

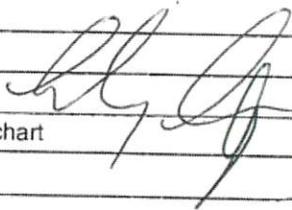


City of Costa Mesa, Development Services Department
 77 Fair Drive, P.O. 1200, Costa Mesa, CA 92628-1200
 Phone: (714) 754-5245 Fax: (714) 754-4856, www.costamesaca.gov

APPLICATION FOR MINOR MODIFICATION REQUEST
 (See Title 13, Ch III, Section 13-28(f) Minor Modifications, of Municipal Code)

Minor Mod # **MM - 20 - 20**

PROPERTY ADDRESS: 429 Flower St

PROPERTY OWNER: TOM AND LIBBY DOUGHTY Phone 949-554-7554
 Address 429 Flower St Email or Fax # LibbyAdoughty@aol.com
 City Costa Mesa State CA Zip Code _____
 Property Owner's Signature  Date 6/17/2020
 AUTHORIZED AGENT: Jason Richart Phone 949-422-9191
 Address 1041 W. 18th Street Email or Fax # _____
 City Costa Mesa State CA Zip Code _____
 Authorized Agent's Signature _____ Date _____

PROJECT DESCRIPTION: [Provide project description & justification for approval below]

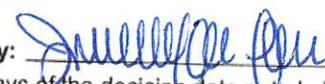
1. NEW KITCHEN EXPANSION. 2. NEW RETREAT. 3. NEW PANTRY .
4. NEW CALIFORNIA ROOM. 5. MASTER BATHRM REMODEL. 6. LAUNDRY RM REMODEL.
7. NEW PATIO COVER AT FRONT.

CONCEPT PLANS/DRAWINGS ARE ATTACHED: YES NO

OFFICE USE ONLY BELOW

THIS MINOR MODIFICATION REQUEST IS APPROVED / DENIED BASED ON THE FOLLOWING FINDINGS:

- The improvement will not be / will be materially detrimental to the health, safety, and general welfare of person residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.
- The improvement is / is not compatible or considered as an enhancement to 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.

Zone: R1 Approved by:  Decision Date: 6/25/20

Appeal of this decision shall be filed within 7 days of the decision date noted above by remittance of the appeal fee and according to the procedures set forth in Title 2, Chapter IX, of the Costa Mesa Municiple Code.

(White - Planning; Canary - Building; Pink - Applicant; Goldenrod - Authorized Agent)

Minor Modification request for the porch for 429 Flower Street

We purchased our house in August 2013. It had been extensively remodeled before we bought it. Two months later we received a letter from the planning commission regarding our covered porch. We knew nothing about this. We appeared in front of the planning commission, along with South Pointe Equities, who remodeled the house before we bought it. After hearing us speak, the planning commission approved the minor modification amendment MM-13-14 for a covered porch extension at 429 Flower Street.

In our current proposed remodel we are expanding our house to the side with a 5 foot setback. We are continuing the porch to the length of the expansion. The porch will continue straight across to make it compatible with the existing porch, which had been previously approved by the Costa Mesa planning commission in 2013. This pocket of Eastside CM that we live in, is known for its front porches. We are asking for the minor modification for our front porch to keep the integrity of the house and to aesthetically compliment our neighborhood. The planning commission approved the porch in the past and we hope will pass it again now. Our house when completed, will blend in beautifully with our Eastside neighborhood. Please see the attached approved minor modification amendment from 2013 for our front porch.

RESOLUTION NO. PC-13-27

A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING MINOR
MODIFICATION AMENDMENT MM-13-14 A1 FOR A
COVERED PORCH EXTENSION AT 429 FLOWER STREET

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

WHEREAS, an application was filed by South Pointe Equities, LLC, for the
following;

Amendment to a previously approved Minor Modification from the front yard
setback requirement for a covered porch extension to an existing single family
residence (20 feet required; 19 feet originally approved, 16 feet existing).

WHEREAS, the Planning Commission considered the request at their meeting
on October 28, 2013, with persons having the opportunity to speak and be heard for
and against the request;

BE IT RESOLVED that, based on the evidence in the record and the findings
contained in Exhibit A, the Planning Commission hereby **APPROVES** Minor
Modification Amendment MM-13-14 A1.

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 Minor Modification Amendment MM-13-14
A1, 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 project.

PASSED AND ADOPTED this 28th day of October, 2013.



Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

EXHIBIT A

FINDINGS (APPROVAL)

- A. The project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 3. The project is consistent with the General Plan.
 4. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(6) because:
- a. The minor modification will not be materially detrimental to the health, safety, and general welfare of persons residing within the immediate vicinity of the project or to property and improvements within the neighborhood.
 - b. The project is compatible and enhances the architecture of the existing 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.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines; and the City environmental procedures, and has been found to be exempt from CEQA under Section 15303 for New Construction.
- D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

NOTICE OF DECISION
October 28, 2013
Page 2

Harold Bailey
423 Flower Street
Costa Mesa, CA 92627

Thomas Doughty
429 Flower Street
Costa Mesa, CA 92627

Zachry Scott Newkirk
433 Flower Street
Costa Mesa, CA 92627

