



**CITY OF COSTA MESA**  
**PLANNING COMMISSION MEETING**  
MONDAY – August 13, 2012  
**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.

**V. CONSENT CALENDAR:**

**\*ACTIONS:**

- |  |                              |
|--|------------------------------|
| <b>1. Minutes for the meeting of July 9, 2012.</b> | Approved: 5-0 vote           |
| <b>2. Code Enforcement Update</b>                  | Received and filed: 5-0 vote |

**Consent Calendar moved by a 5-0 vote.**

**VI. PUBLIC HEARINGS:**

**ACTIONS:**

- |  |   |
|--|---|
| <b>1. Application No.:</b> PA-07-02<br><b>Applicant:</b> Harmony Way of<br>Costa Mesa<br><b>Site Address:</b> 372-382 Victoria St.<br><b>Zone:</b> PDR<br><b>Project Planner:</b> Minoo Ashabi<br><b>Environmental<br/>Determination:</b> Exempt | Approved by adoption of<br>Planning Commission<br>resolution, subject to<br>conditions.<br><br>Approved: 5-0 vote |
|--|---|

**Description:**

Third time extension request for Planning Application PA-07-02, for development of a 30-unit detached common interest development on a 1.67-acre site in a PDR-HD zone (Planned Development Residential – High Density).

- |  |  |
|--|--|
| <b>2. Application No.:</b> CO-12-06<br><b>Applicant:</b> City of Costa Mesa<br><b>Site Address:</b> Citywide<br><b>Zone:</b> N/A<br><b>Project Planner:</b> Minoo Ashabi<br><b>Environmental</b> | Withdraw application, to be re-<br>noticed at a future date. |
|--|--|

**Determination:** Exempt

**Description:**

The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-12-06 to amend Title 13 (Zoning Code) of the Costa Mesa Municipal Code consistent with requirements of state law.

3. **Application No.:** ZA-12-19, PM-12-123  
**Applicant:** MasterCraft Homes  
**Site Address:** 2269 Santa Ana Ave.  
**Zone:** R1  
**Project Planner:** Mino Ashabi  
**Environmental Determination:** Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.  
Approved: 5-0 vote

**Description:**

1) **Parcel Map PM-12-123:** Tentative parcel map to facilitate subdivision of the property into two lots for single-family residential development and an administrative adjustment for a nonconforming rear setback (10 feet required, six feet existing) for the existing single-story residence at 2269 Santa Ana Avenue.

- Parcel 1: 2269 Santa Ana Avenue, 8,734 sq.ft.
- Parcel 2: 283 Albert Place, 6,088 sq.ft.

2) **Zoning Application ZA-12-19:** Development of one single-family residence (Parcel 2 – 283 Albert Place).

- Deviation from Residential Design Guidelines for second floor side yard setback (10 feet recommended for two-story elevation, seven-foot average setback proposed).

4. **Application No.:** PA-07-43 A1  
**Applicant:** Stantech Architects  
**Site Address:** 1548 Adams Ave., #A  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.  
Approved: 4-1 vote  
McCarthy voting No.

**Description:**

Amend Conditional Use Permit PA-07-43 for hours of operation for an existing liquor store

(Party Time Liquor) to allow 24-hour operation for a proposed convenience store (7-Eleven).

- Existing: Liquor store approved to be open from 8:00 am to 12:00 midnight, seven days a week.
- Proposed: Convenience store proposed to be open 24 hours a day, seven days a week.

5. **Application No.:** PA-12-11 & PM-12-114  
**Applicant:** SCEL properties  
**Site Address:** 2427 & 2429 Santa Ana Avenue  
**Zone:** R1  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

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

Approved: 5-0 vote

**Description:**

1) **Parcel Map PM-12-114** - Tentative parcel map to facilitate subdivision of the property into two lots for single-family residential development, including a variance related to lot size and lot width for Parcel 2 (6,000 SF and 50 feet required, 5,917 SF and 49.65 feet proposed).

- Parcel 1: 2427 Santa Ana Ave., 6,000 sq. ft., 50.35 feet wide
- Parcel 2: 2429 Santa Ana Ave., 5,917 sq. ft., 49.65 feet wide

2) **Planning Application PA-12-11** - Design Review of two detached units as follows:

- Two-story residence and attached two-car garage (Parcel 1 – 2427 Santa Ana Ave.) with a deviation from Residential Design Guidelines related to average side yard setback (10 feet average required, five feet proposed).

Two-story residence and attached two-car garage (Parcel 2 – 2429 Santa Ana Ave. – new address proposed) with a deviation from Residential Design Guidelines related to average side yard setback (10 feet average required, five feet proposed).