



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – July 25, 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 July 11, 2016** **Approved, 4-0**  
**Chair Dickson absent**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **PA-16-23 & PM-2016-141: DESIGN REVIEW TO CONSTRUCT FOUR NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCES AND SMALL LOT SUBDIVISION AT 127 23<sup>RD</sup> STREET** **Approved, 4-0**  
**Chair Dickson absent**

**Applicant:** David Claudon  
**Site Address:** 127 23<sup>rd</sup> Street  
**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:** The proposed project includes the following:

1. Design Review, PA-16-23, for the demolition of an existing single-family two-story dwelling unit and the construction of four new two-story detached single-family residences. The proposed dwelling units will include four bedrooms and three baths with an attached two-car garage. The project

meets all residential development standards and residential design guidelines; including the Small Lot Subdivision parking standards (16 required and 16 proposed).

2. A Small Lot Subdivision, PM-2016-141, to subdivide the 16,552 SF (0.38 acres) lot into four fee simple (i.e. separate) lots per the Small Lot Subdivision Ordinance.

2. **PA-15-58 & VTT-17980: DESIGN REVIEW FOR A SUBDIVISION OF A LOT INTO A RESIDENTIAL DEVELOPMENT WITH TWO-STORY 56-UNITS LOCATED AT 929 BAKER STREET** **Approved, 4-0**  
**Chair Dickson absent**

**Applicant:** C & V Consulting  
**Site Address:** 929 Baker Street  
**Zone:** R2-MD  
**Project Planner:** Mel Lee

**Environmental Determination:**

The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

**Description:** The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.
2. **Planning Application PA-15-58:** Design Review to allow for the consolidation and subdivision of a 4.71 acre (205,168 square foot) lot located at 929 Baker Street into a residential development with 56-units of two-story, detached, common interest residential development including a 0.10- acre private park. The project site provides the required 224 parking spaces and 13 surplus guest parking spaces for a total of 237 spaces.

The following deviations are requested:

- a. **Administrative Adjustment** to reduce the rear building setback along the Paularino Channel (20 feet required; 12 feet proposed), and reduce the distance between the buildings within the development (10 feet required; 6 feet proposed).
- b. **Variance from Open Space due to Proposed Surplus Guest Parking:** The Applicant is proposing 13 surplus guest parking spaces to exceed the minimum required parking for an overall total of 237 spaces. The surplus guest parking would reduce the size of on-site park from 0.11 acre to 0.10 acre in size. The surplus guest parking requires a variance to deviate from the open space requirement (40 percent open space required; 39.5% open space proposed).

**NOTE:** Code does not require the 13 surplus guest parking spaces. If these surplus spaces are not approved as part of the proposed project, a variance from open space would not be required. For CEQA purposes, the IS/MND also evaluated an alternative plan with 5 guest parking spaces and code compliant 40% open space.

3. **Vesting Tentative Tract Map VTT-17980:** to subdivide the property for condominium purposes for home ownership.