CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

July 7, 2011

Bert W. Tarayao, AIA
89 Pelican Court
Newport Beach, CA 92660

RE: EXTENSION OF TIME FOR PLANNING APPLICATION PA-08-03
MINOR CUP FOR EXCESS GARAGE AREA
AND MINOR DESIGN REVIEW FOR A PROPOSED TWO-STORY RESIDENCE
231 FLOWER STREET, COSTA MESA

Dear Mr. Tarayao:

Staff's review of your time extension request for the above-referenced project has been completed. The request, as described in the attached project description, has been approved; based on the findings and subject to the conditions of approval, code requirements, and special district requirements (attached). The decision will become final at 5:00 p.m. on July 14, 2011, unless appealed by an affected party including filing of the necessary application and payment of the appropriate fee or called up for review by a member of the Planning Commission or City Council.

If you have any questions regarding this letter, please feel free to contact the project planner, Mel Lee, at (714) 754-5611, or via e-mail at mlee@ci.costa-mesa.ca.us.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project Description
Findings
Conditions of Approval

cc: Engineering
Fire Protection Analyst
Building Safety Division

Daniel and Jani Judge
220 E. 19th Street
Costa Mesa, CA 92627

PROJECT DESCRIPTION:

- The property is located on the City's east side and is mid-block on Flower Street between Orange Avenue and Westminster Avenue.
- On June 23, 2008, Planning Commission approved Planning Application PA-08-03 for a proposed two-story, four-bedroom residence and attached three-car garage:
    - Minor conditional use permit for excess garage area (700 square feet maximum allowed; 843 square feet proposed);
    - Minor design review to deviate from the City's Residential Design Guidelines for recommended average second floor side setback on the left side (east) elevation (10-foot average setback allowed; 8.6 feet proposed).
- The applicant initially also requested approval of variances from building and chimney height, necessitating Planning Commission review as PA-08-03; however, because the applicant redesigned the project to eliminate the variance requests, the time extension is being approved by the Zoning Administrator instead of the Planning Commission.
- One-year extensions of time were granted by the Zoning Administrator on June 18, 2009 and on July 8, 2010. This is the third time extension request for the project.
- Approval of the current extension for PA-08-03 will expire on June 23, 2012, unless the applicant obtains building permits prior to that date or requests an additional extension of time.

FINDINGS:

A. The information presented complies with Costa Mesa Municipal Code Section 13-29(14) in that the proposed development is compatible and harmonious with existing and/or anticipated development on surrounding properties. The design of the second story is generally consistent with the purpose and intent of the City's Residential Design Guidelines.

B. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed use is compatible with developments in the same general area. Granting the minor conditional use permit will not be detrimental to the health, safety, and general welfare of the public or other properties or improvements within the immediate vicinity. Granting the minor conditional use permit will not allow a use, density, or intensity that is not in accordance with the general plan designation for the property. Specifically, the size of the garage is integrated into the overall residence and the design is consistent with the parking of vehicles and other garage uses.

C. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
    - The project, as revised, is compatible and harmonious with uses on surrounding properties.
    - Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.

- The project complies with applicable performance standards prescribed in the Zoning Code.
- The project is consistent with the General Plan.
- The cumulative effect of all of the planning applications have been considered.

D. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.

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

CONDITIONS OF APPROVAL:

Plng.

1. All applicable conditions of approval, code requirements, and special district requirements for PA-08-03 shall be complied with.
2. Approval of PA-08-03 will expire on June 23, 2012, unless the applicant obtains building permits prior to that date. If the applicant is unable to obtain building permits within the time period, the applicant may request an extension of time. The Planning Division must receive a written request for the time extension prior to the expiration of the approval.

NEW CODE REQUIREMENTS AS OF JULY 7, 2011:

Bldg.

1. Comply with the requirements of the 2010 California Building Code, 2010 California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted California Building Code, California Residential Code California Electrical Code, California Mechanical Code California Plumbing Code, California Green Building Standards and California Energy Code (at the time of plan submittal) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa.
2. Submit grading plans, an erosion control plan, and a hydrology study.