



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JULY 27, 2015

ITEM NUMBER: PH-3

SUBJECT: PLANNING APPLICATION PA-13-32 – DESIGN REVIEW TO LEGALIZE CONVERSION OF A FOURTH UNIT AT AN EXISTING TRIPLEX AT 141 MELODY LANE

DATE: JULY 23, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: ANTONIO GARDEA (714) 754-5692
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DESCRIPTION

A prior proposal to legalize a fourth unit was originally approved in July 2000, but the entitlement was not activated and had expired. The proposed project represents a subsequent request to legalize the unit.

Planning Application PA-13-32 - Design Review to legalize the conversion of an existing fourth unit with two bedrooms in an existing triplex apartment building in the R3 Zone. The proposed request involves reducing this fourth unit to a one-bedroom unit and comply with the current parking requirements for the unit (three spaces required, three spaces proposed). The proposed project involves compliance with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of nine spaces for the property. In order to create new parking, a minor modification is required for the encroachment of one parking space in the front yard setback (20-foot setback required; 16-foot setback proposed).

APPLICANT

The applicant is Ryan Walton/Bob Mullen, representing John and Mary Mays, the property owners and Kerrie Mays (Power of Attorney).

RECOMMENDATION

Continue to the meeting of August 10, 2015, as requested by the applicant. The applicant is requesting a continuance to allow time to consider and obtain cost estimates to comply with the recommended conditions of approval for the project.

ANTONIO GARDEA
Senior Planner

CLAIRE FLYNN, AICP
Assistant Director of Development Services

Attachment: Continuance request

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
File (2)

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GARDEA, ANTONIO

From: Bob Mullen <bobmullen@cox.net>
Sent: Wednesday, July 22, 2015 4:53 PM
To: GARDEA, ANTONIO
Cc: 'Kerrie Mays'; Ryan Walton
Subject: 141 Melody Lane

Hello Antonio: In follow up to our conversation of this afternoon, this will serve as the Mays' request that the planning commission hearing currently set for July 27, 2015 be continued to the next hearing date which would appear to be two weeks thereafter on August 10, 2015. The purpose for requesting the continuance is that my clients wish to have some more time in getting estimates and plans from their contractor in how they would comply with the aesthetic conditions of the staff report and thereby be in a better position to find out how their ideas on satisfying these conditions would match up with any concerns that the commissioners might express in our communications with them before the hearing and at the hearing itself.

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