



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: AUGUST 10, 2015

ITEM NUMBER: PH-5

**SUBJECT:** PLANNING APPLICATION PA-13-32 – DESIGN REVIEW TO LEGALIZE CONVERSION OF A FOURTH UNIT AT AN EXISTING TRIPLEX AT 141 MELODY LANE

**DATE:** JULY 31, 2015

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** ANTONIO GARDEA, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** ANTONIO GARDEA (714) 754-5692  
antonio.gardea@costamesaca.gov

### **DESCRIPTION**

A prior proposal to legalize a fourth unit was originally approved in July 2000, but the entitlement was not activated and had expired. The proposed project represents a subsequent request to legalize the unit.

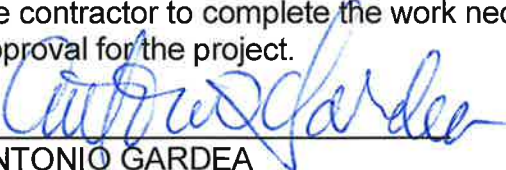
**Planning Application PA-13-32** - Design Review to legalize the conversion of an existing fourth unit with two bedrooms in an existing triplex apartment building in the R3 Zone. The proposed request involves reducing this fourth unit to a one-bedroom unit and comply with the current parking requirements for the unit (three spaces required, three spaces proposed). The proposed project involves compliance with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of nine spaces for the property, In order to create new parking, a minor modification is required for the encroachment of one parking space in the front yard setback (20-foot setback required; 16-foot setback proposed).

### **APPLICANT**

The applicant is Ryan Walton/Bob Mullen, representing John and Mary Mays, the property owners and Kerrie Mays (Power of Attorney).

### **RECOMMENDATION**

Continue to the meeting of September 14, 2015, as requested by the applicant. The applicant is requesting a continuance to allow time to prepare plans, including a conceptual landscape plan, allow more time to communicate with the Chair and Planning Commissioners, and to hire the contractor to complete the work necessary to comply with the recommended conditions of approval for the project.

  
ANTONIO GARDEA  
Senior Planner

  
CLAIRE FLYNN, AICP  
Assistant Director of Development Services

Attachment: Continuance request

cc: Director of Economic & Development / Deputy CEO  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
File (2)

Bob Mullen  
Attorney at Law  
23151 Moulton Parkway  
Laguna Hills, CA 92653

Ryan Walton  
CGCCM  
15941 Standish Lane  
Huntington Beach, CA 92647

John S. & Mary H. Mays  
329 Rogers Avenue  
Watsonville, CA 95076

**GARDEA, ANTONIO**

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**From:** Bob Mullen <bobmullen@cox.net>  
**Sent:** Thursday, July 30, 2015 5:32 PM  
**To:** GARDEA, ANTONIO  
**Cc:** Ryan Walton; 'Kerrie Mays'; LEE, MEL  
**Subject:** 141 Melody Lane

Antonio:

In follow up to our telephone conversation, this will confirm that my clients request a continuance of the August 10, 2015 hearing date to the next available hearing date which I understand will be on the second Monday in September. The reason for the request is to give my clients more time to get a contractor under contract to perform the work necessary to comply with staff's proposed conditions for approval, to begin preparing drawings and plans including a landscaping plan, and to allow more time to communicate with members of the planning commission before the meeting.

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