



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 8, 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 25, 2016** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-07-18 & VT-17207; PA-07-29: A ONE YEAR TIME EXTENSION AT 585, 595, AND 531 ANTON BOULEVARD** **Approved, 5-0**

Applicant: Wilson Meany
Site Address: 585, 595 and 531 Anton Boulevard
Zone: PDC
Project Planner: Minoo Ashabi
Environmental Determination:
Final Program EIR No. 1052 previously certified on November 21, 2016 by City Council.

Description: A one-year time extension is requested for the following entitlements:

- Final Master Plan (PA-07-18) and Vesting Tentative Tract Map VT-17207: (a) demolition of 17,529 square feet of existing restaurant buildings, 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 buildings; two, six-level parking structures containing a total of 1040 parking spaces; and an additional

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- 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard; and
- Final Master Plan (PA-07-29) for three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone with a Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements (34 permitted; 37 approved).

2. **PA-16-20 & TT-18034: URBAN MASTER PLAN FOR A FIVE-UNIT, THREE-STORY DETACHED RESIDENTIAL DEVELOPMENT AT 752 & 756 WEST 19TH STREET** **Continue to a future date to be determined.**
Approved, 5-0

Applicant: Umbrella Capital Group,
c/o Michael Alladawi

Site Address: 752 & 756 West 19th
Street

Zone: C1

Project Planner: Ryan Loomis

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. **Planning Application PA-16-20:** Urban Master Plan for a five-unit, three-story detached (two-units side by side) residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Live/Work Development Standards (reference Mesa West Bluffs Urban Plan):
 - Deviation from required distance between main buildings (10 feet required; 7 feet-8 inches proposed between Units 2 and 3; 9 feet- 6 inches proposed between Unit 4 and 5).
 - Deviation from front setback abutting a public street (15 feet required; 14.5 feet proposed).

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- Deviation from one-acre minimum project site (0.27 acre proposed).
- Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
- Deviation from required street side setback (10 feet required; 5 feet- 2 inches proposed).
- Deviation from required open guest parking (8 spaces required; 5 proposed). The project, however, includes 10 garage parking spaces and meets overall parking requirements (15 spaces required; 15 proposed).

2. ***Tentative Tract Map 18034:*** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential Small Lot Ordinance standards.

3. **PA-16-42 AND PA-16-43: APPEALS OF THE DECISION OF THE ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR TO DENY A REQUEST FOR REASONABLE ACCOMMODATION** **Continued to a future date to be determined.**
Public Noticing will be reissued.

Applicant: Windward Way Recovery

Site Address: 351 and 357 Victoria Street

Zone: R2-HD

Project Planner: Sheri Vander Dussen

Environmental Determination:

The project has been found not to be a project, as defined in Section 15378 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

Description: Appeal of the decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to obtain relief from Title 13, Chapter XVI (Group Homes) of the Costa Mesa Zoning Code, to allow a group home, sober living home or state licensed sober living facility to be located within 650 feet of another

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property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

NEW BUSINESS ITEM(S):

- 1. 2015 Annual Review of the Costa Mesa General Plan** **Recommend City Council Approval of the 2015 Annual Report of the Costa Mesa General Plan.**

Approved, 5-0