



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – November 9, 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 October 26, 2015** Approved, 5-0
2. **Comparison Matrix of Orange County Cities** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-15-41 / T-17974: DESIGN REVIEW FOR CONSTRUCTION OF FIVE NEW 2-STORY DETACHED SINGLE-FAMILY RESIDENCES AT 261 MESA DRIVE** Approved, 5-0

Applicant: Kerry Smith
Site Address: 261 Mesa Drive
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

Description: Design Review for the demolition of 5 existing multi-family units and construction of five new 2-story detached single-family residences. This 22,500 square foot lot will be subdivided into 5 fee simple lots per the Small Lot Subdivision Ordinance. The project meets all residential development standards and residential design guidelines.

2. **PA-15-46: CONDITIONAL USE PERMIT FOR BOATHOUSE COLLECTIVE AS A RESTAURANT AND MUSIC VENUE WITH VALET PARKING AND NO OUTDOOR DINING AT 1640 POMONA AVENUE AND OFF-SITE VALET PARKING AT 1626 OHMS WAY AND 1603 SUPERIOR AVENUE** Approved, 5-0

Applicant: Clay Peterson
Site Address: 1640 Pomona Ave., off-site parking at 1626 Ohms Way, and 1603 Superior Avenue

Zone: MG
Project Planner: Minoo Ashabi

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 to allow modified operations of Boathouse Collective as a restaurant and music venue with live entertainment and dancing within a 3,000 square foot building with valet parking and no outdoor dining. The following hours of operation are proposed:

- Weekly daytime - Monday – Thursday 7:00 a.m. to 3:00 p.m. for takeout orders and delivery only;
- Weekday evenings – 5:00 p.m. to 1:00 a.m. with valet service; and
- Weekend daytime and evenings – 7:00 a.m. to 2:00 a.m. with valet service.

The valet parking will be provided as follows:

- On-site valet parking with 30 parking spaces;
- Off-site valet parking at 1603 Superior Avenue with 21 overflow spaces; and
- Off-site employee parking at 1626 Ohms Way with 15 parking spaces.