



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Tuesday – November 12, 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:**

1. **Minutes for the meeting of October 28, 2013** **Approved, 5-0**

2. **Code Enforcement Update** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS:**

1. **Application No.:** PA-11-06 **Approved, 5-0**
Applicant: Dennis Flynn agent of
Suburban Harbor
LLC.
Site Address: 2626 Harbor Blvd.
Zone: R2-MD
Project Planner: Mino Ashabi
**Environmental
Determination:** Exempt

Description:
A two-year time extension request for
Planning Application PA-11-06 and Tentative
Tract Map 17423, for development of 33
detached units of common interest
development on a 3.7-acre site in RD-MD
zone (Multiple Family Residential).

2. **Application No.:** PA-87-154 **Approved with revisions to
conditions of approval**
Applicant: Brian Jackson
Site Address: 2180 Newport Blvd.
Zone: C1 **4-1 (McCarthy voting No)**
Project Planner: Mel Lee

**Environmental
Determination:** Exempt

Description:

Review of conditional use permit for an existing recycling center (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for possible modifications to the recycling facility including, but not limited to, the following:

1. Modification to the location of the recycling facility within the Stater Bros. parking lot;
2. Possible changes to the conditions of approval for the operation of the recycling facility; or
3. Possible revocation of the conditional use permit for the recycling facility.

3. **Application No.** PA-13-18 **Approved with changes to conditions of approval**
Applicant: Greg Nylén & Brett Redmayne-Titley
Site Address: 2957 Randolph Avenue **5-0**
Zone: MG
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

A request for a conditional use permit to operate a micro-brewery and tasting room in an existing multi-tenant, 19,600 square foot industrial building located at 2957 Randolph Avenue. The 10,000 square foot commercial micro-brewery facility will include a 980 square foot tasting room. The hours of operation are from 5:00 a.m. to 12:00 a.m. Sunday through Thursday and 5:00 a.m. to 1:00 a.m. Friday and Saturday.

4. **Application No.** PA-13-22 **Approved with changes to conditions of approval**
Applicant: Intracorp Socal
Site Address: 643-651 W. 17th Street and 1677-1695 Superior Avenue **5-0**
Zone: C1MG
Project Planner: Antonio Gardea
Environmental Determination: Adoption of an Initial Study/Mitigated Negative Declaration

Description:

1) The proposed project involves development of 49, three-story live/work units on a commercial zoned parcel and two industrial zoned parcels within the 19th West Urban Plan area. The project includes the following:

- Deviation from the 50-foot buffer zone from the adjacent industrial property;
- Deviation from the parking design standards (20' x 20' required for interior garage dimensions; 19' x 19' proposed, 49 open parking spaces required; 45 standard size stalls and four compact stalls proposed);
- Deviation from the minimum work space requirement (250 sq. ft. required, 163 and 217 sq. ft. proposed)

Vesting Tentative Tract Map 17639 – Subdivision of a 2.55-acre property for condominium purposes to allow private sale and ownership of the 49 live/work units.

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| <p>5. Application No.: Appeal of ZA-11-42
Applicant: Moheb Farag
Site Address: 440 Fair Dr., Ste. A
Zone: C1
Project Planner: Mino Ashabi
Environmental Determination: Exempt</p> | <p>Zoning Administrator's decision upheld</p> <p>5-0</p> |
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Description:

An appeal of the Zoning Administrator's decision on October 18, 2013 denying minor conditional use permit to legalize late hours of operation for an existing hookah lounge/ retail store (Harbor Hookah) until 2:00 a.m. and conditional use permit for a DJ three times a week. The business is located within 200 feet of residential uses.

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| <p>6. Application No.: PA-99-09 (Review)
Applicant: City of Costa Mesa
Site Address: 1967 & 1977 Newport Boulevard
Zone: C2
Project Planner: Aaron Hollister
Environmental Determination: Exempt</p> | <p>Continued to December 9, 2013 Planning Commission meeting</p> |
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Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Sandpiper Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Sandpiper Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

7. **Application No.** PA-98-73 (Review)
Applicant: City of Costa Mesa
Site Address: 2277 Harbor Boulevard
Zone: C1
Project Planner: Aaron Hollister
Environmental Determination: Exempt

**Continue to December 9, 2013
Planning Commission meeting**

Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Costa Mesa Motor Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Costa Mesa Motor Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

8. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13, ARTICLE 8, SECTION 13-172, ET. AL., OF THE COSTA MESA MUNICIPAL CODE RELATED TO MOTELS**

**Continue to December 9, 2013
Planning Commission meeting**

Code Amendment CO-13-03 related to Motels. The amendments would reduce the total number of rooms that could be utilized as extended occupancy rooms at any motel site from 25% to 10%. Environmental Determination: Exempt.