



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: SEPTEMBER 9, 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 30, 2013

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

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 22nd 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 12th and August 26th.

The applicant is still working on adjusting the setbacks to the north and resolving interface concerns with the neighboring properties. Additional time is requested allowing the applicant to revise the project's site plan.

Continuance

Staff is recommending that the project be rescheduled for a public hearing before the Planning Commission once a revised site plan addressing issues with the neighboring properties is submitted. A public notice will be provided to the property owners within the 500-radius of the property for the next public hearing.

APPLICANT

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

RECOMMENDATION

Remove from the agenda and renote for a future hearing date.



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Principal Planner



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ATTACHMENT 1

From: Pete Zehnder [mailto:pete@bettershelter.com]
Sent: Friday, August 30, 2013 2:19 PM
To: ASHABI, MINOO
Subject: RE: please submit an email

Hello Minoo.

I have been driving so I couldn't send you this sooner.

I agree with your suggestion to continue the hearing to the next available hearing date.

Thank you Peter zehnder.

On Aug 30, 2013 12:55 PM, "ASHABI, MINOO"
<MINOO.ASHABI@costamesaca.gov> wrote:

Please send your email by 2:00 p.m. Thanks.

Minoo Ashabi, AIA

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