



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – September 10, 2018  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, 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:**

1. **GENERAL PLAN CONFORMITY RESOLUTION FOR THE PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED AT 292 EAST 19TH STREET**

**\*ACTION**

Planning Commission adopted a Resolution finding that the proposed vacation of excess right-of-way fronting 292 East 19<sup>th</sup> Street is in conformance with the City of Costa Mesa General Plan, serves the public interest, and is a public benefit.

Approved, 3-0

Commissioner Harlan and Commissioner Navarro Woods absent

**PUBLIC HEARINGS:**

1. **GENERAL PLAN AMENDMENT GP-18-02, REZONE R-18-01, MASTER PLAN PA-18-05 AND VESTING TENTATIVE TRACT MAP 18156 FOR DEVELOPMENT OF A 38-UNIT THREE-STORY CONDOMINIUM DEVELOPMENT LOCATED AT 390 FORD ROAD AND 1957 NEWPORT BOULEVARD**

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

- (1) Initial Study/Mitigated Negative Declaration (IS/MND): This document

- analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance;
- (2) General Plan Amendment to change the land use designation from General Commercial (GC) to High Density Residential (HDR) with a site-specific density of 20.4 du/acre;
  - (3) Rezone to change the zoning from General Business District (C-2) to Planned Development Residential- High Density (PDR-HD) with a site-specific density of 20.4 du/acre;
  - (4) Master Plan for site and building design for 38 attached townhome units including a deviation from the minimum open space requirement (42-percent required, 40-percent proposed including balconies), a deviation from maximum site coverage (30-percent allowed, 40-percent proposed including carports), and seven of 19 required open guest parking are proposed as carports (in total nine additional parking spaces are provided in excess of required spaces);
  - (5) Vesting Tentative Tract Map for the subdivision of the 1.86-acre site into a 38-unit condominium development for home ownership; and,
  - (6) Abandonment of Ford Road from the existing residential uses to the west to Newport Boulevard on the east and replacing it with a one-way, 16-foot-wide privately-owned access from Newport Boulevard.

**Environmental Determination:** An IS/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements and mitigation measures.

**\*ACTION**

**Planning Commission adopted a Resolution to recommend that City Council adopt an IS/MND including the Mitigation Monitoring and Reporting Program and approve GP-18-02, PA-18-05 and VTT-18156, by adoption of Planning Commission Resolution PC-18-62, and give first reading to Ordinance No. 18-XX for Rezone 18-01 with a modification to Condition of Approval No. 36 and a new condition added by the Planning Commission as follows.**

**Condition of Approval No. 36: ~~The access road would be privately owned and maintained by the homeowners association. Access for mobile home park residents would be provided for through a private party agreement that shall be recorded and submitted prior to issuance of the building permit. This notice~~ The applicant/developer shall record a private access easement on the property with the Orange County Recorder's Office in a form approved by the City Attorney's office that provides the mobile home park with road access from Newport Boulevard to Ford Road. The**

**private drive shall be maintained by the homeowners association. Notice of the private access easement shall also be included in the Homebuyer Notification.**

**New Condition added by Planning Commission - Condition of Approval No. 37: The applicant shall install entry monument signs on Newport Boulevard with the name and address of the residential development subject to approval by Development Services Director.**

**Approved, 2-1**

**Commissioner Zich voting no and Commissioner Harlan and Commissioner Navarro Woods absent**