



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – October 12, 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 28, 2015, Approved, 5-0**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **PM-15-114 (PM-15-08): TENTATIVE PARCEL MAP TO SUBDIVIDE AND CREATE FOUR TWO-STORY CONDOMINIUM UNITS AT 2136 THURIN STREET Approved, 5-0**

**Applicant:** Jim Cefalia  
**Site Address:** 2136 Thurin Street  
**Zone:** R2-HD  
**Project Planner:** Mel Lee

**Environmental Determination:**

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

**Description:** Tentative Parcel Map to subdivide and create four two-story condominium units. The four-unit, two-story residential project was previously approved by Planning Commission on January 12, 2015 (PA-14-44).

2. **CO-15-04: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE BY ADDING CHAPTER XVI (GROUP HOMES, SOBER LIVING HOMES, AND RESIDENTIAL CARE FACILITIES) IN THE R2-MD, R2-HD AND R3 RESIDENTIAL ZONES AND THE PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, AND PDI.** Approved, 5-0

**Application No.:** CO-15-04  
**Applicant:** City of Costa Mesa  
**Site Address:** Citywide  
**Project Planner:** Mel Lee  
**Environmental Determination:**

This project is categorically exempt under Section 15061(b)(3), General Rule, of the California Environmental Quality Act (CEQA) Guidelines.

**Description:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE BY ADDING CHAPTER XVI (GROUP HOMES, SOBER LIVING HOMES, AND RESIDENTIAL CARE FACILITIES) IN THE R2-MD, R2-HD AND R3 RESIDENTIAL ZONES AND THE PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, AND PDI (PLANNED DEVELOPMENT ZONES) OF TITLE 13 AND AMENDING SECTION 13-6 (DEFINITIONS) OF ARTICLE 2 (DEFINITIONS) OF CHAPTER I (GENERAL) AND SECTION 13-30 TABLE 13-30 (LAND USE MATRIX) OF CHAPTER IV AND REPEALING SECTION 13-32.2 (REFERRAL FACILITIES) OF ARTICLE 1 OF CHAPTER V OF TITLE 13.**

3. **GP-14-04/R-14-04/CO-14-02/PA-14-27: A 224-UNIT LUXURY APARTMENT COMPLEX AT 2277 HARBOR BOULEVARD** Approved, 5-0

**Applicant:** Diamond Star Associates, Inc.  
**Site Address:** 2277 Harbor Boulevard  
**Zone:** C1

**Project Planner:** Ryan Loomis

**Environmental Determination:**

The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Negative Declaration is available for review and comment from September 11, 2015 to October 10, 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:**

1. Adoption of an ***Initial Study/Mitigated Negative Declaration (IS/MND)***;

2. **Proposed Project:** The 4.15-acre project site is currently occupied by the 236-room (94,500 square foot) Costa Mesa Motor Inn motel at 2277 Harbor Boulevard in the General Commercial land use designation and C1 zone (Local Business District). The proposal involves demolition of the existing motel and the construction of a four-story, 224-unit luxury apartment project, inclusive of twenty affordable units for moderate-income households. Parking onsite would be accommodated within a proposed five level parking structure containing 503 parking spaces. The proposed project consists of the following discretionary requests:

- a. **General Plan Amendment GP-14-04** to change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) provision of 20 affordable units for moderate-income households and (b) complete demolition of the Costa Mesa

Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.

- b. **Rezone R-14-04** from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) with site-specific height and density.
- c. **Zoning Code Amendment CO-14-02** to make specific reference to the parcel, where appropriate, and the site-specific height and density for the development site in the PDR-HD zone in Title 13 (Zoning Code) of the Costa Mesa Municipal Code, as well as any other related changes.
- d. **Planning Application PA-14-27**, a Master Plan for the 224-unit apartment project.

4. **PA-14-36: CONDITIONAL USE PERMIT FOR SKATEBOARD RAMP, SHIPPING CONTAINERS AND SPECIFIED OUTDOOR CORPORATE EVENTS AT 126 ROCHESTER STREET** Approved, 5-0

**Applicant:** Matt Ward  
**Site Address:** 126 Rochester Street  
**Zone:** C2  
**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:** Conditional Use Permit requested by a corporate office tenant in a 10,530 square foot building (Element Skateboards) for the following:

- Legalize a 31 foot long by 34 foot wide skateboard ramp for the use of employees and clients of Element. The

ramp is not proposed for use by the general public.

- Legalize 9 shipping containers located in the parking lot which do not comply with the following outdoor storage requirements in the C2 zone: (a) Parking spaces are reduced; (b) The containers are visible from Rochester Street; (c) FAR beyond the maximum permitted (0.40 permitted, 0.42 proposed); (d) and feature a zero side yard setback (15 foot setback required);
- Specified outdoor corporate events and functions, including events utilizing the skateboard ramp.