



City of Costa Mesa

Inter Office Memorandum

TO: CITY COUNCIL AND PLANNING COMMISSION
CC: TOM HATCH, PETER NAGHAVI, AND CLAIRE FLYNN
FROM: WILLA BOUWENS-KILLEEN, ZONING ADMINISTRATOR
DATE: NOVEMBER 29, 2012
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 6, 2012. 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-12-31 216 E. 19th Street

Minor design to deviate from the Residential Design Guidelines for a two-story addition to a single-story house with an average second-story side set back of 5 feet, 3 inches (10 feet recommended).

Approved, subject to conditions.

Comments received: One against.



CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

November 29, 2012

Corey Gulbranson
216 E. 19th Street
Costa Mesa, CA 92627

**RE: ZONING APPLICATION ZA-12-31
MINOR DESIGN REVIEW FOR A TWO-STORY ADDITION TO A SINGLE-
FAMILY RESIDENCE
216 E. 19TH STREET, COSTA MESA**

Dear Mr. Gulbranson:

Zoning Application ZA-12-31 has been approved, based on the findings and subject to the conditions of approval as described in the attached pages. The decision will become final at 5 p.m. on December 6, 2012 (seven days from the date of this letter), 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 contact the project planner, Minoo Ashabi at 714.754.5610 or minoo.ashabi@costamesaca.gov.

Sincerely,

WILLA BOUWENS-KILLEEN
Zoning Administrator

Attachments: Project description
 Findings
 Conditions of approval & Code requirements
 Approved conceptual plans

cc: Engineering
 Fire Protection Analyst
 Building Division

Milton Harrison
212 E. 19th Street
Costa Mesa, CA 92627

PROJECT DESCRIPTION

The property is located at 216 E. 19th Street in a single-family residential neighborhood in the R1 zone. The lot is an 8,100 square-foot rectangular shaped parcel (60 feet wide by 135 feet deep). The property is developed with a 932 square-foot residence and a 420 square-foot detached two-car garage. The garage is non-conforming in regards to side yard setback (five feet required; two feet, eleven inches provided) and back up space from the garage door (25-foot turning radius required; nine feet, nine inches provided). The immediate neighboring properties include: one-story single-family residences on the west and north, and a two-story residence on the east.

The proposed project involves the following:

- Interior remodeling of the existing house including a new dining area in place of the existing kitchen;
- Construction of a two-story addition to the rear of the existing housing including an 869 square-foot first floor addition with a 410 square-foot covered patio to the rear, and a 1,273 square-foot second story addition above the new first floor.

Minor Design Review ZA-12-31 is required because of proposed deviation from the Residential Design Guidelines for the average second story side setback (5 feet – 3 inch proposed on the west side; average 10-foot setback recommended). Considering the existing footprint of the house, the second floor to first floor ratio is 70 percent; 80 percent is recommended.

ANALYSIS

A minor design review is required since the proposed second floor does not meet the recommended 10-foot average side setback on the west side.

With the conditions of approval, staff considers this minor deviation from the residential design guidelines. The Residential Design Guidelines were adopted to promote quality and compatible design by promoting design excellence. However, the guidelines also allow consideration to be given for designs that promote design excellence without satisfying the specific criteria.

The proposed project contains elements desired by the guidelines:

- Second Floor to First Floor Ratio
Considering the existing footprint of the house, the second story is approximately 70 percent of the first floor footprint and does not exceed the recommended 80 percent ratio.
- Building Mass and Form Considerations
 - Variation in the elevations is accomplished by preserving the existing single story and adding the second story at the rear of the property. Because the addition is constructed between the existing house and detached garage, the elevations are off-set. The largest massing occurs at the westerly

- property line, which is conditioned to include additional articulation and offset.
 - The proposed addition includes a gable roof sloping down toward the side property line. This configuration results in the shortest overall building height at the side yard.
 - Privacy impacts to neighbors are limited because the primary windows of the master bedroom are facing north, away from the one-story residence to the west.
 - The variations in the building elevations (i.e., offsets, varied roof types (hipped/gable) as well as roof pitch, recessed patio area, and existing front porch) provide articulation on all four sides.
 - Given the location of the existing house and garage, the second story addition occupies a portion of the lot closest to the existing structures without extensive encroachment in the rear yard that could affect the privacy of the neighboring rear yards. This 8,100 square-foot lot is larger than average lots in the area; with the proposed addition the building coverage is 2,625 square feet or less than 33 percent.
- The proposed building massing and height is consistent with other two-story structures within the neighborhood. The project is adjacent to a two-story structure to the east with similar side yard configuration along the easterly property line.

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 an 8,100 square-foot lot and consistent with the General Plan designation.

FINDINGS

- A. The information presented substantially complies Costa Mesa Municipal Code Section 13-29(g)(14) in that the proposed construction is substantially compatible and harmonious with existing and/or anticipated development on surrounding properties. This includes site planning, appearance, scale of structures, location of windows, and any other applicable features relative to a compatible and attractive development.

As conditioned, the west side façade will include additional offset and articulation to break the massing of the two-story structure. The proposed addition incorporates complementary building materials to the existing house, such as horizontal wood siding, window borders and corner trims. In addition, the roof slopes away from the westerly property line; therefore the overall building height is approximately 21 feet, at 10-foot side yard setback.

As conditioned, privacy impacts will be limited because of the limited number of windows on the side elevations of the proposed residence. In addition, the single story structure to the west includes extensive eaves that will block some of the views from the neighboring property.

The second floor to first floor ratio does not exceed 80 percent and the design of the addition incorporates variations on the elevations with use of off-sets, first floor porch along the south façade facing the street. The proposed height and massing is similar to other two-story homes in the area.

- B. The proposed project complies with Costa Mesa Municipal Code Section 13-29(e) because:
1. The proposed use is compatible and harmonious with uses on surrounding properties.
 2. Safety and compatibility of the design of the buildings, parking areas, landscaping, and other site features including functional aspects of the site development have been considered.
 3. The project is consistent with both the General Plan and Zoning designations because only one dwelling unit is proposed for the lot.
 4. The zoning application is for a project-specific case and does not establish a precedent for future development.
 5. The proposed residence meets the intent of the residential design guidelines except as noted above.
- 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 pursuant to Section 15301, Existing Facilities.
- D. 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 landscaping plans shall incorporate water efficient landscaping. No artificial turf is permitted.
 2. The westerly elevation shall be modified to include a six-foot setback for the second floor master bedroom portion (approximately 16 feet) to incorporate an off-set on the facade and an eyebrow roof over the first floor line extending from the corner to the existing house. The revised design shall be submitted for review and approval prior to submittal of building plans.
 3. Unless otherwise noted, no modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, 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 minor 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 necessary to provide proper drainage, and in no case shall it be raised in excess of 30 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 sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
5. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
6. It is recommended that the project incorporate green building design and construction techniques where feasible. The applicant may contact the Building Safety Division at (714) 754-5273 for additional information.
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 shall be in a manner acceptable to the public utility and shall be in the form of a vault, wall cabinet, or wall box under the direction of the Planning Division.
8. Relocation or expansion of the second-story windows is prohibited without prior written approval of the Zoning Administrator.
9. The conditions of approval, Code provisions, and special district requirements of Zoning Application ZA-12-31 shall be blueprinted on the face of the site plan as part of the building plan check submittal package.
10. The applicant shall contact the Planning Division to arrange for Planning inspection of the site prior to obtaining a building final inspection. This inspection is to confirm that the conditions of approval and Code requirements have been satisfied.

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. 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.
 3. 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.
 4. Street addresses shall be visible from the public street and may be displayed either on the front door, on the fascia adjacent to the main entrance, or on another prominent location. When the property has alley access, address numerals shall be displayed in a prominent location visible from the alley. Numerals shall be a minimum six (6) inches in height with not less than one-half-inch stroke and shall contrast sharply with the background.
 5. Development shall comply with all requirements of Article 1, Chapter 5, and Article 9, Chapter 5 of Title 13 of the Costa Mesa Municipal Code relating to development standards for residential projects including the maximum 27-foot height restriction (measured from the adjacent grade).
 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.
 7. Comply with the requirements of the 2010 California Residential Code, 2010 California Electrical code, 2010 California Mechanical code, 2010 California Plumbing code, 2010 California Green Building Standards Code and 2010 California Energy Code (or the applicable adopted, California Residential 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.
 8. Submit grading plans, an erosion control and a hydrology study.
 9. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
 10. Provide T-24 energy compliance.
 11. Submit grading plans, an erosion control plan and a hydrology study.
 12. Submit a soils report for this project. Soil's Report recommendations shall be blueprinted on both the architectural and grading plans.
 13. On graded sites the top of 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 Residential Code section R403.1.7.3. 2010 California Building Code CBC 1808.7.4.
 14. Lots shall be graded to drain surface water away from foundation walls. The grade shall be a minimum of 6 inches within the first 10 feet - 2010 California Residential Code sec.R401.3, See exception(s), too.
 15. The ground immediately adjacent to the foundation shall be sloped away
- Bus.
Lic.
- Bldg.

- from the building at a slope of not less than 5% for a minimum of 10 ft. measured perpendicular to the face of the wall. CBC 1803.3.
16. Provide complete mechanical, electrical and plumbing plans per the 2007 California Building Codes.
- Eng. 17. A Construction Access Permit and deposit of **\$580.00** 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.
18. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and remove any spillage from the public right-of-way by sweeping or sprinkling.
19. At the time of development submit for approval an Offsite 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 must be obtained prior to Building or Engineering Permits being issued by the City of Costa Mesa. Pay Offsite Plan Check fee per Section 13-231 of the C.C.M.M.C. and an approved Offsite Plan shall be required prior to Engineering Permits being issued by the City of Costa Mesa.

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.
- CDFA 3. Comply with the requirements of the California Department of Food and Agriculture (CDFA) to determine if red imported fire ants exist on the property prior to any soil movement or excavation. Call CDFA at (714) 708-1910 for information.

PLANNING APPLICATION SUMMARY

Location: 216 E. 19th Street Application: ZA-12-31
 Request: Construct a two-story addition to an existing one-story, single-family residence.

SUBJECT PROPERTY:

Zone: R1
 General Plan: Low Density Residential
 Lot Dimensions: Rectangular (approx. 60' x 135')
 Lot Area: 8,100 SF
 Existing Development: Single family home and detached garage

SURROUNDING PROPERTY:

North: R1
 South: R1
 East: R1
 West: R1

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width	50 FT	50 FT
Lot Area	6,000 SF	8,100 SF (existing)
Density:		
Zone	1 du/6,000 SF	1 du/6,000 SF (existing)
General Plan	1 du/5,445 SF	
Building Coverage:		
Buildings	NA	2,625 SF (32%)
Paving	NA	Approx. 940 SF (12%)
Open Space	3,240 SF (40%)	Approx. 4,535 SF (56%)
Building Height -- Residence:		
	2 Stories/27 FT	2 stories/25'-7" maximum
First/Second Floor Ratio:*		
First Floor Area	NA	1,827 SF
Second Floor Area	NA	1,273 SF
2nd Floor % of 1st Floor*	80%	70 %
Setbacks -- Residence:		
Front	20 FT	25'-7" FT
Side (left/right) **	5 FT (1-Sty) 10 FT Avg. (2-Sty)	5'-3" (W); 2'-11" (E)*
Rear ***	10 FT (1-Sty) 20 FT (2-Sty)	20' min.
Parking Spaces:		
Covered	2 spaces	2 spaces
Open	2 space	2 spaces
TOTAL	4 spaces	4 SPACES*
NA = Not Applicable or No Requirement. * Deviation from Residential Design Guidelines – see staff report ** The existing garage is a substandard two-car garage - the site allows for tandem parking of up to 3 vehicles		
CEQA Status	Exempt, Class 1 (Existing Facilities)	
Final Action	Zoning Administrator	