



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 8, 2017
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 APRIL 10, 2017** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **DEVELOPMENT AGREEMENT DA-17-01: TWO-YEAR REVIEW OF PACIFIC ARTS PLAZA (FORMERLY TWO TOWN CENTER) DEVELOPMENT AGREEMENT (DA-00-04) AT 3201 PARK CENTER PLAZA** Planning Commission moved by minute order DA-17-01 (DA-00-04).
Approved, 5-0

Project Description: Two-year review of the development agreement executed between the City of Costa Mesa and Irvine Company (as successor to FSP Two Town Center/Fifth Street Properties) for the Two Town Center Master Plan (DA-00-04).

Environmental Determination: The two-year review is not subject to CEQA.

2. **PLANNING APPLICATION PA-17-01 AND TENTATIVE PARCEL MAP 2017-124: FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 245 KNOX PLACE** Planning Commission adopted a resolution to approve Planning Application PA-17-01 and Tentative Parcel Map 2017-124.

Project Description: The proposed project involves the following:

Approved, 5-0

1. **Planning Application (Design Review)**

***ACTIONS**

PA-17-01 for the construction of two, two-story detached single-family residences. The existing single-story front residence will be demolished for a new, 4 bed / 3.5 bath approximately 2,982 square foot residence; and the detached garage in the rear will be demolished for a new, 3 bed / 3.5 bath approximately 2,688 square foot residence. Both residences will provide attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.

2. **Tentative Parcel Map 2017-124** for the subdivision of a 7,800 square foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

3. **PLANNING APPLICATION PA-16-67 AND TENTATIVE PARCEL MAP 2017-106: FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1933 CHURCH STREET**

Planning Commission adopted a resolution to approve Planning Application PA-16-67 and Tentative Parcel Map 2017-106.

Approved, 4-1

Commissioner Navarro
Woods voting no

Project Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-16-67** for the construction of two, two-story detached single family residences. Each unit includes 3 bedrooms and 2.5 baths with attached two-car garages. The rear unit (Parcel 1) proposes 2,114 square feet of total living area, and the front unit (Parcel 2) proposes 1,878 square feet of total living area. The proposed project complies with the Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2017-106** for the subdivision of a 7,006 square-foot parcel into two parcels, including a 3,979 square-foot parcel (Parcel 1) and a 3,027 square-foot parcel (Parcel 2), consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.