



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – June 12, 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 MAY 22, 2017** Approved, 4-0  
Chair Andranian absent
2. **MINUTES FOR THE SPECIAL STUDY SESSION MEETING OF MAY 22, 2017** Approved, 4-0  
Chair Andranian absent

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **CODE AMENDMENT CO-17-04: TO AMEND SECTIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING AND DEVELOPMENT), RELATING TO APPLICATION SUBMITTAL REQUIREMENTS AND NOTICING FOR PUBLIC HEARINGS** Planning Commission recommended to City Council approval of Code Amendment CO-17-04.  
Approved, 4-0  
Chair Andranian absent

**Description:** The proposed ordinance will modify the submittal requirements for all discretionary applications. In addition, the amendment will expand the notice provided for public hearings held by the Planning Commission and City Council.

**Environmental Determination:** The ordinance is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

**\*ACTIONS**

2. **PLANNING APPLICATION PA-17-08 AND TENTATIVE TRACT MAP TT-18109 FOR AN 11-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2850 MESA VERDE DRIVE EAST** Planning Commission adopted a resolution to approve Planning Application PA-17-08 and Tentative Tract Map TT-18109.

**Project Description:** The proposed project involves the following:

1. **Planning Application PA-17-08:** A Design Review for the development of an 11-unit, two-story, detached single-family residential development on a 2.05-acre lot. A density of 5.3 dwelling units per acre proposed (8 units per acre maximum density allowed). The units would take access from a 36-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 6,009 square feet to 7,983 square feet, excluding the private street (minimum 6,000 square feet required). No deviations from the zoning code are proposed for this project.
2. **Tentative Tract Map TT-18109:** Subdivision of the property into 11 parcels for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.

**Approved, 3-0  
Chair Andranian absent and  
Commissioner Kerins  
recused**

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration (IS/MND) was previously prepared for the project for Rezone R-16-05 and General Plan Amendment GP-16-05, which was adopted by the City Council on September 26, 2016.

3. **AN ORDINANCE TO ADOPT CODE AMENDMENT CO-17-01 AMENDING TITLE 13, ARTICLE 2 CHAPTER I, IV, V, VI OF THE COSTA MESA MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS** Continued to a future date to be determined.  
Public Noticing will be reissued.

**Description:** The proposed Code Amendment CO-17-01 will amend Title 13 of Costa Mesa Municipal Code related to second units for compliance with new state regulations (Senate Bill SB 1069 and Assembly Bill 2299 approved by the Governor on September 27, 2016). Specifically, the amendment would establish regulations permitting the development of

**\*ACTIONS**

Accessory Dwelling Units (ADUs) in single-family residential zoning districts and multiple family residential zoning where the parcel is developed with a single residential unit.

**Environmental Determination:** Statutorily exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines, which states that “the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code” relating to “granny” housing and “second unit ordinances” are exempt from the requirements of CEQA.

4. **ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-14-50 AND TENTATIVE PARCEL MAP 2015-109 FOR A TWO-UNIT RESIDENTIAL SMALL LOT DEVELOPMENT AT 162 EAST 18TH STREET** Planning Commission adopted a resolution to deny a one-year time extension for Planning Application PA-14-50 and Tentative Parcel Map 2015-109.

**Project Description:** The proposed project is a request for a one-year time extension to June 12, 2018, for the approved Planning Application and subdivision map as follows:

**Approved, 4-0  
Chair Andranian absent**

1. **Design Review PA-14-50** for a small lot subdivision consisting of two, two-story three bedroom detached single family residences of 1,963 square feet (Unit 1) and 2,090 square feet (Unit 2) with attached two-car garages and off-street open parking at 162 East 18<sup>th</sup> Street. The proposed project complies with the Residential Small Lot Subdivision standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2015-109** to subdivide a 6,263 square-foot parcel into two separate parcels consistent with the requirements of the Residential Small Lot Subdivision Ordinance.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act

(CEQA) under Section 15303 for New Construction.