



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – July 11, 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**

- 1. Minutes for the meeting of June 13, 2016** **Approved, 4-0**
Vice Chair Mathews absent
- 2. General Plan Conformity for Capital Improvement Project Annual Report** **Approved, 4-0**
Vice Chair Mathews absent

PUBLIC HEARINGS:

***ACTIONS**

- 1. PM-2015-185: PARCEL MAP FOR SUBDIVISION OF A PARCEL INTO 2 LOTS AT 1951 TUSTIN AVENUE** **Approved, 4-0**
Vice Chair Mathews absent

Applicant: Justin Henderson –
Mastercraft Homes

Site Address: 1951 Tustin Avenue

Zone: R1

Project Planner: Dan Inloes

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: Parcel Map 2015-185 for the subdivision of a 0.29-acre lot into two R1 zoned fee simple lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes are: Parcel 1 - 6,051

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sq. ft. and parcel 2 - 6,714 sq. ft. This application involves the subdivision of the property only. Any proposed single-family residence on the subdivided property will be submitted at a future date and subject to the appropriate review process at that time and may not require a public hearing for approval.

2. **PA-09-15 A1: A REQUEST TO AMEND MASTER PLAN PA-09-15 AT 1640 MONROVIA** **Approved, 4-0**
Vice Chair Mathews absent

Applicant: Rob Eres, Nexus Development

Site Address: 1640 Monrovia

Zone: MG – Mixed-Use Overlay

Project Planner: Dan Inloes

Environmental Determination: There are no changes to the original environmental impact conclusions of the Initial Study/Mitigated Negative Declaration adopted in November 15, 2007. The Addendum to the previously adopted Mitigated Negative Declaration is attached in the staff report.

Description: The proposed Vivante Phase II includes a request to amend the Master Plan PA-09-15 to allow the replacement of the previously approved 42,000 square feet of office building with a proposed 111-unit independent and assisted living facility, 1700 square foot Club Fitness Center, and a 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 15 studio units, 77 one-bedroom units, and 19 two-bedroom units. The project also would contain a surface parking lot, one level underground parking on the easterly portion of the property, and multiple amenities such as a kitchen/restaurant style dining room, dance studio, café, bar/lounge, activity rooms, library/computer room, art room, outdoor plaza park and some ancillary office space for management services. The project requires a deviation from the required street setback of 10 feet from the Mesa West Bluffs Urban Plan to a proposed 0 foot setback to maximize the

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number of parking spaces within the underground parking structure.

3. **PA-16-27 & PM-2016-122: DESIGN REVIEW TO CONSTRUCT A TWO-UNIT, TWO STORY, DETACHED SMALL LOT SUBDIVISION AT 155 FLOWER STREET** **Approved, 4-0**
Vice Chair Mathews absent

Applicant: Gavin Sermon
Site Address: 155 Flower Street
Zone: R2-HD
Project Planner: Dan Inloes

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 project involves:

1. Design Review to construct a two-unit, two story, detached small lot subdivision on a 9,033 sq. ft. lot in the R2-HD zone. The two units are 2,297 sq. ft. and 2,513 sq. ft. in area including two-car garages and meet all parking requirement (8 required: 8 proposed) and applicable development standards.
2. Parcel Map for the subdivision of the property into two fee simple lots, in accordance with the small lot subdivision standards.

4. **PA-16-28 & PM-2016-123: DESIGN REVIEW TO CONSTRUCT A TWO-UNIT, TWO STORY, DETACHED SMALL LOT SUBDIVISION AT 163 FLOWER STREET** **Approved, 4-0**
Vice Chair Mathews absent

Applicant: Gavin Sermon
Site Address: 163 Flower Street
Zone: R2-HD
Project Planner: Dan Inloes

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 project involves:

1. Design Review to construct a two-unit, two story, detached small lot subdivision on a

7,410 sq. ft. lot in the R2-HD zone. Two units are 3,043 sq. ft. and 3,070 sq. ft. in area including two-car garages and meet all parking requirements (8 required: 8 proposed) and applicable development standards.

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