



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 23, 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 September 9, 2013** Approve, 4-0

PUBLIC HEARINGS:

***ACTIONS:**

- | | |
|---|--|
| <p>1. Application No. PA-12-25, TT-17509
Applicant: Peter Zehnder
Site Address: 2519 ½ and 2525
 Santa Ana Avenue
Zone: R2-MD
Project Planner: Mino Ashabi
Environmental
Determination: Exempt</p> | <p>1. Approve by adoption of Planning Commission resolution, subject to conditions; Or
2. Deny without prejudice.</p> |
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Approved - 4-0

(Continued from September 09, 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 front units; two

- standard parking stalls required per unit, two compacts stalls provided for two of the 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 for three units).

Tentative Parcel Map No. 17509 to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision.