



CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 25, 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.

IV. ELECTION OF OFFICERS:

***ACTION:**

(a) Election of Chair

Approved: 5-0 vote
Fitzpatrick Elected

(b) Election of Vice Chair

Approved: 5-0 vote
Dickson Elected

VII. CONSENT CALENDAR:

ACTION:

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

Approved: 3-0 vote
Fitzpatrick and Sesler
abstained

**Consent Calendar moved by a 3-0 vote.
Fitzpatrick and Sesler abstained.**

VIII. PUBLIC HEARING:

ACTION:

- 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

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

Approved: 4-0 vote
Fitzpatrick abstained

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. BUSINESS ITEM:

- 1. Mesa Green Design Award Nomination**

ACTION:

Approved: 5-0 vote