



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 28, 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**

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| 1. Minutes for the meeting of March 14, 2016 | Approved, 3-0 |
| | Vice Chair Mathews and Commissioner Sesler absent |

PUBLIC HEARINGS:

***ACTIONS**

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| <p>1. 2015-2035 GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) - <u>SCH# 2015111068</u></p> <p>Applicant: City of Costa Mesa
 Site Address: Citywide
 Project Planner: Minoo Ashabi
 Environmental Determination:
 The General Plan and Draft Environmental Impact Report and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 at 8:00 am and ending on April 18, 2016 at 5:00 pm. Written comments on the Draft EIR must be submitted by April 18, 2016 by 5:00pm to the City of Costa Mesa.</p> <p>Description: The proposed project involves the following:</p> <ul style="list-style-type: none"> • 2015-2035 General Plan – an update to current General Plan including all ten elements with the exception of the 2013- | <p>1. Receive presentation of General Plan and Draft EIR and public comments.</p> <p>2. Continue to the April 11, 2016 Planning Commission meeting.</p> <p>Approved, 3-0</p> <p>Vice Chair Mathews and Commissioner Sesler absent</p> |
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***ACTIONS**

2021 Housing Element which was adopted in 2014. The proposed amendment is related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources.

- Draft Environmental Impact Report (DEIR) - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.

2. PA-15-45 & TT-17958: URBAN MASTER PLAN AND TENTATIVE TRACT MAP TO CONSTRUCT A 6-UNIT, TWO-STORY, DETACHED SMALL LOT DEVELOPMENT AT 592 HAMILTON STREET

Approved, 2-1

**Commissioner Andranian
voting No**

**Vice Chair Mathews and
Commissioner Sesler
absent**

Applicant: Nick Louis
Site Address: 592 Hamilton Street
Zone: R2-MD
Project Planner: Mel Lee

Environmental Determination: The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development). The project is proposing the construction of 6 detached residences in an urbanized area and therefore is categorically exempt under this provision.

Description: The proposed project involves:

1. **Planning Application PA-15-45:** Urban master plan to construct a 6-unit, two-story, detached small lot development on a lot size of 19,635 sq. ft. in an R2-MD zone. The project is also within the Mesa West Residential Ownership Urban Plan. The project also includes the following:
 - a. Deviation from minimum required open parking spaces (12 open spaces required; the 12 required open spaces are proposed as 6 open spaces and 6 garage spaces). Overall number of

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parking spaces for the project meets code requirements (21 spaces required; 21 spaces proposed).

- b. Minor modification to deviate from front building setback (20 feet required; 16 feet proposed).

2. **Tentative Tract Map TT-17958:** Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.

3. **PA-16-02 & TT-17640: A MASTER PLAN AND TENTATIVE TRACT MAP TO CONSTRUCT A 10-UNIT, TWO-STORY AND THREE-STORY, DETACHED SMALL LOT SUBDIVISION DEVELOPMENT AT 522 AND 526 BERNARD STREET**

Approved, 2-1

Commissioner Andranian
voting No

Vice Chair Mathews and
Commissioner Sesler
absent

Applicant: Patric Lynam, Planet Home Living

Site Address: 522 and 526 Bernard Street

Zone: R2-HD

Project Planner: Mino Ashabi

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development). The project is proposing the construction of 10 detached residences in an urbanized area and therefore is categorically exempt under this provision.

Description: The proposed project involves:

1. A Master Plan to construct a 10-unit, two-story and three-story, detached small lot subdivision development on a lot size of 23,142 sq. ft. in an R2-MD zone in the Mesa West Residential Overlay with the following Deviations:
 - Minimum lot size (one acre required, 0.53-acre proposed);
 - Front setback (20 feet required, 10'6" proposed on Bernard);
 - Side setback (10 feet required, 8'3" on Charle Street);

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- Side yard privacy wall setback (5 feet required, 3 feet proposed);
 - Front yard privacy wall setback (10 feet required, 3 feet proposed);
 - Parking (34 spaces total - 14 garage spaces and 20 open parking required, 20 garage spaces and 14 open parking proposed for a total of 34 spaces) and;
 - Two compact spaces at rear (8'- 6" wide required 8'- 0" proposed).
2. Tentative Tract Map for the subdivision of the property into 10 fee simple lots, in accordance with the small lot subdivision standards.

The project site was previously approved in 2013 for development of 10 attached three-story condominiums and a time extension was granted in 2015.

4. **PA-15-48 & VT-17981: DESIGN REVIEW AND VESTING TENTATIVE TRACT MAP FOR A 33-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD** **Approved, 3-0**
Vice Chair Mathews and Commissioner Sesler absent

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.

Description: The proposed 33-unit residential project is an amendment to 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 residential development 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 33-unit detached condominium project with specified deviations from the residential common interest development standards, including the following:
 - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
3. **Vesting Tentative Tract Map 17981:** Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.