

City of Costa Mesa

Memorandum

TO: SCOTT DRAPKIN, ASSISTANT DEVELOPMENT SERVICES DIRECTOR

FROM: FROYLAN GARCIA, ASSISTANT PLANNER

DATE: June 27, 2024

SUBJECT: MINOR MODIFICATION PMND-24-0008 FOR A REDUCED REAR YARD SETBACK TO ACCOMADTE A PROPOSED POOL HOUSE AT 2621 WESTMINSTER PLACE.

BACKGROUND

The property at 2621 Westminster Place. is zoned R1 (Single-Family Residential District) and is developed with a two-story single-family detached residence and an attached garage. The property is located on the north side of Westminster Place, between Fairway Drive and Santa Ana Ave. The existing home has a floor area of 3,885 square feet, and a 424 square foot garage. The single-family residence was recently constructed in 2018. The residence is currently developed with four bedrooms and four and a half bathrooms.

DESCRIPTION

The applicant has applied for a minor modification to allow a proposed decrease in rear yard setback on their property. The rear yard setback modification is proposed to construct a pool house. Many of the properties in the immediate neighborhood are developed with similar detached structures that are located in the rear-yard setback area.

ANALYSIS

Costa Mesa Municipal Code (CMMC) Section 13-28(j)(1) allows for minor deviations from certain code requirements, including decreasing rear-yard setbacks. The maximum allowable deviation is 20%. The applicant is requesting a two-foot decrease (i.e 20%) which is consistent with the CMMC. Table 1 below summarizes the proposed minor modification.

Table 1 – Minor Modification Request

Deviation Type	Existing Condition	CMMC Allowable Rear Yard Depth	Maximum Deviation Permitted		Proposed Minor Modification
20% Decrease in yard depth	All existing structures meet development standards.	10 Feet	20% (Two Feet)		20 percent or Two Feet

The request for a minor modification is allowable as the rear yard depth will be a minimum of eight feet, which is consistent with the maximum allowable deviation in rear yard depth in accordance with CMMC Table 13-28(j)1.

Minor Modification Findings

Per CMMC 13-29(g)(6), two findings must be made for the Director of Economic and Development Services to approve a minor modification. These findings and facts in support of the findings are provided below:

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:

The proposed addition will not be materially detrimental to the health, safety, and general welfare of persons residing or working in the immediate vicinity of the project or to the property and improvements within the neighborhood, as it is a relatively small accessory structure located in rear yard. Additionally, many of the properties in this neighborhood are developed with similar detached structures that are located in rear-yard setback areas.

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:

The proposed decrease in the rear-yard setback to accommodate the proposed pool house is compatible with developments in the vicinity, as rear-yard development is common with other properties in the neighborhood. Additionally, this proposed decrease in rear-yard setbacks will impact only the property to the north (rear of the home). However, there is existing landscaping between 2621 Westminster Place and the impacted property, which the owner has confirmed will remain and which will screen the proposed pool house.

The proposed pool house would also help enhance the site planning of the existing home by providing privacy for the rear-yard from their neighbors to the east. The home to the east has a granny flat with second- and third-story windows that overlook the backyard, which is only setback 10 feet from the rear instead of the required 20 feet for second-story structures. The proposed pool house would create a solid barrier to increase privacy by partially blocking the direct line of sight into the backyard.

RECOMMENDATION

Approve the minor modification.

ATTACHMENTS

1. SITE PLAN
2. ELEVATIONS

DIRECTOR DECISION

THE 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 persons residing or working within the immediate vicinity of the project or to property and improvements within the neighborhood.

The improvement **is** / **is not** 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.

Zone: R1 (Single-Family Residential) Approved by:  Decision Date: 6/27/24

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 Municipal Code.

SCHLEE RESIDENCE
 2621 WESTMINSTER PLACE
 COSTA MESA, CA

B&D ARCH
 234 Broadway
 Costa Mesa, CA 92627
 949.694.2724
 bdb@bda.com

TITLE SHEET, SITE PLAN & NOTES

DATE:	
REVISION:	
REVISION:	
REVISION:	
JOB #:	



T-1

CONSULTANTS

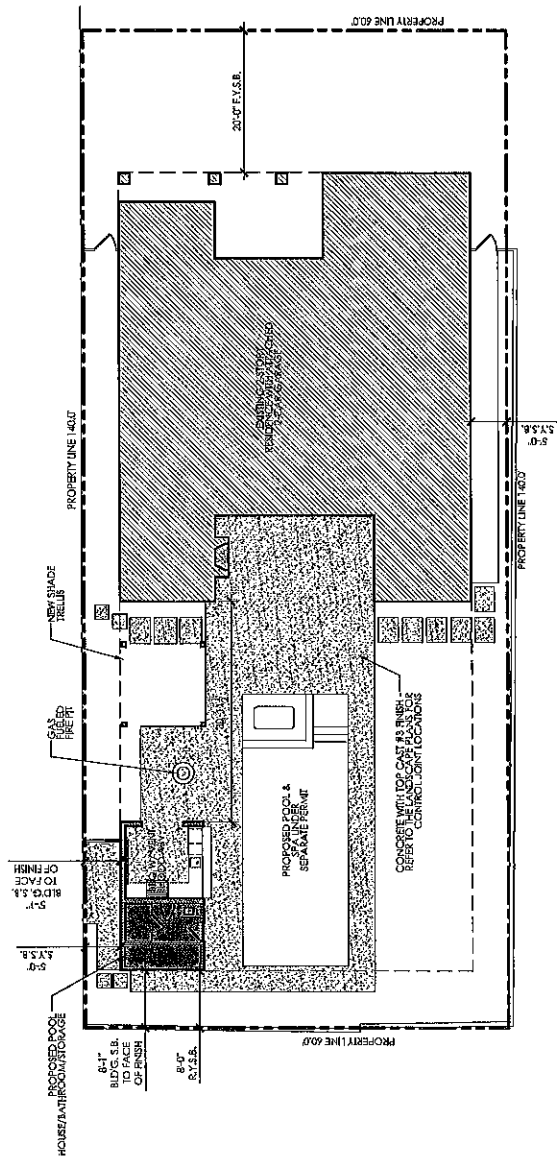
LANDSCAPE:
 DAVID A. PEDERSEN, INC.
 4400 IRVINE AVE., SUITE 203
 COSTA MESA, CA 92626
 (949) 251-8999

NOTES

- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE STARTING WORK. ANY DISCREPANCY...
- SEE A.1.1 & A.1.2 FOR ADDITIONAL INFORMATION. RESPONSIBILITY TO HAVE GRADING, COMPARTMENTATION, AND EROSION CONTROL MEASURES COMPLETED PRIOR TO PROCEEDING TO THE NEXT PHASE OF CONSTRUCTION...
- A SEPARATE PERMIT IS REQUIRED FOR EACH CONSTRUCTION FENCE...
- SWIMMING POOL & SPA TO BE REVIEWED BY PROJECT ARCHITECT PRIOR TO SUBMITTAL. (CALL 511) PRIOR TO ANY DISMISSAL OF GALLERY AND UNDERPINNING. CONTRACTOR TO PROVIDE A COPY OF COSTA PERMIT...
- A CALIFORNIA PERMIT IS REQUIRED FOR ALL ELECTRICAL, PLUMBING, MECHANICAL, AND GAS WORK. CONTRACTOR TO PROVIDE A COPY OF COSTA PERMIT...
- PLUMBING SINGLE LINE DIAGRAMS TO BE PROVIDED TO GENERAL CONTRACTOR DURING INSPECTION.
- ALL HOSE BIBS MUST HAVE AN APPROVED LOCATION WITH OWNER PRIOR TO INSTALLATION.
- DO NOT SCALE DRAWINGS.

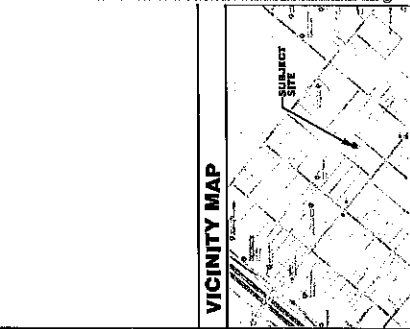
PUBLIC SERVICE NOTES

- PUBLIC SERVICES INSPECTION IS REQUIRED PRIOR TO ISSUANCE OF BUILDING FINAL AT THE TIME OF IMPROVEMENTS SURROUNDING THE SITE IS COMPLETED. IMPROVEMENTS AND STREET PAYMENTS WILL BE REQUIRED.
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL ENCROACHMENTS ON PUBLIC RIGHT-OF-WAY FROM PUBLIC SERVICES.
- ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED PIPELINE CONTRACTOR OR AN A-104 LICENSED PIPELINE CONTRACTOR.
- ALL WORK RELATED TO UNDERGROUND UTILITIES SHALL BE PERFORMED BY A LICENSED UTILITY CONTRACTOR OR AN A-104 LICENSED UTILITY CONTRACTOR.



SITE PLAN

SCALE: 1/8" = 1'-0"



VICINITY MAP

SHEET INDEX

T-1	TITLE SHEET, SITE PLAN & NOTES
A-1	FOUNDATION
A-2	EXTERIOR ELEVATIONS

DESIGN DATA

CITY:	COSTA MESA	USE:	SFD
ZONE:	R-1	CONSTRUCTION TYPE:	VS (NON-SPRINKLERED)
DATE:	2022 ORC, 2022 CBC, 2022 IRC, CMC, 2023 BEES, 2022 CHSC & CALIFORNIA MUNICIPAL CODE	OCCUPANCY:	R-3/U
		SETBACKS (MEASURED FROM FACE OF FINISH):	
		FRONT:	20'
		SIDE:	5'
		REAR:	5'
		MAXIMUM HEIGHT:	27' / 2 STORES

PROJECT DATA

LOT SIZE:	8,400 SQ. FT. (80'X140')
BUILDABLE AREA:	6,600 SQ. FT. (80'X112')
PROPOSED STORAGE/POOL BATH:	110 SQ. FT.
PROPOSED OPEN BIKS BAR:	123 SQ. FT.
PROPOSED TOTAL STRUCTURE:	233 SQ. FT.

LEGAL OWNER

RYAN & ERIN SCHLEE
 2621 WESTMINSTER PLACE
 COSTA MESA, CA 92626
 CONTACT: JEFF BENSON AT 949.694.2724

LEGAL DESCRIPTION

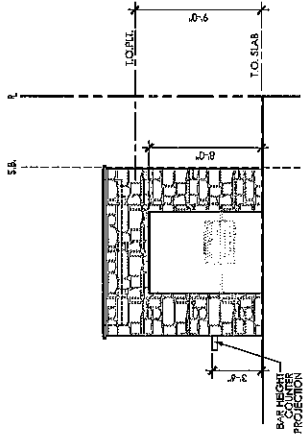
MAPING ID: LOT 6 TRACT: 1778
 A.P.N.: 048-281-06
 COUNTY: ORANGE
 AREA: COSTA MESA
 EAST SIDE

SCOPE OF WORK

NEW POOL, BATH, STORAGE AND OPEN BIKS BAR.
 POOL, BATH, STORAGE AND OPEN BIKS BAR.

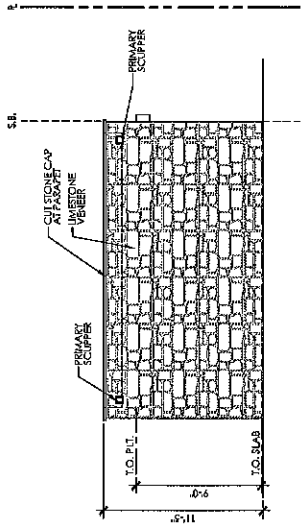
JEFFREY JAMES BENSON IS THE D.P.R.C. RESPONSIBLE CHARGE. HE IS RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL DOCUMENTS PREPARED BY OTHERS, INCLUDING CONSULTANTS, TO ENSURE COMPLIANCE WITH THE DESIGN OF THE BUILDING.

ALL DEFERRED SUBMITTALS TO BE REVIEWED BY SUBJECT ARCHITECT OR ENGINEER OF RECORD AND CERTIFIED PRIOR TO SUBMITTAL FOR PLAN CHECK OR APPROVAL BY THE CITY.



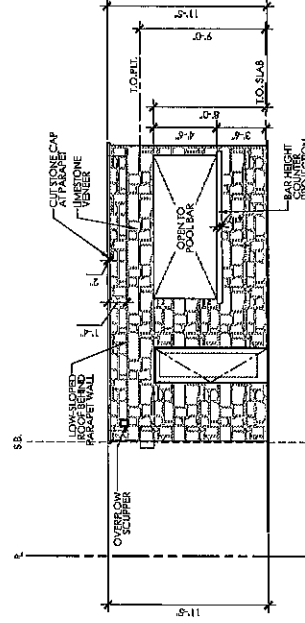
EAST ELEVATION

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



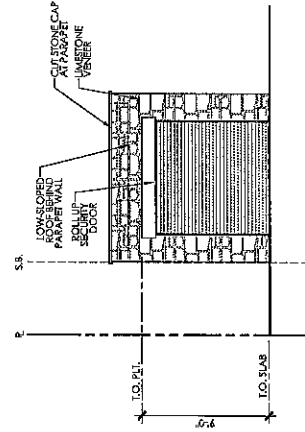
NORTH ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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