



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 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.

CONSENT CALENDAR:

***ACTIONS**

1. **MINUTES FOR THE MEETING OF FEBRUARY 27, 2017** Approved, 5-0
2. **PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED AT 152 EAST 19TH STREET** Planning Commission adopted a resolution to approve the vacation of excess right-of-way located at 152 East 19th Street.

Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-16-61 AND PM-2016-190: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 353 EAST 18TH STREET** Planning Commission adopted a resolution to approve Planning Application PA-16-61 and PM-2016-190.

Project Description: The proposed project involves:
1. **Design Review and Variance PA-16-61** for the demolition of an existing single-family residence and construction of four units: three with 4 bed/3.5 bath and one unit with 4 bed / 3 bath residences over 2,000 square feet with attached two-car garages. Includes a deviation from the required combined landscaping parkway - along common drives (Proposed 2 feet; Required 10 feet.)

Approved, 5-0

***ACTIONS**

2. **Tentative Parcel Map 2016-190** for the subdivision of a 0.413-acre lot (18,009 square feet) into four separate parcels, per the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 (Class 32), for In-fill Development Projects.

2. **PA-16-68 AND PM-2016-205: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 391 LA PERLE PLACE**

Planning Commission adopted a resolution to deny without prejudice Planning Application PA-16-68 and PM-2016-205.

Project Description: The proposed project involves:

1. **Design Review PA-16-68** for the construction of two, two-story detached single family residences. The detached 4-bedroom/3.5 bath units are both proposed at 2,579 square feet, and include an attached two-car garage. The proposed project complies with the Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2016-205** for the subdivision of a 7,200 square-foot parcel into two 3,600 square-foot separate parcels consistent with the Small Lot Subdivision Ordinance.

Approved, 5-0

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

3. **PA-16-72 AND PM-2016-193: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 326 EAST 16TH STREET**

Planning Commission adopted a resolution to approve Planning Application PA-16-72 and PM-2016-193.

Project Description: The proposed project involves:

1. **Design Review PA-16-72** for the demolition of an existing single-family residence and construction of two units: one with 4 bed/4

Approved, 5-0

***ACTIONS**

bath and one unit with 3 bed / 3.5 bath residences over 2,300 square feet with attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Development Guidelines.

2. **Tentative Parcel Map 2016-193** for the subdivision of a 0.186-acre lot (8,106 square feet) into two separate parcels, per the Small Lot Subdivision Ordinance.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.