



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: FEBRUARY 8, 2016

ITEM NUMBER: PH-3

**SUBJECT:** PLANNING APPLICATION PA-15-48 AND VESTING TENTATIVE TRACT MAP VT-17981 FOR A 43-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD

**DATE:** FEBRUARY 5, 2016

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

**PRESENTATION BY:** RYAN LOOMIS, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT:** RYAN LOOMIS, (714) 754-5608  
ryan.loomis@costamesaca.gov

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## **DESCRIPTION**

The proposed 43-unit residential project amends the previously approved 33-unit Residential Common Interest Development analyzed in the Final IS/MND, which included a General Plan Amendment, Rezone, Design Review, and Tentative Map for detached residential development located on a 3.71-acre lot at 2626 Harbor Boulevard. The proposed amended project consists of the following discretionary requests:

- 1) ***Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND)***
- 2) ***Planning Application PA-15-48:*** Design Review for the development of a 43-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:
  - Variance to allow deviation from required development lot minimum open space requirements (40% required; 38%.5 proposed)
  - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
  - Minor Modification to allow deviation from required development lot rear setback (20 feet required; 16 feet proposed).
- 3) ***Vesting Tentative Tract Map 17981:*** Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

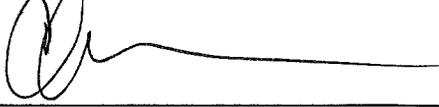
## **APPLICANT OR AUTHORIZED AGENT**

C&V Consulting is the authorized agent for DeNova Homes, the property owner.

**RECOMMENDATION**

Continue the item to February 22, 2016 hearing of the Planning Commission. The applicant has requested additional time to make modifications to the project.

  
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RYAN LOOMIS  
Associate Planner

  
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CLAIRE FLYNN, AICP  
Assistant Director of Development  
Services

Attachment: Applicant's Request Letter

Distribution: Director of Economic & Development Services/Deputy CEO  
Assistant Development Services Director  
Senior Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
File (2)

Authorized Agent: C& V Consulting  
Attn: Dane McDougall, Project Manager  
6 Orchard, Suite 200  
Lake Forest, CA 92630

Property Owner: DeNova Homes  
Attn: Alan Toffoli, Social Division President  
3 Hughes  
Irvine, CA 92618

## LOOMIS, RYAN

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**From:** Dane McDougall <DMcDougall@cvc-inc.net>  
**Sent:** Friday, February 05, 2016 10:27 AM  
**To:** LOOMIS, RYAN  
**Cc:** FLYNN, CLAIRE; Alan Toffoli  
**Subject:** 2626 Harbor Request

Hi Ryan,

Per our phone conversation, we would like to request to continue PA-15-48 & VT-17981 to the February 22<sup>nd</sup> Planning Commission meeting. We are in the process of making site plan adjustments and the additional time will allow us to complete that process.

If you have any questions, please call or email.

Thank you,

**DANE MCDUGALL, P.E.**

PROJECT MANAGER



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