CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 11, 2019
<u>MEETING DECISIONS</u>

<u>*IMPORTANT NOTE:</u>

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 <u>underline</u>/~~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.

<u>PUBLIC HEARINGS:</u>

1. **PLANNING APPLICATION 18-47 AND TENTATIVE TRACT MAP 18034 FOR A THREE-STORY MIXED-USE DEVELOPMENT WITHIN THE 19 WEST URBAN PLAN AREA LOCATED AT 752 & 756 WEST 19TH STREET**

   Project Description: The proposed project includes the following:
   1) *Planning Application 18-47* is a request for approval of an Urban Master Plan to allow construction of a three-story mixed-use development located in the C1 zone and in the 19 West Urban Plan area. The request includes the following deviations from the Urban Plan standards:
      - Deviation to allow for a less than one-acre minimum development lot (a one-acre development lot is required; the existing lot is 0.27-acre (11,533 square feet).
      - Deviation from the standard for required open guest parking. Nineteen parking spaces are required with a minimum of 15 open guest parking spaces. The project meets the overall parking requirement by providing six garage spaces including two mechanical lifts, three carports and ten open guest parking spaces.
   2) *Tentative Tract Map 18034:* The subdivision of the 11,533-square-foot lot (0.27-acre) to establish a four-unit condominium map for ownership purposes.

   Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

   Planning Commission adopted a Resolution to approve Planning Application 18-47 and Tentative Tract Map 18034, subject to conditions of

approval.

Approved, 5-0