



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – October 14, 2013  
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:**

- |  |                                  |
|--|----------------------------------|
| <b>1. Minutes for the meeting of September 9, 2013</b> | Approved, 5-0                    |
| <b>2. Code Enforcement Update</b>                      | Receive and file – approved, 5-0 |
| <b>3. I-405 Update</b>                                 | Receive and file – approved, 5-0 |

**PUBLIC HEARINGS:**

**\*ACTIONS:**

- |   |  |
|---|--|
| <b>1. Application No. PA-13-25</b><br><b>Applicant:</b> Cody Bean<br><b>Site Address:</b> 1520 Nutmeg Place<br><b>Zone:</b> C1<br><b>Project Planner:</b> Antonio Gardea<br><b>Environmental Determination:</b> Exempt<br><b>Description:</b><br>Minor Conditional Use Permit to legalize the free on-site valet parking service for an existing medical use (Southland Spine and Rehab) from 8am to 5pm, Monday through Friday | Approve by adoption of Planning Commission Resolution; subject to conditions.<br><br>Approved, 5-0 |
| <b>2. Application No. PA-13-16, TTM-17640</b><br><b>Applicant:</b> MDM Inv. Group Holdings LLC<br><b>Site Address:</b> 522 and 526 Bernard Street<br><b>Zone:</b> R2-HD   | Approve by adoption of Planning Commission Resolution; subject to conditions.<br><br>Approved, 5-0 |

**Project Planner:** Mino Ashabi

**Environmental**

**Determination:** Exempt

**Description:**

The proposed project involves:

1) Master Plan to construct a 10-unit, three-story attached residential development in the Mesa West Residential Ownership Urban Plan area with the following deviations:

- Lot size (one acre required, 0.53-acre proposed);
- Garage size standard (20' x 20' required; 19'- 4" x 19' proposed);
- Open space requirement (40 percent required, 22.4 percent proposed);
- Front setback requirement (20 feet required, 10'- 5" proposed);
- Side yard setback for corner lots (10 feet required, 8' - 3"proposed);
- Interior side setback (10 feet required abutting residential, 6 feet proposed);
- Minimum distance between buildings (10 feet required, 7 feet proposed);
- Privacy wall setback on Charle Street (5 feet required, 3 feet proposed); and,
- Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended, 100 percent proposed).

2) A tentative tract map to subdivide a 0.53-acre parcel for condominium purposes.

3. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO RESIDENTIAL FACILITIES.**

Recommend that City Council approve and give first reading to the Ordinance.

Code Amendment CO-12-02 related to Zoning Code regulations for residential facilities. The amendment is proposed to the following Code Section in Title 13 of the Costa Mesa Municipal Code: Chapter 1, Article 2, Section 13-6, Definitions, as it pertains to the definition of "single housekeeping unit".  
Environmental Determination: Exempt.

Approved, 3-2

4. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA**

Reject Staff's recommendation to approve Ordinance; recommend adoption of a Moratorium and consider studying cigar and e-vapor

**MESA MUNICIPAL CODE RELATED TO HOOKAH PARLORS**

lounges in addition to hookah lounges.

Code Amendment CO-12-07 related to Hookah Parlors. The amendments would define a hookah parlor in the Costa Mesa Municipal Code, and further, would prohibit businesses operating as a hookah parlor within the City of Costa Mesa. Environmental Determination: Exempt.

Approved, 4-1

**NEW BUSINESS**

**\*ACTIONS:**

- 1. Residential Neighborhood Enhancement Program Number Four

Receive input from the property owners and direct staff to move forward.

Approved, 5-0