

UNOFFICIAL UNTIL APPROVED

**MINUTE EXCERPTS FROM THE
JUNE 22, 2015 PLANNING COMMISSION MEETING
REGARDING 2366 ORANGE AVENUE
(Public Hearing No. 3 – PA-15-10 & TT-17870)**

PUBLIC HEARINGS:

3. **Application No.** PA-15-10 & TT-17870
 Applicant: Eric Trabert
 Site Address: 2366 Orange Avenue
 Zone: R2-MD
 Project Planner: Ryan Loomis
 Environmental

Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

Description: The proposed project involves:

1. **Design Review** to construct a six-unit, two-story, small lot subdivision on a 23,159 sq. ft. lot in an R2-MD zone. The project will include an automatic gate off the Orange Avenue entrance. In addition, the project requests the following deviations from the R2-MD development standards:
 - a. Administrative adjustment from front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off Norse Avenue).
 - b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).

The property is a through lot with access from Orange Avenue and Norse Avenue. The two-story detached homes consist of 3 to 4 bedrooms and two-car garage with a minimum interior dimension of 20' x 20'.

2. **Tentative Tract Map** TT-17870: A Residential Small Lot Subdivision consisting of six fee simple lots.

Ryan Loomis, Associate Planner, presented the staff report.

Commissioner McCarthy asked about the height, setbacks, and the density in an R1 zone properties verses R2-MD zone properties.

Vice Chair Mathews asked if the single-stories in R1 zone and R2-MD zone could build up to a second story if they met code requirements. Mr. Loomis responded yes.

PUBLIC COMMENTS

Doug DeCinces, representative of Kings Road Partners LLC, gave a presentation on the proposed project, and responded to efforts made to the neighbors on Wilson.

Commissioner McCarthy asked Ms. Fazeli for an analysis of Edison saying that they could not underground the utilities.

Jerome Blackman, Costa Mesa resident, stated concerns with reversing the project, the drainage and requested a no outlet sign be posted to help stop some of the traffic.

A Costa Mesa resident asked for explanation about the entrance on Orange and the parking on Norse Avenue.

Jay Humphrey, Costa Mesa resident, stated concerns with the bonus room becoming a bedroom and the under parking it would cause.

A Costa Mesa resident stated concerns with the setbacks, privacy issues, air quality and being blocked in.

Doug Gorrie, Costa Mesa resident, spoke on behalf of himself and the neighbors and stated reasons why they oppose the project.

Mr. DeCinces responded to the public comments and gave Commissioners an email from Edison about undergrounding the electric.

Commissioner McCarthy asked the applicant if he would agree to add a condition that the bonus room cannot be made into a bedroom. Mr. DeCinces agreed.

Chair Dickson asked the applicant if he has read and is in agreement with the conditions of approval. Mr. DeCinces responded yes.

Vice Chair Mathews asked if they could still make enough money building a 5-unit instead of a 6-unit. Mr. Decinces responded no. There is not a market for it.

Commissioner Sesler asked the applicant about the parking, providing screening, setbacks and through traffic.

Vice Chair Mathews asked about having two gates. Ms. Flynn responded that the applicant did approach them with a plan to have a gated community and transportation did have a concern with a gate off of Norse because it did not have

adequate distance for vehicle queuing. He also asked if the option is open for secure gates. Ms. Flynn responded yes.

Chair closed the public hearing.

Commissioners discussed the right of building up in an R2-MD lot, the setbacks, conditioning of the windows, conditioning the bonus room, conditioning the trees for landscaping, gate issues, a reason to vote against the application, being a good project for the neighborhood, and the wall.

MOTION: Based in the evidence in the record and the findings set forth in Exhibit A, subject to conditions set forth in Exhibit B that the Planning Commission hereby approves Planning Application PA-15-10 and Tentative Tract Map TT-17870 for a six-unit detached Residential Development located at 2366 Orange Avenue including the Planning Commission supplemental memo dated June 22, 2015 with the following changes to the conditions of approval:

- Additional condition requiring transient windows be required to the extent feasible for the southerly elevations for units 1-6.
- Additional condition prohibiting the applicant from walling off the bonus room that will become part of the CC&R's for unit A as agreed to by the applicant.
- Additional condition that the applicant work with transportation services on the selection and erection of the gates to be agreed to by the parties.
- Additional condition the applicants cost the City staff work with the applicant on landscaping or other screening to separate the properties at the southerly elevation.

Moved by Commissioner McCarthy, second by Commissioner Sesler.

RESOLUTION 15-42 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-10 AND TENTATIVE TRACT MAP TT-17870 FOR PROPERTY LOCATED AT 2366 ORANGE AVENUE

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler
Noes: None
Absent: Andranian
Abstained: None

The Chair explained the appeal process.

Chair Dickson called a 3-minute break.