



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – December 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:**

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| 1. Minutes for the meeting of November 25, 2013. | Approved, 5-0 |
| 2. Code Enforcement Update                       | Approved, 5-0 |

**PUBLIC HEARINGS:**

**\*ACTIONS:**

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| 1. Application No.: PA-08-12 A1<br>Applicant: Abid Ali Malik<br>Site Address: 1512 Bristol Street<br>Zone: C2<br>Project Planner: Antonio Gardea<br>Environmental Determination: Exempt | Approved with revisions to the conditions of approval.<br><br>4-1, Commissioner McCarthy voting No |
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**Description:**

1. Amend conditional use permit (PA-08-12) to allow concurrent sales of beer and wine for off-site consumption (Type 20 State Alcoholic Beverage Control license) at an existing gasoline station.
2. A finding of public convenience or necessity in conjunction with the proposed ABC license.

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| 2. Application No.: PA-94-14 A1<br>Applicant: Gary Turner<br>Site Address: 1562 Newport Boulevard<br>Zone: C2<br>Project Planner: Antonio Gardea<br>Environmental | Approved with revisions to the conditions of approval.<br><br>4-1, Chair Fitzpatrick voting No |
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**Determination:** Exempt

**Description:**

Amend conditional use permit (PA-94-14) to change an existing State Alcoholic Beverage Control License for an existing bar (Pub 33) located within 200 feet of residentially zoned property from a type 40 (On-Sale Beer and Wine) to a type 48 (On-Sale General) license.

3. **Application No.** PA-89-36 A2/ PA-87-133 A1/ ZA-13-22 **Approved the amendments to the Planned Sign Program including two new changeable copy signs with revisions to the conditions of approval; and**
- Applicant:** Barbara Cohen
- Site Address:** 901 South Coast Drive & 905 South Coast Drive
- Zone:** PDC
- Project Planner:** Antonio Gardea **Denied the request for temporary banner signs.**
- Environmental Determination:** Exempt

**Description:** Amendments to the existing Planned Sign Programs PA-89-36 & PA-87-133 for the Metro Pointe office and retail center.

**3-2, Chair Fitzpatrick and Commissioner McCarthy voting No**

The amended sign program includes the following signs:

1. Two new 53-foot high pylon signs, which include a 9-foot high by 18-foot wide electronic changeable copy sign;
2. Three freestanding signs to replace existing signs (13 feet, 4 inches wide and approximately 24 feet in height);
3. Fourteen temporary banners mounted on 7 poles (2 feet, 6 inches wide by 10 feet in height each); and
4. Two project identification signs:
  - a. Replacement of the sign at the corner of Bear Street and South Coast Drive with individual letters 18-inches in height and a logo 5-feet, 2-inches in height; and

A new sign, 44 feet in width, with individual letters, 6-feet in height and a logo 12-feet in height mounted to the parking structure facing the freeway.

The sign program also includes a directional sign at the affiliated office complex across the street from the Metro Pointe retail center. The freestanding, illuminated sign is greater than 7 feet in height (approximately 12 feet in height

by 6 feet, 3 inches in width) and is located within 200 feet of residentially -zoned properties.

4. **Application No.** PA-13-30, TTM 17649 **Approved with revisions to the conditions of approval.**  
**Applicant:** BJ Delzer Melia Homes  
**Site Address:** 687 Victoria Street  
**Zone:** R2-MD **5-0**  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

**Description:**

The proposed project involves:

- 1) Design Review to construct an 11-unit, two-story detached residential development including the following:
  - a) Variance from open space requirement (40 percent required; 34 percent proposed);
  - b) Variance from common lot requirement (no common lot proposed);
  - c) Variance from minimum lot size and average lot size requirements (3,000 SF required; 2,645 SF proposed);
  - d) Administrative Adjustment to reduce the second floor rear yard setback (20 feet required; 12.5 feet proposed);
  - e) Administrative Adjustment to reduce distance between buildings (10 feet required; 7 feet proposed);
  - f) Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended; 110 percent proposed); and,
  - g) Deviation from Residential Design Guidelines requested for average side yard setback for second floor (10 feet required; 8 feet proposed).
- 2) **Tentative Tract Map No. 17649** to subdivide a 0.8-acre parcel for a residential common interest development.

5. **Application No.:** 125 East Baker Street Apartments  
Environmental Impact Report (EIR) **Received public comment**  
**No action required**



**Applicant:** Red Oak Investments  
**Site Address:** 125 East Baker Street  
**Zone:** CL  
**Project Planner:** Mel Lee  
**Environmental Determination:** Environmental Impact Report (EIR)

**Description:**

The purpose of the hearing is to receive public comment on the Draft Environmental Impact Report (DEIR) for the 125 East Baker Street Apartment project. The proposed project consists of a five-story, 240-unit residential apartment building (63 feet overall height) that wraps around a six-level parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces. The proposed project will involve a General Plan Amendment to change the land use designation from Industrial Park (MP) to High Density Residential (HDR) and a Zoning Change from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD). Other entitlements include a Zoning Code amendment and Master Plan to accommodate the proposed project.

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| <b>6.</b> | <p><b>Application No.:</b> PA-99-09 (Review)<br/> <b>Applicant:</b> City of Costa Mesa<br/> <b>Site Address:</b> 1967 &amp; 1977 Newport Boulevard<br/> <b>Zone:</b> C2<br/> <b>Project Planner:</b> Mel Lee<br/> <b>Environmental Determination:</b> Exempt</p> | <p><b>Continue to Planning Commission meeting of January 13, 2014.</b></p> <p><b>5-0</b></p> |
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**Description:**

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Sandpiper Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Sandpiper Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

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| <b>7.</b> | <p><b>Application No.</b> PA-98-73 (Review)<br/> <b>Applicant:</b> City of Costa Mesa<br/> <b>Site Address:</b> 2277 Harbor Boulevard<br/> <b>Zone:</b> C1</p> | <p><b>Continue to Planning Commission meeting of January 13, 2014.</b></p> |
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**Project Planner:** Mel Lee

**5-0**

**Description:**

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Costa Mesa Motor Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Costa Mesa Motor Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

- 8. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13, ARTICLE 8, SECTION 13-172, ET. AL., OF THE COSTA MESA MUNICIPAL CODE RELATED TO MOTELS**
- Continue to Planning Commission meeting of January 13, 2014.**
- 5-0**

Code Amendment CO-13-03 related to Motels. The amendments would reduce the total number of rooms that could be utilized as extended occupancy rooms at any motel site from 25% to 10%. Environmental Determination: Exempt.

- 9. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO SMALL LOT SUBDIVISIONS**
- Continue to the Planning Commission meeting of January 27, 2014.**
- 5-0**

Code Amendment CO-13-04 to amend the Zoning Code for new regulations related to small lot subdivisions. Amendments are proposed, but not limited to, the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code:

- Chapter I – Add new definitions related to small lot subdivisions;

Chapter IV, Table 13-30 (Land Use Matrix) – Allowing small lot subdivisions of up to 15 dwelling units in multiple family residential zones; and,

- Chapter V, Article 2.5 – add new development standards for small lot subdivisions.

Environmental Determination: Exempt.

**10. GENERAL PLAN ADMENDMENT GP-13-03      Approved, 5-0**  
**IS A CITY-INITIATED AMENDMENT TO THE**  
**2000 GENERAL PLAN CONSISTING OF:**

- a) Addendum to Final Program Environmental Impact Report (EIR): To satisfy the requirements of the California Environmental Quality Act (CEQA), the City prepared an addendum to the original General Plan Final Program EIR (certified in January 2002).
- b) Proposed 2013-2021 Housing Element: A technical update of the Housing Element of the 2000 General Plan as required by California Law Government Code Section 65588.