



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: FEBRUARY 23, 2015

ITEM NUMBER: PH-1

**SUBJECT: REZONE R-14-05, PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT MAP T-17824 FOR A 13-UNIT RESIDENTIAL DEVELOPMENT AT 2880 MESA VERDE DRIVE EAST**

**DATE: FEBRUARY 12, 2015**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: MEL LEE, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611  
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### **DESCRIPTION**

The proposed project involves the following:

1. **Rezone R-14-05:** An ordinance to rezone a 2-acre site from I&R (Institutional and Recreational) to PDR-LD (Planned Development Residential – Low Density). The maximum allowable General Plan density is 16 dwelling units at a maximum of 8 dwelling units per acre.
2. **Planning Application PA-14-48:** Master Plan for the development of a 13-unit, two-story, small lot residential development at a density of 6.5 dwelling units per acre. The Master Plan also includes proposed) with the following requested variances from Zoning Code requirements:
  - a. Variance from perimeter open space requirement for location of block walls (20 feet required; 3 feet proposed on Mesa Verde Drive East);
  - b. Administrative Adjustment from perimeter open space requirement for buildings (20 feet required; 13 feet proposed on Andros Street).
3. **Tentative Tract Map T-17824:** Subdivision of the property into fee simple lots for homeownership.

### **APPLICANT**

The applicant is Pinnacle Residential, representing the property owner, First Church of Christ Scientist.

**RECOMMENDATION**

As requested by the applicant, continue to the March 9, 2015 Planning Commission meeting to allow time to present the project to Mesa Verde residents and receive any feedback, which is scheduled to occur the week of February 16, 2015.



MEL LEE, AICP  
Senior Planner



CLAIRE FLYNN, AICP  
Asst. Development Services Director

Distribution: Director of Economic & Development Services/Deputy CEO  
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