



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 9, 2015
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 23, 2015.** **Approved, 5-0**
2. **Update of major development activity and demographic trends in Costa Mesa** **Receive and file, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-14-48, R-14-05, and TT-17824: Master Plan Development for a 13-unit, two-story residential development with a Rezone and Tentative Tract Map at 2880 Mesa Verde Drive East** **Continue to a future Planning Commission meeting with public noticing required.**

Approved, 5-0

Applicant: Pinnacle Residential
Site Address: 2880 Mesa Verde Drive
East

Zone: I&R
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development Projects).

Description:

1. **Rezone R-14-05:** An ordinance to rezone the 2-acre site from I&R (Institutional and Recreational) to PDR-LD (Planned Development Residential—Low Density). The maximum allowable General Plan density would be 16 dwelling units at a density of 8 dwelling

units per acre.

2. **Planning Application PA-14-48:** Master Plan for the development of a 13-unit, two-story detached residential development at a density of 6.5 dwelling units per acre. The Master Plan also includes the following requested deviations from Zoning Code requirements:

- Variance from perimeter open space requirement for location of block walls (20 feet required, 3 feet proposed on Mesa Verde Drive East);
- Administrative Adjustment from perimeter open space requirement for buildings (20 feet required, 13 feet proposed on Andros Street);

3. **Tentative Tract Map T-17824:** Subdivision of property into fee simple lots for homeownership.

2.	ZA-14-38: An appeal by the Applicant of the Denial of a Minor Conditional Use Permit at 111 Del Mar Avenue	Uphold the Zoning Administrator’s denial by adoption of Planning Commission resolution
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Applicant: ZA-14-38
Site Address: 111 Del Mar Avenue
Zone: C1
Project Planner: Chelsea Crager

Approved, 5-0

Environmental Determination:
This project is categorically exempt under CEQA section 15301 is approved; or exempt under CEQA section 15270(a) if disapproved.

Description:
Appeal by the applicant of the denial of a minor conditional use permit to legalize existing outdoor kiosks for DVDs (Redbox) and Glacier Water in front of a Circle K convenience store. This request was denied by the Zoning Administrator.

NEW BUSINESS ITEM(S):

1.	Review of Proposed Parkland Impact Fees	Receive and file with no changes, 5-0
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