



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – October 13, 2014
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 September 22, 2014. | Approved, 5-0 |
| 2. | Code Enforcement Update | Item pulled and approved, 5-0 |
| 3. | Costa Mesa Connect Update | Item pulled and approved, 5-0 |

PUBLIC HEARINGS:

***ACTIONS**

- | | | |
|----|---|-----------------------------------|
| 1. | Application No.: PA-07-18/V-17201
and PA-07-29 | Approved, 4-0 |
| | Applicant: Wilson Meany | Vice-Chair Dickson recused |
| | Site Address: 585/595 Anton Blvd.,
531 Anton Blvd. | |
| | Zone: PDC | |
| | Project Planner: Mino Ashabi | |
| | Environmental Determination: Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council:
The North Costa Mesa High-Rise Residential Final Program Environmental Impact Report (EIR) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 ("CEQA"), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, | |

Section 15000 et seq.). City Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93.

Description: Two-year time extension requested for the following:

- **Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207:** (a) demolition of 17,529 square feet of existing restaurants, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise building; two six-level parking structures containing a total of 1,040 parking spaces; and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.
- **Final Master Plan PA-07-29** for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone and Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements.

***ACTIONS**

2. **Application No.:** PA-14-11 **Approved subject to**
Applicant: Wilson Meany **modified Conditions of**
Site Address: 585 and 595 Anton Blvd. **Approval, 4-0**
Zone: PDC **Vice-Chair Dickson recused**
Project Planner: Minoo Ashabi
Environmental
Determination: Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council:
The North Costa Mesa High-Rise Residential Program Environmental Impact Report (EIR) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 ("CEQA"), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). City Council certified the Program EIR on November 21, 2006 by adoption of Resolution

No. 06-93. An Addendum to the Program EIR was prepared by CAA Planning in September 2014 for the proposed project. The Addendum validated the original conclusions of the Program EIR as it relates to the revised project, in that environmental impacts could be mitigated to below a level of significance with the exception of air quality and library service impacts.

Description: The proposed project at 595 Anton Boulevard in the PDC zone involves the following:

- 1) **Addendum to Program EIR No. 1052.**
- 2) **Final Master Plan PA-14-11** for development of a 393-unit mid-rise residential development including:
 - Demolition of two restaurant buildings (17,529 square feet) and 373 surface parking spaces;
 - Construction of two midrise residential buildings consisting of 393 apartment units connected with a pedestrian bridge; six stories high above grade (75 feet maximum building height) with one subterranean level parking. A total of 731 parking spaces (699 standard, 15 tandem and 17 compact spaces) will be provided to accommodate the residential units and the 4,104 square feet of retail space at ground level (722 parking spaces required). The project includes multiple on-site amenities such as three outdoor decks, two pools and spas, and fitness rooms.
 - Deviation from the perimeter open space requirement along Anton Boulevard (20 feet required, 7 feet proposed) and Avenue of the Arts (20 feet required, 8'6" proposed) proposed for patios, low walls, and stoops;
 - Administrative Adjustment to allow encroachment of upper levels of buildings and balconies (Level 3 and above) in the perimeter open space (20 feet required, 12 feet proposed);
 - Encroachment into 25-foot Landscape and

Sidewalk Easement along Anton Boulevard frontage (7 feet landscaped setback proposed, 20 feet setback provided to building on the ground floor containing stoops and landscape walls);