



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 22, 2016
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 February 8, 2016 | Approved, 4-0 | Commissioner
absent | Andranian |
| 2. | General Plan Conformity Resolution for proposed relocation of the Costa Mesa Sanitary District Headquarters to 290 Paularino Avenue | Approved, 4-0 | Commissioner
absent | Andranian |

PUBLIC HEARINGS:

***ACTIONS**

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| 1. | PA-13-29 & TT- 17668: REQUEST FOR A TWO-YEAR TIME EXTENSION AT 2089, 2095 AND 2099 HARBOR BOULEVARD, 511 HAMILTON STREET | Approved, 4-0 | Commissioner
absent | Andranian |
|----|---|----------------------|--------------------------------|------------------|

Applicant: Red Mountain Asset Fund II, LLC

Site Address: 2089, 2095 and 2099 Harbor Boulevard, 511 Hamilton

Zone: PDC

Project Planner: Minoo Ashabi

Environmental Determination:

An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The Negative Declaration was based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from

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the project would be less than significant. The reasons to support such a finding are documented by the IS/MND prepared by the City of Costa Mesa.

Description: Request for a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map 17668. The 28-unit, three-story common interest development project on a 1.53-acre site in PDC zone (Planned Development Commercial) was originally approved on May 27, 2014. The project included the following:

1. **PA-13-29** - Master Plan for a 28-unit detached three-story townhouse development including seven live/work units with ground floor workspace with the following deviation:
 - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
 - A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
 - Deviation from Residential Design Guidelines to allow 104% -110% second floor and third floor ratio to first floor (100% recommended).

2. **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

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| 2. | PA-15-31 & TPM-2015-137: DESIGN REVIEW AND TENTATIVE PARCEL MAP TO CONSTRUCT A TWO-UNIT, TWO STORY DETACHED RESIDENTIAL DEVELOPMENT AT 146 EAST 18TH STREET | Approved, 4-0 | Commissioner absent | Andranian |
|----|---|----------------------|----------------------------|------------------|

Applicant: TAG Design Works-
Shawn Chang
Site Address: 146 East 18th Street
Zone: R2-HD
Project Planner: Ryan Loomis
Environmental Determination:
The project is categorically exempt under

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Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: The proposed project involves the following:

1. **Planning Application PA-15-31:** Design review to construct a two-unit, two-story, small lot subdivision on an 8,839 sq. ft. lot in the R2-HD zone. The two-story detached homes consist of 3 bedrooms, 3 and ½ bathrooms, and a two car garage with minimum interior dimensions of 20 feet by 20 feet. The two-story residential development will be developed per the residential small lot development standards with the following deviation from code requirements:

a. Minor modification for front yard setback distance along 18th Street (20 feet required; 16 feet proposed for covered front porch).

2. **Tentative Parcel Map TPM 2015-137:** A subdivision in accordance with the small lot subdivision standards to create two fee simple lots.

3. **PA-15-57 & TT-17998: DESIGN REVIEW AND TENTATIVE PARCEL MAP TO CONSTRUCT AN 8-UNIT, TWO STORY DETACHED RESIDENTIAL DEVELOPMENT AT 133 TO 139 EAST 21ST STREET** **Approved, 4-0**
Commissioner absent **Andranian**

Applicant: Zabeth Shuman
Site Address: 133 to 139 East 21st Street
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). The project is proposing the construction of 8 detached residences in an urbanized area and therefore is categorically exempt under this provision.

Description: The proposed project involves:

1. Design Review to construct an 8-unit, two-

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story, detached small lot subdivision development on a lot size of 31,526 sq. ft. in an R2-MD zone. No zoning code deviations are proposed for this project.

2. Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.

4. PA-15-59 & PM-15-189: DESIGN REVIEW AND TENTATIVE TRACT MAP TO CONSTRUCT A 4-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AT 165 TO 171 22ND STREET

Approved, 3-0

Commissioner Andranian and Commissioner McCarthy absent

Applicant: Warren Caves
Site Address: 165 to 171 22nd Street
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). The project is proposing the construction of 4 detached residences in an urbanized area and therefore is categorically exempt under this provision.

Description: The proposed project involves:
1. Design Review to construct a 4-unit, two-story, detached small lot subdivision development on a lot size of 13,506 sq. ft. in an R2-MD zone.
2. Variance from front building setback due to required dedications for right-of-way and a bike lane (20 feet required; 9 feet proposed).
3. Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.