



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – January 14, 2019  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, 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:**

1. **MINUTES FOR THE MEETING OF DECEMBER 10, 2018**  
  
Approved, 5-0
  
2. **MINUTES FOR THE SPECIAL MEETING OF DECEMBER 17, 2018**  
  
Approved, 5-0

**PUBLIC HEARINGS:**

1. **PLANNING APPLICATION 18-28, A MASTER PLAN FOR THE DEVELOPMENT OF THE ORANGE COUNTY MUSEUM OF ART AT 655 TOWN CENTER DRIVE**

**Project Description:** Planning Application 18-28 is a request for a Master Plan for the construction of the Orange County Museum of Art (OCMA). The project-specific master plan proposes the construction of a 53,875-square-foot structure and a future 10,000-square-foot expansion. The OCMA building will include a permanent and special exhibition space, an exhibition corridor with storefront glass facing the pedestrian walkway along Avenue of the Arts, a landscaped second floor outdoor terrace, a café, a museum shop, and the associated administration area. The project will leverage the existing parking structures onsite for employee and patron parking and is proposing a bus turnout along the Avenue of the Arts to support school bus traffic.

**Environmental Determination:** Development on the project site was previously analyzed under Final Program Environmental Impact Report (PEIR)

No. 1047 (State Clearinghouse No. 200041100) for the South Coast Plaza Town Center Project. The PEIR concluded that significant environmental impacts would result from the previously-approved project, but were mitigated to less than significant levels except in the areas of Transportation and Circulation, Air Quality, Population, Employment and Housing. Findings and a Statement of Overriding Considerations were adopted at that time. The proposed museum is a smaller less intense development than was originally analyzed. Therefore, there are no changes to the conclusions of the previously-approved PEIR. Per CEQA Guidelines Section 15162, an addendum to the previously-approved PEIR has been prepared and provided to the Planning Commission for consideration.

**Planning Commission adopted a Resolution to adopt the addendum to Environmental Impact Report No. 1047 and approve Planning Application 18-28, subject to conditions of approval.**

**Approved, 5-0**

**2. PLANNING APPLICATION 18-23, VARIANCES FROM INTERIOR LANDSCAPING AND SETBACK REQUIREMENTS WITH A MINOR CONDITIONAL USE PERMIT FOR COMPACT PARKING TO ACCOMMODATE THE EXPANSION OF A PRIVATE PARKING LOT INTO PUBLIC RIGHT-OF-WAY WITH AN ENCROACHMENT PERMIT AT 234 EAST 17TH STREET**

**Project Description:** Planning Application 18-23 is a request for variances and a minor conditional use permit to allow for the expansion of a private commercial center parking lot into public right of-way. The expansion of the parking lot would allow the provision of an additional 16 parking stalls onsite. No building expansions are proposed.

To accommodate the parking lot expansion, a variance from street setback landscape requirements is being requested (Cabrillo Street frontage: required - 15 feet / proposed - no setback with a 5 foot, 10-inch encroachment into the public right-of-way: Westminster Avenue frontage: required - 20 feet / proposed - 11 feet). A variance from site interior landscape requirements (required - 2,300 square feet / proposed - 1,634 square feet) is also being requested, along with a minor conditional use permit to add one additional compact parking space (10 were previously approved for the site under Minor Conditional Use Permit ZA-11-11) for a total of 11 compact parking spaces. An encroachment permit would also be required and is being processed concurrently.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15304 (Class 4), Minor Alterations to Land.

**Planning Commission received public comments and, at the request of the applicant, continued this item to the February 11, 2019 meeting.**

**Approved, 5-0**