



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH AND GARY ARMSTRONG
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: NOVEMBER 21, 2013
SUBJECT: ZONING ADMINISTRATOR DECISION(S)

WKB

This is to advise you of the following decision(s) made by the Zoning Administrator within the last week. The decision(s) will become final unless a member of the Planning Commission or City Council requests a review of the decision(s) or an interested party files an appeal by 5:00 p.m. on December 2, 2013. Project descriptions have been kept brief for this notice. As a result, there may be details to the project or conditions of approval that would be of interest to you in deciding whether to request a review of a decision. Please feel free to contact me by e-mail at willa.bouwens-killeen@costamesaca.gov if you have any questions or would like further details.

ZA-13-24 317 Rochester Street

Minor design review to demolish an existing residence and construct a new two-story residence and attached garage with a request to deviate from the City's Residential Design Guidelines for average second story side setback (10 feet recommended; 5 feet proposed).

Approved, subject to conditions.

Comments received: Two in support.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

November 21, 2013

Justin Henderson
RSI Development LLC
620 Newport Center Drive, 12th floor
Newport Beach, CA 92660

**RE: ZONING APPLICATION ZA-13-24
MINOR DESIGN REVIEW FOR A NEW 2-STORY RESIDENCE
317 ROCHESTER, COSTA MESA**

Dear Mr. Henderson:

Review of the minor design review 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 December 2, 2013, 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, Chelsea Crager, at (714) 754-5609 or chelsea.crager@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 Safety Division

PROJECT DESCRIPTION

The property is located at 317 Rochester Street in a multiple-family residential neighborhood in the R2-MD zone. The immediate neighboring properties include one-story single-family residences to the left (west), to the right (east), and to the rear (south). Across Rochester Street to the north is a two-story single-family residence. The neighborhood contains a mix of one-story and two-story single family residences.

The proposed project involves the following:

Minor Design Review to demolish an existing residence and detached garage and construct a new two-story residence and attached garage with a request to deviate from the City's Residential Design Guidelines for average second story side setback (10 feet recommended; 5 feet proposed).

ANALYSIS

Minor Design Review

A minor design review is required since the proposed second floor does not meet the recommended 10-foot average second story side setback (an average of 5 feet is proposed). City staff considers the proposed to be minor deviations from the Residential Design Guidelines.

The Residential Design Guidelines were adopted to promote quality and compatible design by promoting design excellence. Consequently, standards such as the 10-foot average side setback for second floors are intended to promote design excellence. However, the Residential Design Guidelines also allow consideration to be given for designs that further promote design excellence without satisfying the specific criteria as well as the prevailing design within the same residential tract/neighborhood.

The proposed project contains many elements desired by the Residential Design Guidelines:

- Exterior materials such as decorative shutters and a belly band at the second floor line.
- Privacy impacts on the adjacent neighbors are expected to be minimal. There are no direct views from the proposed second-story window into the windows of the neighboring residence.
- The first story extends past the second floor area creating a break in the building plane for visual interest, similar to other two-story residences in the neighborhood.

Additionally, although abutting properties contain single story residences, the surrounding neighborhood contains several two story residences with the second story constructed at 5-foot side setbacks.

There is a private alley at the rear of this property. However, since the alley is not included on this property, there will be no access allowed to the privately owned alley behind the property without prior written approval of the easement holders of the alley.

CONCLUSION

Staff finds that, as conditioned, the project meets the intent of the Residential Design Guidelines 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. Additionally, the proposed second story setbacks are consistent with other two-story residences in the neighborhood.

GENERAL PLAN CONFORMITY

The General Plan designation for the property is Medium Density Residential, which allows a maximum density of one dwelling unit per 3,630 square-foot of lot area. The site contains one dwelling unit on a 6,754 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 5 feet average side setback 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.
 - b. The visual prominence associated with construction of a two-story residence has been reduced through appropriate transitions between the first and second floors and because the neighborhood contains several two-story residences with the same 5-foot second story setbacks as the proposed residence.
 - c. The project complies with the maximum density standards allowed pursuant to the general plan. The General Plan designation for the property is Medium Density Residential, which allows a maximum density of one dwelling unit per 3,630 square-foot of lot area. The site contains one dwelling unit on a 6,754 square-foot lot and is therefore consistent with the lot's General Plan designation.
2. 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, Class 3, New Construction.

3. 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-13-24 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. 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.
4. The subject property's ultimate finished grade level may not be filled/raised unless it is necessary to provide proper drainage, and in no case shall it be raised in excess of 36 inches above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable on-site stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or dumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall be continuously maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. Every effort shall be made to follow sustainable building (i.e., "green") practices in the construction of the residence.
6. Landscape plans shall incorporate water-efficient landscape treatment. No artificial turf shall be permitted.
7. The project is subject to compliance with all applicable Federal, State, and local laws. A copy of the applicable Costa Mesa Municipal Code requirements has been forwarded to the Applicant and, where applicable, the Authorized Agent, for reference.
8. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
9. No access to the private alley behind the property will be permitted without prior written approval of the easement holders.
- Park. 10. Plant a 24 inch box Pyrus "Chanticleer" in the right-of-way on Rochester Street side of the property.

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.

- Plng. 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 4 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.
6. All on-site utility services shall be installed underground.
7. Installation of all utility meters shall be performed in a manner so as to obscure the installation from view from any place on or off the property. The installation vault, wall cabinet, or wall box under the direction of the Planning Division.
8. All unpaved areas visible from public rights-of-ways shall be landscaped and the landscaping shall be maintained in a healthy condition, free of dying, dead, diseased, decayed, discarded, and/or overgrown vegetation.
9. Fencing along and within ten feet of the front property line on Rochester Street shall not exceed 3 feet high, except within the driveway visibility triangle where it may not exceed 2.5 feet in height.
- Bus. Lic. 10. 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. 11. 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.

12. Submit grading plans and an erosion control plan. A precise grading plans shall not be required if any of the following are met:
 - a. An excavation which does not exceed 50 CY on any one site and which is less than 2 FT in vertical depth, or which does not create a cut slope greater than 1 ½ :1 (excluding foundation area).
 - b. A fill less than 1 FT in depth placed on natural grade with a slope flatter than 5:1, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
 - c. A fill less than 3 FT in depth, not intended to support structures, which does not exceed 50 CY on any one lot and does not obstruct a drainage course.
13. Submit a soils report for this project. Soil's report recommendations shall be blueprinted on both the architectural and grading plans.
14. On graded sites the top exterior foundation shall extend above the elevation of the street gutter at point of discharge or the inlet of an approved discharge devise a minimum of 12 inches plus 2 percent. 2010 California Building Code CRC 403.1.7.3
Lot shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches within the first 10 feet. CRC R401.3
- Eng. 15. At the time of development, submit for approval an off-site plan to the Engineering Division and grading plan to the Building Division that shows sewer, water, existing parkway improvements and the limits of work on the site, and hydrology calculations, both prepared by a registered civil engineer or architect. Cross lot drainage shall not occur. Construction access approval shall be obtained prior to building or engineering permits being issued by the City of Costa Mesa. Pay off-site plan check fee per Section 13-29(2)(b) f the C.C.M.M.C. and an approved off-site plan shall be required prior to engineering permits being issued by the City of Costa Mesa.
16. Obtain a permit from the City of Costa Mesa, Engineering Division, at the time of development and then construct P.C.C. driveway approach per City of Costa Mesa Standards as shows on the Offsite Plan. Location and dimensions are subject to the approval of the Transportation Services Manager. ADA compliance required for all new driveway approaches.
17. Fulfill Drainage Ordinance Fee requirements prior to approval of plans.
18. 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.
19. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove and spillage from the public right-of-way by sweeping or sprinkling.
- Fire 20. Provide smoke detectors per CRC.

21. Provide Residential Fire Sprinkler Systems per CRC.

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. Applicant shall 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.

PLANNING APPLICATION SUMMARY

Location: 317 Rochester Permit No.: ZA-13-24
 Request: Construct new two-story residence and attached garage

SUBJECT PROPERTY:

Zone: R2-MD
 General Plan: Medium Density Residential
 Lot Dimensions: 135.09 FT x 50 FT
 Lot Area: 6,754 SF
 Existing Development: One-story, single-family residence with a detached garage

SURROUNDING PROPERTY:

North: Single-Family Residential
 South: Single-Family Residential
 East: Single-Family Residential
 West: Single-Family Residential

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Density:		
Zone	1 du: 3,630 S.F.	1 du: 6,754 S.F.
General Plan		
Building Coverage:		
Building – residence totals		
1 st Floor living		1,623 S.F.
2 nd Floor		1,510 S.F.
Building – garage	700 S.F. max.	639 S.F.
Driveway:		
Length	19 FT min.	23 FT
Width	10 FT min.	16 FT
TOTAL – coverage	4,052.4 SF max. (60%)	2,616 SF (38.7%)
Open Space	2,701.6 SF (40%)	4,138 SF (61.3%)
Building Height:	2 stories/27 FT max.	2 stories/24.3 FT
2 nd floor to 1 st floor ratio:	80% max. (1,809.7 SF)	67% (1,510.44 SF)
1 st Floor Residence Setbacks:		
Front	20 FT	20 FT
Side (left/right)	5 FT /5 FT	5 FT /5 FT
Rear	10 FT	55 FT
2 nd Floor Setbacks:		
Front	20 FT	34.7 FT
Side (left/right)*	10 FT average	5 FT/5FT
Rear	20 FT	55 FT
Rear Yard Coverage:		
Building – Main Residence	250 SF (25%)	0 SF
Accessory Structure – Garage	500 SF (50%)	0 SF
Parking Totals:		
Covered	2	3
Open	2	2
TOTAL	4	5

*Minor design review requested

Final Action: Approved with conditions

Environmental Determination: Exempt

SITE PLAN

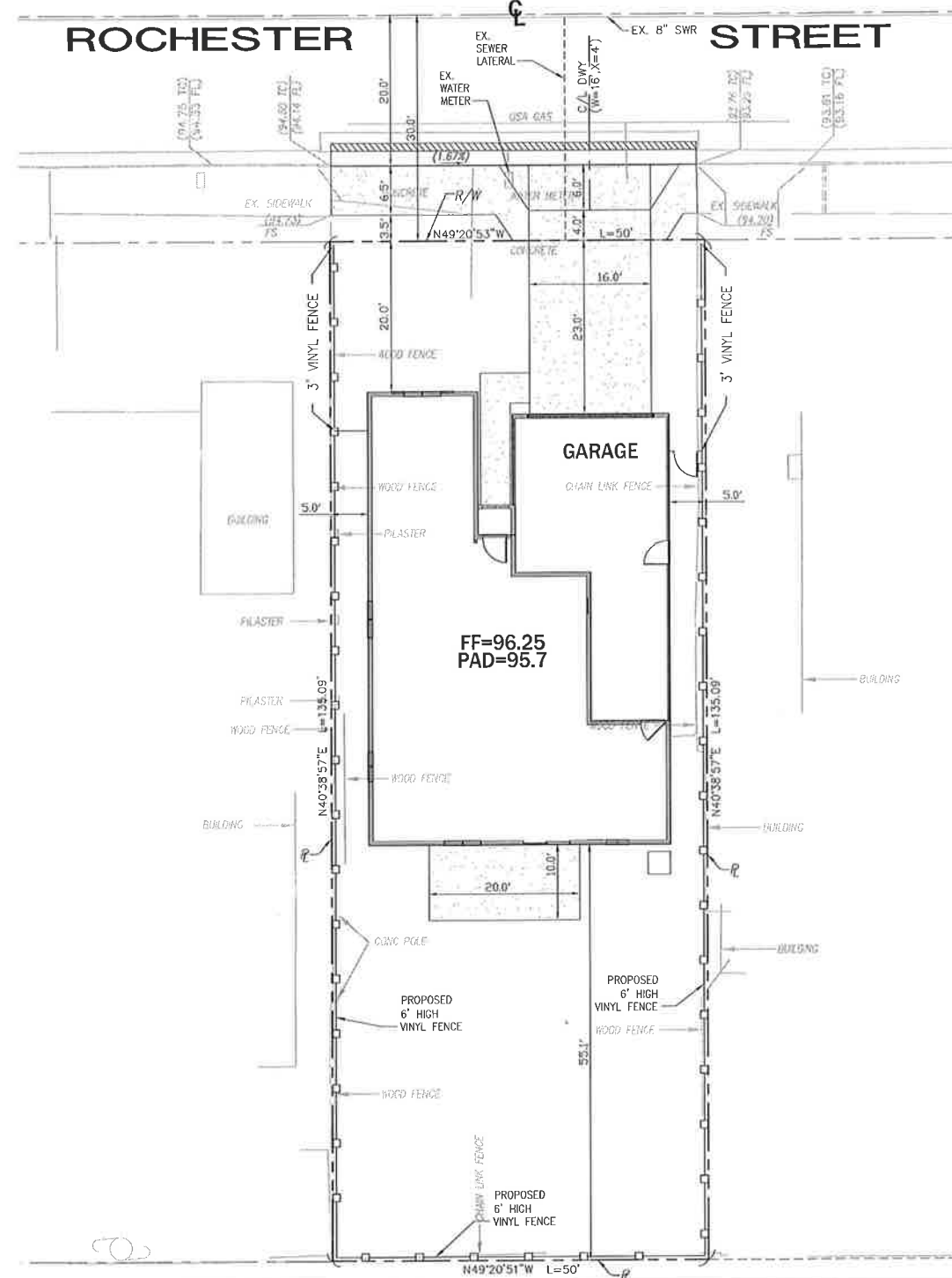
317 ROCHESTER STREET
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)
THOMAS GUIDE 889-A4

LEGEND:

- C/L CENTERLINE
- C. & G. CURB & GUTTER
- D.W.Y. DRIVEWAY
- EX. EXISTING
- F.F. FINISHED FLOOR
- F.G. FINISHED GRADE
- F.S. FINISHED SURFACE
- F.L. FLOW LINE
- G.B. GRADE BREAK
- H.P. HIGH POINT
- INV. INVERT
- L. LENGTH
- PAD. PAD ELEVATION
- P.C.C. PORTLAND CEMENT CONCRETE
- R/W. RIGHT-OF-WAY
- SWR. SANITARY SEWER
- S. SLOPE
- STA. STATION
- S/W. SIDEWALK
- T.C. TOP OF CURB
- T.G. TOP OF GRATE
- T.W. TOP OF WALL
- TYP. TYPICAL
- 0.001 PIPE SLOPE
- 1% SURFACE SLOPE



Design Review
**MINOR CONDITIONAL USE PERMIT/
ADMINISTRATIVE ADJUSTMENT NO. 24-1324**
Approval in Concept
SUBJECT TO CONDITIONS
CITY OF COSTA MESA
PLANNING DEPT.
BY *Chelsea Croger* DATE *11/21/13*

GENERAL NOTES:

1. EXISTING LAND USE: SINGLE FAMILY RESIDENTIAL
2. PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
3. EXISTING ADJACENT LAND USES: SINGLE FAMILY RESIDENTIAL
4. EXISTING ZONING: R2-MD SINGLE FAMILY RESIDENTIAL
5. PROPOSED ZONING: R2-MD SINGLE FAMILY RESIDENTIAL

PROJECT DESCRIPTION:

317 ROCHESTER STREET, COSTA MESA, CA 92627
TWO 2-STORY SINGLE FAMILY RESIDENCES WITH ATTACHED GARAGE
APN: 425-013-19

OWNER:

SCEL PROPERTIES LLC
620 NEWPORT CENTER DR., 12TH FLOOR
NEWPORT BEACH, CA 92660

LEGAL DESCRIPTION:

THE SOUTHEASTERLY 50 FEET OF THE NORTHWESTERLY 230 FEET OF THE SOUTHWESTERLY HALF OF LOT 115 OF NEWPORT HEIGHTS IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 4, PAGE 83 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

DEVELOPMENT STANDARDS:

DESCRIPTION	PROVIDED
BUILDING SETBACKS:	
FRONT	20.0'
SIDE	5.0'
REAR	55.1'
PARKING SPACES:	
	3 GARAGE 2 OPEN

AREA SUMMARY:

DESCRIPTION	SQUARE FEET	ACRES	PERCENTAGE
OPEN SPACE AREA	4,138 SF	0.095 AC	61.3%
BUILDING AREA	2,248 SF	0.052 AC	33.5%
DRIVEWAY	368 SF	0.008 AC	5.2%
GROSS PARCEL AREA	6,754 SF	0.155 AC	100%

TOPOGRAPHY NOTE

THE TOPOGRAPHY SHOWN HEREON IS BY:
WILSON MIKAMI CORPORATION
3 PETERS CANYON, SUITE 110
IRVINE, CA 92606
T: 949.679.0092

Underground Service Alert



TWO WORKING DAYS BEFORE YOU DIG

BENCH MARK: CM-48-89

ELEVATIONS FOR THIS SURVEY WERE BASED ON ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. CM-48-89.
ELEV = 95.836 NAVD88 (2005)

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

PREPARED FOR:
RSI DEVELOPMENT
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92660
(949) 720-1116



LLDC CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1620 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92708
(714) 567-7700

PLANS PREPARED UNDER SUPERVISION OF:
HESEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/14 DATE

CITY OF COSTA MESA

SITE PLAN

317 ROCHESTER STREET
COSTA MESA, CA 92627

DESIGNED BY:
DATE:
DRAWN BY: GC
DATE: 07-16-13
LATEST CHANGES BY: GC
DATE: 10-29-13
PLOTTED BY: GC
DATE: 10-29-13

APPROVED:
SHEET
1 OF 1
JOB NO. 509



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

317 ROCHESTER
ELEVATIONS

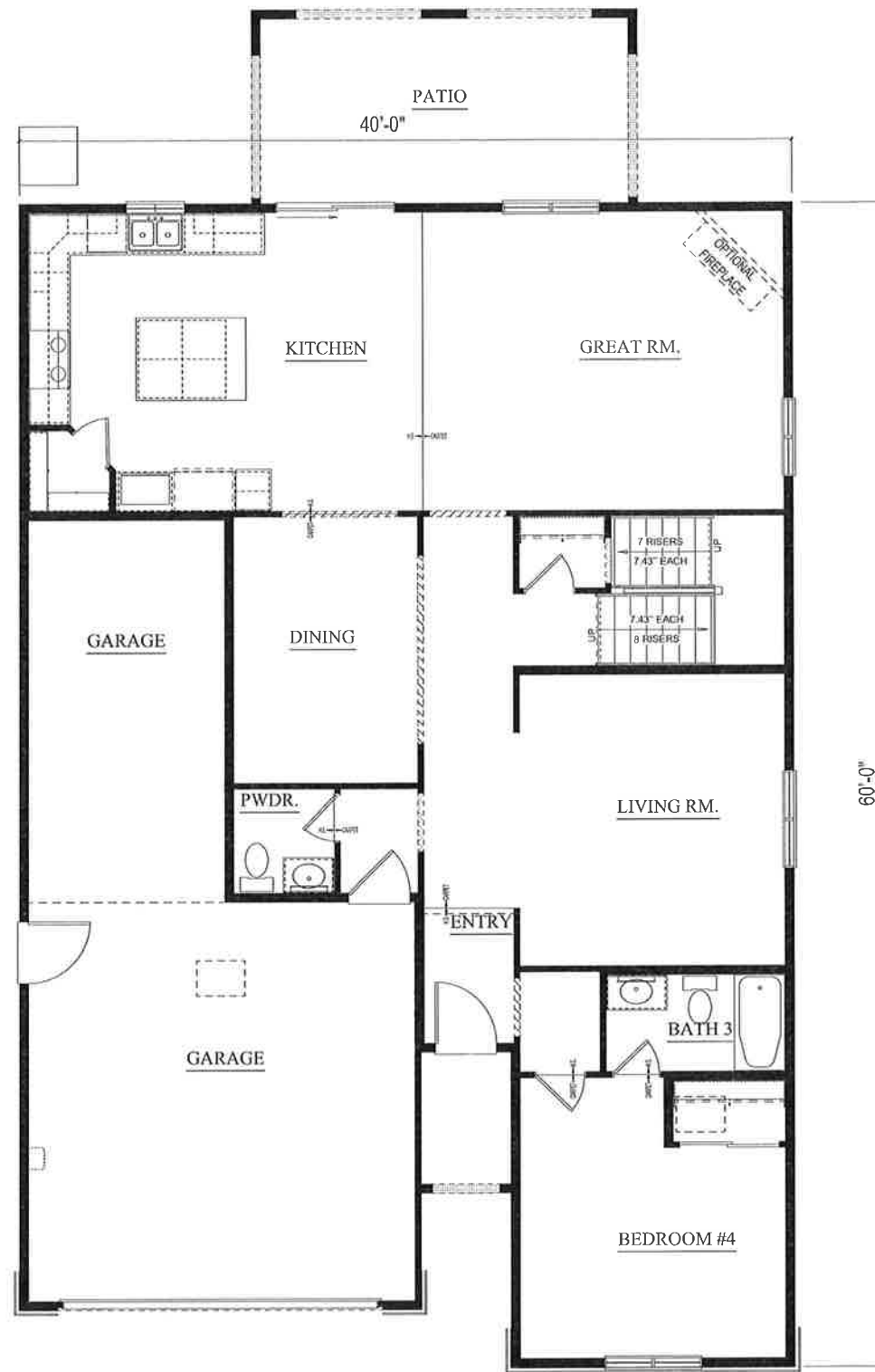
LUXURY - CRAFTSMAN - HALF STONE - FOUR SIDED

R.S.I. Development

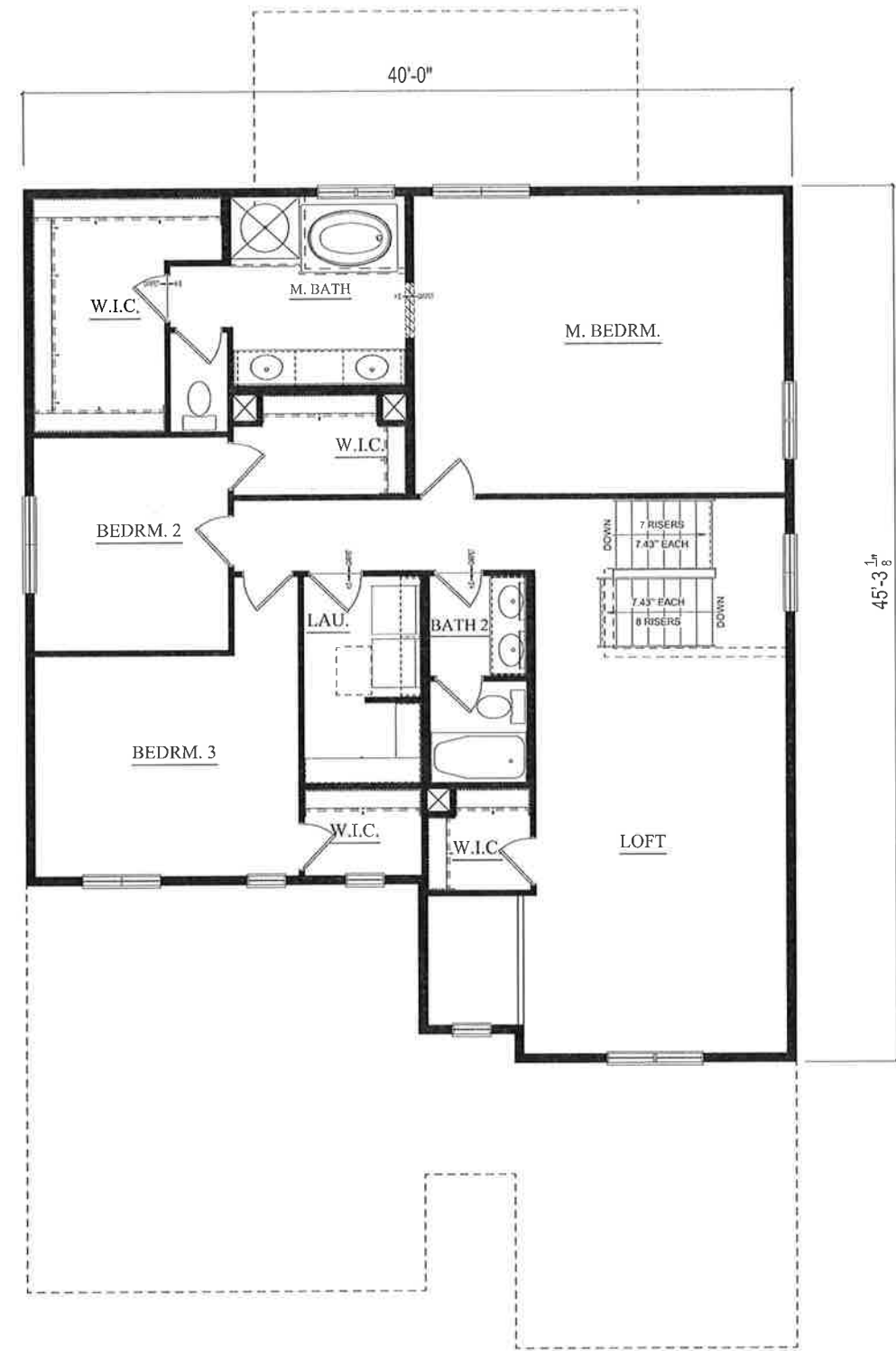
Job #: 07057

Scale: 1/4"=1'-0"

BUILDING AREA (SQF)	
1ST FLOOR	1622.94
2ND FLOOR	1510.44
TOTAL LIVING AREA	3133.38
GARAGE	639.23
TOTAL AREA	3772.62



FIRST FLOOR PLAN



SECOND FLOOR PLAN

317 ROCHESTER
ELEVATIONS

LUXURY - CRAFTSMAN - HALF STONE - FOUR SIDED

R.S.I. Development

Job #: 07057

Scale: 1/4"=1'-0"

BUILDING AREA (SQF)	
1ST FLOOR	1622.94
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