

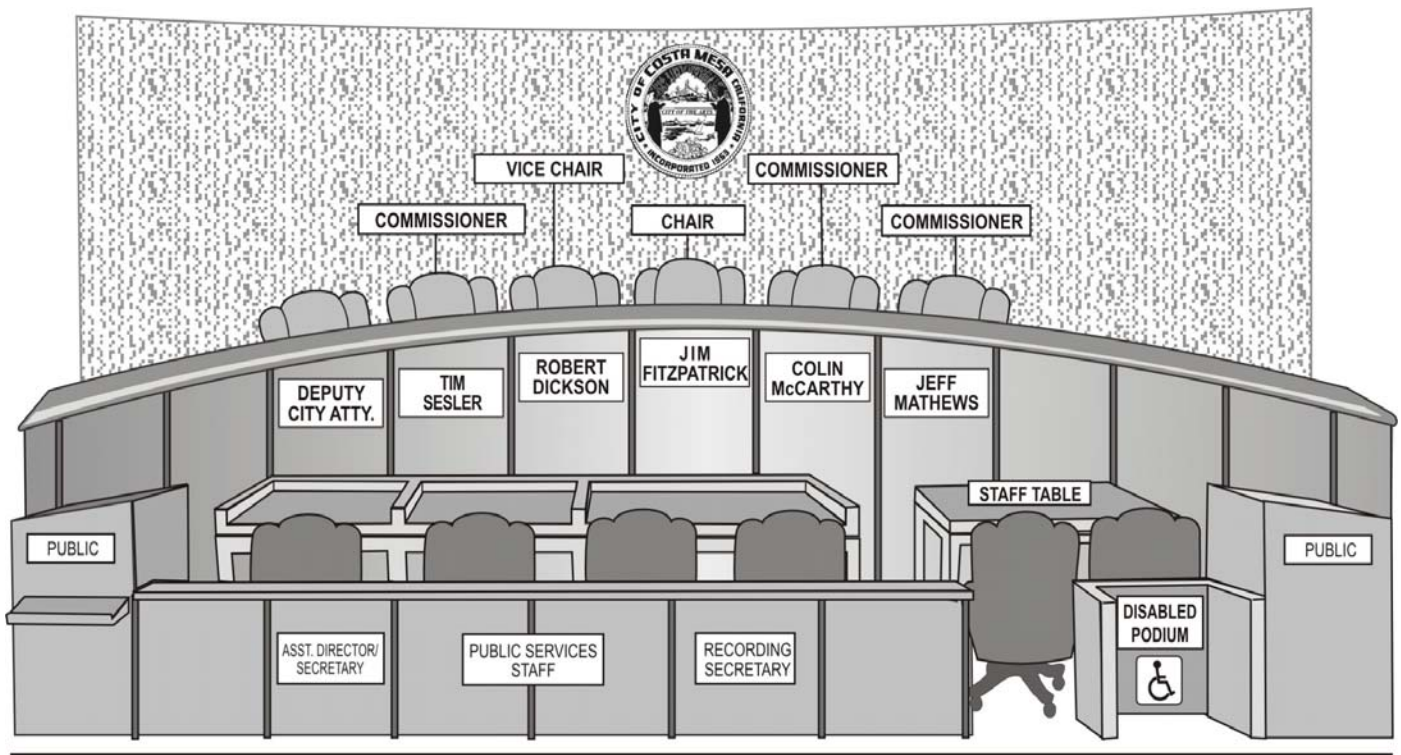
# Planning Commission Agenda

## August 26, 2013

Revised 08/19/13

\*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

\*\*Planning Commission Meeting begins at **6:00 p.m.** in the Council Chambers



### PLEDGE OF ALLEGIANCE TO THE FLAG

**ROLL CALL:** Chair: Jim Fitzpatrick  
Vice Chair: Robert Dickson  
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

### PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

### PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

### CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the

Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

**CONSENT CALENDAR:**

**RECOMMENDATIONS:**

1. Minutes for meeting of July 8, 2013.

Approve.

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

1. **Application No.** [PA-07-15, TTM 17198](#)  
**Applicant:** Al Mozayeni  
**Site Address:** 2013-2029 Anaheim Ave.  
**Zone:** R3  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

Approve 1-year extension by adoption of Planning Commission resolution, subject to conditions.

**Description:**

Request for a fourth time extension (one-year) for a master plan (PA-07-15) located in the Mesa West Residential Ownership Urban Plan and tentative tract map (TTM-17198) for development of 26 attached three-story units with the following deviations from the residential development standards:

- Tandem parking (required to be provided in an open carport, proposed in an enclosed garage);
- Minimum open space (40% required; 37% proposed);
- Lot coverage (60% maximum; 63% proposed);
- Rear lot coverage (25% maximum allowed; 40% proposed);
- Driveway parkway landscaping (10 feet required; less than 6 inches proposed);
- Front setback (20 feet required; 8 feet 4 inches proposed to front of entry trellis);

Rear setback (20 feet required; 15 feet proposed).

**PUBLIC HEARINGS:**

2. **Application No.** [PA-12-25, TT-17509](#)  
**Applicant:** Peter Zehnder  
**Site Address:** 2519 ½ and 2525  
Santa Ana Avenue  
**Zone:** R2-MD  
**Project Planner:** Minoo Ashabi  
**Environmental  
Determination:** Exempt

(Continued from July 8, 2013 Planning  
Commission Meeting.)

**Description:**

The proposed project involves:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
  - a) Variance from common lot requirement and establishment of a homeowners association;
  - b) Variance from parking requirements (41 foot back up area required, 38'6" proposed for two units; and two standard parking stalls required per unit, two compact stalls proposed for two units);
  - c) Variance from minimum driveway length (19 feet required, 18'6" proposed for two front units);
  - d) Variance from parkway landscaping (3 feet required on one side/10 feet total on both sides, 2 feet proposed one side / 7 feet total on both sides);
  - e) Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
  - f) Administrative Adjustment to reduce the rear second floor setback (20 feet required, 15 feet proposed);
  - g) Administrative Adjustment to reduce the distance between the buildings (10 feet required, 8 feet proposed);
  - h) Minor Modification to reduce front setback requirement for a perimeter wall along Santa Ana Avenue (10 feet required; 8 feet proposed);
  - i) Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,

**RECOMMENDATIONS:**

Continue to the Planning  
Commission meeting of September  
9, 2013.

j) Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 5 feet proposed).

2) ***Tentative Parcel Map No. 17509*** to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision

## VII. NEW BUSINESS

1. [Planning Commission Design Award for Renovation of the Smart & Final Store at 707 W. 19<sup>th</sup> Street.](#)

Recommendation: Make Nomination.

2. [Citation Procedures. Report from Code Enforcement Officer Fidel Gamboa.](#)

Recommendation: Provide direction to staff on citation procedures.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON SEPTEMBER 9, 2013.**

## **ADDITIONAL INFORMATION**

### **Planning Commission Meetings**

Costa Mesa Planning Commission meets the second Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

### **Agenda Reports**

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at [www.costamesaca.gov](http://www.costamesaca.gov). Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

### **Public Comments**

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

### **Appeal Procedure**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

### **Contact Us**

77 Fair Drive, Costa Mesa, CA 92626

Planning Division (714) 754-5245

Fax (714) 754-4856

[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)