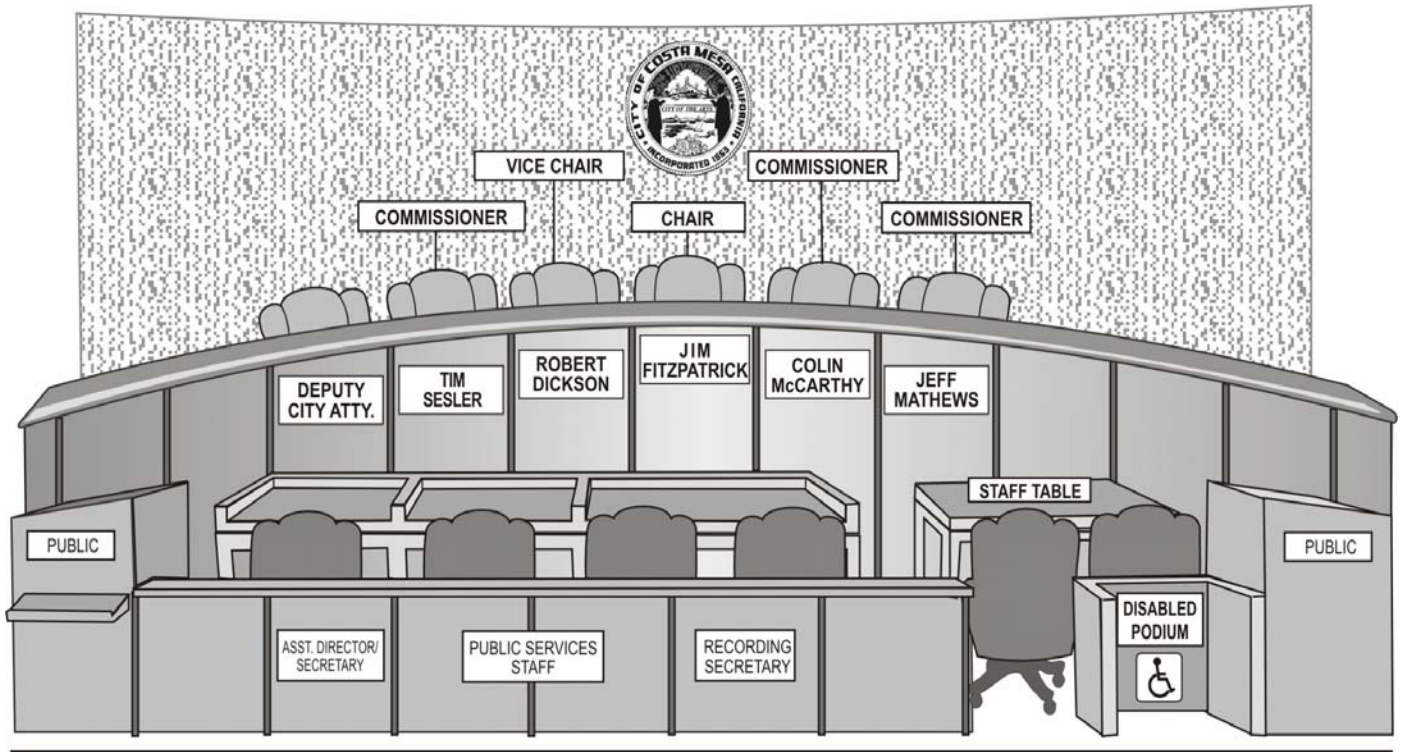


# Planning Commission Agenda

## September 23, 2013

\*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 September 09, 2013.** Approve.

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

1. **Application No.** [PA-12-25, TT-17509](#)  
**Applicant:** Peter Zehnder  
**Site Address:** 2519 ½ and 2525 Santa Ana Avenue  
**Zone:** R2-MD  
**Project Planner:** Mino Ashabi  
**Environmental Determination:** Exempt
1. Approve by adoption of Planning Commission resolution, subject to conditions; **Or**  
2. Deny without prejudice.

(Continued from September 09, 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 front units; two standard parking stalls required per unit, two compact stalls provided for two of the 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);

**PUBLIC HEARINGS:**

- 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,
  - j.* Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 5 feet proposed for three units).
- 2) ***Tentative Parcel Map No. 17509*** to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision.

**RECOMMENDATIONS:**

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON OCTOBER 14, 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**

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