



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – July 14, 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 June 23, 2014. | Approved, 5-0 |
| 2. | Code Enforcement Update | Approved, 5-0 |

PUBLIC HEARINGS:

***ACTIONS**

- | | | | |
|----|-------------------------------------|--|----------------------|
| 1. | Application No.: | PA-14-15 &
PM 2014-125 | Approved, 5-0 |
| | Applicant: | Thomas St. Clair | |
| | Site Address: | 270 Palmer Street | |
| | Zone: | R2-MD | |
| | Project Planner: | Minoos Ahsabi | |
| | Environmental Determination: | Exempt-per Section
15303 New Construction
or Conversion of Small
Structures & 15315 Minor
Land Divisions | |

Description:

1. Design Review to construct two, 2-story, detached residential units on a 7,705 square foot lot, and a minor modification to reduce side yard setback (5 feet required, 4 feet proposed).

2. Tentative Parcel Map for subdivision of the property into two, fee simple lots, in accordance with the standards of the small lot subdivision ordinance.

***ACTIONS**

2. **Application No.:** PA-88-134 A2 **Continued off calendar – staff to work with the applicant to facilitate community outreach – 4-1**
Applicant: Dennis Flynn Architects
Site Address: 2600 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt-per 15332 In-Fill Development **Commissioner McCarthy voted No**

Description:

1. Second amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership to construct a 34,000 square foot second floor parking deck over a portion of the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot, for storage of vehicle inventory.
2. Administrative adjustment to deviate from rear yard setback requirements for the proposed second floor parking deck (50-foot rear yard setback required; 32-foot setback proposed). A previous variance for a 0 foot rear setback was approved under PA-88-134. A 32-foot rear yard setback for the dealership building was approved under PA-88-134 A1

3. **Application No.:** PA-98-73 (Review / Modification / Revocation) **Approved revocation of the PA-98-73 (CUP), 5-0 – with revisions to the resolution**
Applicant: City of Costa Mesa
Site Address: 2277 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt-per 15321(A)(2) Enforcement Action by Regulatory Agencies

Description:

Review of Conditional Use Permit PA-98-73 allowing the Costa Mesa Motor Inn to rent more than 25% of the rooms for long-term occupancy, i.e., more than 28 consecutive days. A maximum of 40% long-term occupancy units was approved in 1999, subject to conditions of approval. The purpose of this review is to determine if modification or

revocation of Conditional Use Permit PA-98-73 is warranted based on non-compliance with the conditions of approval.

NEW BUSINESS ITEM(S)

***ACTIONS**

1. **Revise Bylaws to allow the Development Services Director to appoint the Secretary and Assistant Secretary; revise the meeting start time to 6:00 p.m.; and announcements and presentations/old and new business items to the order of business; and update language as to signature on official papers and Bylaw amendments.** **Approved By Minute Action, 5-0**

2. **Informational presentation by Orange Coast College (OCC) regarding their Vision 2020 Master Plan and associated Program Environmental Impact Report (PEIR). The College is the Lead Agency for this project and not the City of Costa Mesa. The presentation is to provide information to the Planning Commission and public as part of the community outreach effort during the public comment period for the PEIR. The Planning Commission will not be taking any action on this project. Three representatives from the College will be presenting or available to answer questions about the project including: Dennis R. Harkins, Ph.D., President; Richard T. Pagel, Ed.D., Vice President Administrative Services; and Mike Carey, LEED AP, Sustainability Coordinator.** **Received and filed**