



CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 13, 2013
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.

V. CONSENT CALENDAR:

***ACTIONS:**

- | | |
|---|--|
| <p>1. Minutes for the meeting of April 8, 2013</p> <p>2. Code Enforcement Update</p> <p>3. Update/Closure of Fourth Residential Neighborhood Enhancement Program</p> | <p>Approved: 5-0 vote</p> <p>Received and filed: 5-0 vote</p> <p>Received and filed: 5-0
Staff to return with 4th Update:</p> |
|---|--|

VI. PUBLIC HEARINGS:

ACTIONS:

- | | |
|---|--|
| <p>1. Application No. DA-13-02 (DA-00-04)
Applicant: Jason Knudson
Site Address: 3201 Park Center Drive.
Zone: TC
Project Planner: Minoo Ashabi
Environmental Determination: Exempt</p> | <p>Based on the evidence in the record, determine and find The Irvine Company in good faith compliance with the terms and conditions of Development Agreement.</p> |
|---|--|

Description: Two-year review of the development agreement executed between the City of Costa Mesa and The Irvine Company. The Agreement was approved in conjunction with a Preliminary Master Plan for South Coast Plaza Town Center and Final Environmental Impact Report No. 1047 for construction of an 18-story high-rise (400,000 sq. ft.) and a five-level parking structure (770 new spaces) in addition to the demolition of the South Coast Cinema Building (12,000 sq. ft.) and two-level parking structure.

Approved: 4- vote
Rob Dickson abstained

2. **Application No.** PA-05-48 and ZA-08-02 Approve by adoption of Planning Commission resolution; subject to conditions
Applicant: Eric Strauss
Site Address: 580 Anton Blvd.
Zone: PDR-HD
Project Planner: Minoo Ashabi Approved: 4-0 vote
Environmental Rob Dickson abstained
Determination: Exempt

Description:

A three-year time extension request for master plan (PA-07-58 and Amendment ZA-08-02) for development of a 250-unit residential high-rise project. The approved project includes two high-rise residential buildings, and a five-level parking structure with 525 spaces.

3. **Application No.** PA-12-20 and TT-17551 Deny by adoption of Planning Commission resolution.
Applicant: Fernando Miagany/
 Trittech Associates
Site Address: 2573 Elden Avenue Approved to deny: 5-0
Zone: R2-MD
Project Planner: Mel Lee
Environmental
Determination: Exempt

Description: The proposed project involves:

- 1) Design Review to construct five two-story residential units, including the following:
 - a. Variance from open space requirement (40% required, 28% proposed);
 - b. Variance from front setback/front landscape requirement for the location of a parking space (20 feet required, 10 feet proposed);
 - c. Variance from parkway landscaping (10 feet total, three feet on one side required; 8 feet total, 3 feet on one side proposed);
 - d. Deviation from Residential Design Guidelines for average second story side yard setback (average 10 foot side yard setback recommended; 9 foot average side yard setback proposed);
- 2) A tentative tract map for condominium purposes.

4. **Application No.** PA-13-03 & PM-13-114 Approve by adoption of
Applicant: Pete Volbeda Planning Commission
Site Address: 2590 Orange Avenue Resolution; subject to
Zone: R2-MD conditions.
Project Planner: Mel Lee
Environmental
Determination: Exempt Approved: 5-0 vote

Description: The proposed project involves:

- 1) Minor design review to construct two, two-story, detached residential units with a deviation from the City's Residential Design Guidelines related to average second story side yard setback for the interior of the development lot (10-foot average second story side setback required, 5-foot average proposed).
- 2) A tentative parcel map to facilitate the subdivision of the property into two fee-simple lots with a variance from the common lot requirement. A common lot is defined as one lot to be held in common ownership and maintained by a homeowner's association. The subdivision will allow the units to be sold independent of one another.
- 3) Minor modification from the first and second floor front yard setback requirements for the unit on Parcel 1 (20 feet required; 16 feet proposed).
- 4) Minor modification from the second floor rear yard setback requirement for the unit on Parcel 2 (20 feet required; 16 feet proposed).

5. **Application No.** PA-13-07 and Approve by adoption of
VTT-17554 Planning Commission
Applicant: Intracorp Socal-1 resolution; subject to conditions.
Site Address: 132, 134, and 140
Industrial Way
Zone: MG and C2 Approved: 5-0 vote
Project Planner: Minoo Ashabi
Environmental
Determination: Exempt

Description: The proposed project involves:

- 1) A master plan for construction of 22, three-story attached live/work units in the 19th West Urban Plan area adjacent to the Anchor Mobile Home site; and,
- 2) A vesting tentative tract map for condominium purposes.

The plan is similar in site and architectural design to the 40- unit live/work project approved at 1527 Newport Blvd. The two sites are proposed to be connected by an interior street accessed from Industrial Way. The following deviations are requested:

- Standard size garage (19' x 18'-6" proposed; 20' x 20' required),
- Ground floor work space (250 square feet required; 190 square feet proposed), and,
- On-site open parking spaces requirement (22 spaces required; 19 spaces provided on-site, with 3 spaces provided on the approved project site on north). The 19 on-site open parking spaces include 6 compact parking spaces (8' by 15' proposed, 8'-6" by 18' required).

6. An Ordinance of the City Council of the City of Costa Mesa to amend Title 20 of the Costa Mesa Municipal Code. The Code Amendment to Title 20-Property Maintenance Code— involves repealing Chapter I (in general) and providing substituted language in Chapter 1 (in general), Chapter II (property maintenance standards) and Chapter III (public nuisance abatement) relating to the Abatement of Public Nuisances

Recommend that City Council approve the ordinance and give first reading.

Approved 5-0
City Attorney to return with a 2nd reading.