



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – June 24, 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.

**CONSENT CALENDAR:**

**\*ACTIONS:**

- |   |                               |
|---|-------------------------------|
| 1. <b>Minutes for the meeting of June 10, 2013</b>  | Approve; 4-0 vote             |
| 2. <b>General Plan Conformity Resolution for vacation of excess public right-of-way along Fullerton Avenue adjacent to 1826 Fullerton Avenue.</b> | Adopt Resolution.<br>4-0 vote |

**PUBLIC HEARINGS:**

**ACTIONS:**

- |    |   |   |
|----|---|---|
| 1. | <b>Application No.</b> PA-12-25, TT-17509<br><b>Applicant:</b> Peter Zehnder<br><b>Site Address:</b> 2519½ and 2525 Santa Ana Avenue<br><b>Zone:</b> R2-MD<br><b>Project Planner:</b> Mino Ashabi<br><b>Environmental Determination:</b> Exempt | Continue to July 8, 2013 Planning Commission meeting.<br><br>4-0 vote |
|----|---|---|

**Description:** The proposed project involves an 8-unit two-story detached, residential development on a 0.708-acre site at 2519½ and 2525 Santa Ana Avenue (APNs: 43919242 and 43919241) north of Monte Vista Avenue. The project includes the following:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
  - a. Variance from open space requirement

- (40% required, 38% proposed);
  - b. Variance from common lot requirement and establishment of a homeowners association;
  - c. Variance from minimum driveway length (19 feet required, 16 feet proposed for two front units);
  - d. Variance from parkway landscaping (3 feet required on one side, 2 feet proposed)
  - 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 buildings (10 feet required, 8 feet proposed);
  - h. Minor Modification to reduce the side yard setback requirement for main buildings (5 feet required, 4 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, 4 feet proposed).
- 2) ***Tentative Parcel Map No. 17509*** to subdivide a 0.708-acre parcel for an 8- unit fee simple residential development.

<b>2.</b>	<b>Application No.</b>	GPA-13-01, R-13-01 & CO-13-01, PA-13-14	Open the public hearing to receive public comments on the proposed project and continue to a future Planning Commission meeting – date to be determined.
	<b>Applicant:</b>	Rod McDonald of KDF Communities, LLC	
	<b>Site Address:</b>	Approximately 11.68-acre Development site area at 2501 Harbor Blvd. (Fairview Developmental Center property)	
	<b>Zone:</b>	I&R (Institutional and Recreational)	4-0 vote
	<b>Project Planner:</b>	Antonio Gardea	
	<b>Environmental Determination:</b>	Initial Study/Mitigated Negative Declaration	

**Description:**

- **Initial Study/Mitigated Negative Declaration (IS/MND).** This report is being prepared and will be circulated for a 30-day review period prior to the July 22, 2013 Planning Commission hearing.

- **General Plan Amendment GP-13-01:** Change the land use designation of the 11.68-acre development site area from Public/Institutional to High Density Residential. In addition to the Land Use Map amendment, a text amendment to the City's General Plan Land Use Element would also be necessary to reflect a site-specific density of 21 dwelling units per acre.

- **Rezone R-13-01:** Rezone the zoning classification of the 11.68-acre development site area from Institutional & Recreational (I&R) to Planned Development Residential – High Density (PDR-HD).

- **Zoning Code Amendment CO-13-01:** Amendment to Title 13 (Zoning Code) for a site-specific density of 21 dwelling units per acre.

- **Master Plan PA-13-14:** Master Plan application for a 242-unit residential development project. The Master Plan review includes site coverage, parking and architectural/landscape design of the new two and three-story, multiple-family residential buildings.

<b>3.</b>	<b>Application No.</b> GP-13-02	Recommend that City Council forward the draft Housing Element for HCD for a 60-day review.
	<b>Applicant:</b> City of Costa Mesa	
	<b>Site Address:</b> Citywide	
	<b>Zone:</b> Citywide	
	<b>Project Planner:</b> Hilda Veturis / Minoo Ashabi	
	<b>Environmental Determination:</b> Exempt	4-0 vote

**Description:**

**PROPOSED 2013-2021 DRAFT HOUSING ELEMENT UPDATE GP-13-03.**



The City of Costa Mesa has prepared a technical update to the Housing Element of the Costa Mesa General Plan as required by California Law Government Code Section 65588 (e). In the previous Housing Element cycle 2008-2014, the City of Costa Mesa had a RHNA obligation of 1,682 units. The City of Costa Mesa's RHNA obligation for Housing Element cycle 2013-2021 is **2 units**.

**ADDENDUM TO PROGRAM EIR.** The Addendum to the General Plan Program EIR, as it relates to the 2013-2021 Housing Element update, will be circulated in conjunction with the Draft Housing Element for a 60-day Review. The Housing Element Update does not change the environmental conclusions of the original Program EIR (SCH#200031120) certified in January, 2002, nor does the Housing Element update result in new impacts/mitigation measures.