

Description:

1. 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.
2. Conditional use permit to provide valet parking.
3. 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).
4. Minor conditional use permit for shared driveway access with 440 East 17th Street.
5. A request to deviate from shared parking requirements based on unique operating characteristics (70 spaces required; 48 spaces proposed).
6. 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
Site Address: 125 East Baker Street
Zone: CL (Existing); PDR-HD (Proposed)
Project Planner: Mel Lee
Environmental Determination: Certify Final Environmental Impact Report

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

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:

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

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.

3. **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 Commission's 2013 Goals** Continue to April 14, 2014 Planning Commission meeting.