



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: AUGUST 26, 2013

ITEM NUMBER: PH 2

**SUBJECT:** PLANNING APPLICATION PA-12-25/ TENTATIVE TRACT MAP NO. 17509 FOR AN 8-UNIT RESIDENTIAL DEVELOPMENT AT 2519½ AND 2525 SANTA ANA AVENUE

**DATE:** AUGUST 19, 2013

**FOR FURTHER INFORMATION CONTACT:** MINOO ASHABI, AIA (714) 754-5610  
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### **DESCRIPTION**

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

1) **Design Review PA-12-25** is to construct an 8-unit, two-story detached single-family residential development, including the following:

- a. Variance from common lot requirement and establishment of a homeowners association;
- b. Variance from parking requirements (41 foot back up area required, 38'6" proposed for two front units; two standard parking stalls required per unit, two compacts stalls provided for two of the units);
- c. Variance from minimum driveway length (19 feet required, 18'6" proposed for two front units);
- d. Variance from parkway landscaping (3 feet required on one side/10 feet total on both sides, 2 feet proposed one side / 7 feet total on both sides)
- 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 the buildings (10 feet required, 8 feet proposed);
- h. Minor Modification to reduce front setback requirement for a perimeter wall along Santa Ana Avenue (10 feet required; 8 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, 5 feet proposed).

2) **Tentative Parcel Map No. 17509** to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision.

## July 8, 2013, Planning Commission Hearing

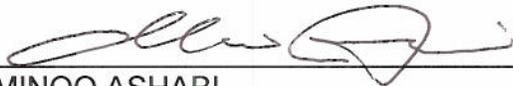
On July 8, 2013, the Planning Commission held a public hearing and took public testimonies. On a 4-0 vote (Commissioner Mathews absent), the project was continued to July 22<sup>nd</sup> meeting of the Planning Commission to allow the applicant to revise the site plan and address concerns from neighboring properties. The applicant subsequently requested two additional continuances to August 12<sup>th</sup> and August 26<sup>th</sup>.

### APPLICANT

The applicant is Peter Zehnder authorized agent for the property owners, 2525 Santa Ana Partners LP.

### RECOMMENDATION

The applicant has requested to continue the project for another two weeks to September 9<sup>th</sup> meeting of the Planning Commission to continue negotiating with the neighboring properties and to address all the issues raised by the Planning Commission.



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