dwelling unit and 1 accessory unit
Building Coverage:		
Building – First Floor Living Area	N/A	1,999 SF
Second Unit	1200 SF	578 SF
Building – Garage	700 SF maximum	669 SF
Paving	N/A	599 SF
TOTAL	5,210 SF maximum (60%)	3,267 SF (38%)
Open Space	3,473 SF minimum (40%)	5,416 SF (62%)
Rear Yard Coverage	Max. 875 SF (50%)	415 SF (24%)
Building Height	2 Stories / 27 ft. max.	2 stories / 23 ft. 3 in.
Building Setbacks:		
Front	20 ft.	**19 ft.**[1]
Side (left / right)	5 ft. / 5 ft.	9 ft. / 6 ft.
Rear	10 ft. (one-story) 20 ft. (two-story)	**5 ft. 8 in.**[2] **(one-story & two-story)**
Parking:		
Covered	2	3
Open	2	2
Second Unit Open Parking	2	1
TOTAL	6	6
Interior garage dimension	20 ft. x 20 ft.	20 ft. x 20 ft. 20 ft. x 10 ft.

N/A = Not Applicable or No Requirement
(1) Legal nonconforming front setback is unchanged and not affected by the second-unit.
(2) The property is legal nonconforming with regard to existing rear setbacks. A variance is required to maintain the nonconforming setback on the proposed one-story and two-story additions. A reasonable accommodation request has been submitted in conjunction with the variance request for the second unit.

CEQA Status	Exempt per Section 15301, Class 1, Existing Facilities
Final Action	Planning Commission

BACKGROUND

Project Site/Environs

The subject property is an 8,683 square foot lot on the corner of Ceylon Drive and Pemba Drive. The property is zoned R1 (Single Family Residential) with a General Plan Land Use Designation of Low Density Residential, and is surrounded by properties also zoned R1. The existing residence faces Ceylon Drive with a detached two-car garage located behind the home and taking access from Pemba Drive.

ANALYSIS

Project Description

The existing property contains a one-story single family residence and a detached two-car garage. The garage was legally constructed in 1960 but does not comply with current rear setback requirements (10-foot rear setback required, 5-foot and 8-inch rear setback existing). The proposed project involves first- and second-story additions to the detached garage, creating a third garage parking space, a lanai with a powder room on the first floor, and a second unit on the second floor. The proposed improvements are as follows:

- 236 sq. ft. first floor addition to the detached garage to serve as a lanai with powder room;
- 365 sq. ft. second floor addition to the detached garage to serve as a second unit;
- 213 sq. ft. deck addition to the proposed second unit; and
- 191 sq. ft. garage addition to provide covered parking for three vehicles.

Variance from Rear Setback Requirements for First and Second Floor Additions

The rear setback requirement is 20 feet for two-story structures and 10 feet for one-story structures, with an unenclosed staircase permitted to project into this setback a maximum of 2 feet 6 inches. The existing detached garage is setback 5 feet 8 inches from the rear property line at its closest point, and 6 feet 6 inches at its farthest point, making the structure legal nonconforming.

The applicant proposes maintaining the existing setback of the structure for the additions to the first and second stories.

Parking

The property is currently developed with a detached two-car garage with two open driveway parking spaces. The applicant proposes to add a one-car garage to expand the existing garage as well as an additional open driveway parking space. This will bring the total garage area to 669 square feet and provide the 6 Code-required parking spaces for an R1 property with a second unit.

Design & Architecture

The design of the proposed addition meets the letter and intent of the City's Residential Development Standards and Design Guidelines. The detached structure features horizontal siding on all four elevations to match the siding on the existing single family home. Additionally, the roof slope of the proposed new addition will match the roof slope of the existing single story residence, allowing the addition to seamlessly integrate into the existing development. The proposed addition does not include any second story windows on the west elevation (facing the rear property line of the subject property and the side yard of the neighboring property) to minimize privacy impacts. Structures less than 2,500 square feet in size are exempt from the average side setback requirement of 10 feet, therefore this requirement does not apply to the proposed structure.

Second Unit

The Zoning Code definition of a second unit is as follows:

> "*A second dwelling unit established in conjunction with and subordinate to a primary dwelling unit. The second unit may be attached to the primary dwelling unit or located in a detached accessory building on the same lot. It may also be referred to as an accessory apartment, granny unit, granny flat, or in-law apartment.*"

To be consistent with State Law provisions for second units, the Zoning Code was amended in 2011 to allow second units to be constructed on R1 lots 8,500 square feet in size or larger without an age restriction, subject to specified development standards. The core objectives of the second unit ordinance were to:

(a) Provide more housing opportunities for certain R1 lots; and

(b) Locate development which retains the scale and character of existing residential neighborhoods.

(c) Further regulate second units through a Land Use Restriction.

Reasonable Accommodation Request

In conjunction with the variance request for the second unit, the applicant submitted a reasonable accommodation request to obtain zoning relief from the rear setback requirement. This is intended to create equal opportunity housing due to special circumstances. As described in the attached letter from the applicant (Attachment 2), the intent of the second unit is to provide equal opportunity housing for a family member with a disability. The procedure for reasonable accommodation requests is described in Chapter IX, Article 15 of the CMMC.

Justification for Approval

Pursuant to Title 13, Section 13-29(g), Findings, and Section 13-200.62, Reasonable Accommodations (Procedure), of the Costa Mesa Municipal Code, the Planning Commission shall find that the evidence presented in the administrative record

substantially meets specified findings. Staff recommends approval of the proposed project, based on an assessment of facts and findings which are also reflected in the draft resolution as noted below:

Variance Findings:

- *Impacted neighbors at 2970 Country Club Drive and 2972 Pemba Drive have submitted letters in support of the project.*

  The property owner reached out to two neighbors most impacted by the proposed project: 2970 Country Club Drive and 2972 Pemba Drive. One neighbor is immediately abutting the subject property, and the other neighbor is across the street with a view of the existing garage and proposed second unit. Both neighbors have submitted letters stating that they have seen the proposed the plans for the proposed additions and are in support of the project as designed. These letters are included as Attachment 5. At the time of publication of this report, public correspondence from the surrounding community has not been received.

- *Because of the unique orientation of the property with two points of primary access, the strict application of the rear yard setback standards deprives the property of privileges enjoyed by others.*

  In short, because the property technically has primary access from Ceylon Drive, the property line along the existing garage (and proposed location of the second unit) is considered a rear property line. Rear setbacks of 10-feet and 20-feet are required for the second unit. The unique orientation of the corner lot, specifically with access from both Ceylon Drive and Pemba Drive, would justify the approval of the variance request.

  The property is located on the corner of Ceylon Drive and Pemba Drive, with the existing residence facing Ceylon Drive and the garage taking access from Pemba Drive. The Zoning Code defines the front property line as the narrowest property line abutting a public or private street; however for R1 zoned property located on corner lots, the front property line make be the property line towards which the front of the dwelling unit is oriented. The rear property line is defined as the property line opposite the front.

  Strict application of the Code will define the front property line of the subject property as Ceylon Drive. However, because the garage takes access from Pemba Drive, and thus the majority of resident access is taken from this street

- *The subject area of the proposed addition uniquely and currently functions as the "side" property (and not the rear property) for both the property owner and the abutting neighbor.*

The existing setback of the garage is about 5 feet 8 inches. Functionally, this setback area serves as the "side property" for both the properties at 2967 Ceylon Drive and 2970 Country Club Drive (neighbor). Furthermore, the proposed first and second floor addition for the second unit would not extend beyond the footprint of the existing one-story, neighboring residence along this "side" area.

This side area is the functional equivalent of sideyard where side setback requirements would have been 5-feet for the proposed second unit. Because the strict application of the Code would consider this area as the "rear yard" and not the "side yard", zoning relief from the 10-foot and 20-foot rear setback requirement is required. The facts that this area functions as the sideyard and that the proposed second unit would not extend beyond the sideyard area of the neighboring residence would be justifications for the variance.

- *The proposed project shall be subject to conditions to assure that the deviation authorized does not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zones in which the property is situated.*

  Code allows second-units to be permitted by right subject to compliance with certain conditions. Because a variance is required, this allows an opportunity to impose further conditions of approval on the second-unit that would be above and beyond those required by Code.

  The project is conditioned to have a minimal impact on the abutting neighbor at 2970 Country Club Drive. These conditions include prohibiting a second story deck, outdoor lighting, or exterior speakers, and requiring two mature trees be maintained between the proposed addition and the rear property line. Another condition requires that the existing pool equipment in the side yard be relocated to improve the noise environment for the abutting neighbor.

  Most importantly, the condition requiring the removal of the proposed second story deck is intended to minimize privacy impacts to the abutting property to a certain extent. The applicant is currently not in agreement with this condition and plans to ask for the removal of this requirement.

- *The granting of the deviation from rear yard setback will not allow a use, density, or intensity which is not in accordance with the General Plan.*

  The project site is 8,683 sq. ft. in area and meets the minimum 8,500 square feet requirement for a second unit in R1 zone. The project will not increase the density of the property, nor will it change the use of the property as a single family dwelling unit. In accordance with State law (Government Code § 65852.2), local governments have the authority to adopt regulations designed to promote second units. A second unit which conforms to the requirements of this Section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the General Plan designation and zoning classification for the lot. Conditions are included requiring the property owner to

record a land use restriction to ensure the second unit is maintained ancillary to the primary dwelling unit. Therefore, the project is consistent with the General Plan.

- *The proposed use, as conditioned, is compatible with the uses in the surrounding area.*

  The rear property line of the subject property abuts the side property line of the neighboring residence at 2970 Country Club Drive. The existing setback, which is to remain, is 5 feet 8 inches. The proposed second story addition does not include any windows facing this neighboring property, which will eliminate privacy impacts.

  However, to minimize the massing of the second unit and address potential privacy impact, staff recommends that the proposed second story deck be removed. The project is conditioned not to include the proposed second story deck or any outdoor lighting on the second unit. The proposed project includes the 6 parking spaces required by Code, which will minimize potential parking impacts to the neighborhood.

  To minimize any impacts to the neighbor to the abutting neighbor, conditions of approval expressly prohibit any outdoor lighting to be installed on the second unit, require two mature trees to be maintained in the rear yard between the second unit and the abutting property, require the relocation of existing pool equipment away from the property line and closer to the main structure, and prohibit the inclusion of a second floor deck on the second unit. Additionally, a condition of approval requires that the property owner submit an affidavit to the Development Services Department on an annual basis to certify that the primary residence is owner-occupied and that the garages are being used for vehicle parking.

- *The project meets the purpose and intent of the Residential Design Guidelines; no deviations are requested.*

  The existing structures on the property include a single story home and detached two-car garage. The additions to the detached garage and second unit will include horizontal siding on all four sides of the structure, similar to what is currently featured on the single story home. The two garage doors (one two-car and one one-car) prevent a box appearance from the street by breaking up the façade. Privacy impacts to the abutting neighbors on County Club Drive will be prevented by not including any windows on the west elevation as well as a condition prohibiting the inclusion of a second story deck on the second unit. The proposed roof slope of the new second unit will match the roof slope of the existing home and is designed to appear as though it were a part of the original construction.

- *The project complies with the other Code-required criteria for second units (excluding the variance request).*

  In accordance with State law (Government Code § 65852.2), local governments have the authority to adopt regulations designed to promote second units. A second unit which conforms to the requirements of this Section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the General Plan designation and zoning classification for the lot.

Excluding the variance request, the proposed second unit meets the standards set forth in the Zoning Code:

Table 1. Second Unit Requirements	
Zoning Code Section 13-35 Standards	**Compliance**
A Land Use Restriction requiring that the primary dwelling unit be owner occupied shall be recorded on the property prior to the issuance of a building permit for the second unit and shall be valid as long as the second unit exists.	✓
A second unit shall be limited to a lot in the R1 zone with a minimum lot size of 8,500 square feet.	✓
A second unit shall not be intended for sale but may be rented.	✓
The primary dwelling unit shall be a single-family residence.	✓
If detached from the primary dwelling unit, the second unit size shall not exceed 1,200 square feet.	✓
Two open parking spaces shall be provided for the second unit.	✓ ***(meets intent of Code)***
In conjunction with a second-unit application, the parking required for the primary dwelling unit shall be in compliance with the current parking requirements	✓
Compliance with TITLE 13, CHAPTER V, TABLE 13-32 and shall be subject to all applicable residential design guidelines.	***Variance Required***

The parcel is 8,683 sq. ft. in area and meets the minimum lot requirement of 8,500 square feet for second units in R-1 zone. The proposed 365 sq. ft. second story addition will be used as a second unit and includes a studio apartment with a bathroom and kitchen.

A total of six parking spaces are provided, including three garage parking spaces (one two-car garage and attached one-car garage) and three open spaces provided in the driveway. The Code requires that the two parking spaces designated to the second unit both be open, however because the garage parking space is in a separate garage, provided parking meets the intent of the Code.

A condition of approval is included requiring the property owner to record a Land Use Restriction prior to the issuance of building permits, stating the primary dwelling unit shall be owner occupied. The Code allows the second unit to be rented. A separate condition of approval requires that this Land Use Restriction contain language that the garage be available for vehicle parking and unobstructed by storage items or miscellaneous materials. In the event that the City receives a parking-related complaint and subject to 72-hour advance notice, the property owner shall consent to a requested inspection of the garage areas by Code Enforcement staff to ensure that the garages are available for vehicle parking.

Reasonable Accommodation Request:

The support of the variance request is not solely based on the unique aspects of the property; staff has also taken into consideration the application for reasonable accommodation. Code requires that there are sufficient grounds for granting the reasonable

accommodation request (Title 13, Section 13-200.62(d)). The grounds for approving the reasonable accommodation request are summarized as follows:

- *The requested accommodation is requested on behalf of an individual with a disability protected under the fair housing laws.* The proposed second unit is intended to provide equal opportunity housing to a family member with a learning disability. Learning disabilities are protected under The Federal Housing Act Amendments, 42 U.S.C. § 3601 et seq., which requires the City to make reasonable accommodations in rules, policies, practices, or services, when such accommodation may be necessary to afford [the disabled] equal opportunity to use and enjoy a dwelling.

- *The requested accommodation is necessary to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.* The proposed second unit will allow the above-mentioned family member to live independently, however, the individual will still be in close proximity to his family.

- *The requested accommodation will not impose an undue financial or administrative burden on the City.* The requested accommodation is being processed in conjunction with the variance request, and is not subject to additional fees or processing that will pose an undue financial or administrative burden on the City.

- *The requested accommodation is consistent with whether or not the residents would constitute a single housekeeping unit.* Code defines a single housekeeping unit as a dwelling where the occupants of the unit have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities. The intended tenant of the second unit is a person with a learning disability related to the property owners and current residents of the primary dwelling unit, therefore, they will constitute a single housekeeping unit.

- *The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.* As previously noted, the proposed structure is compatible with the surrounding neighborhood, and meets the intent of the Zoning Code and Residential Design Guidelines, and is subject to all applicable Building Safety Codes to ensure that the dwelling is not constructed or used in a manner that adversely affects the public health, safety, or general welfare of the surrounding neighborhood.

- *The requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants.* The requested accommodation is for a residential dwelling for a single individual (family member), and is not intended to be used for commercial or institutional purposes. As stated previously, the reasonable accommodation will allow a family member with a disability to live independently while remaining close to family members.

- *The existing supply of facilities of a similar nature and operation in the community is not sufficient to provide individuals with a disability an equal opportunity to live in a*

residential setting. As noted previously, the requested accommodation is for a family member with a disability and is not for commercial or institutional purposes. The existing single-family home would not allow an individual with a disability to live independently, as a second unit would allow.

- *The requested accommodation will not result in a fundamental alteration in nature of the city's zoning program.* The requested accommodation will not result in an alteration to the Zoning Code because it complies with zoning with regard to density, parking, open space, and other development standards. Variance findings for the requested deviation from rear setbacks requirement can be made, and are stated earlier in this report.

GENERAL PLAN CONFORMANCE

As conditioned, the proposed project is in conformance with the 2000 General Plan. Specifically the project as designed complies with Community Design Objective CD-7A.1 stated as "Ensure that new and remodeled structures are designed in architectural styles which reflect the City's diversity, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods." Conditions of approval are included requiring the proposed additions to match the building materials, style, and colors of the existing home.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (Class 1), Existing Facilities. This exemption applies to the minor alteration of existing public or private structures involving negligible or no expansion of use.

ALTERNATIVES

The Planning Commission has the following alternatives:

1. *Approve the project with modifications*. The Planning Commission may suggest specific changes that are necessary to alleviate concerns. Commission may decide to remove the condition which required the removal of the proposed second-story deck per the applicant's request. If any of the additional requested changes are substantial, the item should be continued to a future meeting to allow a redesign or additional analysis. In the event of significant modifications to the proposal, should the Planning Commission choose to do so, staff will return with a revised resolution incorporating new findings and/or conditions.

2. *Deny the project*. If the Planning Commission believes that there are insufficient facts to support the findings for approval, Planning Commission must deny the application and provide facts in support of denial to be included in the attached draft resolution for denial. If the project were denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION

The proposed project meets the intent of the Zoning Code and Residential Design Guidelines, and satisfies the required findings for the requested variance and reasonable accommodation. The project conforms to the City's General Plan. Resolutions for approval and denial of the project are attached for consideration by the Planning Commission.

CHELSEA CRAGER
Assistant Planner

CLAIRE FLYNN, AICP
Assistant Director of Development Services

Attachments:
1. Draft Planning Commission Resolutions and Exhibits
2. Applicant's Request Letter and Reasonable Accommodation Request
3. Location and Zoning Maps
4. Photographs of Existing Site
5. Letters from Neighbors
6. Proposed Concept Plans

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

Rolly Pulaski, AIA
412 Harding Street
Newport Beach, CA 92661

Mr. and Mrs. Michael Zea
2967 Ceylon Drive
Costa Mesa, CA 92626

ATTACHMENT 1

DRAFT PLANNING COMMISSION RESOLUTIONS AND EXHIBITS

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-07 FOR A VARIANCE FROM REAR YARD SETBACKS FOR A DETACHED GARAGE AND SECOND UNIT AT 2967 CEYLON DRIVE AND MAKING A DETERMINATION OF REASONABLE ACCOMMODATION

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

WHEREAS, an application was filed by Rolly Pulaski, as the authorized agent on behalf of the property owner, Michael Zea, requesting approval of a variance and a reasonable accommodation request from rear setback requirements (10 feet minimum required for one-story structures and 20 feet for two-story structures; 5 feet 8 inches proposed), for one-story and two-story additions to an existing detached garage located at 2967 Ceylon Drive in the R1 zone to provide equal opportunity housing for a family member of the property owner;

WHEREAS, the improvements involve the construction of an attached second unit and will not change the primary use of the property as a single family dwelling unit;

WHEREAS, in accordance with State law (Government Code § 65852.2), local governments have the authority to adopt regulations designed to promote second units. A second unit which conforms to the requirements of this Section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the General Plan designation and zoning classification for the lot.

WHEREAS, subject to the approval of the variance request, the proposed second unit meets the standards set forth in the Zoning Code for second units;

WHEREAS, the lot area is over 8,500 square feet allowing addition of a second unit;

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 13, 2015 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** Planning Application PA-15-07 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-15-07 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.

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED THIS 13TH DAY OF APRIL, 2015.

_____

Robert L. Dickson, Jr., 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 April 13, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(1) because:

Finding: 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 under identical zoning classifications.

Facts in Support of Finding: Because of the unique orientation of the home on a corner lot, the front property line is defined as Ceylon Drive, however residents take primary access from Pemba Drive. Due to this, the rear setback in question functions similarly to a side property line, which requires a 5-foot setback. Additionally, a similar variance was recently granted at 456 Abbie Way (PA-14-49).

Finding: The deviation granted shall be subject to such conditions as 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 zone in which the property is situated.

Facts in Support of Finding: The project is conditioned such that it will have minimal impact on the abutting neighbor. The project is consistent with density requirements in the R1 zone, and is similar to a project recently approved for a rear yard variance at 456 Abbie Way (PA-14-49).

Finding: The granting of the deviation will not allow a use, density, or intensity which is not in accordance with the general plan designation and any applicable specific plan for the property.

Facts in Support of Finding: The project site is 8,683 sq. ft. in area and meets the minimum 8,500 square feet requirement for a second unit in R1 zone. The project will not increase the density of the property, nor will it change the use of the property as a single family dwelling unit. In accordance with State law (Government Code § 65852.2), local governments have the authority to adopt regulations designed to promote second units. A second unit which conforms to the requirements of this Section shall not be considered to exceed the allowable density for the lot upon which it is located and shall be deemed to be a residential use which is consistent with the General Plan designation and zoning classification for the lot. Conditions are included requiring the property owner to record a land use restriction to ensure the second unit is maintained ancillary to the primary dwelling unit. Therefore, the project is consistent with the General Plan.

B. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(e) because:

a. The proposed development and use is compatible and harmonious with uses both on site as well as those on surrounding properties. The rear property line in question abuts the side property line of the neighbor at 2970 Country Club

Drive. The property contains an existing legal non-conforming structure that is 5 feet 8 inches away from this property line. The applicant has submitted letters of support for the project from this abutting property owner, as well as the property owner at 2972 Pemba Drive. The proposed project would not create substantial noise, odors, light, or emissions that would be incompatible with surrounding uses. The property would provide on-site parking for six vehicles to minimize potential parking impacts to the surrounding area.

b. Safety and compatibility of the design of the building and other site features, include functional aspects of the site development, have been considered. Transportation Services staff reviewed the project and determined the proposed parking spaces comply with the City's parking design standards and meet engineering standards for vehicle circulation.

c. The project complies with the Zoning Code. Subject to the approval of the variance request, the proposed second unit meets the additional standards set forth in Section 13-35 of the Zoning Code. The parcel is 8,683 sq. ft. in area and meets the minimum lot requirement of 8,500 square feet for second units in R-1 zone. A condition is included requiring the property owner to record a land use restriction, prior to the issuance of building permits, stating the primary dwelling unit shall be owner occupied.

d. The property is designated Low Density Residential in the General Plan. Under this designation, one dwelling unit is allowed per lot. The proposed second unit is ancillary to the main dwelling unit and may not be sold. Therefore, the project is consistent with the General Plan. Conditions of approval are included requiring the proposed additions to match the building materials, style, and colors of the existing home.

e. The planning application is for a project-specific case and does not establish a precedent for future development.

f. The proposed development is consistent with the Residential Design Guidelines. The existing property includes a single-story home and a detached garage. The proposed additions incorporate design elements found in the existing home, including matching roof slope, to ensure the project seamlessly integrates into the existing design and architecture. The project does not feature any windows on the west elevation to minimize privacy impacts to the abutting neighbor.

C. The information presented substantially complies with Costa Mesa Municipal Code section 13-200.62(f) because:

Finding: The requested accommodation is requested on behalf of an individual with a disability protected under fair housing laws.

Facts in Support of Finding: The proposed second unit is intended to provide equal opportunity housing to an individual with a learning disability. Learning disabilities are protected under The Federal Housing Act Amendments, 42 U.S.C.

§ 3601 et seq., which requires the City to make reasonable accommodations in rules, policies, practices, or services, when such accommodation may be necessary to afford [the disabled] equal opportunity to use and enjoy a dwelling.

Finding: The requested accommodation is necessary to provide an individual with a disability an equal opportunity to use and enjoy a dwelling.

Facts in Support of Finding: The proposed second unit will allow the above-mentioned individual to live independently, however in close proximity to his family.

Finding: The requested accommodation will not impose an undue financial or administrative burden on the city, as "undue financial or administrative burden" is defined in fair housing laws and interpretive case law.

Facts in Support of Finding: The requested accommodation is being processed in conjunction with the variance request, and is not subject to additional fees or processing that will pose an undue financial or administrative burden on the City.

Finding: The requested accommodation is consistent with whether or not the residents would constitute a single housekeeping unit.

Facts in Support of Finding: Code defines a single housekeeping unit as a dwelling where the occupants of the unit have established ties and familiarity with each other, jointly use common areas, interact with each other, share meals, household activities, and expenses and responsibilities. The intended tenant of the second unit is a person with a learning disability related to the property owners and current residents of the primary dwelling unit, therefore, they will constitute a single housekeeping unit.

Finding: The requested accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

Facts in Support of Finding: The proposed structure is compatible with the surrounding neighborhood, and meets the intent of the Zoning Code and Residential Design Guidelines, and is subject to all applicable Building Safety Codes to ensure that the dwelling is not constructed or used in a manner that adversely affects the public health, safety, or general welfare of the surrounding neighborhood.

Finding: The requested accommodation is necessary to make facilities of a similar nature or operation economically viable in light of the particularities of the relevant market and market participants.

Facts in Support of Finding: The requested accommodation is for a residential dwelling for a single individual (family member), and is not intended to be used for commercial or institutional purposes. The reasonable accommodation will allow a

family member with a disability to live independently while remaining close to family members

Finding: The existing supply of facilities of a similar nature and operation in the community is not sufficient to provide individuals with a disability an equal opportunity to live in a residential setting.

Facts in Support of Finding: The requested accommodation is for a family member with a disability and is not for commercial or institutional purposes. The existing single-family home would not allow an individual with a disability to live independently, as a second unit would allow.

Finding: The requested accommodation will not result in a fundamental alteration in the nature of the city's zoning program.

Facts in Support of Finding: The requested accommodation will not result in an alteration to the Zoning Code because it complies with zoning with regard to density, parking, open space, and other development standards. Variance findings for the requested deviation from rear setbacks requirement can be made, and are stated earlier in this report.

D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT B

CONDITIONS OF APPROVAL

Plng. 1. Approval shall be for a period of one year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Director of Economic & Development/Deputy CEO may extend the planning application for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable ordinance requirements.

2. The applicant shall defend, indemnify, and hold harmless the City, its elected and appointed officials, agents, officers and employees from any claim, action, or proceeding (collectively referred to as "proceeding") brought against the City, its elected and appointed officials, agents, officers or employees arising out of, or which are in any way related to, the applicant's project, or any approvals granted by City related to the applicant's project. The indemnification shall include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorney's fees, and other costs, liabilities and expenses incurred in connection with such proceeding whether incurred by the applicant, the City and/or the parties initiating or bringing such proceeding. This indemnity provision shall include the applicant's obligation to indemnify the City for all the City's costs, fees, and damages that the City incurs in enforcing the indemnification provisions set forth in this section. City shall have the right to choose its own legal counsel to represent the City's interests, and applicant shall indemnify City for all such costs incurred by City.

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. All new and existing construction shall be architecturally compatible with regard to building materials, style, colors, etc. with the existing structure(s). Plans submitted for plan check shall indicate how this will be accomplished.

5. The second unit shall be served from the same utility meters (electric, gas and water) as the main dwelling unit on the property unless otherwise approved by the Development Services Director.

6. A land use restriction, executed by and between the property owner and the City of Costa Mesa, shall be recorded prior to the issuance of building permits. The form, substance, and content of the land use restriction shall be approved by the City Attorney's office and the Development Services Director. The land use restriction shall contain the following provisions:

- The main residence shall be owner occupied.
- The vehicle parking areas in the garage shall be unobstructed by storage items or other materials.
- Based on a complaint or other documented code violations, the property owner shall comply with a request for a visual inspection of the garage areas by a Code Enforcement Officer to ensure that there parking area is unobstructed. Property notice of a minimum of 72 hours shall be given to the property owner in advance of the scheduled inspection.
- The property owner shall submit an affidavit to the Development Services Department on an annual basis to certify that the primary residence is owner-occupied and that the garages are being used for vehicle parking.

The property owner shall submit to the Planning Division a copy of the legal description for the property, and either a lot book report or current title report identifying the current legal property owner so that the document may be prepared.

7. No permanent outdoor speakers shall be mounted / installed on the exterior walls of the second unit.

8. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.

9. The applicant shall contact the Planning Division to arrange a Planning inspection of the site prior to the final building inspection. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

10. Outdoor lighting shall not be installed on the second unit.

11. Two mature trees shall be planted and maintained in the rear yard between the second unit and the abutting property.

12. The proposed plans shall be modified to completely eliminate the proposed second story deck. The modified site plan shall be approved by the Development Services Director prior to submission of the construction plans for plancheck.

13. Existing pool equipment shall be relocated away from the rear property line and closer to the primary dwelling unit.

14. The existing mature landscaping and trees on-site and on the adjacent property shall be maintained in a healthy growing condition. Should the landscaping and/or trees be removed, the owner shall install suitable replacement landscaping and/or trees to provide a buffer between the second unit and the adjacent property.

Parks. 15. Plant one (1) 24" Box Lophostemon confertus (Brisbane Box) on Ceylon frontage in City parkway.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Const. Hrs.	1.	All noise-generating construction activities shall be limited to 7 a.m. to 7 p.m. Monday through Friday and 9 a.m. to 6 p.m. Saturday. Noise-generating construction activities shall be prohibited on Sunday and the following Federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.
Bldg.	2.	Comply with the requirements of the following adopted codes 2013 California Building Code, 2013 California Electrical code, 2013 California Mechanical code, 2013 California Plumbing code, 2013 California Green Building Standards Code, and 2013 California Energy Code (or the applicable adopted, California Building code, California Electrical code, California Mechanical code, California Plumbing Code, California Green Building Standards, and California Energy Code at the time of plan submittal or permit issuance) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
	3.	Projections, including eaves, shall be one-hour fire resistive construction, heavy timber or of noncombustible material if they project into the 5 ft. setback area from the property line. CRC Table R302.1(1).
Bus. Lic.	4.	All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

SPECIAL DISTRICT REQUIREMENTS

The requirements of the following special districts are hereby forwarded to the applicant:

AQMD	1.	Applicant shall contact the Air Quality Management District (AQMD) at (800) 288-7664 for potential additional conditions of development or for additional permits required by AQMD.
CDFA	2.	Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

RESOLUTION NO. PC-15-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING PLANNING APPLICATION 15-07 FOR A VARIANCE FROM REAR YARD SETBACKS AT 2967 CEYLON DRIVE

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

WHEREAS, an application was filed by Rolly Pulaski, as the authorized agent on behalf of the property owner, Michael Zea, requesting approval of a variance from rear setback requirements (10 feet minimum required for one-story structures and 20 feet for two-story structures; 5 feet 8 inches proposed), for one-story and two-story additions to an existing single family dwelling unit located at 2967 Ceylon Drive in the R1 zone; and

WHEREAS, a duly noticed public hearing held by the Planning Commission on April 13, 2015 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-15-07 with respect to the property described above.

PASSED AND ADOPTED THIS 13TH DAY OF APRIL, 2015.

_____

Robert L. Dickson, Jr., 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 April 13, 2015 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____

Claire L. Flynn, Secretary
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS

A. The information presented substantially does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that:
   1. The proposed use is not substantially compatible with developments in the same general area and would be materially detrimental to other properties within the area.
   2. Granting the variance will be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
   3. Granting the variance will allow a use, density, or intensity which is not in accordance with the General Plan designation and any applicable specific plan for the property.

B. The Costa Mesa Planning Commission has denied Planning Application PA-15-07. Pursuant with the Public Resources Code Section 21080(b)(5) and the CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.

C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

ATTACHMENT 2

APPLICANT'S REQUEST LETTER AND REASONABLE ACCOMMODATION REQUEST

Rolly Pulaski, AIA **Architectural Consulting**

412 Harding Street Studio
Newport Beach, CA 92661
949-400-1934
rollypulaski@gmail.com
website, rollypulaski.com

February 25th, 2015

Ms. Chelsea Crager
Assistant Planner
City of Costa Mesa, CA
Sent via email to:
Chelsea.crager@costamesaca.gov

Re: Variance application for 2967 Ceylon Place, Costa Mesa, CA 92626

Dear Chelsea,

Please accept this letter as supplemental to our variance request. In addition to reasons already stated, the primary reason for the variance for a detached unit and positioned as designed is to accommodate the owner's 28 year old son. The owner's desire is to assist him lead as independent a lifestyle as his learning disability will allow.

We therefore ask the commission to accept inclusion in the application, Article 15, Reasonable Accommodation (Costa Mesa Zoning Code) as a consideration for our variance request.

Sincerely,

Rolly Pulaski, AIA

Rolly Pulaski, AIA **Architectural Consulting**

412 Harding Street Studio
Newport Beach, CA 92661
949-400-1934
rollypulaski@gmail.com
website, rollypulaski.com

February 11th, 2015

Response to Variance Application for 2967 Ceylon Place, Costa Mesa, CA 92626.

2A The scope of work for the addition and remodel is to expand the existing detached 2 car garage to 3 cars, add a lanai, 2nd floor apartment with deck and 3 car onsite parking.

2B NA

2C After meeting with staff, it was recommended that we apply for a variance from the setback requirement due to the unique characteristics of the property. We believe there is justification for approval of a variance given the unique size, orientation and shape of the corner lot.

ATTACHMENT 3
LOCATION AND ZONING MAPS

City of Costa Mesa

2967 CEYLON VICTINIY MAP - [Created: 3/23/2015 10:59:35 AM] [Scale: 390.12] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

Address Points

Freeway

Roads

Collector

Freeway (cont)

Major

Newport BLVD

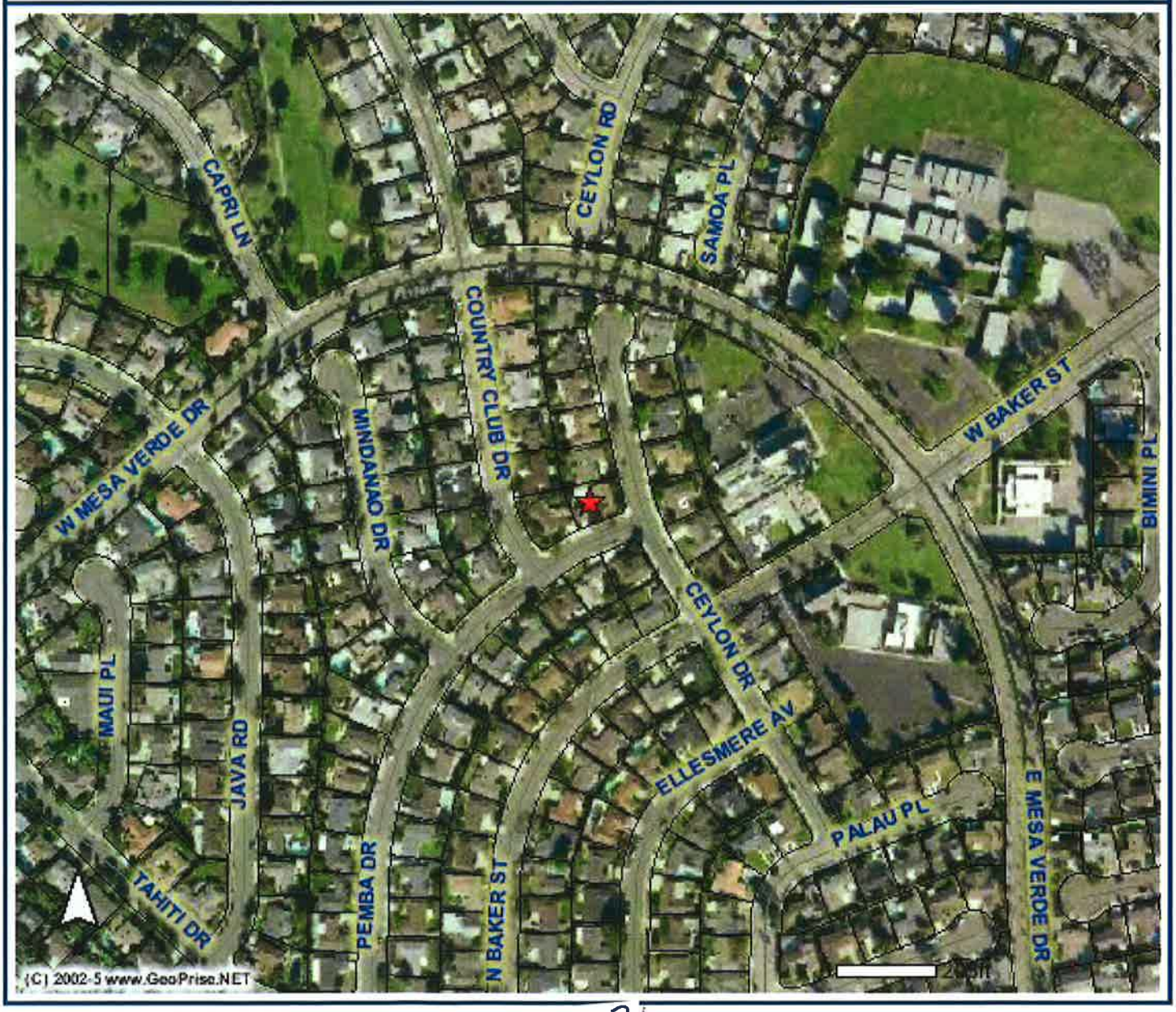
Primary (cont)

SECONDARY

Hydrology

Channels

Map Display



(C) 2002-5 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

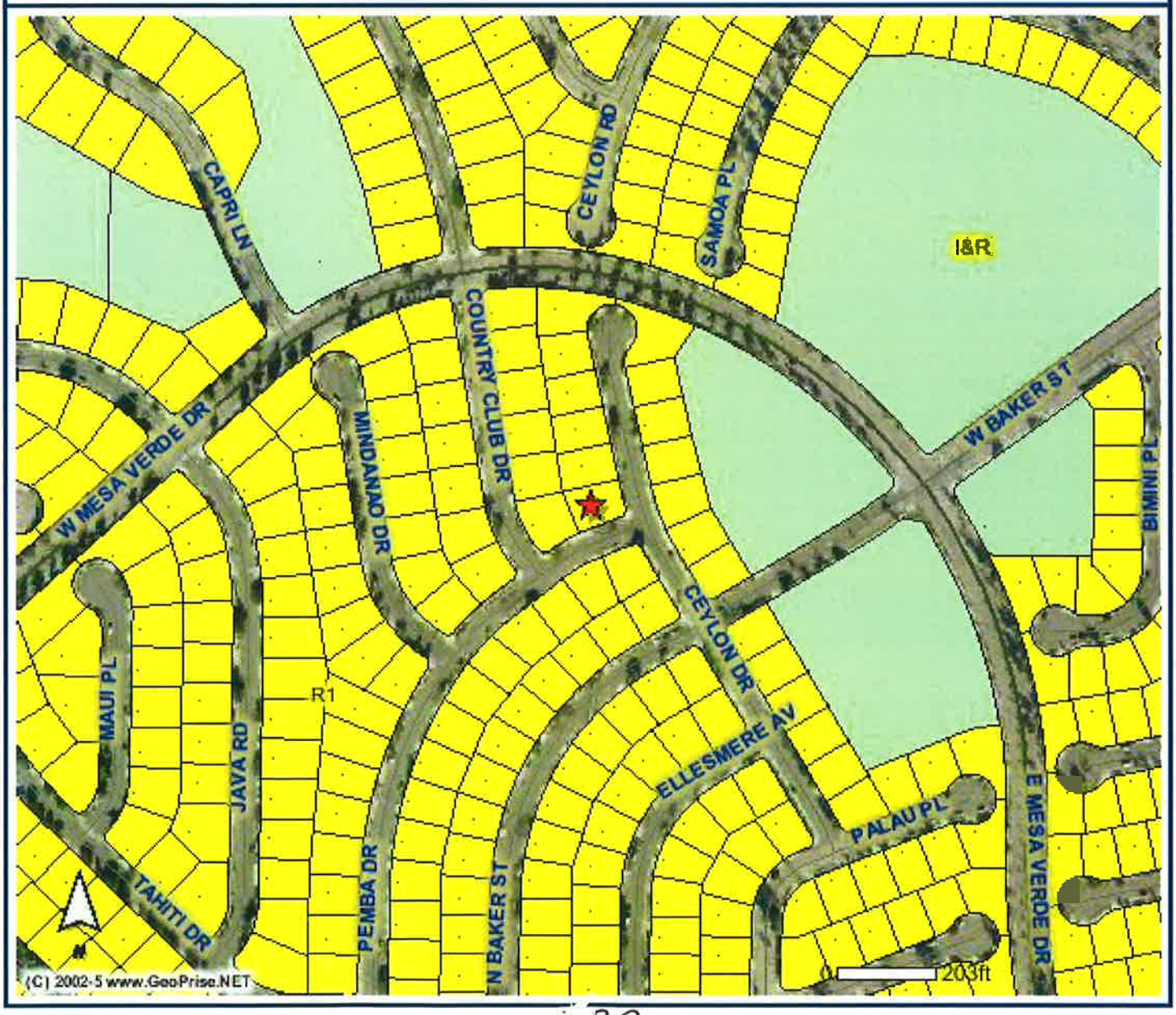
2967 CEYLON ZONING - [Created: 3/23/2015 11:00:41 AM] [Scale: 390.13] [Page: 8.5 x 11 / Portrait]

Overview Map

Legend

- Address Points
- Freeway
- Roads (cont)
- Collector
- Freeway
- Major
- Newport BLVD
- Primary (cont)
- SECONDARY
- Hydrology Channels
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary

Map Display



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ATTACHMENT 4
PHOTOGRAPHS OF EXISTING SITE

Photos taken March 11

ATTACHMENT 5
LETTERS FROM NEIGHBORS

To City of Costa Mesa- Planning

Re: 2967 Ceylon Drive- room addition

Mike Zea has shared the design layout for the pending room addition on the detached garage for his home. I think the design plan as represented and now under review before the city is appropriate for the neighborhood and is aesthetically appropriate for his home.

Please contact me if you have questions.

Sincerely,

714-724-7596
CLAUJEAN TAN
2970 COUNTRY CLUB DR.
CM CA 92626

To City of Costa Mesa- Planning

Re: 2967 Ceylon Drive- room addition

Mike Zea has shared the design layout for the pending room addition on the detached garage for his home. I think the design plan as represented and now under review before the city is appropriate for the neighborhood and is aesthetically appropriate for his home.

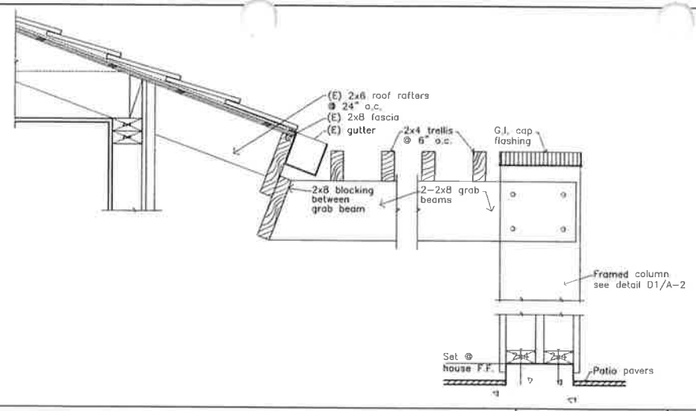
Please contact me if you have questions.

Ted Patterson

Sincerely,

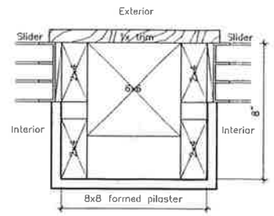
2972 PEMBA, CM

ATTACHMENT 6
PROPOSED CONCEPT PLANS



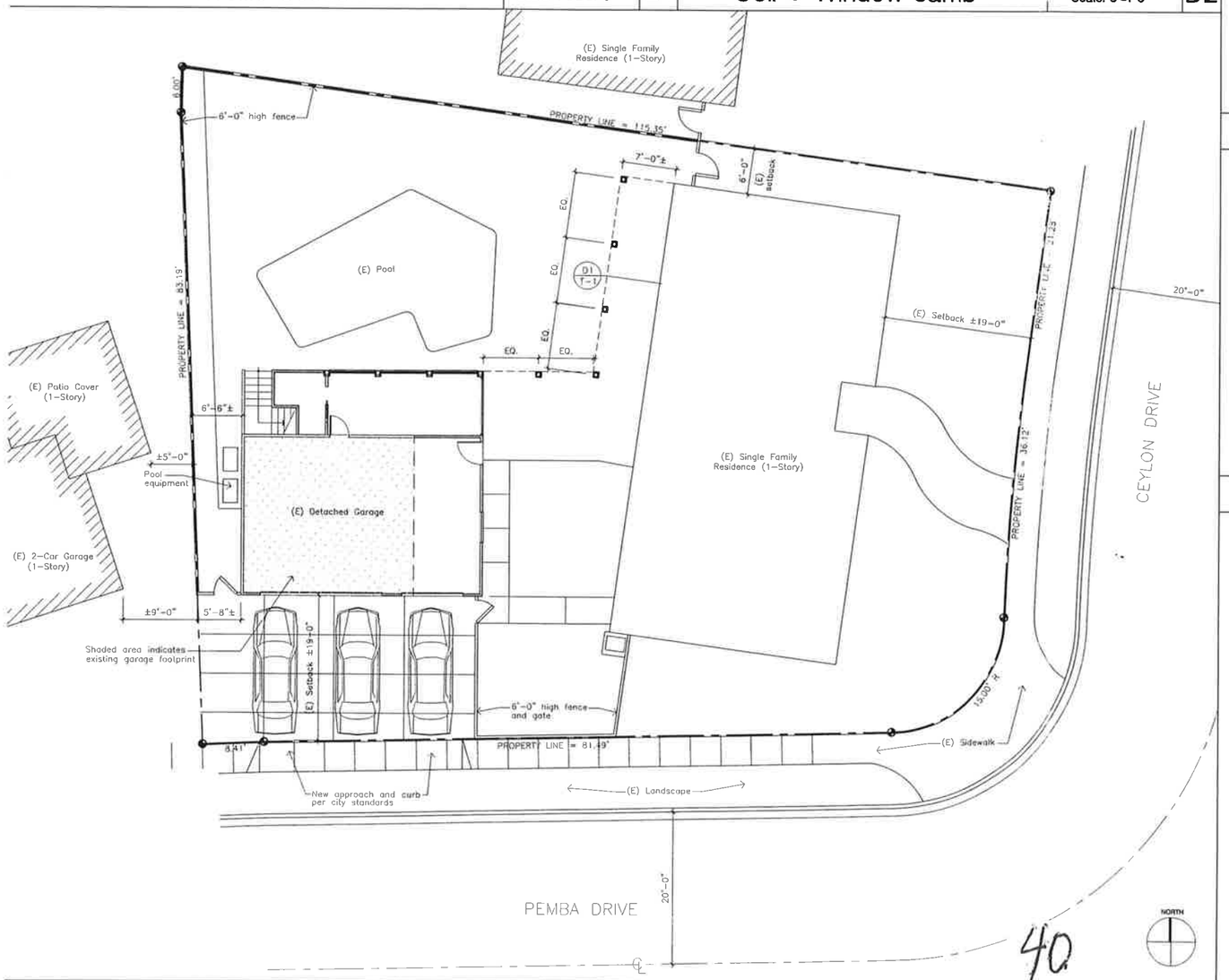
Trellis Section

Scale: 1 1/2"=1'-0" | D1



Col. @ Window Jamb

Scale: 3"=1'-0" | D2



40

Site Plan

Scale: 1/8"=1'-0" | 1

Zea Residence

2967 Ceylon Drive
Costa Mesa, Ca 92626

Legal description

TRACT NO: –

LOT NO.: 7

ASSESSORS PARCEL NUMBER: 139-23-207

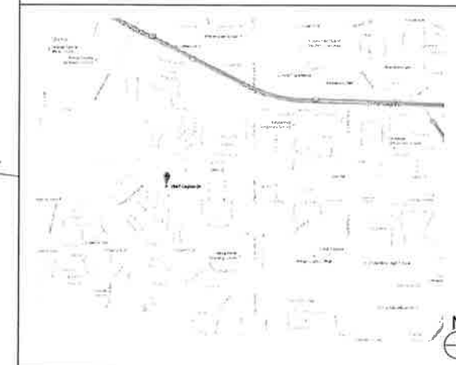
Consultants

Owner:
Zea Family
2967 Ceylon Drive
Costa Mesa, CA 92663

Architect:
Rolly Pulaski, AIA Architect
419 1/2 E. Bay Ave.
Newport Beach, Ca 92661
949-400-1934

Engineer:
Bao Pham P.E.
BR Engineering
14862 Morgan St. #8
Westminste, Ca 92683
(714) 622-5149

Vicinity map



Project data

Plan check number: –
Building department: City of Costa Mesa
Building codes: This project to comply with 2010 CBC, 2010 CMC, 2010 CEC, AND 2010 CPC
Occupancy classification: R3 / U
Construction classification: Type V – B
Stories: One (2)
Project Description: Expand existing 2-car garage to a 3-car garage and add 2nd story unit above

PROJECT DATA:

Lot size: approx. 8,683 s.f.
Building footprint: 2,668 s.f.
Lot coverage: 31%

TABULATIONS

Existing Residence	=	1,763 s.f.
Existing garage	=	478 s.f.
New garage addition	=	191 s.f.
New Lanai	=	236 s.f.
New 2nd floor deck	=	213 s.f.
New 2nd floor living	=	365 s.f.

Sheet index

Architectural drawings

T-1 Title sheet/ project information/ general notes/ site plan
T-2 CAL Green Mandatory Requirements
A-1 Proposed Floor Plans and building sections
A-2 Proposed Exterior Elevations

Structural drawings

S1 Structural General Notes
S2.1 Foundation and Framing Plan
S3.1 Structural Details
S3.2 Structural Details

T-24 Title 24 Energy Calculations

General notes

GENERAL NOTES

1. All workmanship and materials shall conform to the requirements of the 2010 Edition of the CBC, CMC, CPC and the 2010 CEC.
2. Before any work has begun, the Contractor shall make a thorough inspection of the building and site to check and verify all dimensions and conditions, noting existing work to remain and notifying the Owner and Architect in writing of any discrepancies between existing conditions and those shown on the construction documents.
3. Any omissions conflicts or discrepancies between the various elements of the construction documents and or specifications shall be brought to the attention of the Owner and Architect. All work is to be coordinated so that cooperation between the trades where required is accomplished.
4. Verify all openings throughout construction with all participating trades, such as, heating, plumbing, and electrical trades for size and location. Notify Owner and Architect in writing of any deviations from the construction documents.
5. Follow dimensions explicitly, do not scale drawings. Confirm with Architect before proceeding if conflict arise.
6. Pool, spas, walls, fences, patio covers and other freestanding structures require separate review and permits.
7. Contractor with his selected H.V.A.C. Subcontractor to assess existing H.V.A.C. systems to determine functionality & code compliance, make recommendations to Owner as to proposed modifications & cost. Advise Owner & Architect if framing modifications are necessary.
8. Verify & coordinate exterior hardscape, landscape & irrigation system with Owner and Landscape Architect.

Symbols

- Work point, control point or datum point
- Property line
- Revision number
- Building section number / Sheet number
- Exterior elevation number / Sheet number
- New addition area

Rolly Pulaski, AIA Architect
412 Harding Street
Newport Beach, Ca 92661
949-400-1934
rollypulaski@gmail.com
License # C4103

Stamp

Consultant

Engineer:
Bao Pham P.E.
BR Engineering
14862 Morgan St. #8
Westminste, Ca 92683
(714) 622-5149

Project title

Project:
ZEA RESIDENCE
2967 CEYLON DRIVE
COSTA MESA, CA 92626

Sheet Title

TITLE SHEET/SITE PLAN
PROJECT DATA

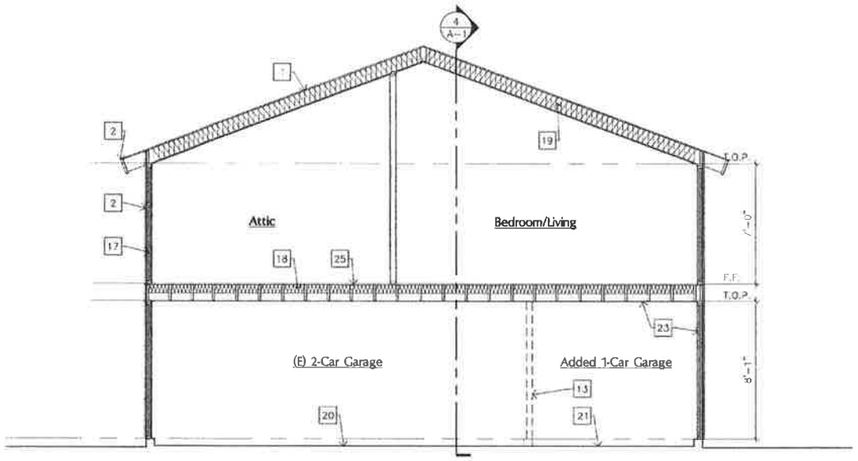
Revisions

1
2
3
4

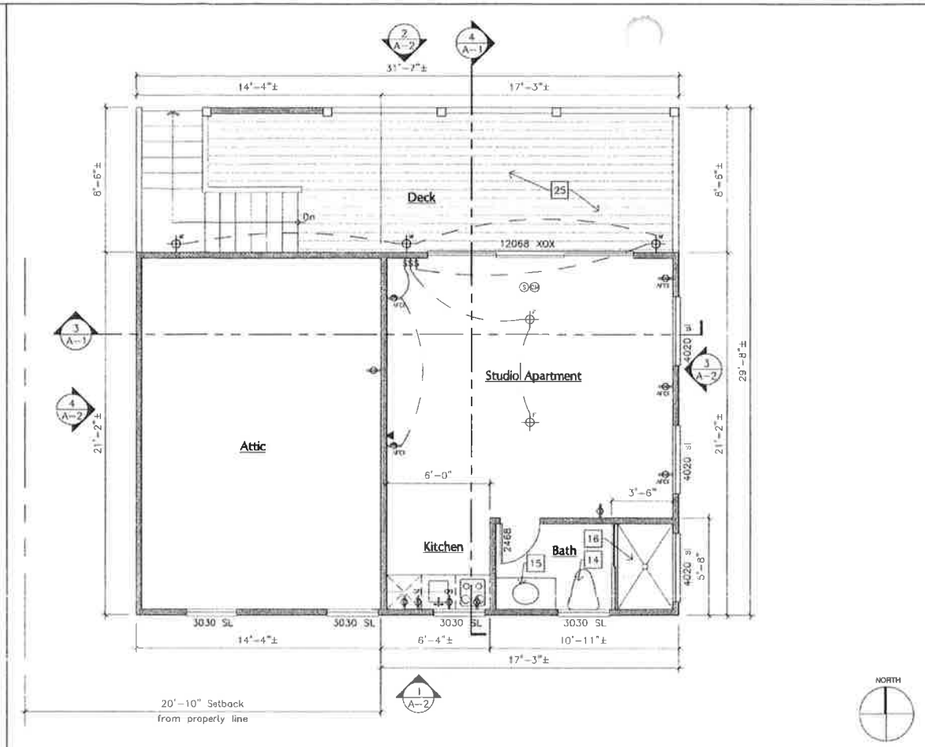
Date 2/16/15
Drawn RR.

Sheet number

T-1



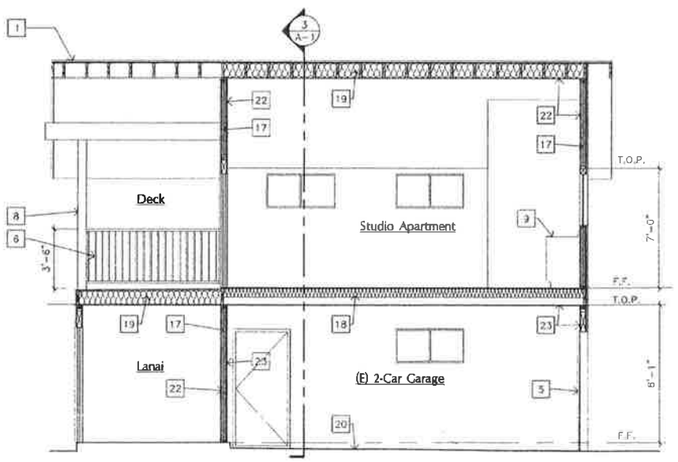
Building section | SCALE: 1/4"=1'-0" | 3



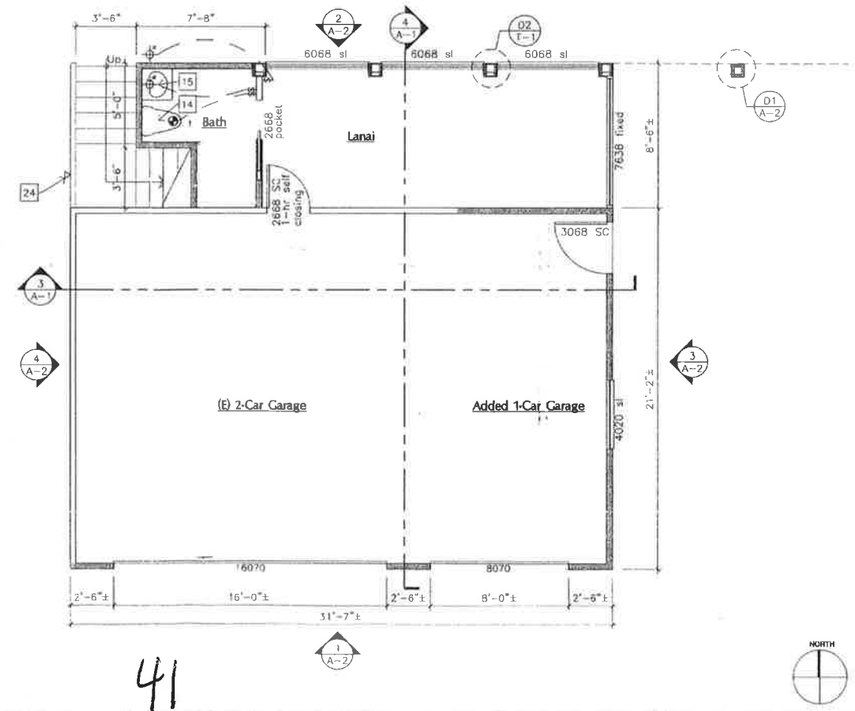
Proposed second floor plan | SCALE: 1/4"=1'-0" | 1

Floor key notes:

1. New 'Certainteed' ICC-ES ESR-1388 Class 'A' 3-tab composition shingles o/ roofing paper o/ plywd. sheathing
2. 'Hardiplank' lap siding to match existing ESR-2290 o/ building paper o/ 2x framing
3. New wood siding
4. New fencing to match existing
5. New garage o.h. garage door
6. New 42" high wood guard rail
7. Roof gutter and down spout
8. New 6x6 wood post
9. 72" kitchenette – As selected by owner
10. Stacked washer and dryer
11. Lower base cabinet line typical (shown solid) at 36" above finished floor
12. 'Dexotex' composition decking or approved equal
13. Remove existing wall and concrete curb
14. Water closet (use low flush toilets, 1.6 gallons/flush) HSC 17921.3(b). Provide 30" min. wide w/ 24" min. clear in front of toilet.
15. Lav – as selected by owner Provide low flow faucets (2.2 gpm) (CPC 402)
17. R-13 batt insulation
18. R-19 batt insulation
19. R-30 batt insulation
20. Existing conc. slab
21. New concrete slab
22. 1/2" gyp. bd. (painted)
23. 5/8" type 'X' gyp. bd.
24. Exterior shower head w/ hot and cold water
25. 1 1/8" plywood



Building section | SCALE: 1/4"=1'-0" | 4



41

Proposed first floor plan | SCALE: 1/4"=1'-0" | 2

Floor general notes:

1. Wall covering of showers or tubs within showers shall be of cement plaster, tile, or approved equal, to a height of not less than 70 inches above drain inlet. CBC 1210.3
2. All glazing in hazardous locations must be identified by a label (permanent if tempered) as safety glazing. UBC 2406.
3. Plumbing fixture flow restrictions; toilet 1.6 gpm, faucet, 2.2 gpm, and showerhead, 2.5 gpm.
4. Maximum temp. of 120 degrees at showers and tub/showers to be provided by use of pressure balance or thermostatic mixing valves.
5. Two layers of grade 'D' paper is required under stucco where applied over wood sheathing (shear walls).
6. All hose bibs and lawn sprinkler systems shall have approved backflow prevention devices.
7. Insulation: provide R-13 insulation in all new or accessible existing walls and R-30 in all new and accessible ceiling locations. R-19 in raised floor locations
8. All windows and doors to have thermal duel glazing.
9. All interior wall finishes to be 1/2" gyp. bd. min.
10. Provide safety glazing in all glazed doors and within 24" arc of door edge and 60" above the walking surface.
11. All exterior doors to have 1" max. difference in elevation from inside to outside, and provided with 36" min. deep landing.
12. Confirm with owner as to the selection of all appliances, plumbing fixtures & trim.
13. All casework to be selected by owner.
14. All floor finishes to be selected by owner.
15. Rooms containing bathtubs, showers, spas and similar fixtures shall be provided with an exhaust fan with a minimum capacity of 50 CFM. Ductless fans are unacceptable. CBC 1203.4.2.1, CMC T-4-4.
16. Net area of shower enclosure shall be not less than 1,024 sq. inch (7.1 sq. ft.) of floor area, and a min., of 30 inches diameter circle. CPC 411.7

Wall Legend

- Existing 2x4 stud wall to remain
- Existing 2x4 stud wall to be removed
- New 2x4 stud wall
- New 2x6 plumbing wall

Rolly Pulaski, AIA Architect
412 Harding Street
Newport Beach, Ca 92661
949-400-1934
rollypulaski@gmail.com
License # C4103

Stamp

Consultant

Engineer:
Bao Pham P.E.
BR Engineering
14862 Morgan St. #B
Westminste, Ca 92683
(714) 622-5149

Project title

Project:
ZEA RESIDENCE
2967 CEYLON DRIVE
COSTA MESA, CA 92626

Sheet Title

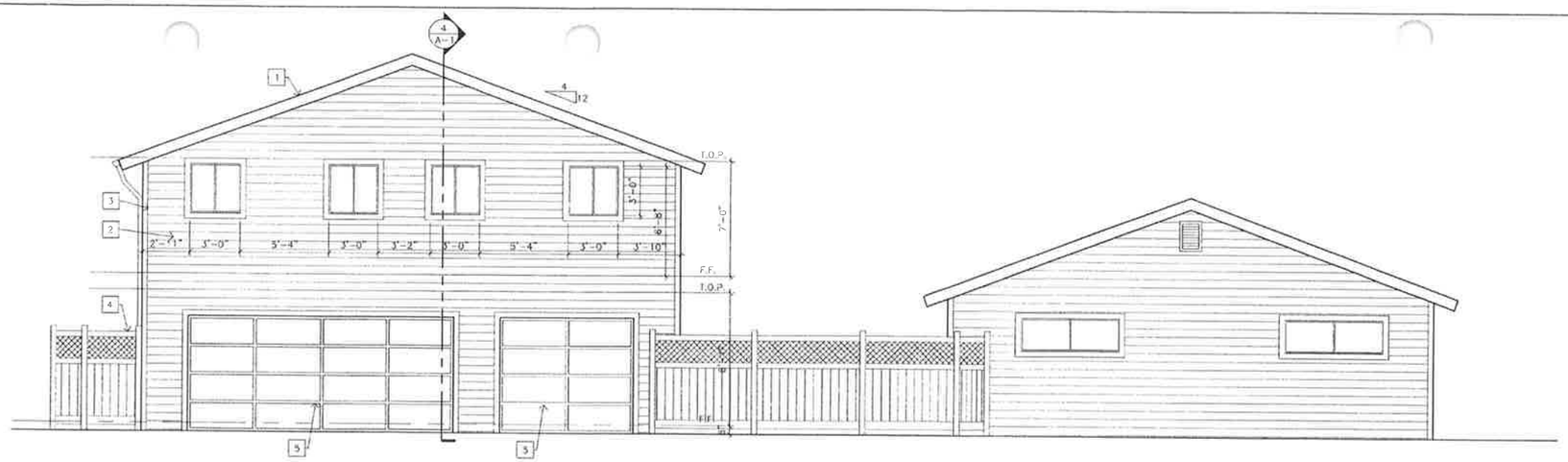
PROPOSED FLOOR PLANS

Revisions

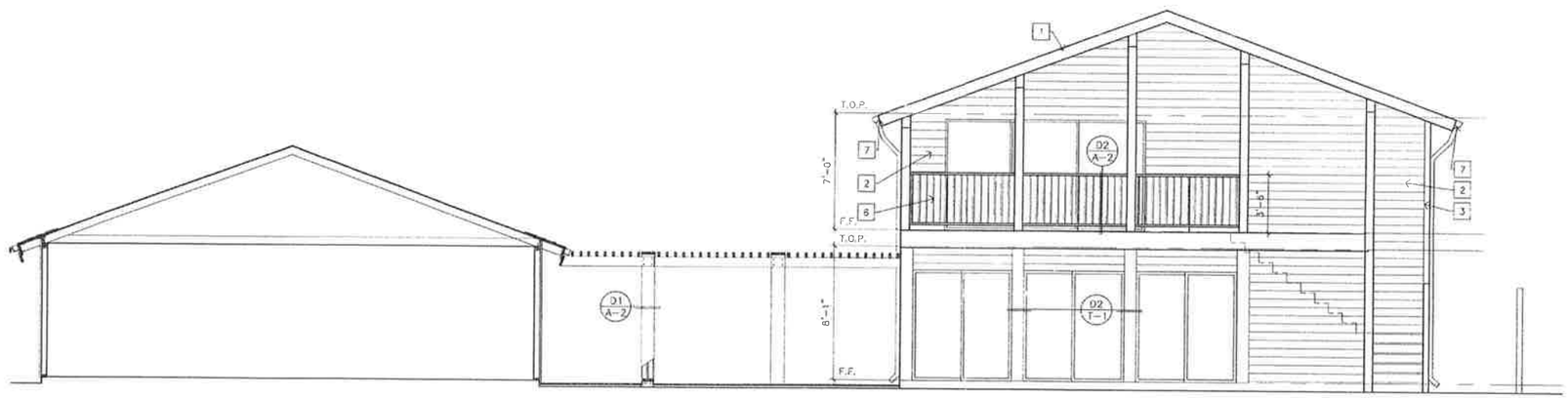
Date 12/11/14
Drawn RR

Sheet number

A-1

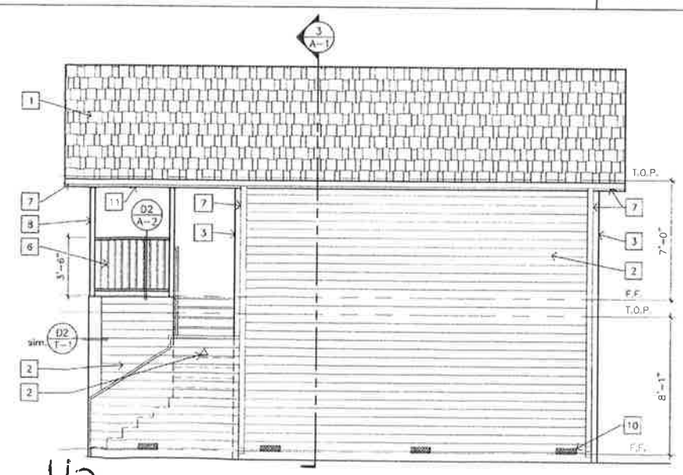


South Elevation | Scale: 1/4"=1'-0" | 1



North Elevation | Scale: 1/4"=1'-0" | 2

East Elevation | Scale: 1/4"=1'-0" | 4

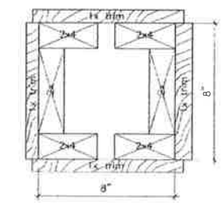


42

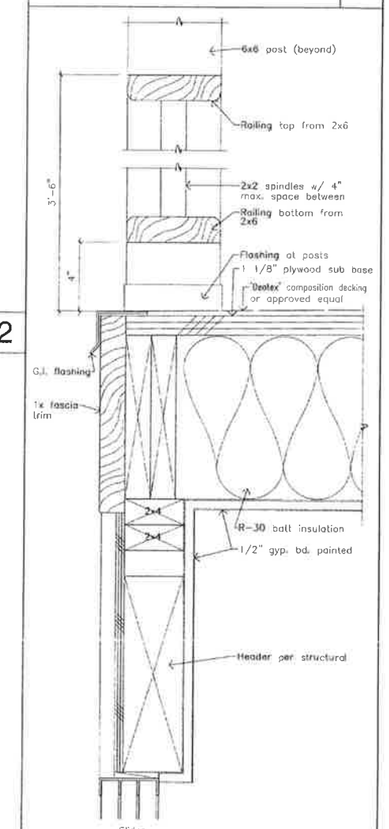
West Elevation | Scale: 1/4"=1'-0" | 3

...y notes:

1. New 'Certainteed' ICC-ES ESR-1388 Class 'A' 3-tab composition shingles o/ roofing paper o/ plywd. sheathing
2. 'Hardiplank' lap siding to match existing ESR-2290 o/ building paper o/ 2x framing
3. 1x3 corner trim – verify existing to match existing
4. New fencing to match existing
5. New garage o.h. garage door
6. 42" high wood guard rail – See
7. Roof gutter and down spout
8. 6x6 wood posts
9. Exterior shower head
10. Screened vents
11. 2x8 fascia to match existing



Framed Column | D1



Deck Railing | D2

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Project:
ZEA RESIDENCE
2967 CEYLON DRIVE
COSTA MESA, CA 92626

Sheet Title
PROPOSED ELEVATIONS

Revisions

Date 12/11/14
Drawn RR..

Sheet number
A-2

PH-3

ROSALES, MARTHA

From: Rob Walker <1433rob@gmail.com>
Sent: Monday, April 13, 2015 4:51 PM
To: PLANNING COMMISSION
Subject: Written Comments Concerning PH-3 2967 Pemba Drive Planning Application

I object to the proposed extension to 2967 Pemba Drive. By reason of its layout, size and siting, it would have an adverse impact on the scale and character of the neighborhood area. Its scale and bulk are inappropriate in the context of the surrounding homes, and the design is overbearing - particularly considering the nonconforming setback that the plan proposes to exacerbate.

The proposed second story is out of character for the neighborhood, and the proposed balcony is entirely out of character. Further the required mature trees may not thrive in a cramped setback space with a two story structure in such close proximity.

The illustrations seem to indicate that there is ample opportunity to work within the lot and meet the requirements for a second dwelling without detracting from views and appearance of the neighborhood and without adding more nonconforming structure. Please consider other possible designs or variances when denying or requesting modifications to the plan, as the proposed design compromises the appearance of the area significantly.

Rob Walker