



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 10, 2014
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**

- | | |
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| 1. Minutes for the meeting of January 27, 2014 | Approved, 4-0 (Commissioner Dickson absent) |
| 2. Code Enforcement Update | Approved, 4-0 (Commissioner Dickson absent) |

PUBLIC HEARINGS:

***ACTIONS**

- | | | |
|-----------|--|---|
| 1. | Application No.: BC13-00844 (Appeal)
Applicant: David Maffei
Appellant: M. York on behalf of G. Youssef
Site Address: 3384 Wimbledon Way
Zone: PDR-MD
Project Planner: Antonio Gardea
Environmental Determination: Exempt | Upheld, 3-0 (Commissioner Dickson absent; Commissioner Sesler recused) |
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Description:

Appeal of the Planning Division's Zoning Approval to construct additions that meet Residential Design Guidelines to the first and second story of an existing two-story residence. The residence is 2,424 square feet in area. The proposed addition consists of 739 square feet of living area to the first floor and 966 square feet of living area to the second floor for a total area of 1,705 square feet. The resulting home size will be 4,129 square feet.

***ACTIONS**

2. **Application No.:** PA-13-10
 Applicant: Sheldon Group
 Site Address: 430 and 436 East 17th
 Street
 Zone: C1
 Project Planner: Mel Lee
 Environmental
 Determination: Exempt
- Re-notice item and continue to March 10, 2014 Planning Commission meeting.**
- 4-0** (Commissioner Dickson absent)

Description:

1. Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,517 square feet to 5,228 square feet and demolishing existing buildings containing a dry cleaner, a dog groomer use, and a tailor shop boutique (approximately 5,380 square feet) as part of a new two-story, 8,770 square foot multi-tenant retail/office building.
2. Minor conditional use permit to allow the outdoor seating area for the bar/restaurant to expand within the required front landscape setback (20 feet required; 7 feet proposed).
3. Minor conditional use permit for shared driveway access with 440 East 17th Street.
4. Minor Conditional Use Permit to deviate from shared parking requirements based on unique operating characteristics (78 spaces required; 50 spaces proposed).
5. Minor Conditional Use Permit to allow additional compact parking spaces (7 maximum compact spaces allowed; 10 compact spaces proposed).

3. **Application No.:** PA-13-21/ T-17658
 Applicant: Kim Prijatel
 City Ventures
 Site Address: 2023, 2025, and 2027
 Placentia Avenue
 Zone: MG
 Project Planner: Minoo Ashabi
 Environmental
 Determination: Exempt
- Approved with revisions to conditions of approval, 4-0 (Commissioner Dickson absent)**

Description: The project involves the following:

- 1) Adoption of an Initial Study/Mitigated Negative Declaration;

2) Planning Application PA-13-21- Urban Master Plan for development of a 36-unit live/work project at the site of existing boat storage and repair uses within the Mesa West Bluffs Urban Plan area. The Project consists of the development of 36 units (30 lofts and live/work units and six residential units) with a Floor Area Ratio (FAR) of 0.92. The proposal includes attached two-story and three-story townhome-style units and a three-story attached six-unit building facing Placentia Avenue. A total of 69 garage parking spaces and 39 open parking spaces are proposed (three spaces per unit). The project requests approval of the following deviations:

- Live/work standards - Deviation to allow development of six residential units with no workspace;
- Workspace minimum size standards - Deviation from minimum size requirement for 24 units (250 SF required: 118 SF proposed for 24 units); and,
- Rear Setback – Deviation from required setback abutting residential zone to allow a 10-foot setback for first floors (20 feet required).

3) Tentative Tract Map 17658 – Subdivision of a 1.88-acre property for condominium purposes to allow private sale and ownership of the 36 live/work and residential units.

4. **Application No.:** PA-13-38
Applicant: Juanita Fotheringham
Site Address: 3315 Hyland Avenue,
Suite #H
Zone: PDI
Project Planner: Antonio Gardea
**Environmental
Determination:** Exempt

Approved, 4-0 (Commissioner
Dickson absent)

Description:

1. A Conditional Use Permit for the sale of alcoholic beverages (wine only) under a State Alcoholic Beverage Control (ABC)

***ACTIONS**

License Type 20 (Off-Sale beer and wine) and Type 42 (On-Sale beer and wine) in conjunction with the establishment of a wine boutique and school (Neptune School of Wine).

- 2. A finding of Public Convenience or Necessity (PC or N) in conjunction with a premise-to-premise transfer of an existing Type 42 ABC License from outside the City to allow on-premise sales of alcoholic beverages at the proposed location.
- 3. A Minor Conditional Use Permit to establish a trade/vocational school for wine tasting/education (Neptune School of Wine).

- 5. **Application No.:** PA-13-39 **Approved, 4-0** (Commissioner Dickson absent)
Applicant: Gabrielle Dion
Site Address: 3313 Hyland Avenue,
Suite #A6
Zone: PDI
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

Conditional use permit for the sale of alcoholic beverages (distilled spirits only) under a State Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale General) in conjunction with the sale of glassware and bar accessories at an existing retail store (The Mixing Glass).

- 6. **Report on G & W Towing CUP status and recent noise complaint** **Receive and file, 4-0** (Commissioner Dickson absent)