



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 10, 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 July 27, 2015** **Approved, 5-0**

2. **Proposed vacation of a portion of the West 19th Street right-of-way, adjacent to 752 West 19th Street** **Approved, 5-0**

3. **Request to cancel the Planning Commission meeting of August 24, 2015 and schedule joint study session on September 8, 2015** **Approved, 5-0**

4. **General Plan conformity for vacation of landscape easement at 580 Anton Boulevard** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-07-54 A1: AMENDMENT TO CONTINUE TO THE JANUARY 25, 2016 PLANNING COMMISSION MEETING.**
CONDITIONAL USE PERMIT TO EXTEND THE HOURS OF OPERATION TO 2AM DAILY FOR THE HUB AT 1749 NEWPORT BOULEVARD **Approved, 5-0**

Applicant: Matt Stowe
Site Address: 1749 Newport Boulevard
Zone: C2
Project Planner: Antonio Gardea
Environmental Determination:
If denied, project is statutorily exempt under Section 15270 (projects which are disapproved). If approved, the project is

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

Description: The proposed request is an amendment to Planning Application PA-07-54, an existing conditional use permit (CUP) for a restaurant located at 1749 Newport Boulevard (The Hub) that serves alcoholic beverages after 11:00 p.m. within 200 feet of residentially-zoned properties. The existing CUP limits the hours of operation to 9:00 a.m. - 12:00 midnight Friday and Saturday and 9:00 a.m. - 11:00 p.m. Sunday through Thursday. The applicant is requesting modification of the conditions of approval to allow the restaurant/bar to stay open until 2:00 a.m. on a daily basis.

2. PA-15-20 & PM-15-133: DESIGN REVIEW AND TENTATIVE PARCEL MAP FOR A 2-UNIT, TWO-STORY SMALL LOT RESIDENTIAL DEVELOPMENT AT 355 ROCHESTER STREET **Approved, 5-0**

Applicant: Kasey O’Keefe
Site Address: 355 Rochester Street
Zone: R2-MD
Project Planner: Stephanie Roxas

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

Description: Design Review PA-15-20 for a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,665 square feet (front unit) and 2,598 square feet (rear unit) with attached two-car garages. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. Tentative Parcel Map No. PM-15-133 proposes to subdivide an 8,779 square-foot parcel into two fee-simple lots for

homeownership consistent with the requirements of Small Lot Subdivision Ordinance

3. PA-15-24 & PM-15-135: DESIGN REVIEW AND TENTATIVE PARCEL MAP FOR A 2-UNIT, TWO-STORY AT 215 KNOX PLACE Approved, 5-0

Applicant: Ryan Oldham
Site Address: 215 Knox Place
Zone: R2-MD
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 or conversion of small structures).

Description: Design Review for the demolition of an existing one-story residence for a small lot subdivision consisting of two new 2-story residences of approximately 2,579 square feet with attached two-car garages and off-street open parking in the R2-MD zone. The proposal features four bedroom/3.5 bath two-story wood frame construction for both units. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. Tentative Parcel Map PM-2015-135 proposes to subdivide the lot into two (2) 4,003 square-foot fee simple lots per the Small Lot Subdivision Ordinance.

4. PA-15-18: CONDITIONAL USE PERMIT FOR THE INSTALLATION OF NINETEEN CAR LIFTS IN AN APARTMENT COMMUNITY AT 400 MERRIMAC WAY Approved, 5-0

Applicant: Roger Johnson/Vertical Parking Solutions
Site Address: 400 Merrimac Way
Zone: R3
Project Planner: Stephanie Roxas

Environmental Determination: 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 installation of nineteen car lifts (approximately eight feet high, not including height of vehicles) in the parking lot of an existing gated apartment community (Coast Apartments). The proposed car lifts would be installed in existing open parking spaces along the rear property line, over 275 feet from Merrimac Way, to allow two vehicles to be parked in the same stall. The project adds seventeen additional parking spaces to the premises, and the proposed car lifts are not visible from Merrimac Way.

5. **PA-13-32: DESIGN REVIEW TO LEGALIZE THE CONVERSION OF A FOURTH UNIT IN AN EXISTING TRIPLEX LOCATED AT 141 MELODY LANE**

Continue to the September 14, 2015 Planning Commission meeting.

Approved, 5-0

Applicant: Ryan Walton
Site Address: 141 Melody Lane
Zone: R3
Project Planner: Antonio Gardea

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (conversion of small structures).

Description: Design Review to legalize the conversion of a fourth unit in an existing triplex. The fourth unit is a one-bedroom unit located on the first floor of the apartment building. Proposed project involves compliance with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of 9 spaces for the property (9 spaces proposed). In order to create new open parking, a minor modification is required for the encroachment of one open parking space in the front yard setback (20-foot setback requirement; 16-foot setback proposed).

NEW BUSINESS ITEM(S):

***ACTIONS**

- 1. Review of Conditional Use Permit PA-14-17 for Planet Fitness at 2200 Harbor Boulevard** **Receive and file, 5-0**