



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – April 13, 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 March 23, 2015, Approved, 5-0**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **PA-14-33: AN AMENDMENT TO MASTER PLAN PA-06-75 FOR DEVELOPMENT OF A 23-STORY HIGH-RISE RESIDENTIAL TOWER AND 6.5 LEVEL PARKING STRUCTURE AT 3350 AVENUE OF THE ARTS Approved, 5-0**

**Applicant:** Rosanna Inc.  
**Site Address:** 3350 Avenue of the Art  
**Zone:** PDR-HD  
**Project Planner:** Minoo Ashabi

**Environmental Determination:**  
Addendum to the Final Program EIR No. 1054/Previously Certified on November 20, 2007 by City Council.

**Description:** The proposed project involves the following:

- 1) **Final Master Plan PA-14-33** is an amendment to Master Plan PA-06-75, originally approved for development of a 23-story, 120-unit condominium development and a 7-level parking structure at the site of Wyndham Hotel's existing parking structure. The proposed project involves:
  - a) Amend the proposed hotel room

count from a 200-room to a 238-room hotel to reflect retention of all of the rooms of the existing Wyndham hotel.

- b) Reduce the originally approved density of the high-rise condominium building from 120 units (44 dwelling units per acre) to 100 dwelling units (34 dwelling units per acre).
- c) Variance from North Costa Mesa Specific Plan to allow overall mix of 238 hotel rooms and 100 residential units. Approval of the requested variance shall be subject to conformance with Specific Plan findings.
- d) Variance from open space perimeter setback requirement (20 feet originally approved, 6 feet proposed for outdoor seating and 4 feet for perimeter walls and pilasters).
- e) Variance from minimum private open space requirement for two, two-bedroom units on Level Two (minimum 100 sq. ft. required; no balconies proposed for these units);

**2. GP-14-03, R-14-03, PA-14-19, VT-17779: A MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET** **Approved with modifications to Conditions of Approval**  
**4-1**  
**Commissioner Andranian voting No**

**Applicant:** Eric Nelson  
**Site Address:** 1239 Victoria Street  
**Zone:** AP (Existing); PDR-HD (Proposed)

**Project Planner:** Mel Lee

**Environmental Determination:**

The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration available for review and comment from February 25, 2015 to March 27, 2015. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a

finding are documented by an Initial Study prepared by the City of Costa Mesa.

**Description:** The proposed involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **General Plan Amendment GP-14-03** – General Plan amendment to a change of Land Use Designation from Neighborhood Commercial to High Density Residential;
- 3) **Rezone R-14-03** - A Rezone of the zoning classification of the site from Administrative and Professional District (AP) to Planned Development Residential – High Density District (PDR-HD), up to 20 dwelling units per acre;
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of the development of 28 single-family, detached residences with a net density of 14 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. The following variances are requested:
  - a) Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average of 20 feet is proposed);
  - b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed; and
  - c) Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed);

**Vesting Tentative Tract Map 17779** – Subdivision of a 2.04-acre property into fee simple lots for homeownership.

3. **PA-15-07: VARIANCE TO REDUCE REAR YARD SETBACK AT 2967 CEYLON DRIVE** **Approved with modifications to Conditions of Approval**

**Applicant:** Rolly Pulaski **5-0**  
**Site Address:** 2967 Ceylon Drive  
**Zone:** R1  
**Project Planner:** Chelsea Crager

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**Description:** The proposed project involves:

- 1) Variance to reduce the rear yard setback requirements for an addition to an existing detached garage and attached second unit (10 feet minimum required for one-story
- 2) Reasonable Accommodation request to obtain zoning relief for equal opportunity housing due to special circumstances.

- 4. **PA-14-45 & PM-14-144: DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AT 334 EAST 16<sup>TH</sup> STREET** **Approved with modifications to Conditions of Approval**  
**5-0**

**Applicant:** Brian L. Noble  
**Site Address:** 334 East 16<sup>th</sup> Street  
**Zone:** R2-MD  
**Project Planner:** Daniel Inloes

**Environmental Determination:**

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction) and under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (minor land division).

**Description:** The proposed project involves a:

- 1) Design Review to construct a two-unit, two-story, detached residential development on an 8,104 sq. ft. lot in an R2-MD zone; and a
- 2) Tentative Parcel Map for the subdivision of the property into two, fee simple lots, in accordance with the small lot subdivision standards.