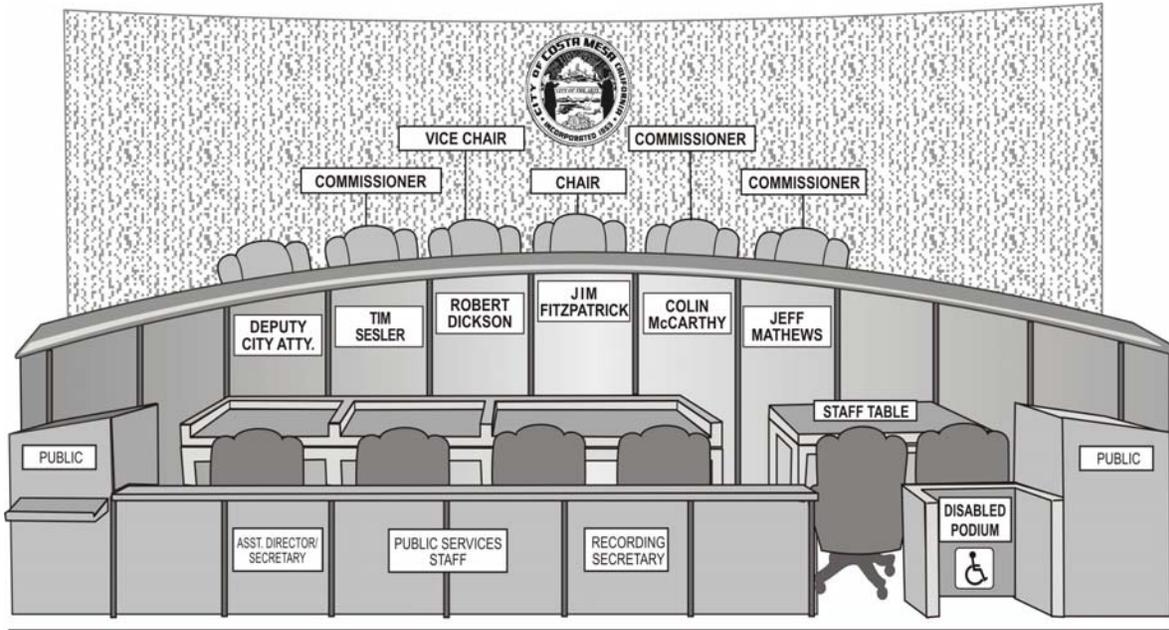


Planning Commission Agenda

Meeting Begins At 6:00 p.m.

June 10, 2013

(Revised 6/06/2013)



I. PLEDGE OF ALLEGIANCE TO THE FLAG.

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

III. 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.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

V. 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:

- 1. **Minutes for the meeting of May 28, 2013.**
- 2. [Code Enforcement Update](#)
- 3. [Amendment to Planning Commission Bylaws.](#)

RECOMMENDATIONS:

- Approve.
- Receive and file.
- Approve.

VI. PUBLIC HEARINGS:

- 1. **Application No.** [ZA-13-10 & PM-13-117](#)
Applicant: Rudy Morales
Site Address: 185 E. 19th Street
Zone: R2-HD
Project Planner: Mel Lee
Environmental Determination: Exempt

RECOMMENDATIONS:

Approve by adoption of Planning Commission resolution; subject to conditions

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](#)
Applicant: Psomas
Site Address: 678 W. 19th Street
Zone: R3
Project Planner: Mel Lee
Environmental Determination: Exempt

Approve by adoption of Planning Commission resolution; subject to conditions.

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

PUBLIC HEARINGS:

RECOMMENDATIONS:

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](#)
- Applicant:** Peter Zehnder
- Site Address:** 2519 ½ and 2525 Santa Ana Avenue
- Zone:** R2-MD
- Project Planner:** Minoo Ashabi
- Environmental Determination:** Exempt

Continue to June 24, 2013 Planning Commission meeting.

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](#)

Recommendation: Receive and File

VIII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SOON THEREAFTER, ON JUNE 24, 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. 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.

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