



Planning Commission Agenda Item

August 20, 2012

TO: Chair Steiner and
Members of the Planning Commission

THRU: Leslie Aranda Roseberry
Planning Manager

FROM: Doris Nguyen
Associate Planner

SUBJECT

PUBLIC HEARING: Conditional Use Permit No. 2859-12 – Forsdick Residence, located at 2482 North Hayford Street.

SUMMARY

The applicant proposes to add a bar sink and 22 SF bathroom with plumbing facilities (toilet, sink, and shower) within an existing detached 286 square foot accessory structure used as a recreation/pool room. This item was continued from the August 6, 2012 meeting because the applicant requested to add the bar sink to the plans.

RECOMMENDED ACTION

Adopt Planning Commission Resolution No. 30-12 entitled:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ORANGE APPROVING CONDITIONAL USE PERMIT NO. 2859-12, TO PERMIT A BAR SINK, TOILET, BATHROOM SINK, AND SHOWER WITHIN A 286 SQUARE FOOT DETACHED ACCESSORY STRUCTURE UPON PROPERTY ZONED R-1-8, LOCATED AT 2482 N. HAYFORD STREET

AUTHORIZATION/GUIDELINES

OMC Section 17.14.170 E requires approval of a Conditional Use Permit for additional interior plumbing facilities in accessory structures more than 150 square feet in size. Orange Municipal

Code (OMC) Section 17.08.020 authorizes the Planning Commission to review and take action on Conditional Use Permit No. 2482-12.

PUBLIC NOTICE

On August 9, 2012, the City sent a Public Hearing Notice to a total of 39 property owners/tenants within a 300-foot radius of the project site, and persons specifically requesting notice. The project site was also posted in two locations with the notification on that same date.

ENVIRONMENTAL REVIEW

Categorical Exemption: The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per State CEQA Guidelines 15301 (Class 1 – Existing Facilities) because the project is to construct a bar sink and 22 square foot bathroom with a toilet, sink, and shower, within an existing 286 SF accessory structure. There is no public review required for a Categorical Exemption.

PROJECT BACKGROUND

<i>Applicant:</i>	Diana Forsdick
<i>Property Owner:</i>	Diana Forsdick
<i>Property Location:</i>	2482 North Hayford Street
<i>Existing General Plan Land Use Element designation:</i>	LDR (Low Density Residential)
<i>Existing Zoning Classification:</i>	R-1-8 (Single Family Residential)
<i>Old Towne:</i>	No
<i>Redevelopment Project Area:</i>	No
<i>Specific Plan/PC:</i>	No
<i>Site Size:</i>	9,040 square feet (0.21 acres)
<i>Circulation:</i>	The parcel is a corner lot accessed by Heim Avenue to the north and Hayford Street to the east. The City Master Plan of Streets and Highways classifies Heim Avenue as a Collector Street and Hayford Street is classified as a Local Street.
<i>Existing conditions:</i>	A single story, 1,724 square foot residence exists on the property, plus a 286 square foot detached accessory structure, housing a recreation/pool room.
<i>Surrounding land uses and Zoning:</i>	Single family residences (R-1-8) surround the subject property to the south, east and west. R-1-7 Single family residences are located to the north of the property.
<i>Previous Applications/Entitlements:</i>	N/A

PROJECT DESCRIPTION

The applicant proposes to locate plumbing facilities (bar sink, toilet, bathroom sink, and shower) in an existing 286 square foot, detached accessory structure. The structure was originally constructed in 1971 under Building Permit #37116, which expired, and then was finalized under Building Permit # 9207-441 in 1992. The existing 286 SF detached accessory structure contains a single-story recreation/pool room. The proposed restroom would be approximately 22 square feet, and located in the south east corner of the recreation room. Approval of a Conditional Use Permit is required to locate plumbing facilities in detached accessory structures that are more than a 150 square feet.

Although the accessory structure is attached to a patio cover, which is attached to the house, the structure is considered detached because the Orange Municipal Code defines attached structures as having at least 50% of one wall attached to the primary residence. Since no portion of the accessory structure walls are attached to the primary residence, the structure is considered detached. The patio cover only has a roof with no walls, creating a covered breezeway between the house and accessory structure.

The applicant requested to continue the item from the August 6, 2012 meeting because she wanted to add the bar sink to the plans.

Development Standards

	Required	Proposed	Code Section
<i>Building Height</i>	N/A Proposal is to add a toilet, sink, and shower in a detached accessory structure.	N/A	N/A
<i>Distance between structures</i>	N/A	N/A	N/A
<i>Fence height</i>	N/A	N/A	N/A
<i>Floor Area Ratio (FAR)</i>	N/A	N/A	N/A
<i>Landscaping (non-residential)</i>	N/A	N/A	N/A
<i>Loading area (non-residential)</i>	N/A	N/A	N/A
<i>Lot size (residential)</i>	N/A	N/A	N/A
<i>Lot frontage</i>	N/A	N/A	N/A
<i>Lot depth</i>	N/A	N/A	N/A
<i>Open space, common (residential)</i>	N/A	N/A	N/A
<i>Open space, private (residential)</i>	N/A	N/A	N/A
<i>Open space, useable (residential)</i>	N/A	N/A	N/A
<i>Parking (non-residential)</i>	N/A	N/A	N/A
<i>Parking (residential)</i>	N/A	N/A	N/A
<i>Parking, guest (residential)</i>	N/A	N/A	N/A
<i>Setback, Front</i>	N/A	N/A	N/A
<i>Setback, Rear</i>	N/A	N/A	N/A
<i>Setback, Side</i>	N/A	N/A	N/A
<i>Setback, Side</i>	N/A	N/A	N/A

APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

Conditional Use Permit: The applicant is requesting a Conditional Use Permit to locate additional plumbing facilities in a detached accessory structure.

Required Findings:

1. A Conditional Use Permit shall be granted upon sound principles of land use and in response to services required by the community.
2. A Conditional Use Permit shall not be granted if it will cause deterioration of bordering land uses or create special problems for the area in which it is located.
3. A Conditional Use Permit must be considered in relationship to its effect on the community or neighborhood plan for the area in which it is located.
4. A Conditional Use Permit, if granted, shall be made subject to those conditions necessary to preserve the general welfare, not the individual welfare of any particular applicant.

ANALYSIS/STATEMENT OF THE ISSUES

The detached accessory structure is located 13’-6” feet away from the primary residence and is connected by a patio cover, creating a breezeway. The 286 SF detached structure currently houses a recreation/pool room. The bar sink and 22 SF bathroom (with toilet, sink, and shower) are being proposed so that users of the recreation room do not need to access the main house, in order to use a restroom. Staff believes that the inclusion of a bar sink, toilet, bathroom sink, and shower in the accessory structure is an appropriate use of the building. If the applicant chooses to have overnight guests stay in the detached structure, then it will need to be brought up to current building code requirements for habitation.

ADVISORY BOARD RECOMMENDATION

As the project is to locate plumbing facilities inside an existing detached accessory structure, Staff Review Committee and Design Review Committee review were not required.

ATTACHMENTS/EXHIBITS

Attachments to Report:

1. Planning Commission Resolution No. 30-12
2. Vicinity Map
3. Site Photos

Exhibits provided to the Planning Commission:

- A. Site Plan and Floor Plan (date stamped received August 2, 2012)

CC: Diana Forsdick
 2482 N. Hayford Street
 Orange, CA 92865

File