



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 27, 2006

*III.2*  
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-05-45  
369 ROCHESTER STREET

DATE: MARCH 16, 2006

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

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## DESCRIPTION

The applicant has requested a continuance of this item to resolve design issues. If the issues are resolved, a comprehensive staff report will be submitted for your April 10, 2006, meeting.

## APPLICANT

Ralph Ringo is representing the property owner, Ryan Negrette.

## RECOMMENDATION

Continue to the Planning Commission meeting of April 10, 2006.

  
\_\_\_\_\_  
WENDY SHIH  
Associate Planner

  
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MICHAEL ROBINSON, AICP  
Asst. Development Services Director

cc: Deputy City Mgr.-Dev. Svs. Director  
Sr. Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Ryan Negrette  
369 Rochester St.  
Costa Mesa, CA 92627

Ralph Ringo  
Milagra Design and Development  
47 Saratoga  
Newport Beach, CA 92660

## SHIH, WENDY

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**From:** Ralph Ringo [raringo@earthlink.net]  
**Sent:** Monday, March 13, 2006 4:20 PM  
**To:** SHIH, WENDY  
**Subject:** Re: PA-05-45 369 Rochester

Dear Wendy,

Per the timeframe we are dealing with, I would like to request a continuance to resolve some design issues.

Thank you.

Ralph Ringo

-----Original Message-----

>From: "SHIH, WENDY" <WShih@ci.costa-mesa.ca.us>

>Sent: Mar 7, 2006 1:25 PM

>To: raringo@earthlink.net

>Subject: PA-05-45 369 Rochester

>

>Ralph: I left a message on your voice mail yesterday regarding this project and just wanted to make sure you are aware of the situation. Based on the scaled drawing, I calculated 2,431.5 sq.ft., or 36% open space only (40 % required). This is calculated by subtracting 1,999 sq.ft. building area and 2,319.5 sq.ft. actual driveway/parking area from the lot size. Please note that this open space variance will not be supported by staff.

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>If you wish to hold the application process to resolve this issue, I will need a written request to continue the project no later than Friday, March 10, 2006. If I don't receive anything from you by then, I will assume that you'd like to pursue the variance request and I will continue processing your application with a recommendation of denial to the Planning Commission.

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>I will be out of the office this Thursday and Friday. Please let me know if you have any questions by Thursday. You may send me your project continuance request via e-mail if you wish.

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>Wendy Shih

>Associate Planner

>City of Costa Mesa

>(714) 754-5136

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