



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – January 11, 2016  
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 December 14, 2015, Approved, 5-0**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **PA-13-29 AND TT- 17668: REQUEST FOR A TWO-YEAR TIME EXTENSION AT 2089, 2095 AND 2099 HARBOR BOULEVARD** **Continue to the February 22, 2016 Planning Commission meeting.**

**Applicant:** Red Mountain Asset Fund II, LLC **Approved, 5-0**

**Site Address:** 2089, 2095 and 2099 Harbor Boulevard

**Zone:** PDC

**Project Planner:** Mino Ashabi

**Environmental Determination:**

An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The Negative Declaration was based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. The reasons to support such a finding are documented by the IS/MND prepared by the City of Costa Mesa.

**Description:** Request for a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map 17668. The 28-unit, three-story common interest development

**\*ACTIONS**

project on a 1.53-acre site in PDC zone (Planned Development Commercial) was originally approved on May 27, 2014. The project included the following:

- **PA-13-29** - Master Plan for a 28-unit detached three-story townhouse development including seven live/work units with ground floor workspace with the following deviation:
  - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
  - A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
  - Deviation from Residential Design Guidelines to allow 104% -110% second floor and third floor ratio to first floor (100% recommended)
- **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

**2. PA-15-34: MASTER PLAN TO CONSTRUCT COSTA MESA FIRE STATION NO. 1 AT 2803 ROYAL PALM DRIVE** **Approved Design Option 2, 5-0**

**Applicant:** City of Costa Mesa  
**Site Address:** 2803 Royal Palm Drive  
**Zone:** I&R  
**Project Planner:** Mel Lee

**Environmental Determination:**

The project is categorically exempt under Section 15302 of the State CEQA (California Environmental Quality Act) Guidelines – Class 2 (Replacement or Reconstruction).

**Description:** Master plan to demolish the existing Costa Mesa Fire Station No. 1, and to construct a new one story, 11,675 square foot fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. Maximum allowable Floor Area Ratio (FAR) is .25 (12,075 square feet); proposed FAR is .24 (11,675 square feet). Twenty-two on-site

parking spaces are proposed (15 for fire employees; 7 for visitors). Two architectural design options for the new fire station will be considered by the Planning Commission.

**3. PA-15-42: DESIGN REVIEW TO CONSTRUCT A 2-UNIT, TWO-STORY, DETACHED SMALL LOT RESIDENTIAL DEVELOPMENT AT 2242 PACIFIC AVENUE** Approved, 5-0

**Applicant:** Walt Bushman  
**Site Address:** 2242 Pacific Avenue  
**Zone:** R2-MD  
**Project Planner:** Dan Inloes

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

**Description:** Design Review to construct a 2-unit, two story, detached small lot residential development on a 7,681 sq. ft. lot in an R2-MD zone. The development complies with Code parking requirements and features standard two-car garages and individual driveways serving each residence. Unit 1 (2,253 sq. ft.) consists of 4 bedrooms/4 baths. Unit 2 (2,255 sq. ft.) includes 3 bedrooms/3.5 baths. The proposed project meets all residential development standards and design guidelines. A subdivision map will be submitted separately to allow the small lot subdivision of the property into two fee simple lots.