



CITY OF COSTA MESA
PLANNING COMMISSION MEETING OF
MONDAY – March 26, 2012
MEETING DECISIONS

V. CONSENT CALENDAR:

1. Minutes for the meeting of March 12, 2012 . Approve.
2. 2010 Development Phasing and Performance Report Approve.

VI. PUBLIC HEARINGS:

1. Application No.: PA-02-11A
Site Address: 421 Bernard Street
Applicant: Ed McCoy
Fairfield Residential Company
Zone: PDC
Project Planner: Minoo Ashabi
Environmental
Determination: Addendum to FEIR No. 1050

Description:

The proposed project involves development of 113 apartment units at 421 Bernard Street, located at the residual site of Plaza residences previously approved for a total of 145 condominium units. Thirty-two of the 145 units have been constructed as condominium units. The project includes the following:

- **Addendum** to Final Environmental Impact Report (FEIR) No. 1050.
- **Amendment to Master Plan PA-02-11A to allow development of 113 for-rent residential units as the final phase of a 145-unit residential development approved in 2005 and a five-level (four-above grade) parking structure. The master plan amendment includes the following:**
 - Change of the housing type for 421 Bernard site from condominiums to for-rent residential units;
 - Change of unit type from townhomes to single-story flats and a five-level (four-level above grade / 1 level subterranean) parking structure containing 283 parking spaces in accordance with the Zoning Code requirements. The original approval included 40 additional parking spaces.

Variance from the noise standards to identify private outdoor patios/balconies as exempt from the City's Noise regulations.

RECOMMENDATIONS:

Adopt resolution recommending City Council approval of the Addendum to Final Environmental Impact Report (FEIR) No. 1050 and Amendment to Master Plan PA-02-11A subject to conditions.

DECISION:

Recommend that City Council approve Planning Application PA-02-11A by adoption of Planning Commission Resolution PC-12-09, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B.

Approved 5-0

2. **Application No.:** CO-12-04
Site Address: Citywide
Zone: City of Costa Mesa
Project Planner: Claire Flynn/Fariba Fazeli
Environmental Determination: Exempt

Description:

Code Amendment CO-12-04 is an amendment to Title 19 of the Costa Mesa Municipal Code to establish processing procedures and regulations for wireless telecommunications facilities in the public right-of-way.

Recommendation:

Continue to May 14, 2012 Planning Commission meeting.

DECISION:

Continued to May 14, 2012 Planning Commission meeting.

Approved 5-0

VII. NEW BUSINESS:

1. Second Residential Neighborhood Enhancement Program

Recommendation:

Direct Staff.

DECISION:

Return with the next program area to the June 11, 2012 Planning Commission meeting.

Approved 5-0

2. Lawn Standards Policy

Recommendations:

Direct Staff.

DECISION:

Return with update to September 10, 2012 Planning Commission meeting.

Approved 5-0

3. Funding for Code Enforcement Staffing

Recommendations:

Direct Staff.

DECISION:

Process approvals to fill two presently unbudgeted Code Enforcement positions as well as the Chief of Code Enforcement position.