



**CITY OF COSTA MESA**  
**PLANNING COMMISSION MEETING**  
Monday – April 8, 2013  
**MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**VII. CONSENT CALENDAR:**

**\*ACTIONS:**

- |  |                              |
|--|------------------------------|
| 1. <b>Minutes for the meeting of March 11, 2013.</b>                             | Approved: 5-0 vote           |
| 2. <b>Code Enforcement Update.</b>   | Received and filed: 5-0 vote |
| 3. <b>Development Phasing and Performance Monitoring Program Report (DPPMP).</b> | Approved: 5-0 vote           |

**Consent Calendar moved by a 5-0 vote.**

**VIII. PUBLIC HEARINGS:**

**ACTIONS:**

- |   |  |
|---|--|
| 1. <b>Application No.:</b> PA-13-05         | Approved by adoption of Planning Commission resolution, subject to conditions. |
| <b>Applicant:</b> Bill Munce                |  |
| <b>Site Address:</b> 2204 Newport Boulevard | Approved: 4-1 vote<br>Colin McCarthy voting no                                 |
| <b>Zone:</b> C1                             |  |
| <b>Project Planner:</b> Mel Lee             |  |
| <b>Environmental</b>                        |  |
| <b>Determination:</b> Exempt                |  |

**Description:**

Conditional use permit to relocate a tattoo parlor to the existing commercial building (Blue Collar Tattoo). Hours of operation are 12:00 noon to 10:00 p.m., 7 days a week.

2. **Application No.:** DA-13-01 (DA-99-02)  
**Applicant:** George Sakioka  
**Site Address:** 14850 Sunflower Street  
**Zone:** TC  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

Based on the evidence in the record, determine and find Roy K. Sakioka & Sons in good faith compliance with the terms and conditions of Development Agreement DA-99-02.

Approved: 5-0 vote

**Description:**

Two-year review of the development agreement between the City of Costa Mesa and Roy K. Sakioka & Sons for Sakioka Lot 2.

3. **Application No.:** PA-04-17 A1 & PM-13-103  
**Applicant:** Rob Hamers  
**Site Address:** 1992 Anaheim Avenue  
Units A-C  
**Zone:** R2-HD  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

Approved by adoption of Planning Commission resolution, subject to conditions.

Approved: 5-0 vote

**Description:**

- 1) A residential common-interest development conversion of an unoccupied, two-story, three-unit, residential development approved under PA-04-17. The conversion will facilitate the sale of the units for condominium purposes.
- 2) A tentative parcel map for subdivision of the property for condominium purposes.

4. **Application No.:** PA-13-04 & TT-17519  
**Applicant:** Matt White  
**Site Address:** 2157-2159 Tustin Avenue  
**Zone:** R2-MD  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

Approved by adoption of Planning Commission resolution, subject to conditions.

Approved: 4-0 vote  
Jeff Mathews abstained

**Description:**

- 1) Design review to construct a 14-unit, two-story detached single-family residential development, including the following:
  - a. Variance from open space requirement (40% required, 39% proposed);
  - b. Variance from minimum lot size;

- c. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 11 to 13 feet proposed);
  - d. Administrative Adjustment to reduce the distance between main buildings (10 feet required, 6 feet proposed);
  - e. Minor Modification to reduce front setback requirement for a perimeter wall along Tustin Avenue (10 feet required, 8 feet proposed);
  - f. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 99% to 108% proposed).
- 2) Tentative Tract Map for the subdivision of the property for condominium purposes.

<p><b>5. Application No.</b> PA-12-20 and TT-17551</p> <p><b>Applicant:</b> Fernando Miagany/ Tritech Associates</p> <p><b>Site Address:</b> 2573 Elden Avenue</p> <p><b>Zone:</b> R2-MD</p> <p><b>Project Planner:</b> Mel Lee</p> <p><b>Environmental Determination:</b> Exempt</p>	<p>Recommended continuance to the meeting of April 22, 2013.</p> <p>Approved: 5-0 vote</p>
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**Description:**

- 1) Design Review to construct five two-story residential units, including the following:
  - a. Variance from open space requirement (40% required, 28% proposed);
  - b. Variance from front setback/front landscape requirement for the location of a parking space (20 feet required, 10 feet proposed);
  - c. Variance from parkway landscaping (10 feet total, three feet on one side required; 8 feet total, 3 feet on one side proposed);
  - d. Deviation from Residential Design Guidelines for average second story side yard setback (average 10 foot side yard setback recommended, 9 foot average side yard setback proposed);
- 2) A tentative tract map for condominium purposes.