



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 28, 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 September 14, 2015** Approved, 5-0
2. **2015 Status Update of Building Division Activity and Trends** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **SECOND AMENDMENT TO DA-00-02 (DA-15-02) AND NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-15-01 AT 3400 AND 3420 BRISTOL STREET** Approved, 4-0
Chair Dickson abstained

Applicant: Segerstroms and Sons
Site Address: 3400 and 3420 Bristol Street

Zone: TC
Project Planner: Mino Ashabi

Environmental Determination:
The project is categorically exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act).

Description:

1. Second amendment to Development Agreement DA-00-02 (Segerstrom Town Center):
 - Extending the term of the development agreement (originally executed in 2001) for additional 20 years until 2035.
 - Provide consistency between the

***ACTIONS**

- development agreement and the entitlements approved on January 16, 2007 by General Plan Amendment (GP-06-02) as included in North Costa Mesa Specific Plan that allowed development of a maximum non-residential FAR of 1.88 with maximum 275 high-rise units or a maximum of non-residential FAR of 1.98 with a decrease in the maximum allowable high-rise residential units.

2. The proposed project also includes a SP-15-01 North Costa Mesa Specific Plan Amendment. The NCMSP was adopted in July 1994. The proposed amendment will provide clarifying language related to, but not limited to, the following:

- General description of the purpose, policy, and regulations set forth in the North Costa Mesa Specific Plan.
- Expanded description of the preliminary and final master plan process required for development in the Specific Plan areas.
- New clarifying language regarding approved and available entitlements in the Segerstrom Town Center area of the Specific Plan.
- Add new map exhibits and related exhibits for Area 4, South Coast Plaza Town Center.
- NO CHANGES to existing trip budgets are proposed as part of this Specific Plan amendment

2. PA-11-03: CONDITIONAL USE PERMIT TO INSTALL A HELISTOP ON THE ROOF OF AN EXISTING INDUSTRIAL BUILDING AT 3132 AIRWAY AVENUE **Approved, 5-0**

Applicant: Kevin Coleman

Site Address: 3132 Airway Avenue

Zone: MP

Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15311 of the State CEQA (California

Environmental Quality Act) Guidelines – Class 11 (Accessory Structures).

Description: Conditional Use Permit to install a 40-foot (long) x 40-foot (wide) helipad/helistop on the roof of an existing industrial building. The helistop will be located on a 6’ high platform on the roof of an existing 19’ high building. The proposed helistop was conceptually approved in 2011 by the Airport Land Use Commission (ALUC) and conditionally approved by the Federal Aviation Administration (FAA).

This project was originally heard by the Planning Commission on August 8, 2011, who recommended denial of the project to the City Council, and subsequently withdrawn by the applicant prior to being heard by the City Council. The applicant is re-submitting the project for consideration by the Planning Commission and City Council.

3. PA-13-16 AND TT-17640: TWO YEAR TIME EXTENSION FOR A 10-UNIT DEVELOPMENT AT 522 AND 526 BERNARD STREET **Approved, 5-0**

Applicant: MDM Investment Group Holdings LLC

Site Address: 522 and 526 Bernard Street

Zone: R2-HD

Project Planner: Minoo Ashabi

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: Two-year time extension for a 10-unit, three story condominium development in the Mesa West Ownership Urban Plan area. The project includes a tentative tract map to subdivide a 0.53-acre parcel for condominium purposes. The Planning Commission approved the project on October 14, 2013 with the following deviations:

***ACTIONS**

- Lot size (one acre required, 0.53-acre proposed);
- Garage size standard (20' x 20' required, 19'- 4" x 19' proposed);
- Open space requirement (40 percent required, 22.4 percent proposed);
- Front setback requirement (20 feet required, 10'- 5" proposed);
- Side yard setback for corner lots (10 feet required, 8' - 3" proposed);
- Interior side setback (10 feet required abutting residential, 6 feet proposed);
- Minimum distance between buildings (10 feet required, 7 feet proposed); and,
- Privacy wall setback on Charle Street (5 feet required, 3 feet proposed).

4. PA-15-05 and TT-17839: DESIGN REVIEW TO CONSTRUCT A FIVE-UNIT SMALL LOT SUBDIVISION AT 2333 ELDEN AVENUE Approved, 5-0

Applicant: Ray Dorame
Site Address: 2333 Elden Avenue
Zone: R2-MD
Project Planner: Dan Inloes

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: Design Review to construct a five-unit small lot subdivision on a 20,134 sq. ft. lot in an R2-MD zone. The project consists of two-story detached residences with two-car garages. The project requires the following deviations from R2-MD development standards:

- a. Minor Modification from the front yard setback requirement (20 feet required; 17 feet proposed).
- b. Minor Modification from the side yard setback requirement (5 feet required; 4 feet proposed for garage portion of 4 of the 5 residences).