



CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – June 10, 2013
MEETING DECISIONS

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

V. CONSENT CALENDAR:

***ACTIONS:**

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| <p>1. Minutes for the meeting of May 13, 2013</p> <p>2. Code Enforcement Update</p> <p>3. Amendment to Planning Commission Bylaws</p> | <p>Approve as amended; 5-0 vote</p> <p>Receive and file; 5-0 vote</p> <p>Adopt balance of amendment to Planning Commission Bylaws. Staff to return with a condensed version for Mission Statement and Goals.; 5-0 vote</p> |
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VI. PUBLIC HEARINGS:

ACTIONS:

- | | |
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| <p>1.</p> <p>Application No. ZA-13-10 & PM-13-117</p> <p>Applicant: Rudy Morales</p> <p>Site Address: 185 E. 19th Street</p> <p>Zone: R2-HD</p> <p>Project Planner: Mel Lee</p> <p>Environmental Determination: Exempt</p> | <p>Approved, 5-0 vote</p> |
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Description: The proposed project involves:

- 1) Minor Design review to construct two, two-story, detached residential units with a deviation from the City's Residential Design Guidelines for average second story side setback (10 feet recommended; 7 feet proposed).

- 2) A tentative parcel map to facilitate the subdivision of the property into a two-unit common interest development. The subdivision will allow the units to be sold independent of one another.

2. **Application No.** VTT-17606 Approved; 5-0 vote
Applicant: Psomas
Site Address: 678 W. 19th Street
Zone: R3
Project Planner: Mel Lee
Environmental Determination: Exempt

Description: The proposed project is a vesting tentative tract map for a 20-lot airspace subdivision of an existing 269-unit residential development (The Tower on 19th, formerly Bethel Towers) for financing purposes to accommodate future renovations. Important Note: The application is not for conversion of the building to condominiums or any other common interest development. No change to the existing use is proposed. The project is intended to remain as rental units for senior citizens.

3. **Application No.** PA-12-25 & TT-17509 Cotinue to June 24, 2013
Planning Commission meeting;
5-0 vote
Applicant: Peter Zehnder
Site Address: 2519 ½ and 2525 Santa Ana Avenue
Zone: R2-MD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description:

The proposed project involves:

- 1) Design review to construct an 8-unit, two-story detached, small lot single-family residential development, including the following:
 - a. Variance from common lot requirement and establishment of a homeowners association;
 - b. Variance from minimum driveway length (19 feet required, 16 feet proposed for two front units);
 - c. Variance from rear yard setback requirement for first and second story of rear units (10 feet required for first story; 20 feet required for second

- story, 4 feet proposed);
 - d. Variance from parkway landscaping (2 feet proposed, 3 feet required)
 - e. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
 - f. Minor Modification to reduce the side yard setback requirement for main building (5 feet required, 4 feet proposed);
 - g. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,
 - h. Deviation from residential design guidelines related to second floor side setback (10 feet recommended, 4 feet proposed).
- 2) Tentative Tract Map for the subdivision of the property for an 8-unit fee simple subdivision.

VII. NEW BUSINESS

1. Neighborhood Improvement Task Force Quarterly Update

ACTIONS:

Receive and file.
Approved, 5-0 vote