



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 8, 2016
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 January 25, 2016** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

3. **PA-15-48 & VT-17981: DESIGN REVIEW AND VESTING TENTATIVE TRACT MAP FOR A 43-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD** Continue to the February 22, 2016 Planning Commission Meeting.
Approved, 5-0

Applicant: C&V Consulting
Site Address: 2626 Harbor Boulevard
Zone: R2-MD
Project Planner: Ryan Loomis

Environmental Determination: Addendum to previously adopted Initial Study/Mitigated Negative Declaration. The City of Costa Mesa adopted an Initial Study/Mitigated Negative Declaration for the originally approved 33-unit Project located at 2626 Harbor Boulevard. The City of Costa Mesa proposes to adopt an Addendum to the Initial Study/Mitigated Negative Declaration for the proposed 43-unit project based on the findings of California Code of Regulations Section 15162 and Section 15164. Per California Code of Regulations Section 15164, the City, as the Lead Agency, shall prepare an Addendum to an adopted Mitigated Negative Declaration if some changes or additions are necessary but none of the

conditions described in Section 15162 calling for preparation of a subsequent Mitigated Negative Declaration have occurred. Also, per California Code of Regulations Section 15164, an Addendum need not be circulated for public review, but can be included in or attached to the adopted Mitigated Negative Declaration. The Mitigated Negative Declaration was based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

Description: The proposed 43-Unit residential project amends the previously approved 33-Unit Residential Common Interest Development analyzed in the Final IS/MND, which included a General Plan Amendment, Rezone, Design Review, and Tentative Map for detached residential development located on a 3.71-acre lot at 2626 Harbor Boulevard. The proposed amended project consists of the following discretionary requests:

- 1) ***Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND);***

- 2) ***Planning Application PA-15-48:*** Design Review for the development of a 43-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:
 - Variance to allow deviation from required development lot minimum open space requirements (40% required; 38% proposed).
 - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
 - Minor Modification to allow deviation from required development lot rear setback (20 feet required; 16 feet proposed).

***ACTIONS**

3) ***Vesting Tentative Tract Map 17981:***
Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

1. **ZA-15-38: REQUEST FOR A REVIEW OF A MINOR CONDITIONAL USE PERMIT AT 3184 AIRWAY AVENUE, SUITE J** Reverse the Zoning Administrator's Decision and deny without prejudice.

Applicant: Salim Rahemtulla
Site Address: 3184 Airway Avenue,
Suite J
Zone: MP
Project Planner: Mel Lee

Approved, 3-2

Chair Dickson and Vice Chair Mathews voting No

Environmental Determination:

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

Description: Request for a review of a minor conditional use permit for a deviation from shared parking requirements due to off-set hours of operation for a religious education and cultural assembly use:

- Monday through Sunday 4:00 a.m. – 6:00 a.m. and 7:00 p.m. – 9:30 p.m.
- Saturday 10:00 a.m. – 2:00 p.m.
- Sunday 10:00 a.m. – 2:00 p.m. (10 times per year).

A total of 55 parking spaces are required for the 1,914 sq. ft. religious assembly use. The proposal involves off-set operational hours in order to utilize the parking lot when other business are closed.

The request was approved by the Zoning Administrator on December 10, 2015, and called up for review by the Planning Commission on December 11, 2015.

2. **PA-10-30 A1: AMENDMENT TO PREVIOUSLY APPROVED MASTER PLAN FOR PROPOSED VALET PARKING WHICH WILL INCREASE THE PARKING AT 1534 ADAMS AVENUE, SUITE B** Approved, 5-0

***ACTIONS**

Applicant: John Hill
Site Address: 1534 Adams Avenue,
Suite B
Zone: C1
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: First amendment to previously approved master plan for an existing retail shopping center to allow the following:

- 1) Conversion of a 2,334 square foot tenant space located at 1534 Adams Avenue, Suite B, from a retail to a restaurant space;
- 2) A deviation from shared parking requirements for the proposed restaurant space (240 spaces existing; 248 spaces required); and
- 3) Proposed valet parking plan to provide 12 valet spaces to offset increased parking demand for the new restaurant space. The original master plan required 240 parking spaces based on unique operational characteristics and adjusted shared parking. The net increase in parking for the new restaurant space is 8 spaces (248 spaces required; 252 spaces proposed by valet).

4. PA-15-49 and PM-15-165: DESIGN REVIEW AND TENTATIVE TRACT MAP TO CONSTRUCT A 2-UNIT, TWO-STORY, DETACHED RESIDENTIAL DEVELOPMENT AT 1808 POMONA AVENUE **Approved, 5-0**

Applicant: Ryan Walker
Site Address: 1808 Pomona Avenue
Zone: R2-HD
Project Planner: Mel Lee

Environmental Determination:
The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: The proposed project involves:

- 1) Design Review to construct a 2-unit, two story, detached residential development on a 7,500 sq. ft. lot in an R2-HD zone.
- 2) Tentative Parcel Map PM-15-165 for the small lot subdivision of the property into two fee simple lots. The project complies with the City's Small Lot Ordinance standards with regard to building setbacks, open space, and on-site parking, and no code deviations are proposed.

5. **PA-15-52 & PM-15-158: DESIGN REVIEW AND TENTATIVE PARCEL MAP TO CONSTRUCT A 2-UNIT, TWO STORY, DETACHED DEVELOPMENT AT 2156 MYRAN DRIVE** **Approved, 5-0**

Applicant: Sam Khedraki
Site Address: 2156 Myran Drive
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:

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

Description: The proposed project involves:

- 1) Design Review to construct a 2-unit, two-story, detached small lot subdivision development on a 10,300 sq. ft. lot in an R2-MD zone.
- 2) Tentative Parcel Map for the subdivision of the property into two, fee simple lots, in accordance with the small lot subdivision standards.