



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 8, 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**

- | | | |
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| 1. | Minutes for the meeting of August 25, 2014. | Consent calendar items approved 5-0 |
| 2. | Code Enforcement Update | |

PUBLIC HEARINGS:

***ACTIONS**

- | | | |
|----|---|---------------------|
| 1. | Application No.: PA-14-22 & TT-17781
Applicant: Matt Hamilton/Seaboat LLC
Site Address: 2026 Placentia Avenue
Zone: MG
Project Planner: Mino Ashabi
Environmental Determination: Exempt-Section 15332 Infill Development | Approved 5-0 |
|----|---|---------------------|

Description:

1. Master Plan to construct a 15-unit detached, three-story, live/work development within the Mesa West Bluffs Urban Plan on a 0.79-acre site containing an industrial building with a request for waiver of the requirement of undergrounding utility lines; and
2. Tentative Tract Map for the subdivision of the property into 16 parcels including a common lot for fee simple ownership.

***ACTIONS**

2. **Application No.:** PA-14-10 & VTT-17771 **Approved, subject to**
Applicant:.....Shea Homes **modifications to the**
Site Address: 789 and 795 Paularino **Conditions of Approval**
Zone: R2-HD
Project Planner: Minoo Ashabi **5-0**
Environmental
Determination: Exempt per – 15332
Infill Development

Description:

1. Design Review to construct a 19-unit, two story detached condominium residential development on a 1.72-acre vacant site; and
2. Vesting Tentative Tract Map for the subdivision of the property as an airspace condominium development in accordance with common interest development subdivision standards.

3. **Application No.:** PA-88-134 A2 **Approved, subject to**
Applicant:.....Dennis Flynn Architects **modifications to the**
Site Address: 2600 Harbor Boulevard **Conditions of Approval**
Zone: C1
Project Planner: Mel Lee **5-0**
Environmental
Determination: Exempt per – 15332
Infill Development
Projects

Description: This project was continued from the July 14, 2014 Planning Commission agenda to allow time for community outreach and revisions to the project which includes:

1. Second amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership to construct a 34,000 square foot second floor parking deck over a portion of the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot, for storage of vehicle inventory.

2. Administrative adjustment to deviate from rear yard setback requirements for the proposed second floor parking deck (50-foot rear yard setback required; 32-foot setback proposed). A previous variance for a zero-foot rear setback was approved under PA-88-134. A 32-foot rear yard setback for the dealership building was approved under PA-88-134 A1.
3. Consideration of a Planned Sign Program for the following signage: Remove the existing 40-foot high freestanding sign and replace with two new freestanding signs. The two proposed freestanding signs are separated by approximately 190 feet. The overall square footage of the proposed freestanding and wall signs complies with code. The overall square footage of freestanding and wall signs is 442 sq. ft.