



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – July 24, 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 JULY 10, 2017** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PLANNING APPLICATION PA-17-13 AND TENTATIVE PARCEL MAP 2017-122 FOR A THREE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 767 WEST 18TH STREET** Planning Commission adopted a resolution to approve Planning Application PA-17-13 and Tentative Parcel Map 2017-122.

Project Description: The proposed project involves the following:

Approved, 5-0

1. **Planning Application (Design Review) PA-17-13** for a construction of three, two-story detached single-family residences. Each single-family residence is approximately 1,700 square feet and includes 2 bed / 2.5 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map 2017-122** for the subdivision of a 9,002-square-foot lot into three separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt under Section 15303 of the

***ACTIONS**

State CEQA (California Environmental Quality Act) Guidelines (Class 3), New Construction.

2. **PLANNING APPLICATION PA-17-25 AND TENTATIVE PARCEL MAP 2015-109 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 162 EAST 18TH STREET** Planning Commission adopted a resolution to approve Planning Application PA-17-25 and Tentative Parcel Map 2015-109.

Project Description: The proposed project involves the following:

Approved, 5-0

1. **Planning Application (Design Review) PA-17-25** for the construction of two, two-story detached single-family residences. The front residence (Unit 2) is proposed as a 3 bed / 2.5 bath 1,963-square-foot dwelling unit and the rear residence (Unit 1) is proposed as a 3 bed / 3 bath 2,090-square-foot dwelling unit. Both residences will provide attached two-car garages, with the rear residence accessing the garage from the public alley. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map 2015-109** for the subdivision of a 6,263-square-foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

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.