



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(j) Minor Modifications, of Municipal Code)

Minor Mod #

MM - 23-02

PROPERTY ADDRESS: 388 Princeton Ave Costa Mesa

PROPERTY OWNER: Charles and Anna Hulbert

Phone 949-413-7474

Address 388 Princeton Ave

Email or Fax #

City Costa Mesa

State Ca

Zip Code 92626

Property Owner's Signature

Date

AUTHORIZED AGENT: Brian Espinoza / Halo Construction Inc

Phone 714-882-0497

Address 9151 Atlanta Ave #5685

Email or Fax #

brian@haloconstruct.net

City Huntington Beach

State Ca

Zip Code 92615

Authorized Agent's Signature

Date

1-20-23

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

Construct a 327 sq ft addition to single family home

Existing set back of the house on the west side (garage side) is 4' 6". The addition of the house will follow the existing line of the house keep the same set back of 4' 6". This would allow the house to keep consistinet lines for both walls and roof lines

We revised the rear set back to be in compliance with the 10 ft set back rule

This is marked and clouded on the site plan sheet A0.0

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:

Approved by:

Decision Date:

4-27-23

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 Munciple Code.

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

City of Costa Mesa

Inter Office Memorandum

TO: JENNIFER LE, DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES

FROM: CAITLYN CURLEY, ASSISTANT PLANNER

DATE: APRIL 27, 2023

SUBJECT: MINOR MODIFICATION 23-02 FOR A REDUCED SIDE YARD SETBACK BETWEEN THE PROPERTY LINE AND A PROPOSED ADDITION, INCREASED PROJECTION DEPTH INTO THE SIDE YARD FOR THE PROPOSED ADDITION'S ROOF EAVE, AND A REDUCED SEPERATION DISTANCE BETWEEN TWO MAIN STRUCTURES AT 388 PRINCETON DRIVE

BACKGROUND

The property at 388 Princeton Drive is zoned R1 and has obtained building permits under Permit Number BC21-00903 for the addition of a 309-square-foot bonus room. The property is currently developed with a single-family residence constructed in 1956 under permit number 4050. The existing single-family residence is 1,410 square feet in livable floor area, with an attached, 405-square foot two-car garage. The existing structure, including the garage, is located approximately 4 feet and 6 inches from the western property line, where a minimum side setback of 5 feet is required by current development standards. Therefore, the side yard setback is legal nonconforming.

DESCRIPTION

The applicant is proposing to construct a 309-square-foot addition to the existing home. The applicant has applied for a minor modification in order to allow the addition to project 6 inches into required western side yard setback, which would align with the legal nonconforming western face of the existing home and be located no less than 4 feet-6 inches from the western property line (5 feet is required). Additionally, the applicant is proposing a roof eave as part of the addition that extends into the western side yard setback, consistent with the roof eave of the existing home. A roof eave is allowed to project into the required side setback by 2 feet-6 inches. The applicant is requesting a minor modification to allow the proposed addition's roof eave to project 2 feet-8 inches (an additional 2 inches) into the required western side yard setback. The proposed addition would project 3 inches into the required 10-foot separation distance between the proposed addition on the subject property and the neighboring single-family home along the western property line. Refer to the below summary table.

ANALYSIS

With the exception of the side setback, eave depth and main building separation requirements, the proposed addition meets all development requirements of the Costa Mesa Municipal Code (CMMC). The addition proposes a 10-foot rear setback (10-feet required), a 4-foot, 6-inch side setback (5 feet required), a building height of 11-feet 3-inches (27 feet max allowed), a separation of 9-feet 9-inches from the neighboring residence (10-feet required), and an eave depth of 2-feet 8-inches (2-feet 6-inches allowed).

Per CMMC Section 13-28(j)(1), a minor modification, if approved, allows for minor deviations from certain Code requirements. Specifically, the minor modification can allow a decrease in required side yard depth up to 20% (1 foot), a decrease in the distance between main structures up to 20% (2 feet) and an increase in permitted projections into side yards up to 20% (6 inches). The applicant has applied for a minor modification to allow for deviations in side yard setback, roof eave projection, and main building separation requirements and all requested deviations from the development standards are within the limits established in CMMC Section 13-28(j)(1).

Deviation Type	Existing Condition¹	Code Requirement	Proposed Condition²	Maximum Deviation Permitted³
Side Yard Setback	4'-6"	5'	4'-6"	1' (20%)
Projection Depth	2'-8"	2'-6"	2'-8"	6" (20%)
Separation Distance	9'-9"	10'	9'-9"	2' (20%)

¹ Condition of existing single-family home

² Proposed condition of addition, to align with existing single-family home

³ Maximum deviation permitted via minor modification per CMMC Table 13-28(j)(1)

Minor Modification Findings

Per CMMC 13-29(g)(6), two findings must be made in order to approve a minor modification, subject to the discretion of the Director of Economic and Development Services. The findings and facts in support of the findings are as follows:

Finding I: 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.

Facts in Support of Finding:

- a) The proposed addition provides more than the required 6 feet of separation required by the Building Code, provided certain fire prevention methods are implemented. Therefore, the proposed addition will not be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the property.
- b) The proposed addition will not worsen the nonconformity. The nonconforming structure has, to this date, not caused any harm to the surrounding community. Therefore, the proposed addition,

properly constructed, is not expected to be materially detrimental to the health, safety and general welfare of persons residing or working within the immediate vicinity of the property.

Finding II: 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.

Facts in Support of Finding:

- a) The proposed addition will be constructed with a stucco finish and composition roofing to match the existing home. Further, the proposed addition will be constructed to align with the existing home in scale, height, setback, and eave depth. Therefore, the improvement is compatible and enhances the design of the existing residence.
- b) The modified home, including the proposed addition, will provide a building footprint, lot coverage, open space, scale and height consistent with the neighborhood character. Therefore, the improvement is compatible and enhances the design of other properties in the vicinity.

The existing property contains 71% open space while the proposed addition would result in 66% open space. The municipal code requires 40% open space in the R1 zone. The addition is proposed to be sided with stucco to match the existing structure and will feature a composition roof and folding doors along the interior side of the addition, leading to the back yard. All development standards are met except for setbacks, eave depth and building separation for which a minor modification is allowed and has been requested by the homeowner. As proposed, the addition will be consistent with development in the surrounding neighborhood and will not negatively impact the safety of the surrounding neighborhood.

RECOMMENDATION

Approve the minor modification.