

CITY OF COSTA MESA PLANNING COMMISSION MEETING Monday – March 24, 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

1. Minutes for the meeting of March 10, Approved with minor 2014 correction / 5-0

PUBLIC HEARINGS:

*ACTIONS

1. Application No.: ZA-14-10 Deny Minor Conditional Use Applicant: Seyedmehdi Hassani Permit / 5-0

Site Address: 3033 Bristol Street. Ste

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Zone: C1

Project Planner: Mel Lee

Environmental

Determination: Exempt

Description:

Minor Conditional Use Permit to allow an existing hookah lounge (Bublyz Hookah Lounge) within 200 feet of residentially-zoned properties to remain open past 11:00 PM (12:00 midnight Sunday through Thursday; 2:00 AM Friday and Saturday).

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

Approved; 4-1 / Commissioner

McCarthy voting No

Description:

- Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,335 square feet to 5,185 square feet as part of a new two-story, 8,720 square foot multi-tenant retail/office building.
- Conditional use permit to provide valet parking.
- Minor conditional use permit to allow an expanded outdoor seating area for the bar/restaurant to encroach within the required front landscape setback (20 feet required; 7 feet proposed).
- Minor conditional use permit for shared driveway access with 440 East 17th Street.
- A request to deviate from shared parking requirements based on unique operating characteristics (70 spaces required; 48 spaces proposed).
- A request to exceed the maximum number of compact parking spaces (7 maximum compact spaces allowed; 10 compact spaces proposed).

3. Application No.:

GP-13-02, R-13-02,

CO-13-02, and PA-13-11

Applicant:

Red Oak Investments 125 East Baker Street

Site Address: Zone:

CL (Existing); PDR-

HD (Proposed)

Project Planner:

Mel Lee

Environmental

Determination:

Certify Final

Environmental Impact

Report

Description:

The proposed project is a five-story, 240-unit apartment complex (63-foot maximum height proposed) at a density of 58 dwelling units per acre with a six-story parking structure (57-foot maximum height proposed) with a total of 461 parking spaces, along with the following specific entitlements:

- Final Environmental Impact Report (SCH# 2013081051). Certification of the Final EIR for the project.
- General Plan Amendment GP-13-02.
 Change the land use designation of the

*ACTIONS

All five recommendations to the City Council were approved / 5-0

- 4.17-acre site from Industrial Park to High Density Residential, and text amendment(s) to the City's General Plan to reflect a site-specific density of 58 dwelling units per acre, and a site-specific height of six stories.
- Rezone R-13-02. A rezone (or change) of the zoning classification of the 4.17-acre development site from Commercial Limited (CL) to Planned Development Residential High Density (PDR-HD).
- 4. Zoning Code Amendment CO-13-02. A zoning code amendment to Costa Mesa Municipal Code Title 13 to allow a site-specific density of 58 dwelling units per acre.
- 5. Master Plan PA-13-11. A Master Plan for development of a five-story 240-unit residential apartment building (63 feet overall height) that wraps around a six-story parking structure (57 feet overall height) with a deviation from: on-site parking requirements (538 parking spaces required; 461 parking spaces proposed).

NEW BUSINESS

*ACTIONS

1. Report on the status of the Planning Continue to April 14, 2014 Commission's 2013 Goals Planning Commission meeting.