



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – April 23, 2018
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:

1. **MINUTES FOR THE SPECIAL MEETING OF MARCH 5, 2018**

ACTION

Approved, 3-0

Commissioner Navarro Woods absent

2. **GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR 2018-2019 AND SEVEN-YEAR 2018-2025 CAPITAL IMPROVEMENT PROGRAMS**

***ACTION**

Planning Commission adopted a Resolution finding the City's proposed Capital Improvement Programs are in conformance with the 2015-2035 General Plan.

Approved, 3-0

Commissioner Navarro Woods absent

PUBLIC HEARINGS:

1. **PLANNING APPLICATION 17-48 (PA-08-27 A2) FOR A SECOND AMENDMENT TO CONDITIONAL USE PERMIT PA-08-27 TO REMOVE CERTAIN CONDITIONS OF APPROVAL FOR A JEWELRY STORE, WITH ANCILLARY PAWNBROKER SERVICES, (JEWELRY-N-LOAN) AT 1872 NEWPORT BOULEVARD**

Project Description: Planning Application 17-48 (PA-08-27 A2) is a request for a second amendment to Conditional Use Permit PA-08-27 for a jewelry store, with ancillary pawnbroker services, (Jewelry-N-Loan), to remove the following conditions of approval:

- No loans less than \$1,000 shall be permitted. (Condition of Approval #10)
- Security measures described in the security plans shall be maintained, including:
 - Installation of 27 surveillance cameras covering the interior and exterior of the building, with 6 months of stored footage,
 - An armed security guard on the premises during operating hours, and
 - Installation of an alarm system. (Condition of Approval #13)

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application 17-48, subject to conditions of approval as modified by the Planning Commission.

Approved, 2-1

Chair Andranian voting no and Commissioner Navarro Woods absent

2. PLANNING APPLICATION 17-46 AND TENTATIVE TRACT MAP NO. 18149 FOR A FIVE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1966 WALLACE AVENUE

Project Description: Planning Application 17-46 is a request for:

1. Design Review for the construction of five, two-story, detached single-family residences on an 18,418-square-foot lot. Each single-family residence is approximately 2,200 square feet and includes two beds / 2.5 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Tract Map No. 18149 for the subdivision of an 18,418-square-foot lot into five separate parcels with one residence on each parcel consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application 17-46 and Tentative Tract Map No. 18149, subject to

conditions of approval as modified by the Planning Commission.

Approved, 3-0

Commissioner Navarro Woods absent

3. PLANNING APPLICATION 18-10 AND TENTATIVE PARCEL MAP NO. 2018-114 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 170 CABRILLO STREET

Project Description: Planning Application 18-10 is a request for:

1. Design Review to construct a two-unit, two-story, small lot subdivision on an 8,507-square-foot parcel. The two-story detached single-family residence at the front of the property is proposed to be approximately 2,857 square feet with three bedrooms; the two-story detached single-family residence at the rear of the property is proposed to be approximately 3,001 square feet with three bedrooms. Each residence includes an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. Tentative Parcel Map No. 2018-114 for the subdivision of an 8,507-square-foot parcel into two separate parcels, one residence on each parcel, consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application 18-10 and Tentative Parcel Map No. 2018-114, subject to conditions of approval as modified by the Planning Commission.

Approved, 3-0

Commissioner Navarro Woods absent

4. PLANNING APPLICATION 17-11 FOR THE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE

Project Description: Planning Application 17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements

within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval, mitigation measures and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

***ACTION**

Staff requested that the Commission continue this item to the May 14, 2018 meeting.

Planning Commission continued this item to the May 14, 2018 meeting.

Approved, 3-0

Commissioner Navarro Woods absent