



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 26, 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.

CONSENT CALENDAR:

***ACTIONS:**

1. **Minutes for the meeting of July 8, 2013** Approve, 4-0

PUBLIC HEARINGS:

ACTIONS:

1. **Application No.** PA-07-15, TTM 17198 Approve a 6-month extension by adoption of Planning Commission resolution, subject to conditions.
Applicant: Al Mozayeni
Site Address: 2013-2029 Anaheim Ave.
Zone: R3
Project Planner: Mel Lee 4-0
Environmental Determination: Exempt
Description:
Request for a fourth time extension (one-year) for a master plan (PA-07-15) located in the Mesa West Residential Ownership Urban Plan and tentative tract map (TTM-17198) for development of 26 attached three-story units with the following deviations from the residential development standards:
- Tandem parking (required to be provided in an open carport, proposed in an enclosed garage);
 - Minimum open space (40% required; 37% proposed);
 - Lot coverage (60% maximum; 63% proposed);
 - Rear lot coverage (25% maximum allowed; 40% proposed);
 - Driveway parkway landscaping (10 feet required; less than 6 inches proposed);

- Front setback (20 feet required; 8 feet 4 inches proposed to front of entry trellis);
- Rear setback (20 feet required; 15 feet proposed).

2.	Application No. PA-12-25, TT-17509 Applicant: Peter Zehnder Site Address: 2519 ½ and 2525 Santa Ana Avenue Zone: R2-MD Project Planner: Minoo Ashabi Environmental Determination: Exempt	Continue to Planning Commission meeting of 9/9/13. 4-0
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(Continued from July 8, 2013 Planning Commission Meeting.)

Description:

The proposed project involves:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
 - a) Variance from common lot requirement and establishment of a homeowners association;
 - b) Variance from parking requirements (41 foot back up area required, 38'6" proposed for two units; and two standard parking stalls required per unit, two compact stalls proposed for two units);
 - c) Variance from minimum driveway length (19 feet required, 18'6" proposed for two front units);
 - d) Variance from parkway landscaping (3 feet required on one side/10 feet total on both sides, 2 feet proposed one side / 7 feet total on both sides);
 - e) Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
 - f) Administrative Adjustment to reduce the rear second floor setback (20 feet required, 15 feet proposed);
 - g) Administrative Adjustment to reduce the distance between the buildings (10 feet required, 8 feet proposed);
 - h) Minor Modification to reduce front setback requirement for a perimeter wall along Santa Ana Avenue (10 feet

- required; 8 feet proposed);
- i) Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,
 - j) Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 5 feet proposed).
- 2) ***Tentative Parcel Map No. 17509*** to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision

NEW BUSINESS:

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| 1. | Planning Commission Design Award for Renovation of the Smart & Final Store at 707 W. 19 th Street | Make Nomination
4-0 |
| 2. | Citation Procedures – Report From Code Enforcement | Provide direction to staff on citation procedures.
4-0 |