



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

October 6, 2011

Mr. Mike Cantrell
1620 Primrose Street
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-11-31
MINOR DESIGN REVIEW FOR A SECOND FLOOR ADDITION
MINOR CONDITIONAL USE PERMIT FOR A GARAGE OVER 700 SF AND
MINOR MODIFICATION FOR A DECREASE IN FRONT YARD SETBACK
2282 WATERMAN WAY, COSTA MESA**

Dear Mr. Cantrell:

Review of the minor design review, minor conditional use permit, and minor modification for the above-referenced project has been completed. The application, as described in the attached project description, has been approved, based on the findings and subject to the conditions of approval (attached). The decision will become final at 5 p.m. on October 13, 2011, unless appealed by an affected party (including filing of the necessary application and payment of the appropriate fee) or is 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, Rebecca Robbins, at (714) 754-5609 or rebecca.robbins@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN, AICP
Zoning Administrator

Attachments: Project description
 Findings
 Conditions of approval
 Approved conceptual plans

cc: Engineering
 Fire Protection Analyst
 Building Division

Craig & Charlotte Bluell
2282 Waterman Way
Costa Mesa, CA 92627

PROJECT DESCRIPTION

The property is located at 2282 Waterman Way in a single-family residential neighborhood in the R1 zone. The immediate neighboring properties include one-story single-family residences to the left (east) to the right (west), and a mix of single and two-story homes to the rear (south & southeast).

The proposed project involves the following:

- Minor Design Review for a second floor addition with a deviation from the Residential Design Guidelines for the average second story setback (average 6-foot 9-inch setback proposed on the right side; average 10-foot setback recommended).
- Minor Conditional Use Permit for an 921 square-foot garage (700 square-foot maximum permitted)
- Minor Modification for an encroachment into the required front setback (18 feet 10 inches proposed; 20 feet required).

ANALYSIS

Minor Design Review

A minor design review is required since the proposed second floor right side elevation does not meet the recommended 10-foot average side setback (an average of 6 feet 9 inches is proposed). Staff supports the deviation from the Residential Design Guidelines based on the following:

- The proposed setback does not negatively impact privacy because there is only one window proposed along this elevation and the window is angled toward, and located at, the front of the property.
- Although the adjoining property to the right is a single-story residence, the view from the proposed window overlooks the neighbor's garage and is approximately 10 feet from the right side property line.
- The neighboring residence contains one small window on the left side midway down the elevation. Consequently, there are no direct views from the proposed second-story window into the windows of the neighboring residence.
- The second floor does not extend the full length of the first floor.
- The roof slope on the first story that extends past the second floor area creates breaks in the building plane for visual interest.
- In terms of bulk and scale, this structure complies with the second-to-first floor ratio as recommended by the Residential Design Guidelines (53.5% proposed; maximum 80% recommended).

Conditions are included requiring additional treatments be added to the right side elevation, including but not limited to, a bellyband and/or a mix of materials (i.e. stucco, siding) to further break up the elevation.

Minor Conditional Use Permit for Garage

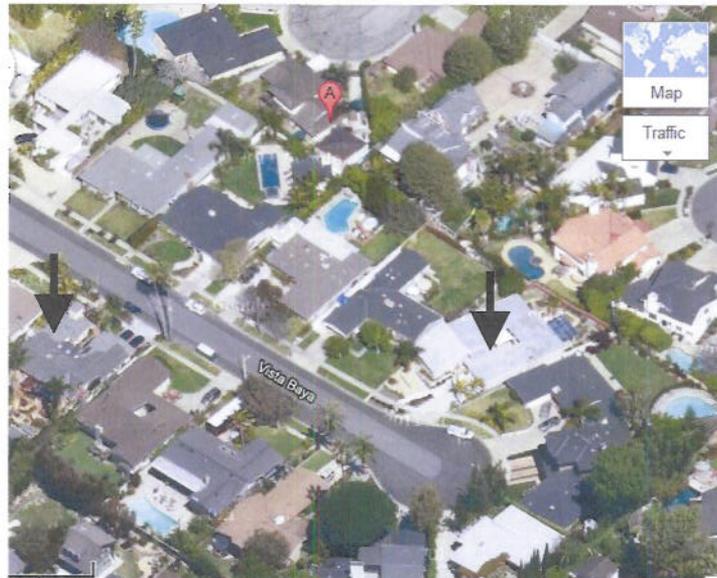
A minor conditional use permit is required because the garage area will exceed the 700 square foot maximum allowed by Code (921 square feet total proposed). The property owner is requesting to extend the garage toward the rear of the property to provide for additional storage for recreation equipment. Staff supports the garage size because the driveway width remains consistent with two-car garages (16 feet wide) so the amount of front landscaping will remain unaffected. Furthermore, the garage has been designed with no sink, toilet, or shower, making it less conducive for conversion to a separate dwelling unit.

Minor Modification

A minor modification is required because a portion of the second floor addition encroaches into the required front yard setback (18 feet 10 inches proposed at the closest point; 20 feet required). The majority of the encroachment is for a proposed bay window. The irregular shape of the parcel is such that the front portion of the lot where the second floor addition will be located is at the terminus of a cul-de-sac; consequently the lot's frontage is narrower than usual so the encroachment is limited. In addition, the bay window provides visual interest by providing a break in the front building plane. The second floor will not encroach further than the existing setback of the house.

ADDITIONAL INFORMATION

We received two communications protesting approval of the project. One neighbor cited concerns that the reduction in the side setback would result in a "canyon effect", reducing sunlight and resulting in a negative impact on privacy. The second neighbor expressed concerns with the entire project, expressing their opinion that the current house is large for its location and will overshadow and be overbuilt if these additions are approved. However, both neighbors are located on Vista Baya – which is to the south of the subject property. Therefore, neither would be overshadowed by the addition. Furthermore, the combination of the grade difference between the project site and the Vista Baya properties (the project site it is 1 foot, 6 inches to 2 feet lower; the 22 foot 9 inch building height (27 feet permitted); and a rear setback for the second story addition that ranges from 22 foot 9 inches to 26 foot 6 inches (20 feet required), should minimize any impact the project should have on the Vista Baya neighbors.



The applicant is reminded that any changes to the front walls of the garage may require approval by Planning Commission and a cessation of construction until a final decision has been reached.

CONCLUSION

Staff finds that, as conditioned, the project meets the intent of the Residential Design Guidelines because it will not impact the privacy of surrounding neighbors and by incorporating various building planes and roof forms into the design to minimize building mass and is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity.

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Low Density Residential, which allows a maximum density of one dwelling unit per 5,445 square-foot of lot area. The site contains one dwelling unit on a 7,054 square-foot lot and is therefore consistent with the lot's General Plan designation.

FINDINGS

1. The information presented substantially complies Costa Mesa Municipal Code Section 13-29(g)(14) for a minor design review to allow a 6 feet 9 inch average right side setback (10-foot average recommended) because:
 - a. The project complies with the City of Costa Mesa Zoning Code and meets 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. Specifically, although the right side setback is an average of 6 feet 9 inches, there is only one window proposed along this elevation and the

window is angled toward, and located at, the front of the property. The view from this window would overlook the neighbor's garage and is approximately 10 feet from the right side property line. Therefore, privacy impacts to adjoining neighbors will be minimized because of the second floor window location, setbacks, and orientation.

- b. The visual prominence associated with the construction of the two-story addition in a predominantly single-story neighborhood has been reduced through appropriate transitions between the first and second floors and the provision of second floor offsets to avoid unrelieved two-story walls. Specifically, the second floor does not extend the full length of the first floor and a roof slope on the first story extends past the second floor area creates breaks in the building plane for visual interest. Conditions are also included requiring additional treatments on the right side elevation, also including, but not limited to, a bellyband and/or a mix of materials (i.e. stucco, siding) to further break up the elevation. In addition, the proposed structure complies with the second-to-first floor ratio as recommended by the Residential Design Guidelines (53.5% proposed; maximum 80% recommended).
 - c. The project complies with the maximum density standards allowed pursuant to the general plan. The General Plan designation for the property is Low Density Residential, which allows a maximum density of one dwelling unit per 5,445 square-foot of lot area. The site contains one dwelling unit on a 7,054 square-foot lot and is therefore consistent with the lot's General Plan designation.
2. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) for a minor conditional use permit to allow the garage to exceed 700 square feet (921 square feet proposed) because:
 - a. The proposed use, as conditioned, is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Specifically, the garage addition is for storage purposes and is located toward the rear of the property. Therefore, the driveway width will remain unchanged so the front landscaping will not be impacted by the expansion. In addition, the garage has been designed with no sink, toilet, or shower, making it less conducive for conversion to a separate dwelling unit.
 - b. Granting the minor conditional use permit will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood.
 - c. Granting the minor conditional use permit 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.
 3. The information presented complies with Costa Mesa Municipal Code Section 13-29(g)(2) for a minor modification for a portion of the second floor addition to encroach into the required front yard setback (18 feet 10 inches proposed at the

closest point; 20 feet required) because:

- a. The improvement will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
 - b. The improvement is compatible and enhances the architecture and design of the existing and anticipated development in the vicinity. This includes the site planning, land coverage, landscaping, appearance, scale of structures, open space and any other applicable features relative to a compatible and attractive development. Specifically, because of the irregular shape of the parcel is such that the front portion of the lot where the second floor addition will be located is at the terminus of a cul-de-sac; consequently the lots frontage is narrower than usual so the encroachment is limited. In addition, the bay window provides visual interest by providing a break in the front building plane. The second floor will not encroach further than the existing setback of the house.
4. 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 15301 for Existing Facilities.
 5. 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. The conditions of approval and Code provisions of Zoning Application ZA-11-31 shall be blueprinted on the face of the site plan as part of the plan check submittal package.
2. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to the Building Division's final inspections. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.
 3. Additional treatments shall be added to the right side elevation, including but not limited to, a bellyband and/or a mix of materials (i.e. stucco, siding) to further break up the elevation.
 4. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, additional second story windows, 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 design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 5. Relocation or expansion of the second-story windows on the left and right side elevations are expressly prohibited without prior written approval of the Zoning Administrator.
 6. Every effort shall be made to follow sustainable building (i.e., "green") practices in the construction of the residence.

7. The applicant is reminded that any changes to the front walls of the garage may require approval by Planning Commission and a cessation of construction until a final decision has been reached.

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.

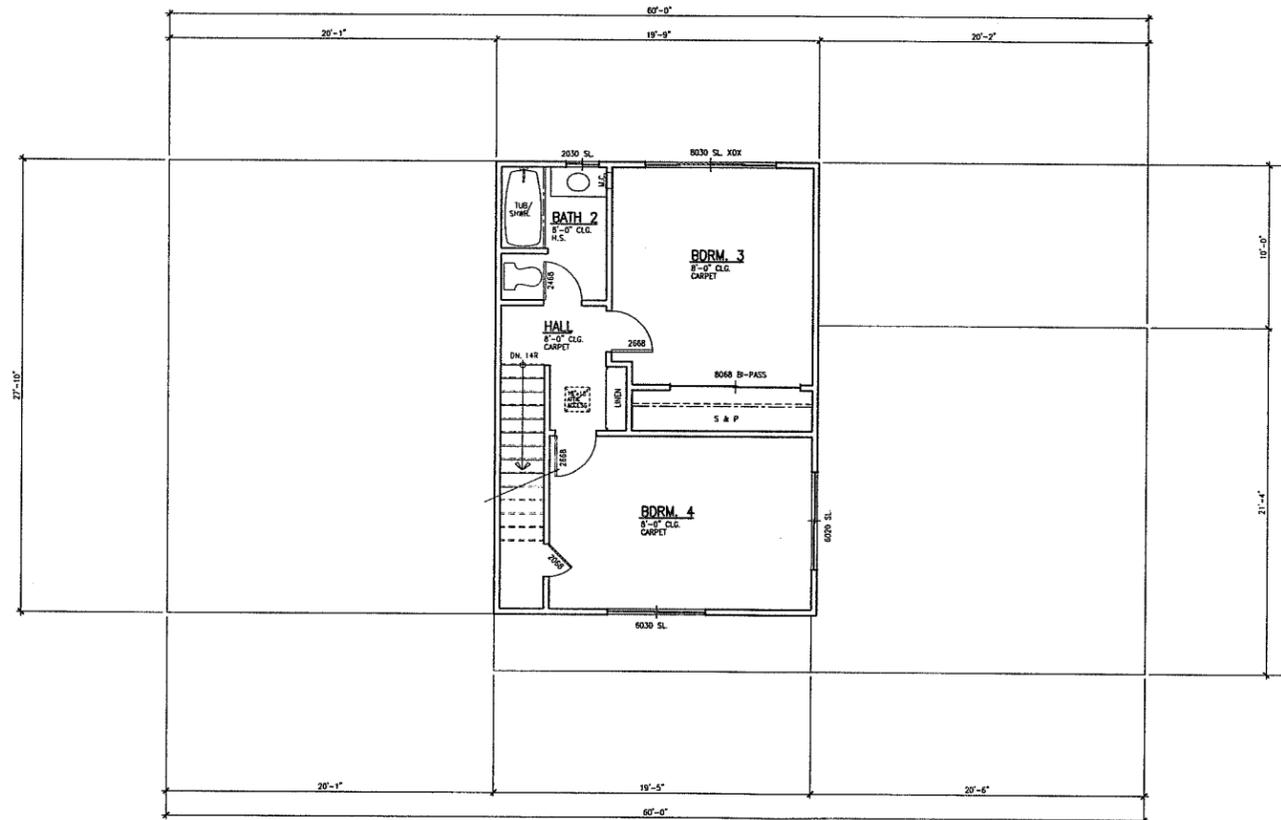
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| Plng. | <ol style="list-style-type: none"> 1. Approval of the planning application is valid for one (1) year from the effective date of this approval and will expire at the end of that period unless applicant establishes the use by obtaining building permits for the authorized construction and initiates construction. If the applicant is unable to obtain building permits within the one-year 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 planning application. 2. Development shall comply with all requirements of Chapter 5, of Title 13, of the Costa Mesa Municipal Code relating to development standards for residential projects. 3. Street addresses shall be displayed in a manner visible to the street. Street address numerals shall be a minimum 6 inches in height with not less than ½-inch stroke and shall contrast sharply with the background. 4. Any new mechanical equipment such as air-conditioning equipment and duct work shall be screened from view in a manner approved by the Planning Division. All roof-mounted equipment is prohibited. 5. All construction-related activity shall be limited to between the hours of 7 a.m. and 7 p.m., Monday through Friday, and 9 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work. |
| Bus.
Lic. | <ol style="list-style-type: none"> 6. 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. |
| Bldg. | <ol style="list-style-type: none"> 7. Comply with the requirements of the 2010 California Building Code, 2010 California Electrical Code, 2010 California Mechanical Code, 2010 California Plumbing Code, and 2010 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) and California Code of Regulations also known as the California Building Standards Code, as amended by the City of Costa Mesa. |
| Eng. | <ol style="list-style-type: none"> 8. A Construction Access Permit and deposit of \$580 will be required by City of Costa Mesa, Engineering Division prior to start of any on-site work, necessary during construction for street sweeping and to guarantee replacement costs in case of damage to existing public improvements. 9. For demolition, grading, or building permits involving projects with a valuation of \$10,000 or more, the contractor shall use a City-permitted |

hauler(s) to haul any debris or solid waste from the job site (refer to Section 8-83(h), Regulations, of Title 8 of the Costa Mesa Municipal Code). Use of a City-permitted hauler for such projects is the responsibility of the designated contractor. Non-compliance is subject to an administrative penalty as follows: \$1,000 or 3% of the total project value, whichever is greater.

SPECIAL DISTRICT REQUIREMENTS

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

- Sani. 1. It is recommended that the developer contact the Costa Mesa Sanitary District at (949) 645-8400 for current district requirements.
- AQMD 2. Applicant shall contact the Air Quality Management District (800) 288 7664 for potential additional conditions of development or for additional permits required by the district.
- State 3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants (RIFA) exist on the property prior to any soil movement or excavation.



UPPER LEVEL

EXISTING UPPER LEVEL FLOOR PLAN

SQUARE FOOTAGE TABLE:

EXISTING LOWER LEVEL	1109 SQ. FT.
EXISTING UPPER LEVEL	504 SQ. FT.
EXISTING TOTAL LAMBLE	1613 SQ. FT.
EXISTING 2-CAR GARAGE	431 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 SCALE: 1/4" = 1'-0"

DO NOT SCALE PLANS

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT MANAGER:	JVR
DESIGNER:	JVR
DRAWN BY:	JVR
REVIEWED BY:	JVR
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2011010
CAD FILE NAME:	A102.DWG

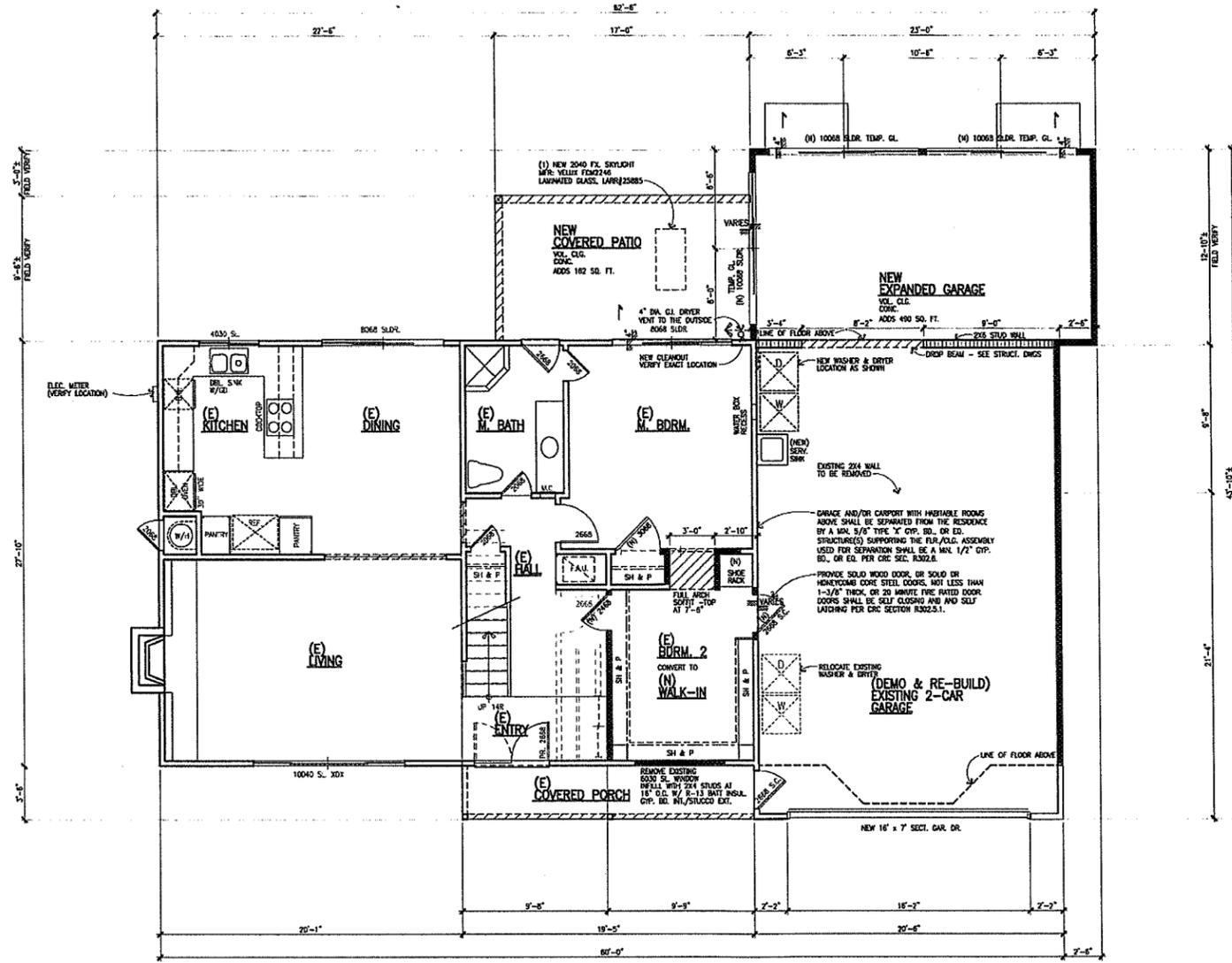
DATE:	06/28/11	SHEET:	A1.2
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BLUELL RESIDENCE

2282 WATERMAN WAY
 COSTA MESA, CA 92627

TRACT NO.

1ST BLDG. DEPT. SUBMITTAL



LOWER LEVEL

WALL LEGEND

- EXISTING 2X4 STUD WALL
- - - - EXISTING 2X4 STUD WALL TO BE REMOVED
- ▬ NEW 2X4 STUD WALL

SQUARE FOOTAGE TABLE:

EXISTING LOWER LEVEL	1109 SQ. FT.
EXISTING UPPER LEVEL	504 SQ. FT.
NEW DEMO RM.	ADDS 682 SQ. FT.
NEW TOTAL LUMBAE	2195 SQ. FT.
EXISTING 2-CAR GARAGE	431 SQ. FT.
NEW EXPANDED GARAGE	ADDS 490 SQ. FT.
NEW TOTAL GARAGE	921 SQ. FT.
NEW COVERED PATIO	192 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
SCALE: 1/4" = 1'-0"

DO NOT SCALE PLANS
REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER:	JVR
DESIGNER:	JVR
DRAWN BY:	JVR
REVIEWED BY:	JVR
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2911919
CAD FILE NAME:	A14L019

DATE:	09/06/11
SHEET:	A1.4

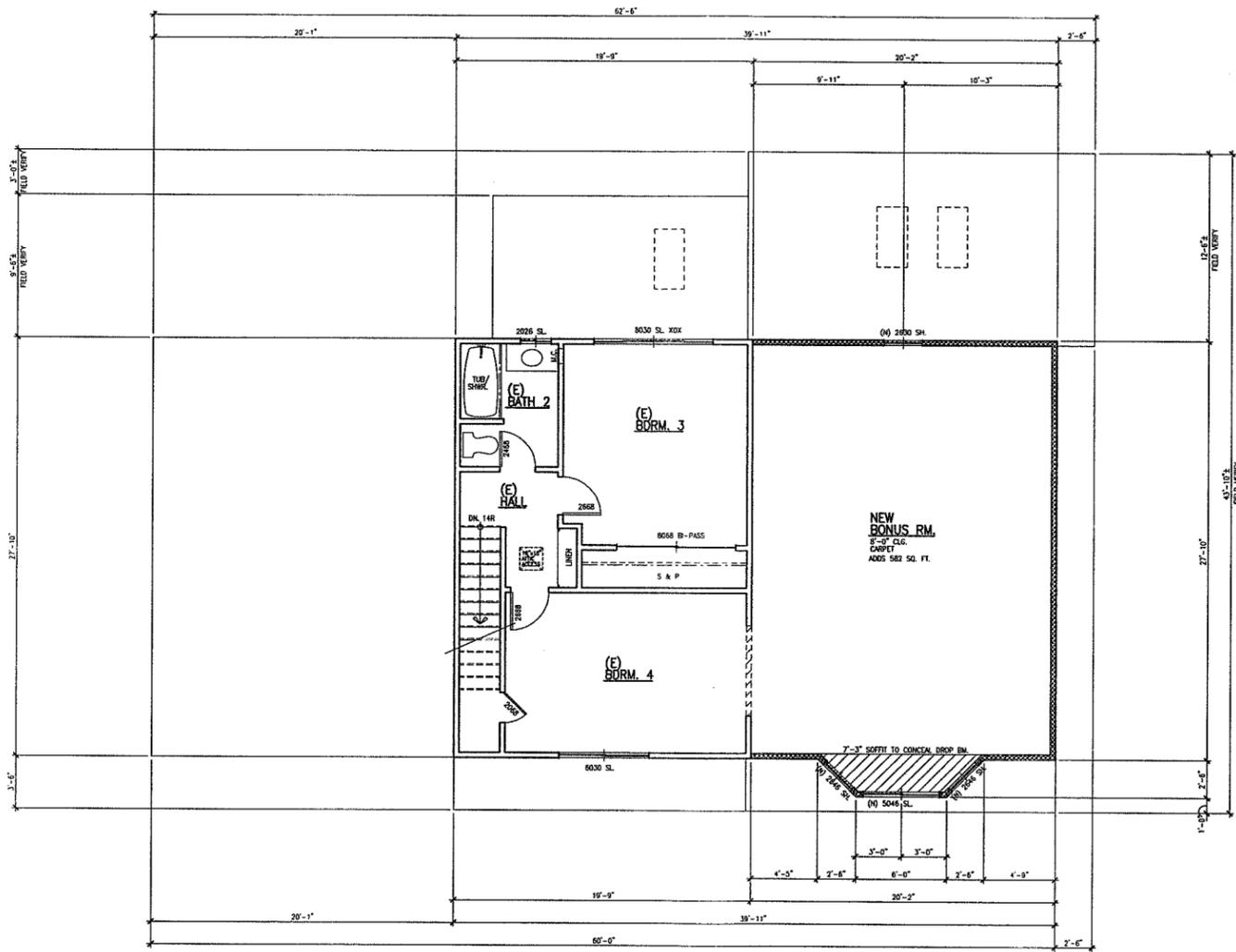
BLUELL RESIDENCE

2282 WATERMAN WAY
COSTA MESA, CA 92627

TRACT NO.

1ST BLDG. DEPT. SUBMITTAL

IMPROVEMENT UPPER LEVEL FLOOR PLAN



UPPER LEVEL

WALL LEGEND

- EXISTING 2X4 STUD WALL
- - - - - EXISTING 2X4 STUD WALL TO BE REMOVED
- ▬▬▬▬▬ NEW 2X4 STUD WALL

SQUARE FOOTAGE TABLE:

EXISTING LOWER LEVEL	1109 SQ. FT.
EXISTING UPPER LEVEL	504 SQ. FT.
NEW BONUS RM.	ADD 582 SQ. FT.
NEW TOTAL UNABLE	2195 SQ. FT.
EXISTING 2-CAR GARAGE	431 SQ. FT.
NEW EXPANDED GARAGE	ADD 490 SQ. FT.
NEW TOTAL GARAGE	921 SQ. FT.
NEW COVERED PATIO	182 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION
 SCALE: 1/4" = 1'-0"

DO NOT SCALE PLANS

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT MANAGER:	JVR
DESIGNER:	JVR
DRAWN BY:	JVR
REVIEWED BY:	JVR
1ST BLDG. DEPT. SUBMITTAL:	
ISSUED FOR CONSTRUCTION:	
JOB NUMBER:	2011010
CAD FILE NAME:	A105.DWG

DATE:	07/12/11	SHEET:	A1.5
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BLUELL RESIDENCE

2282 WATERMAN WAY
 COSTA MESA, CA 92627

TRACT NO.

1ST BLDG. DEPT. SUBMITTAL

