



Legislation Text

File #: 22-771, Version: 1

TITLE:

CALL TO REVIEW PLANNING DIVISION ZONING APPROVAL BC21-00147 FOR A 1,072-SQUARE-FOOT SECOND-STORY ADDITION AND REMODEL AT 283 EAST 19TH STREET

DEPARTMENT: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT/ PLANNING DIVISION

PRESENTED BY: CHRIS YEAGER, ASSOCIATE PLANNER

**CONTACT INFORMATION: CHRIS YEAGER, (714) 754-4883;
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RECOMMENDATION:

Staff recommends that the Planning Commission adopt a Resolution to uphold the Planning Division's administrative approval of the proposed second-story addition at 283 East 19th Street with recommended design modifications, as agreed to by the applicant and owners of the neighboring property located at 279 East 19th Street.

APPLICANT OR AUTHORIZED AGENT:

The authorized agent is Alex Hurtado, representing the property owners, Hakann Family, LLC. The application review by the Planning Commission was requested by Mayor John Stephens.

BACKGROUND:

The subject "call for review" was heard by the Planning Commission at the June 13, 2022 Planning Commission meeting. The property owners and occupants of the neighboring property located at 279 East 19th Street expressed concerns regarding the proposed addition including:

1. A proposed new juliet balcony to be located at the proposed "library";
2. An increase in the size of windows located at the existing "Master Bedroom 2";
3. Increased shade; and
4. The long façade of the proposed residential additions.

After considering public testimony including both the neighbors at 279 East 19th Street and the applicant's architect, the Planning Commission continued the item to the June 27, 2022 Planning Commission hearing by a 6-0 vote. The specific Planning Commission direction was for the applicant's architect to determine if the applicant was receptive to the design changes recommended by staff to reduce potential privacy impacts for the neighboring property at 279 East 19th Street. The Planning Commission discussed that if the property owner was not supportive of the potential design

changes, a motion would be proposed at the June 27, 2022 public hearing to support the Planning Division’s original approval.

Additional information in regards to the June 13, 2022 Planning Commission hearing can be found at the following links.

Staff Report:

<https://costamesa.legistar.com/LegislationDetail.aspx?ID=5689183&GUID=9A1C327B-9D14-4D0E-AAFA-6BCC5E9E17C8>

Video:

https://costamesa.granicus.com/player/clip/3871?view_id=14&redirect=true

DESCRIPTION:

Since the June 13, 2022 Planning Commission hearing, the applicant’s architect has developed a modified floor plan that incorporates the previously proposed “storage” area into the existing “Master Bedroom 2.” By merging these two rooms, the project design takes advantage of an ingress/egress window located in the previously proposed “storage” area and is thereby able to retain the existing clerestory windows in “Master Bedroom 2” to address potential privacy concerns while remaining compliant with the Building Code (see the below Figures A and B).

Figure A

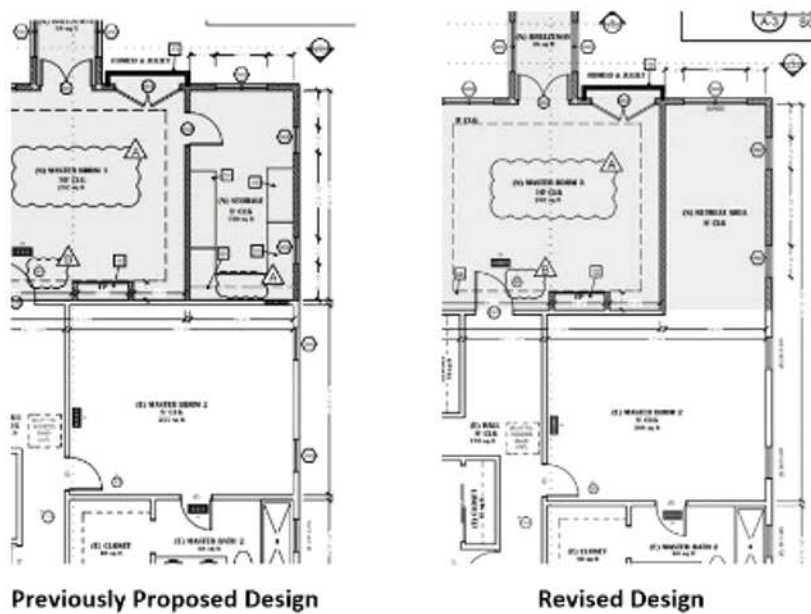


Figure B



Previously Proposed Elevation



Revised Elevation

In addition, the applicant has provided a photograph that was taken from the roof of the existing garage where the juliet balcony is proposed to be located (see the below Figure C). Figure C shows generally that views from the proposed development into the property at 279 East 19th Street from the proposed balcony would be obstructed by a fence, landscaping, and the approximate 19-foot distance between the proposed balcony and the shared property line.

Figure C



The neighboring property owners at 279 East 19th Street have been provided the revised floor plans and the aforementioned photo, and provided an email to staff indicating that they appreciate their neighbor’s design responses to their privacy concerns and believe that there “will not be a major impact on privacy” as currently proposed.

ANALYSIS:

The property owners at 279 East 19th Street have submitted correspondence to staff that indicates that their previous privacy and other concerns have been resolved with the proposed design changes. Therefore, no further analysis is necessary.

GENERAL PLAN CONFORMANCE:

The Costa Mesa General Plan includes a Community Design Element that is intended to express the City’s goals and policies regarding quality design and development in the City’s residential neighborhoods. While this element does not dictate specific design guidelines (similar to the City’s adopted Residential Design Guidelines), it does provide policies to ensure that projects meet the community’s expectations in regard to quality design and development. In addition, the City’s Land Use Element also includes policies that dictate high standards for residential development. The following analysis evaluates the proposed project’s consistency with the most relevant goals, objectives, and policies of the General Plan:

Policy CD-7.1 Ensure that new and remodeled structures are designed in architectural styles that reflect the City’s eclectic quality, yet are compatible in scale and character with existing buildings and the natural surroundings within residential neighborhoods. Continue to update and maintain the Costa Mesa Residential Design Guidelines.

Consistency: Consistent with the City’s adopted Residential Design Guidelines, the applicant has incorporated a craftsman type architectural style with the use of linear wood paneling

treatment for siding. Additionally, the existing house and proposed addition include vertical and horizontal articulation, multi-oriented roof ridges with varying heights, and varying sizes of windows. Lastly, the house is compatible with the neighborhood as the surrounding residential structures include a mix of single and two-story structures.

Policy LU-2.9 *Require appropriate building setbacks, structure orientation, and placement of windows to consider the privacy of adjacent residential structures within the same project and on adjacent properties.*

Consistency: The proposed addition meets all applicable setbacks and was designed to orient the structure and windows in a way that will not provide direct visibility into the neighboring dwellings. The second story windows do not provide direct views into the windows of the existing neighboring residence in that the neighboring residence is a single-story home.

Policy LU-3.8 *Ensure that new development reflects existing design standards, qualities, and features that are in context with nearby development and surrounding residential neighborhoods.*

Consistency: The proposed addition reflects the Residential Design Guidelines, which were approved by the City Council in that the project proposes quality materials and the project complies with the development standards. The two-story construction is consistent with the neighborhood in that there are multiple two-story homes on the block.

JUSTIFICATIONS FOR APPROVAL:

There are no specific findings to be made for ministerial project approvals. However, the project was reviewed for compliance with the development standards and Residential Design Guidelines. All development standards are met and the project complies with all of the criteria of Residential Design Guidelines as specifically outlined in the June 13, 2022 Planning Commission report. In addition, the property owners at 279 East 19th Street have submitted correspondence to staff that indicates that their previous privacy and other concerns have been resolved with the proposed design changes. Therefore, the previous issues have been resolved and staff recommends the Planning Commission approve the project, as revised.

ENVIRONMENTAL DETERMINATION:

The project is exempt from the provisions of the California Environmental Quality Act under section 15301 (Class 1) Existing Facilities. The exemption applies to additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The project complies with this exemption in that the proposed 1,072 square-foot addition does not exceed 50 percent of the size of the structure before the addition or 2,500 square feet.

ALTERNATIVES:

The Planning Commission may take the following actions:

1. Uphold the staff's decision and approve the project subject to the recommended design modifications;
2. Approve the project, subject to additional specific design changes that would avoid/reduce neighbor impacts; or
3. Reverse staff's decision and deny the project.

LEGAL REVIEW:

The City Attorney has reviewed the draft resolution and has approved it as to form.

PUBLIC NOTICE:

Section 2-308 of the Costa Mesa Municipal Code requires that the notice of the hearing for an appeal or review shall be given in the same manner as any required notice for the hearing at which the decision subject to the appeal or review was made. In all cases for the hearing for an appeal or review, written notice of the date, time, and place shall be given to the original applicant, if any, any prior applicant for appeal regarding the same matter, and for appeals the person requesting the appeal.

Mailed notice has been provided at least 10 days in advance of the hearing to the immediately adjacent residences (which were originally notified), the applicant, and Mayor John Stephens. In addition, beyond the requirements of the code, a notice has been posted at the subject property.

As of the date of this report, no written public comments have been received. Any public comments received prior to the June 27, 2022 Planning Commission meeting will be provided separately.

CONCLUSION:

As noted specifically in this staff report, the applicant's proposal is in compliance with the City's development standards and the applicable design criteria specified in the City's Residential Design Guidelines. The proposed design is articulated within the allowable building envelope, and the building mass is minimized by compliance with setbacks and the use of vertical and horizontal offsets. The proposed development is neighborhood compatible and respects the neighborhood character in that the neighborhood includes a mix of single and two-story residences. Lastly, and with certain design modifications as described in this report, the proposed location of decks, windows and other activity areas would not result in a substantial impact to neighbor privacy.

Based on compliance with the residential development standards, and Residential Design Guidelines, staff recommends that the Planning Commission uphold the Planning Division Zoning Approval BC21-00147 with design modifications as described in this report.