



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 24, 2014
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 February 10, 2014** **Approved, 5-0**

2. **Proposed Vacation of a portion of Fullerton Avenue at 1854 Fullerton Avenue** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **Application No.:** PA-13-08 **Approved, 5-0**
Applicant: Patrick Fielder
Site Address: 751 Baker Street
Zone: C2
Project Planner: Mel Lee
Environmental Determination: Exempt

Description:

1. Conditional use permit for the sale of alcoholic beverages (beer, wine, distilled spirits) and motor vehicle fuel at an existing service station/convenience market with a State Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale General). Current hours of operation are 24 hours, 7 days a week.
2. A finding of Public Convenience or Necessity (PC or N) in conjunction with a premise-to-premise transfer of an existing ABC License from within the City to allow the sales of alcoholic beverages at the proposed location.

***ACTIONS**

2. **Application No.:** GP-13-02, R-13-02, CO-13-02, and PA-13-11 **Continue to the March 24, 2014 Planning Commission meeting**
- Applicant:** Red Oak Investments
- Site Address:** 125 East Baker Street **Approved, 5-0**
- Zone:** CL (Existing); PDR-HD (Proposed)
- Project Planner:** Mel Lee
- Environmental Determination:** Exempt

Description: The proposed project is a five-story, 240-unit apartment complex (63-foot maximum height proposed) at a density of 58 dwelling units per acre with a six-story parking structure (57-foot maximum height proposed) with 465 parking spaces and four outdoor on-grade parking spaces, along with the following specific entitlements:

1. **General Plan Amendment GP-13-02.** Change the land use designation of the 4.17-acre development site from Industrial Park to High Density Residential. In addition to the change in land use designation, the general plan amendment also involves text amendment(s) to the City's General Plan to reflect a site-specific density of 58 dwelling units per acre, and a site-specific height of six stories.
 2. **Zoning Code Amendment CO-13-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 for a site-specific density of 58 dwelling units per acre. The site is proposed to be designated PDR-HD (Planned Development Residential-High Density) in the City's Zoning Code. The designation allows up to 20 dwelling units per acre, or 83 dwelling units maximum for the site. The proposed 240-unit project would require an amendment to Table 13-58 (Planned Development Standards) to allow a site-specific density of 58 dwelling units per acre for this project.
 3. **Rezone R-13-02.** A rezone (or change) of the zoning classification of the 4.17-acre development site from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD).
- Master Plan PA-13-11.** A Master Plan application for the proposed development of

the five-story 240-unit residential apartment building (63 feet overall height) that wraps around a six-story parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces with a deviation from: on-site parking requirements (541 parking spaces required; 469 parking spaces proposed).

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| 3. | Application No.: PA-13-36 & TTM 17708
Applicant: Bryan Coggins
Site Address: 2075 Placentia Avenue
Zone: MG
Project Planner: Antonio Gardea
Environmental Determination: Exempt | Approved subject to revisions to the conditions of approval.

5-0 |
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Description:

The proposed project involves development of 14 three-story live/work units with roof decks. The project site is 40,283 square feet (0.93-acre) and the proposed Floor Area Ratio (FAR) is 0.68. A total of 46 parking spaces (28 enclosed and 18 open) are provided on site. The project is within the Mesa West Bluffs Mixed Use Overlay District. The project includes the following:

1. **Planning Application PA-13-36** – Urban Master Plan for development of a 14-unit live/work project on an industrially zoned parcel within the Mesa West Bluffs Urban Plan area. The project includes a deviation from the building separation requirement (ten feet required, six feet, three inches provided).

Tentative Tract Map 17708 – Subdivision of a 0.93-acre property for condominium purposes to allow private sale and ownership of the 14 live/work

NEW BUSINESS

***ACTIONS**

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| 1. | Update/Status of the Fourth Residential Neighborhood Enhancement Program | Received and file Approved, 5-0 |
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