



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – November 10, 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 October 27, 2014.** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **Application No.:** PA-14-25 **Continue to the December 8, 2014 meeting.**
Applicant: Steve Camp, AIA
Site Address: 1901 Newport Blvd.,
Suites 100, 177, 261, **Approved, 5-0**
271A
Zone: PDC
Project Planner: Antonio Gardea
Environmental Determination: This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines related to existing facilities.

Description: Conditional use permit to establish a church with a deviation from the shared parking requirements due to off-set hours of operation. Saddleback Church is proposed to occupy 19,312 sq. ft. of tenant space within the 1901 Newport office building; uses include a 10,651 sq. ft. assembly/worship hall in Suite 100, 3,690 sq. ft. religious education in Suite 177, 2,000 sq. ft. youth education in Suite 261, and 2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00

a.m. to 2:00 p.m. for the main services, and evenings Monday through Saturday from 6:30 p.m. to 10:00 p.m. for ministry services.

***ACTIONS**

2.	<p>Application No.: PA-14-06 & VT-17747 Applicant: MW Bluff Owner, LLC Site Address: 1620-1644 Whittier Ave. Zone: MG Project Planner: Mel Lee</p>	<p>Approved modified Approval</p> <p>5-0</p>	<p>subject Conditions</p>	<p>to of</p>
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Environmental

Determination: A Mitigated Negative Declaration is required to be adopted for the Project. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level.

Description: The proposed project includes::

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.
2. **Planning Application PA-14-06:** The Urban Master Plan is for the development of an 89-unit, three-story mixed-use development, and it consists of 49 residential units and 40 live/work units within the Mesa West Bluffs Urban Plan area.

The mixed-use development has a density of 13 dwelling units per acre (residential component) and a Floor Area Ratio (FAR) of 0.87 (live/work component). The buildings are designed with 3-story residential units within the northern portion of the project, and 3-story live/work units within the southern portion. The project exceeds the minimum parking requirements of the Urban Plan (316 spaces required, 332 spaces proposed). A total of 276 garage/covered parking spaces and 56 open parking spaces are proposed (a rate of four parking spaces per residential unit and three parking spaces per live/work

unit). About 2 acres of common open space are provided in addition to the private roof decks for each unit.

Deviation request: The project requires a deviation from the building separation requirement (10 feet required; minimum 6 feet proposed). Except for the distance between main buildings, the project complies with the Mesa West Bluffs Urban Plan development standards:

3. Vesting Tentative Tract Map VT-17747:

The subdivision of the 5.7-acre property involves the following: (a) creation of fee simple parcels for the private sale and ownership of 49 residential lots and 40 live/work lots, (b) creation of 1.9 acres of private streets, and (c) 2 acres of common open space.

***ACTIONS**

- 3. Application No.:** PA-14-30
Applicant: Marice White
Site Address: 1536 Newport Blvd.
Zone: C2
Project Planner: Antonio Gardea

Continue to the December 8, 2014 Planning Commission meeting.

Approved, 5-0

Environmental

Determination: This project is categorically exempt under Sections 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (construction of small structures) if approved, or the project is statutorily exempt under Section 15270 of the State CEQA (California Environmental Quality Act) Guidelines if denied.

Description: The proposed project involves:

1. Conditional use permit for motor scooter sales and service including outdoor display of motor vehicles for sale within 200 feet of residentially-zoned properties. The CUP also includes a proposed use of storage containers that exceed the Floor Area Ratio standards and other development standards, as applicable;
2. Planned Signing Program for signs that deviate from the allowable sign area and sign location requirements.