



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 11, 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**

1. **Minutes for the meeting of April 27, 2015.** **Approved 4-0, Vice-Chair Mathews absent**

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-15-06: Design Review for a Two-Unit, Two-Story Residential Development at 1620 Orange Avenue** **Continued off calendar to a future Planning Commission meeting.**

Applicant: Brett Ettinger
Site Address: 1620 Orange Avenue
Zone: R2-HD
Project Planner: Ryan Loomis

Approved 3-1, Commissioner Sesler voting No.

Environmental Determination:

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

Vice-Chair Mathews absent

Description: Design review application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviations from code requirements:

a. Rear yard setback (10 feet required, 5 ft. allowed on case by case basis; 5 feet proposed).

b. Minor modification for front yard setback distance (20 feet required; 17'-6" proposed).

The project will require a tentative parcel map to facilitate the subdivision of the property into two fee simple lots for ownership purposes; project

is conditioned on recordation of the final map.

***ACTIONS**

2. **ZA-15-09 (Appeal): Appeal of the Zoning Administrator's Denial of a Minor Conditional Use Permit at 440 Fair Drive, Suite 217** **Uphold the Zoning Administrator's Denial**
Approved 4-0

Applicant: Mary L. Luna
Site Address: 440 Fair Drive, Suite 217
Zone: C1
Project Planner: Mel Lee

Vice-Chair Mathews absent

Environmental Determination:

If approved, the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities). If denied, project is statutorily exempt under Section 15270 (projects which are disapproved).

Description: A public hearing will be conducted to consider an appeal of the Zoning Administrator's decision. The following proposal, Zoning Application ZA-15-09, was denied by the Zoning Administrator on March 19, 2015:

Minor Conditional Use Permit for a Low Power FM radio station at 440 Fair Drive, Suite 217, and a 70-foot tall exterior ground-mounted radio tower and antenna. The tower is variously described in the application as a ham radio tower or "CB" (citizens band) tower. Screening of the proposed structure is not currently proposed. The appellant is the International Crusade of the Penny.

3. **PA-12-02 A2: Second Amendment to the Triangle's Master Plan at 1870 Harbor Boulevard and 1875 Newport Boulevard** **Approved 4-0, with revisions to Conditions of Approval**

Vice-Chair Mathews absent

Applicant: Diamond Star Associates, Inc.
Site Address: 1870 Harbor Boulevard & 1875 Newport Boulevard
Zone: PDC
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California

Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: Second amendment to Master Plan PA-12-02 for the Triangle for the following:

1. Relocate Sutra Lounge from Suite L2-200 (current location) to Suite L1-245 (former Niketown space). This includes an increase for the nightclub from 8,580 square feet in the current space to 11,804 square feet in the new space, or a net increase of 3,224 square feet. Sutra currently operates from 9:00 pm to 2:00 am, three days a week.
2. Conversion of 8,580 square feet of retail square footage to a restaurant use. The Master Plan requires an amendment to allow this square footage to be converted from retail to restaurant to reconfigure the existing Sutra space.
3. Conversion of the 7,000 square feet of approved wine storage use to a retail use.
4. Amendment to the shared parking study and valet parking plan reflecting the above changes.
5. Variance from perimeter open space requirements for an outdoor patio area along W. 19th Street frontage for Sutra Lounge (20-foot setback required; 6-foot proposed).

***ACTIONS**

4. PA-14-29/VT-17800: Master Plan for a 177-Unit Development at 671 West 17th Street

Applicant: Diamond Star Associates, Inc.

Site Address: 671 West 17th Street

Zone: MG

Project Planner: Minoo Ashabi

Environmental Determination:

The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration has been available for review and comment from April 9, 2015 to May 8, 2015. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse

Approved 3-0, with revisions to the Conditions of Approval.

Commissioner Andranian recused; Vice-Chair Mathews absent

impacts would be reduced to a less than significant level.

Description: The proposed project involves the following:

1. Adoption of **an Initial Study/Mitigated Negative Declaration** (IS/MND);
2. **Planning Application PA-14-29** – A Master Plan for development of a 177-unit development at the site of an existing industrial office complex (former Argotech). The project consists of demolition of the existing industrial buildings and construction of 177 units including 42 detached live/work units at 0.68 FAR, 89 attached live/work units at 1.14 FAR, and 46 residential lofts at 13 du/acre.

All units are three-story buildings with two-car garages and a top-story roof deck. The project includes a 0.61-acre private park; 11 percent open space for live/work units and 41 percent for loft units; with 354 garage parking spaces, and 154 open parking spaces for a total of 508 parking spaces. Compact parking is proposed at 4 percent of total parking supply or 14 percent of uncovered parking supply. The Master Plan includes a minimum of 196 open guest parking required for live/work units. The total parking supply (508 spaces) complies with the overall parking requirement; however, a portion of open parking spaces is provided in two-car garages.

The proposed project includes the following deviations:

Interior Garage Dimensions. Minimum 20 feet by 20 feet dimension required; 19 feet by 20 feet proposed.

Minimum Building Separation. Minimum 10 feet between buildings required; 6 feet proposed.

Floor Area Ratio for Attached Live/Work Units. Maximum 1.0 allowed and up to 1.25 FAR subject to specific findings; 1.15 FAR proposed.

Vesting Tentative Tract Map VT-17800 – Subdivision of a 9.0-acre property to allow sale of the units for ownership purposes.

