



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Tuesday – May 27, 2014  
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. **Minutes for the meeting of May 12, 2014.** **Approved, 4-0 - Comm. Mathews absent**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **Application No.:** PA-90-107 A1 **Continued off calendar, 3-0 – Staff to work with applicant and return with a proposal with robust conditions of Approval at a later date**  
**Applicant:** Mark Hassan  
**Site Address:** 1343 Logan Avenue  
**Zone:** MG  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** Exempt- per Section 15270(a) Projects which are disapproved. **Comm. Sesler recused, Comm. Mathews absent**

**Description:** Amendment to Conditional Use Permit to legalize a towing service for an existing body shop approved under PA-90-107.

2. **Application No.:** PA-14-12 and PM-14-113 **Approved, 4-0, with modifications to the conditions of approval**  
**Applicant:** Rod Jeheber  
**Site Address:** 389 Rochester Street  
**Zone:** R2-MD  
**Project Planner:** Antonio Gardea **Comm. Mathews absent**  
**Environmental Determination:** Exempt- per Section 15332 In-fill Development projects.

**Description:** The proposed project involves:  
(1) Design Review to construct two, 2 story detached residential units on a 10,101 square foot lot.

(2) Tentative Parcel map for subdivision of the property into two, fee simple lots, in accordance with the small lot subdivision standards.

**\*ACTIONS**

3. **Application No.:** PA-13-35 & TT-17705 **Approved, 4-0, with modifications to the conditions of approval.**  
**Applicant:** Peter Zehnder  
**Site Address:** 2294 Pacific Avenue  
**Zone:** R2-MD  
**Project Planner:** Minoo Ashabi **Comm. Mathews absent**  
**Environmental Determination:** Exempt-per Section 15332 Infill Development Projects

**Description:** The proposed project involves:  
1) Design review to construct a 5-unit, two-story detached, small lot single-family residential development on a 0.47-acre parcel, including the following:

a. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 12'-11" proposed); and,

2) Tentative Tract Map for the subdivision of the property for a 5-unit fee simple subdivision in accordance with the small lot subdivision standards.

4. **Application No.:** PA-13-29 and VTT-17668 **Approved, 4-0, with modifications to the conditions of approval**  
**Applicant:** South Coast Communities - David Hutchins  
**Site Address:** 2095 Harbor Blvd.  
**Zone:** PDC **Comm. Mathews absent**  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Mitigated Negative Declaration

**Description:** The proposed project involves:  
1) A master plan for construction of 28, three-story detached live/work units at the southwest corner of Harbor/Hamilton

2) A tentative tract map for 28-lot subdivision for condominium purposes.

3) Deviation from Residential Design guidelines related to second floor and third floor ratios to first floor (100% allowed, 104-110% proposed).

**NEW BUSINESS:**

**\*ACTIONS**

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|---|---|
| 1. Capital Improvement Program (CIP) 1 year Annual Report and 7 Year CIP                            | Approved, 4-0 – Comm. Mathews absent          |
| 2. Report and discussion possible recommendations for 2014-15 Fiscal Year Planning Commission Goals | Staff received Planning Commission direction. |