



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – January 26, 2015
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.

CONSENT CALENDAR:

***ACTIONS**

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| 1. Minutes for the meeting of January 12, 2015. | Approved, 5-0 |
| 2. A Resolution of the Planning Commission of the City of Costa Mesa Denying Yellowstone Recovery's Reasonable Accommodation to Allow 15 Individuals to Reside in a Residential Care Facility in an R1 Zone. | Uphold Denial of the Reasonable Accommodation Request

Approved, 5-0 |

Applicant: Yellowstone Recovery
Site Address: 3132 Boston Way
Zone: R1
Project Planner: Jerry Guarracino

Environmental Determination:

This project is categorically exempt under Section 15321 of the California Environmental Quality Act (CEQA) Guidelines – Class 21 (Enforcement Action by Regulatory Agencies).

Description:

Approve a Resolution of the Planning Commission denying a reasonable accommodation request pursuant to 42 U.S.C § 3604 to allow Yellowstone Recovery, located at 3132 Boston Way, to house up to 15 adult recovering alcoholics and substance abusers in a residential care facility in an R1 zone, where residential care facilities are limited to 6 residents and 1 house manager.

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-06-75/VT-17172: A Two-Year Time Extension for a Master Plan for a High-Rise Residential Building at 3350 Avenue of the Arts** **Approved, 5-0**

Applicant: Rosana, Inc.
Site Address: 3350 Avenue of the Arts
Zone: PDR-HD
Project Planner: Mino Ashabi
Environmental Determination:
Final EIR No. 1054, previously certified on September 14, 2007 by City Council.

Description:

A request for a two-year time extension for PA-06-75, a Master Plan for development of a 200-room hotel with meeting rooms, restaurant, spa and fitness center, and a 23-story high-rise residential building with 120 condominium units, a 3,450 square foot lounge/bar, 1,740 square feet of ancillary retail uses, and a seven-level 480-space parking structure. The project includes Vesting Tentative Tract Map 17172 for subdivision of the residential units for condominium purposes.

2. **PA-13-19: A Two-Year Time Extension for a Proposed Mid-Rise Residential at 580 Anton Boulevard** **Approved, 5-0**

Applicant: Timothy O'Brien
Site Address: 580 Anton Boulevard
Zone: PDR-HD
Project Planner: Stephanie Roxas
Environmental Determination:
Addendum to the Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council.

Description:

Design Review for construction of two duplex structures containing a total of four units. The duplexes are two-story structures and each unit includes four bedrooms. The proposed project includes a deviation from the Residential

Design Guidelines for the average side yard setback for the second story (10 foot average recommended; 8 foot average proposed). The 16,890-square foot lot has access from Thurin Avenue and Doctors Circle..

***ACTIONS**

3. **CO-15-01: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING ARTICLE 2.5, RESIDENTIAL SMALL LOT SUBDIVISIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE**

Recommend that City Council approve and give first reading to the ordinance.

Approved, 5-0

Applicant: City of Costa Mesa

Site Address: Citywide

Project Planner: Minoo Ashabi

Environmental Determination:

The project is exempt under Section 15061(b) (3) (general rule) of the CEQA Guidelines.

Description: Code Amendment CO-15-01 to amend the Zoning Code regulations related to small lot subdivisions. The proposed code amendment relates to modifying certain development standard requirements.

4. **PA-14-09: DESIGN REVIEW FOR A DUPLEX WITH AN EXISTING DETACHED SINGLE FAMILY RESIDENCE AT 530 HAMILTON STREET**

Continue matter off calendar.

Approved, 5-0

Applicant: PH&D Co.

Site Address: 530 Hamilton Street

Zone: R2-MD

Project Planner: Chelsea Crager

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: Design Review for the construction of a duplex behind an existing detached single family residence. The Design Review includes the following deviations from code requirements:

- Variance from overall open space (40% required; 35% proposed).

- Variance from parkway landscaping requirements (minimum 10-foot width total with three feet on one side required; zero-foot total width proposed).
- Variance to allow an open parking space to be located in the front setback in an area not leading to a garage.
- Minor modification for minimum shared driveway width (16 feet required; 13.5 feet proposed).

***ACTIONS**

5. PA-14-32: CONDITIONAL USE PERMIT FOR A VINTAGE AUTOMOTIVE MUSEUM AT 729 FARAD STREET

Approved subject to modified Conditions of Approval

Applicant: Jerauld Clarke
Site Address: 729 Farad Street
Zone: MG
Project Planner: Antonio Gardea

5-0

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: Conditional use permit for an existing 9,869 square foot industrial building to be used as a vintage automotive museum with a café, on-site valet parking for club meetings and special events. The museum and café will be open from noon to 11:00 pm Monday through Saturday and club meetings & special events would occur on evenings and weekends throughout the year. Major special events are proposed about 4 times a year