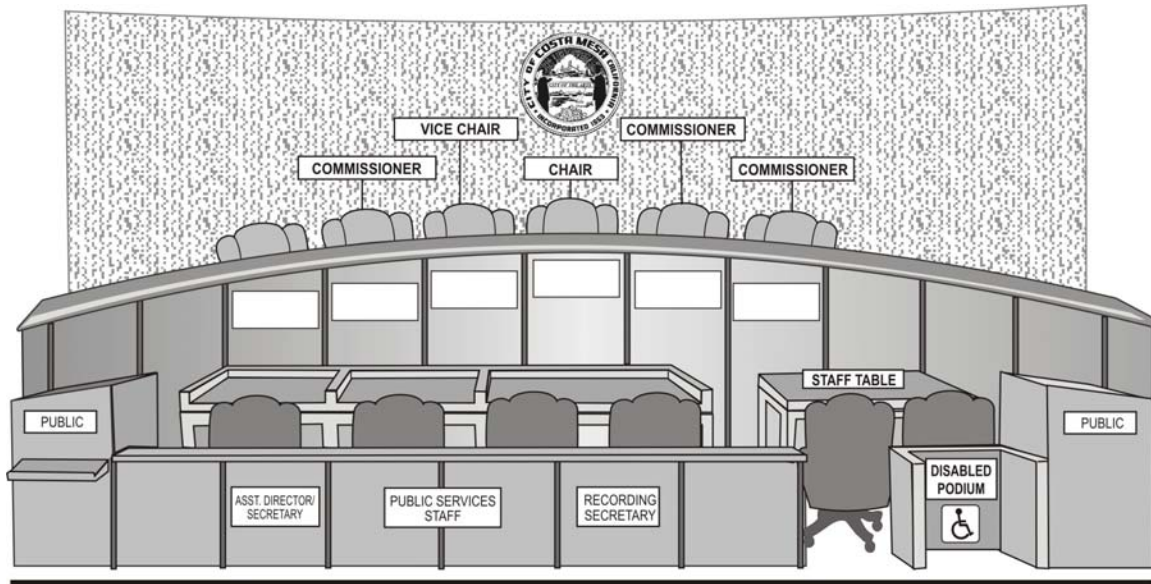


Planning Commission Agenda

Meeting Begins At 6:00 p.m.

February 25, 2013



I. PLEDGE OF ALLEGIANCE TO THE FLAG.

II. SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONERS.

- III. ROLL CALL:** Chair: Colin McCarthy
Vice Chair: Sam Clark
Commissioners: Robert Dickson, Edward Salcedo, and Jeff Mathews

IV. ELECTION OF OFFICERS:

- (a) Election of Chair
- (b) Election of Vice Chair
- (c) Appointment to City/NMUSD Liaison Committee

V. PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

VI. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

VII. CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

CONSENT CALENDAR:

RECOMMENDATION:

1. **Minutes for the meeting of February 11, 2013.** Approve.

VIII. PUBLIC HEARINGS:

RECOMMENDATION:

1. **Application No.:** [PA-12-24 & TT-17508](#)
Applicant: Victoria Residential Partners L.P.
Site Address: 1259 Victoria Street
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination: Exempt
- Approve by adoption of Planning Commission resolution, subject to conditions.

Description: The proposed project involves the following:

- (1) Design Review to construct a 17-unit, two-and-three-story detached (six-inch separation between units) residential common interest development clustered within four main buildings throughout the property.
- (2) Variance from number of stories and overall building height for Building Complex 1 and 3 (two stories/27 feet allowed; three stories/35 to 37 feet proposed).
- (3) Variance from street landscape setback (20 feet required; 10 feet proposed).
- (4) Variance from minimum and average lot sizes for small lot common interest developments (3,000 square feet minimum, 3,500 square feet average required; 1,500 square feet minimum, 2,038 square feet average proposed).
- (5) Variance from parkway landscaping requirements (five feet minimum required, 2.5 feet minimum proposed).
- (6) Variance for height and location of crib wall along the street frontage (maximum six-foot height allowed, 10-foot front setback required; 30-foot maximum height, six-foot setback proposed).
- (7) Administrative adjustment from rear yard setback for the second story of one of the units in Building Complex 4 (20 feet required; 15 feet proposed).

(8) Deviation from Residential Design Guidelines for building massing of upper story to first story percentage for all units (80% recommended; 100% proposed).

(9) Deviation from Residential Design Guidelines for building height structures with flat roofs in Building Complex 2 and 4 (22 feet recommended; 25 feet proposed).

(10) Minor conditional use permit to allow encroachments of the crib wall, parking areas, and residential buildings to be constructed closer than 10 feet to a bluff crest (zero feet to bluff crest proposed).

(11) Tentative tract map to allow the units to be sold independent of one another.

IX. NEW BUSINESS:

RECOMMENDATION:

1. [Mesa Green Design Award Nomination](#)

Make nomination.

X. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MARCH 11, 2013.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

Appeal Procedure

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

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