



**CITY OF COSTA MESA**  
**PLANNING COMMISSION MEETING**  
**Monday – December 10, 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:**

- |  |   |
|--|---|
| <p>1. <b>Minutes for the meeting of November 13, 2012.</b></p> <p>2. <b>Code Enforcement Update.</b></p> | <p>Approved: 5-0 vote</p> <p>Received and filed: 5-0 vote</p> |
|--|---|

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

**VI. PUBLIC HEARINGS:**

**ACTIONS:**

- |   |   |
|---|---|
| <p>1. <b>Application No.:</b> PA-12-23 &amp; PM-12-149<br/><b>Applicant:</b> Harbinger Homes, Inc.<br/><b>Site Address:</b> 135 and 141 Monte Vista Avenue<br/><b>Zone:</b> R2-MD<br/><b>Project Planner:</b> Minoo Ashabi<br/><b>Environmental Determination:</b> Exempt</p> | <p>Approved by adoption of Planning Commission resolution, subject to conditions.</p> <p>Approved: 5-0 vote</p> |
|---|---|

**Description:**

- 1) Design Review to construct four two-story, detached single-family homes with the following:
  - A variance from common lot requirement for residential common interest developments.
  - Deviation from the Residential Design Guidelines related to average second floor side yard setback (10 feet recommended, five feet proposed).

2) Tentative parcel map to facilitate subdivision of the property into four lots with a variance from common lot requirement.

2. **Application No.:** PA-12-17  
**Applicant:** Ralph Deppisch  
**Site Address:** 1904-1906 Harbor Boulevard  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt
- Denied by adoption of Planning Commission resolution, subject to conditions.
- Denied: 5-0 vote

**Description:**

Conditional use permit for a 24-hour convenience store (7-Eleven) in conjunction with a finding of public convenience or necessity to allow a premise-to-premise transfer of a State Alcoholic Beverage Control License Type 20 (Off-Sale Beer and Wine) for the proposed convenience store.

3. **Application No.:** PA-12-12 & TTM 17456  
**Applicant:** SCEL properties  
**Site Address:** 785 and 795 Paularino Avenue  
**Zone:** R2-HD  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.
- Approved: 5-0 vote

**Description:** The proposed project involves:

- 1) A 10-unit residential common interest development including a variance to reduce the visible landscape setback along Randolph Avenue from 10 feet to zero feet for a block wall, and a deviation from Residential Design Guidelines related to average side yard setback for interior lots (10 feet recommended, five feet proposed).
- 2) A tentative parcel map to subdivide a 1.7-acre parcel for residential development.

4. **Application No.:** CO-12-06  
**Site Address:** Citywide  
**Zone:** City of Costa Mesa  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt
- Continue to the January 14, 2013 meeting.

**Description:**

Code Amendment CO-12-06 related to Costa Mesa Municipal Code regulations for Emergency Shelters, Transitional Housing, and Supportive Housing in compliance with State Law. Amendments are proposed, but not limited to the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code: Chapter 1, Article 2, Section 13-6, Definitions; Chapter IV, Table 13-30 City of Costa Mesa Land Use Matrix; Chapter IX, Special Land Use Regulations.