



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – February 13, 2017  
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.

**ELECTION OF OFFICERS:**

**\*ACTIONS**

- |    |  |  |
|----|--|--|
| 1. | Selection of Chairperson   | <b>Stephan Andranian, Chair</b><br>Approved, 3-1<br>Commissioner Navarro<br>Woods voting no and<br>Commissioner Harlan<br>absent |
| 2. | Selection of Vice Chairperson  | <b>Byron de Arakal, Vice Chair</b><br>Approved, 4-0<br>Commissioner Harlan absent  |
| 3. | Selection of Liaison to the Housing and Public Service Grant Committee | <b>Isabell Kerins, Liaison</b><br>Approved, 4-0<br>Commissioner Harlan absent  |

**CONSENT CALENDAR:**

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|----|---|--|
| 1. | <b>Minutes for the meeting of December 12, 2016</b>         | <b>Approved, 4-0</b><br>Commissioner Harlan absent |
| 2. | <b>Minutes for the special meeting of December 5, 2016</b>  | <b>Approved, 4-0</b><br>Commissioner Harlan absent |
| 3. | <b>Minutes for the meeting of November 28, 2016</b>         | <b>Approved, 4-0</b><br>Commissioner Harlan absent |
| 4. | <b>Minutes for the special meeting of November 21, 2016</b> | <b>Approved, 4-0</b><br>Commissioner Harlan absent |
| 5. | <b>Minutes for the meeting of November 14, 2016</b>         | <b>Approved, 4-0</b><br>Commissioner Harlan absent |

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **PA-11-01 A1: AN AMENDMENT TO THE PLANNING APPLICATION TO ALLOW AN AUTOMOTIVE SERVICE AT 2059 HARBOR BLVD., SUITE A** Planning Commission adopted a resolution to approve Planning Application PA-11-01 A1.
- Approved, 4-0**
- Commissioner absent** Harlan
- Project Description:** The proposed request is an amendment to Planning Application PA-11-01, an existing Conditional Use Permit (CUP) for a 3-story, 271-unit, self-storage facility (West Coast Self Storage) and a 1-story, 1,800 freestanding retail/office building. The applicant is requesting modification to the conditional use permit to allow an automotive service use within 200 feet of residentially-zoned property (smog check facility) in a portion of the existing freestanding building.
- Environmental Determination:** The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).
2. **PA-15-08 AND PM-2015-108: A ONE-YEAR TIME EXTENSION AT 2068 MAPLE AVENUE** Planning Commission adopted a resolution to deny Planning Application PA-15-08 and PM-2015-108.
- Approved, 4-0**
- Commissioner absent** Harlan
- Project Description:** The proposed request is a one-year time extension for PA-15-08, a master plan and PM-2015-108, a parcel map approved by the Planning Commission on May 26, 2015 for development of four 3-story detached residential units within the Mesa West Residential Ownership Urban Plan with the following deviations:
1. Minimum lot size (one acre required, 0.235-acre proposed);
  2. Minimum front landscape setback (20 feet required, 10 feet proposed) and;
  3. Open parking spaces provided in garages - The project meets the overall parking requirement; (a total of 13 spaces are required including 8 open parking spaces and five garage spaces, 8 garage spaces and 5 open parking spaces proposed).
- Environmental Determination:** The project is categorically exempt under Section 15301 of the

**\*ACTIONS**

State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

3. **PA-16:58: A REQUEST FOR THE RENOVATION/CONVERSION OF AN EXISTING ONE-STORY 11,200 SQUARE-FOOT INDUSTRIAL BUILDING INTO A PROPOSED EVENT VENUE AT 3101 RED HILL AVENUE**
- Planning Commission adopted a resolution to approve Planning Application PA-16-58.
- Approved, 3-0

**Project Description:** The proposed hours of operation for are 6AM to 2AM, seven days a week. This request includes the following:

1. A conditional use permit for a banquet facility use located within the MP zone;
2. A conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A minor conditional use permit to deviate from shared parking requirements (124 spaces required for banquets; 76 spaces existing; 124 spaces proposed with valet) and;
4. A minor conditional use permit to allow sale of alcoholic beverages for on-site consumption after 11PM and provision of live entertainment or dancing located not within 200 feet of a residential zone.

Commissioner Woods recused and Commissioner Harlan absent

Navarro and Harlan

**Environmental Determination:** The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).