



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – June 22, 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. | Fiscal Year 2014/2015 Operational Status of the Code Enforcement Division | Receive and file, 4-0
Commissioner Andranian
absent |
| 2. | Proposed Vacation of Excess Right-of-way at 870 West 16th Street | Approve, 4-0
Commissioner Andranian
absent |
| 3. | Proposed Vacation of Flowage Easement at 970 West 16th Street | Approve, 4-0
Commissioner Andranian
absent |
| 4. | Request to cancel the Planning Commission meeting of July 13, 2015 | Approve, 4-0
Commissioner Andranian
absent |

PUBLIC HEARINGS:

***ACTIONS**

- | | | |
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| 1. | PA-08-27 A1: AMEND CONDITIONAL USE PERMIT PA-08-27 ALLOWING A JEWELRY STORE TO OPERATE WITH A PAWNBROKER LICENSE LOCATED AT 1872 NEWPORT BOULEVARD | Approved with modifications to the Conditions of Approval

3-1

Commissioner McCarthy
voting No

Commissioner Andranian
absent |
| | Applicant: Dan Stansell
Site Address: 1872 Newport Boulevard
Zone: C2
Project Planner: Chelsea Crager
Environmental Determination:
If approved, the project is categorically exempt under Section 15301 of the State CEQA | |

(California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: Amend Conditional Use Permit PA-08-27 allowing a jewelry store to operate with a pawnbroker license (Jack’s Jewelry and Loan) to remove the conditions of approval requiring that pawnbroker services be limited to watches and jewelry only and prohibiting loans for less than \$2,500.00.

***ACTIONS**

- 2. **R-14-05, PA-14-48, TT-17824: MASTER PLAN DEVELOPMENT FOR A 10-UNIT, TWO-STORY RESIDENTIAL DEVELOPMENT WITH A REZONE AND TENTATIVE TRACT MAP LOCATED AT 2880 MESA VERDE DRIVE EAST** **Approved with modifications to the Conditions of Approval**
4-0
Commissioner Andranian absent

Applicant: Pinnacle Residential
Site Address: 2880 Mesa Verde Drive East
Zone: I&R (Existing); R1 (Proposed)
Project Planner: Mel Lee

Environmental Determination:
 The City of Costa Mesa proposes to adopt a Negative Declaration for the Project. The Initial Study/Negative Declaration was available for review and comment from March 27, 2015 to April 25, 2015. It was extended for public review and comment for a period of 20 days from June 11, 2015, to July 1, 2015 due to the amended project description which did not change the mitigation measures (none) or the environmental conclusions. The Negative Declaration is 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: The proposed project at 2880 Mesa Verde Drive East involves the following:

- 1) Adoption of an **Initial Study/Negative Declaration (IS/ND)**;

- 2) **Rezone R-14-05** - A Rezone (or change) of the zoning classification of 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District) (8 dwelling units per acre maximum allowed);
- 3) **Planning Application PA-14-48** – A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 8,712 sq. ft. to 6,902 sq. ft., excluding the private street (minimum 6,000 sq. ft. required);
- 4) **Tentative Tract Map TT-17824** – Subdivision of the property into 10 fee simple lots for homeownership

***ACTIONS**

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|-----------|--|--|
| 3. | PA-15-10 & TT-17870: DESIGN REVIEW FOR A SIX-UNIT, TWO STORY, SMALL LOT SUBDIVISION LOCATED AT 2366 ORANGE AVENUE | Approved with modifications to the Conditions of Approval

4-0 |
|-----------|--|--|

Applicant: Eric Trabert
Site Address: 2366 Orange Avenue
Zone: R2-MD
Project Planner: Ryan Loomis

Commissioner Andranian absent

Environmental Determination:
 The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

Description: The proposed project involves:

1. **Design Review** to construct a six-unit, two-story, small lot subdivision on a 23,159 sq. ft. lot in an R2-MD zone. The project will include an automatic gate off the Orange Avenue entrance. In addition, the project requests the following deviations from the R2-MD development standards:
 - a. Administrative adjustment from

front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off Norse Avenue).

- b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).

The property is a through lot with access from Orange Avenue and Norse Avenue. The two-story detached homes consist of 3 to 4 bedrooms and two-car garage with a minimum interior dimension of 20' x 20'.

- 2. **Tentative Tract Map** TT-17870: A Residential Small Lot Subdivision consisting of six fee simple lots

***ACTIONS**

- 4. **PA-15-13 AND T-17869: URBAN MASTER PLAN DEVELOPMENT FOR A 32 THREE-STORY LIVE/WORK UNITS LOCATED AT 1672 PLACENTIA AVENUE** **Approved with modifications to the Conditions of Approval**
4-0

Applicant: Melia Homes/Chad Brown
Site Address: 1672 Placentia Avenue
Zone: MG
Project Planner: Mel Lee

Commissioner Andranian absent

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-15-13:** Urban Master Plan development for 32 three-story live/work units located in the MG zone and Mesa West Bluffs Urban Plan with the following deviation from the Mesa West Bluffs Urban Plan standards:
 - A deviation from main building separation standards (10 feet required; 8'-2" proposed for interior units and 8'-0" for exterior units proposed).

The proposed project consists of three-story units with a minimum 250 sq. ft. work space on

the ground floor. Roof Decks are also proposed. The project exceeds the City's minimum parking requirement for live/work developments (96 spaces required, 98 spaces proposed). The overall FAR is 0.97.

2. ***Tentative Tract Map T-17869:*** The subdivision of the 1.8-acre property for ownership units in accordance with the common interest development subdivision standards.