



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 23, 2015
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.

ELECTION OF OFFICERS:

***ACTIONS**

Election of Chair, Vice-Chair and City/NMUSD

**Robert Dickson, Chair;
Jeff Mathews, Vice-Chair
Robert Dickson and Colin
McCarthy, NMUSD Liaisons**

Approved, 5-0

CONSENT CALENDAR:

***ACTIONS**

1. **Minutes for the meeting of February 9, 2015.** **Approve Consent Calendar items**
2. **General Plan Conformity Resolution for vacation of a portion of right-of-way of Fullerton Avenue on the property located at 155 Flower** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-14-48, R-14-05, and TT-17824: Master Plan Development for a 13-unit, two-story residential development with a Rezone and Tentative Tract Map at 2880 Mesa Verde Drive East** **Continue to the March 9, 2015 Planning Commission meeting**
Approved, 5-0

Applicant: Pinnacle Residential
Site Address: 2880 Mesa Verde Drive
East
Zone: I&R
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development Projects).

Description:

- 1. **Rezone R-14-05:** An ordinance to rezone the 2-acre site from I&R (Institutional and Recreational) to PDR-LD (Planned Development Residential—Low Density). The maximum allowable General Plan density would be 16 dwelling units at a density of 8 dwelling units per acre.
- 2. **Planning Application PA-14-48:** Master Plan for the development of a 13-unit, two-story detached residential development at a density of 6.5 dwelling units per acre. The Master Plan also includes the following requested deviations from Zoning Code requirements:
 - Variance from perimeter open space requirement for location of block walls (20 feet required, 3 feet proposed on Mesa Verde Drive East);
 - Administrative Adjustment from perimeter open space requirement for buildings (20 feet required, 13 feet proposed on Andros Street);
- 3. **Tentative Tract Map T-17824:** Subdivision of property into fee simple lots for homeownership.

- 2. **PA-14-40: Ganahl Lumber Hardware Store and Outdoor Storage Yard at a Site Owned by the County of Orange at 1100 South Bristol Street**

Applicant: Patrick Ganahl
Site Address: 1100 Bristol Street
Zone: C1
Project Planner: Mel Lee
Environmental Determination:
 Initial Study/Mitigated Negative Declaration

Approve resolution to: 1) Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) for the project; 2) Approve the project, subject to modified conditions of approval and mitigation measures.

Approved, 5-0

Description:

- 1. **Initial Study/Mitigated Negative**

Declaration (IS/MND): The environmental document was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act and has been made available for public review from January 23, 2015, to February 22, 2015. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures. 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-14-40:*

- *Development Review* for the construction of a 65,263 square foot building materials retail store
- with administrative offices (Main Building A). A total of 286 parking spaces are proposed; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site;
- *Variance* from front setback requirement for the parking lot, B Shed and Mill Shed along Bristol Street (20-foot setback required; 10-foot setback proposed);
- *Variance* from maximum building height for the solar photovoltaic canopy and elevator overrun on Main Building A (30-foot maximum height allowed; 34 feet to the solar canopy and 41 feet to the top of the elevator proposed);
- *Variance* from maximum building height for the B Shed (30-foot maximum allowed; 34 feet proposed);
- *Conditional Use Permit* for the proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling

- 40,925 square feet; and
- *Planned Signing Program* to allow the proposed 24-foot high freestanding sign (12 feet allowed, 24 feet proposed).

***ACTIONS**

3. PA-14-49: Variance from a Rear Yard Setback for a Two-Story Single Family Residence and Attached Second Unit at 456 Abbie Way

Approve subject to modified Conditions of Approval

Approved, 3-2

Applicant: Phil Nielsen
Site Address: 456 Abbie Way
Zone: R1
Project Planner: Stephanie Roxas

Commissioners McCarthy and Andranian voting No

Environmental Determination:
 The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: The proposed project involves the following:

- **Variance** to reduce the rear yard setback requirements for a single-family residence and attached second unit (10 feet minimum required for one-story structures and 20 feet for two-story structures; 5 feet 11 inches proposed for one-story and two-story additions).