

2. **Application No.** PA-12-25, TT-17509 Remove from agenda and re-notice for public hearing at a future date.
Applicant: Peter Zehnder
Site Address: 2519 ½ and 2525 Santa Ana Avenue
Zone: R2-MD
Project Planner: Minoo Ashabi Approved - 5-0
Environmental Determination: Exempt

(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

3. **Application No.** PA-13-19 **Approve by adoption of Planning Commission Resolution, subject to conditions**
Applicant: Tim O'Brien
Site Address: 580 Anton Blvd
Zone: PDR-HD
Project Planner: Claire Flynn **Approved subject to conditions of approval – 5-0**
Environmental Determination: Addendum to EIR

Description: The proposed Anton Residential Mid-Rise Building at 580 Anton Boulevard in the PDR-HD zone involves the following: A Final Master Plan PA-13-19 involving: (a) demolition of 21,349 sq.ft. of The Lakes Pavilions Retail Center; (b) construction of a maximum 250-unit midrise residential building consisting of seven stories above grade and one subterranean level. The five story, type III, fully sprinklered residential building is over a three level parking garage (one parking level below grade). The building is proposed at a height of 87 feet. It includes 438 parking spaces with additional ancillary retail and amenity spaces; (c) variance from parking requirements [minimum 450 required; 438 spaces proposed]; (d) variance from the open space perimeter setback requirement for the corner of the building at Avenue of the Arts and Anton Boulevard [20 foot setback required; 10-11 foot setback proposed]. Note: A preliminary master plan establishing the maximum density and building height had previously been approved.

The final master plan review allows consideration of the structures' scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility with existing uses and consistency with the North Costa Mesa Specific Plan.

Environmental Determination: 2013
Addendum to the Final Program EIR No. 1052

(Previously Certified on November 21, 2006
by City Council).
FINAL ACTION ON MASTER PLAN
REQUIRED BY: Planning Commission