



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – June 8, 2015
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 May 26, 2015.** **Approved, 5-0**
2. **Minutes for the meeting of May 11, 2015** **Approved, 50**
3. **General Plan Conformity Resolution for proposed drainage easement within Fairview Park in conjunction with a new residential development located at 2294 Pacific Avenue** **Approved, 5-0**
4. **Update from the Community Improvement Division** **Receive and file, 5-0**
5. **Summary Matrix of High Density Residential Districts in Orange County Cities** **Receive and file, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **ZA-15-01: AN APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A MINOR CONDITIONAL USE PERMIT LOCATED AT 657 W. 19TH STREET** **Zoning Administrator's Decision Reversed**
5-0

Applicant: Kristen Ford
Site Address: 657 W. 19th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

If approved, the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act)

Guidelines – Class 1 (existing facilities). If denied, project is statutorily exempt under Section 15270 (projects which are disapproved).

***ACTIONS**

Description: An appeal of the Zoning Administrator’s approval of a minor conditional use permit to deviate from parking requirements for a group counseling use (Solid Landings) in a 6,710 square foot building. A total of 67 parking spaces are required for the use, 24 on-site parking spaces are proposed (29 existing minus 5 that will be lost when the West 19th Street gate is reopened per the conditions of approval) based on unique operating characteristics.

2. **PA-15-06: DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY RESIDENTIAL DEVELOPMENT LOCATED AT 1620 ORANGE AVENUE** **Approved, 5-0**

Applicant: Brett Ettinger
Site Address: 1620 Orange Avenue
Zone: R2-HD
Project Planner: Ryan Loomis

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: Design review application for the development of a two-unit, two-story residential development per the Residential Small Lot Subdivision development standards with the following deviations from code requirements:

- a. Minor modification for rear yard setback (10 feet required, 8 feet proposed).
- b. Minor modification for front yard setback distance (20 feet required; 16 feet proposed). The setback is measured from the front property line to the support posts of the front patio.

The project will require a tentative parcel map to facilitate the subdivision of the property for condominium purposes, which will be submitted as a separate application at a later date.

***ACTIONS**

3. **PA-15-17: CONDITIONAL USE PERMIT TO ALLOW ADDITIONAL REQUESTS FOR AN EXISTING BAR/LOUNGE LOCATED AT 719 WEST 19TH STREET** Denied, 3-2
Chair Dickson and Vice-Chair Mathews voting No

Applicant: Lisa Salisbury
Site Address: 719 West 19th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

If approved the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities). If denied, it is exempt under Section 15270 (a) for projects which are disapproved.

Description: Conditional Use Permit to allow the following additional requests for an existing bar/lounge called Maison (formerly known as Lion’s Den) within 200 feet of residentially-zoned properties:

1. The addition of “live entertainment” including bands, vocals/singing, and other types of live musical performances at the venue. A public Entertainment permit allowed Disc Jockey entertainment (DJ) and dancing;
2. Modification to the hours of operation. Proposed hours are from 7:00AM to 2:00AM, seven days a week; and
3. Legalization of a shipping container behind the building to be used for storage purposes.

4. **PA-14-41: CONDITIONAL USE PERMIT FOR AN OUTDOOR FARMER’S MARKET LOCATED AT 183 EAST BAY STREET** Approved, 3-1
Commissioner Andranian voting No

Applicant: Father Philip DeVaul
Site Address: 183 East Bay Street
Zone: PDR-HD
Project Planner: Antonio Gardea

Environmental Determination:

Commissioner recused
Sesler

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: Conditional Use Permit for an outdoor Farmer's Market at St. John the Divine Episcopal Church. The existing front lawn area (approximately 17,000 square feet) will be converted into a paved parking lot area to accommodate the Farmer's Market. An overall total of 34 new parking spaces will be created. The Farmer's Market will feature approximately fifteen vendor stalls, and the hours of operation are proposed from 9:00AM to 3:00PM on Saturdays (weekly). A new landscape plan is also being proposed.