



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: SEPTEMBER 14, 2015

ITEM NUMBER: PH-2

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

**DATE:** SEPTEMBER 3, 2015

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

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

**FOR FURTHER INFORMATION CONTACT:** MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov

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### **DESCRIPTION**

**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 applicants are Ryan Walton/Bob Mullen, representing John and Mary Mays, the property owners and Kerrie Mays (Power of Attorney).

### **RECOMMENDATION**

The applicant is requesting that this item be pulled from the calendar so as to continue to work with staff on alternatives for the proposed project.

MEL LEE, AICP  
Senior Planner

CLAIRE FLYNN, AICP  
Assistant Director of Development Services

Attachment: Applicant's 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)

Bob Mullen  
Attorney at Law  
23151 Moulton Parkway  
Laguna Hills, CA 92653

Ryan Walton  
CGCCM  
15941 Standish Lane  
Huntington Beach, CA 92647

John S. & Mary H. Mays  
329 Rogers Avenue  
Watsonville, CA 95076

**LEE, MEL**

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**Subject:** FW: 141 Melody Lane

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

From: Bob Mullen [mailto:bobmullen@cox.net]  
Sent: Thursday, September 03, 2015 10:40 AM  
To: LEE, MEL <MEL.LEE@costamesaca.gov>  
Subject: FW: 141 Melody Lane

Hi Mel: In follow up to our email exchange of yesterday, I just wanted to confirm that you received the request below regarding taking my client's matter off calendar.

Bob Mullen  
Attorney at Law  
23151 Moulton Parkway  
Laguna Hills, CA 92653  
Phone: 949-588-1198  
Fax: 949-588-6258  
Email: bobmullen@cox.net

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

From: bobmullen@cox.net [mailto:bobmullen@cox.net]  
Sent: Wednesday, September 02, 2015 2:24 PM  
To: mel.lee@costamesaca.gov  
Cc: Mays Kerrie <kerriemays@cox.net>; Walton Ryan <rwalton@cgccm.com>  
Subject: Re: 141 Melody Lane

Sent from my iPhone

> On Sep 1, 2015, at 9:30 AM, bobmullen@cox.net <bobmullen@cox.net> wrote:

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> Hello Mel: Pursuant to our meeting, this will confirm my clients' request that the current planning commission hearing be taken off calendar.

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> Sent from my iPhone

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