

CITY OF COSTA MESA PLANNING COMMISSION MEETING Monday – September 9, 2013 **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:

Minutes for the meeting of August 26, Approved - 5-0 1. 2013

2. Code Enforcement Update Approved - 5-0

PUBLIC HEARINGS:

*ACTIONS:

Continue to meeting of November

1. Application No. PA-87-154

Applicant:

Rov Hasson/

12, 2013.

Approved - 5-0

Site Address:

Erika Hernandez 2180 Newport Blvd.

Zone:

C₁

Project Planner:

Mel Lee

Environmental

Determination:

Exempt

Description: Review of conditional use permit for an existing recycling center (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for possible modifications to the recycling facility including, but not limited to, the following:

- 1. Modification to the location of the recycling facility within the Stater Bros. parking lot;
- 2. Possible changes to the conditions of approval for the operation of the recycling facility: or
- 3. Possible revocation of the conditional use permit for the recycling facility.

2. Application No. PA-12-25, TT-17509

Applicant: Site Address:

Peter Zehnder 2519 1/2 and 2525

Santa Ana Avenue

Zone:

R2-MD

Project Planner:

Minoo Ashabi

Environmental

Determination: Exempt

(Continued from July 8, 2013 Planning Commission Meeting.)

Description:

The proposed project involves:

- 1) Design Review PA-12-25 to construct an 8unit, two-story detached single-family residential development, including the following:
 - a) Variance from common lot requirement and establishment of a homeowners association;
 - b) Variance from parking requirements (41 foot back up area required, 38'6" proposed for two units; and two standard parking stalls required per unit, two compact stalls proposed for two units);
 - c) Variance from minimum driveway length (19 feet required, 18'6" proposed for two front units);
 - d) Variance from parkway landscaping (3 feet required on one side/10 feet total on both sides, 2 feet proposed one side / 7 feet total on both sides);
 - e) Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
 - f) Administrative Adjustment to reduce the rear second floor setback (20 feet required, 15 feet proposed);
 - g) Administrative Adjustment to reduce the distance between the buildings (10 feet required, 8 feet proposed);
 - h) Minor Modification to reduce front setback requirement for a perimeter wall along Santa Ana Avenue (10 feet required; 8 feet proposed);
 - i) Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,

Remove from agenda and renotice for public hearing at a future date.

Approved - 5-0

- j) Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 5 feet proposed).
- 2) Tentative Parcel Map No. 17509 to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision

3. Application No.

PA-13-19

Applicant:

Tim O'Brien

Site Address:

580 Anton Blvd

Zone:

PDR-HD

Project Planner:

Claire Flynn

Environmental

Determination:

Addendum to EIR

Description: The proposed Anton Residential Mid-Rise Building at 580 Anton Boulevard in the PDR-HD zone involves the following: A Final Master Plan PA-13-19 involving: (a) demolition of 21,349 sq.ft. of The Lakes Pavilions Retail Center: (b) construction of a maximum 250-unit midrise residential building consisting of seven stories above grade and one subterranean level. The five story, type III, fully sprinklered residential building is over a three level parking garage (one parking level below grade). The building is proposed at a height of 87 feet. It includes 438 parking spaces with additional ancillary retail and amenity spaces; (c) variance from parking requirements [minimum 450 required; 438 spaces proposed]; (d) variance from the open space perimeter setback requirement for the corner of the building at Avenue of the Arts and Anton Boulevard [20 foot setback required: 10-11 foot setback proposed]. Note: A preliminary master plan establishing the maximum density and building height had previously been approved.

final master plan review allows The consideration of the structures' scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while project's aivina consideration to the with compatibility existing uses consistency with the North Costa Mesa Specific Plan.

Environmental Determination: 2013 Addendum to the Final Program EIR No. 1052 Approve by adoption of Planning Commission Resolution, subject to conditions

Approved subject to conditions of approval – 5-0

(Previously Certified on November 21, 2006 by City Council).
FINAL ACTION ON MASTER PLAN REQUIRED BY: Planning Commission