



# PLANNING COMMISSION AGENDA REPORT

MEETING DATE: FEBRUARY 24, 2014

ITEM NUMBER: PH-2

**SUBJECT:** 125 EAST BAKER STREET APARTMENT PROJECT:  
FINAL EIR (STATE CLEARINGHOUSE # 2013081051); GENERAL PLAN AMENDMENT  
GP-13-02; ZONING CODE AMENDMENT CO-13-02; REZONE R-13-02; AND MASTER  
PLAN PA-13-11  
125 EAST BAKER STREET

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** MEL LEE, SENIOR PLANNER

**DATE:** FEBRUARY 13, 2014

**FOR FURTHER INFORMATION CONTACT:** MEL LEE, AICP (714) 754-5611  
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## DESCRIPTION

The proposed project is a five-story, 240-unit apartment complex (63-foot maximum height proposed) at a density of 58 dwelling units (du's) per acre with a six-story parking structure (57-foot maximum height proposed) with 465 parking spaces and four outdoor on-grade parking spaces, along with the following specific entitlements:

1. **General Plan Amendment GP-13-02.** Change the land use designation of the 4.17-acre development site from Industrial Park to High Density Residential. In addition to the change in land use designation, the general plan amendment also involves text amendment(s) to the City's General Plan to reflect a site-specific density of 58 dwelling units per acre, and a site-specific height of six stories.
2. **Zoning Code Amendment CO-13-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 for a site-specific density of 58 dwelling units per acre. The site is proposed to be designated PDR-HD (Planned Development Residential-High Density) in the City's Zoning Code. The designation allows up to 20 dwelling units per acre, or 83 dwelling units maximum for the site. The proposed 240-unit project would require an amendment to Table 13-58 (Planned Development Standards) to allow a site-specific density of 58 dwelling units per acre for this project.
3. **Rezone R-13-02.** A rezone (or change) of the zoning classification of the 4.17-acre development site from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD).
4. **Master Plan PA-13-11.** A Master Plan application for the proposed development of a five-story 240-unit residential apartment building (63 feet overall height) that wraps around a six-story parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces with a deviation from: on-site parking spaces (541 parking spaces required; 469 parking spaces proposed).

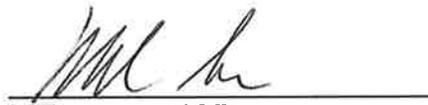
**5. Final Environmental Impact Report (State Clearinghouse #2013081051).**  
Certification of the Final Environmental Impact Report (EIR) for the project.

**APPLICANT**

Red Oak Investments is the authorized agent for Nader Properties, the property owner.

**RECOMMENDATION**

That the Planning Commission continue this project to the March 24, 2014 meeting to allow staff additional time to review and analyze recent revisions to the project for access to the parking structure, call box location, and exterior elevation and open space modifications.



MEL LEE, AICP  
Senior Planner



GARY ARMSTRONG, AICP  
Economic and Development Services Director/  
Deputy CEO

cc: Director of Economic & Development / Deputy CEO  
Sr. Deputy City Attorney  
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Distribution List – Agencies and Persons Who Provided Comment on the Project EIR

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