



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – October 10, 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 September 26, 2016, Approved, 5-0**
2. **Minutes for the meeting of September 12, 2016, Approved, 5-0**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **R-16-02 & CO-16-05: REZONE A 24-ACRE PROPERTY AND AN AMENDMENT TO TITLE 13, CHAPTERS IV AND V, TO DEVELOPMENT STANDARDS PERTAINING TO OFFICE AND COMMERCIAL DEVELOPMENT AT 1375 SUNFLOWER AVENUE AND 3370 HARBOR BOULEVARD** **Adopt a resolution to recommend that City Council approve and give first reading to Ordinance No. 16-xx.**  
**Approved, 5-0**

**Applicant:** Hoonie Kang, Kearny Real Estate Company  
**Site Address:** 1375 Sunflower Avenue  
3370 Harbor Boulevard  
**Zone:** From Industrial Park (MP) to Planned Development Commercial (PDC)  
**Project Planner:** Minoo Ashabi

**Environmental Determination:**  
This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines.

**Description:** The proposed project involves:  
1. **Rezone R-16-02** to change the zoning of the 24-acre property consisting of three parcels (APNs: 140-041-24, 140-041-40,

**\*ACTIONS**

140-041-62) from Industrial Park (MP) to Planned Development Commercial (PDC) to allow office development at 0.64 FAR and commercial/retail development at 0.54 FAR and;

2. **Code Amendment CO-16-05** to amend Title 13, Chapter IV (Citywide Land Use Matrix) and Chapter V, Article 6 (Planned Development), and Chapter V, Article 8 (Floor Area Ratio) related to development standards pertaining to office and commercial development at 1375 Sunflower Ave. and 3370 Harbor Blvd.

2. **R-15-01 AND PA-15-30: FOR A REZONE AND CONDITIONAL USE PERMIT TO DEMOLISH AN EXISTING AUTOMOTIVE CENTER AND THE DEVELOPMENT OF A TWO-STORY, 719-UNIT MINI STORAGE FACILITY AND A 12,500 SQUARE-FOOT RETAIL BUILDING AT 375 BRISTOL STREET**

**Applicant:** Annette Wiley  
**Site Address:** 375 Bristol Street  
**Zone:** Existing: PDC (Planned Development Commercial)  
Proposed: C2 (General Business District)

**Project Planner:** Mel Lee

**Environmental Determination:**

An IS/MND was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND was available for public review and comment from May 14, 2016 to June 12, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

**Description:** The proposed project involves the following:

Adopt a resolution to recommend that the City Council take the following actions:

1. Adopt the Initial Study/Mitigated Negative Declaration for the project;
2. Give first reading to an ordinance approving Rezone R-15-01; and
3. Approve Planning Application PA-15-30.

**Approved, 5-0**

1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**);
2. **Rezone R-15-01** for the rezone of a 3.2-acre site from PDC (Planned Development Commercial) to C2 (General Business District); and
3. **Conditional Use Permit PA-15-30** for the demolition of a portion of the existing automotive strip mall (Bristol Autoplex) and the development of a two-story, 719-unit mini-storage facility and 12,500 square-foot retail building. The existing 3 buildings on the site total 38,430 sq. ft.; 2 buildings and a portion of one building totaling 25,930 sq. ft. will be demolished and the remaining 12,500 sq. ft. retail and tenants will be retained with minor renovations. No code deviations are requested.