



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – April 27, 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**

- | | | |
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| 1. | Minutes for the meeting of April 13, 2015. | Approved 4-0/ Vice Chair Mathews absent |
| 2. | 2015 Development Phasing and Performance Monitoring Report | Approved 4-0 / Vice Chair Mathews absent |
| 3. | Review of Conditional Use Permit PA-14-25: Saddleback Church (1901 Newport Blvd.) | Approved 4-0 / Vice Chair Mathews absent |
| 4. | Capital Improvement Program (CIP) 1 Year Annual Report and 7 Year CIP | Approved 4-0 / Vice Chair Mathews absent |

PUBLIC HEARINGS:

***ACTIONS**

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| 1. | PA-11-06 and TT—17423: A Two-Year Time Extension for a 33-Unit Development at 2626 Harbor Blvd. | Approved 4-0
Vice Chair Mathews absent |
|----|--|---|

Applicant: Peter Naghavi
Site Address: 2626 Harbor Blvd.
Zone: R2-HD
Project Planner: Minoo Ashabi

Environmental Determination:
An Initial Study/Mitigated Negative Declaration was adopted for the project on September 6, 2011. The Negative Declaration was based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. The reasons to support such a finding are

documented by an Initial Study Prepared by the City of Costa Mesa.

Description: A two-year Time Extension request for Planning Application PA-11-06 and Tentative Tract Map 17423, for development of 33 detached units of common interest development on a 3.7-acre site in R2-MD zone (Multiple Family Residential-Medium Density) originally approved on September 6, 2011.

***ACTIONS**

2. **PA-14-50 and PM-2015-109: Design Review for a 2-Unit, Two-Story Detached Residential Small Lot Development at 162 East 18th Street** **Approved 5-0**

Applicant: Stephan A. Brahs, Urban Viking Properties

Site Address: 162 East 18th Street

Zone: R2-HD

Project Planner: Ryan Loomis

Environmental Determination:

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

Description: The proposed involves the following:

- 1) **Planning Application PA-14-50** – Design Review to construct a 2-unit, two-story, detached residential small lot development on a 6,263 sq. ft. lot.
- 2) **Tentative Parcel Map PM-2015-109** - Subdivision of the property for ownership units in accordance with the small lot subdivision standards.

3. **PA-15-04 and VT-17848: Design Review for a 24-Unit, Two-Story Residential Common Interest Development at 650 Hamilton** **Approved with modification to Condition of Approval 15d.**

5-0

Applicant: John Thomas/Shea Homes

Site Address: 650 Hamilton

Zone: R2-MD

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: The proposed project involves the following:

- 1) **Planning Application PA-15-04:** Design Review for the development of a 24-unit, two-story, residential common interest development (12 dwelling units per acre proposed) with the following deviations from the R2-MD development standards:
 - Administrative adjustment form rear yard setback for two-story buildings (20 feet required; 13 feet proposed).
- 2) **Vesting Tentative Tract Map T-17848:** The subdivision of the 2-acre property for ownership units in accordance with the common interest development subdivision standards.

***ACTIONS**

4. **PA-15-11: Conditional Use Permit to Allow Construction of a Hydrogen Fuel Station at 2050 Harbor Blvd. Approved 5-0**

Applicant: First Element Fueling

Site Address: 2050 Harbor Blvd.

Zone: C1

Project Planner: Daniel Inloes

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 the following:

- 1) A Conditional Use Permit to allow for the construction of a hydrogen fuel cell dispensing station for hydrogen fuel cell vehicles on a lot with an existing gas station. The Conditional Use Permit also involves the consolidation of an existing CUP under Planning Application PA-98-95 for the gas station, smog check, and convenience store; with
- 2) Variance to allow deviation for compact parking spaces (6 standard spaces required; 8 spaces proposed inclusive of 3 compact stalls).

5. PA-15-09: Conditional Use Permit to Establish a Swim School at 2200 Harbor Blvd. Approved 5-0

Applicant: Michelle Baldwin
Site Address: 2200 Harbor Blvd., #P-120
Zone: C1-2
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: Conditional Use Permit to establish a swim school (Aqua Tots) in a 6,939 sq. ft. tenant space. Proposed hours of operation are Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. Maximum class size is 4 students and 1 teacher, with up to seven classes running simultaneously. The proposed space was formerly occupied by retail uses. The Conditional Use Permit will also include a request to deviate from shared parking requirements due to the unique operational characteristics of the proposed use and the application of a previously-adopted shared parking program for the K-Mart Plaza.