



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – January 22, 2018
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.

PUBLIC HEARINGS:

- 1. PLANNING APPLICATION PA-17-30 AND TENTATIVE PARCEL MAP 2017-153 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 302 CABRILLO STREET**

Project Description: Planning Application PA-17-30 is a request for:

1. Design Review to construct a two-unit, two-story small lot subdivision on an 8,505-square-foot parcel. The existing single-story residence is proposed to be demolished for a new, four bedroom / three bathroom detached single-family residence of approximately 2,442 square feet in size; and a new three bedroom / three and one-half bathroom detached single-family residence of approximately 2,088 square feet in size. Each residence will include an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Parcel Map 2017-153 to subdivide an 8,505-square-foot parcel into two separate parcels consistent with the Small Lot Subdivision Ordinance.

This item was continued from the September 25, 2017 Planning Commission meeting.

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

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-30 and Tentative Parcel Map 2017-153, subject to conditions of approval.

Approved, 5-0

2. PLANNING APPLICATION PA-17-37 AND TENTATIVE PARCEL MAP 2017-163 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1593 RIVERSIDE PLACE

Project Description: Planning Application PA-17-37 is a request for:

1. Design Review to construct a two-unit, two-story small lot subdivision on a 7,910-square-foot parcel. The two-story detached single-family residence at the front of the property is proposed to be approximately 2,700 square feet with four bedrooms; the two-story detached single-family residence at the rear of the property is proposed to be approximately 2,300 square feet with three bedrooms. Each residence includes an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. Tentative Parcel Map 2017-163 for the subdivision of a 7,910-square-foot parcel 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 CEQA Guidelines Section 15303 (Class 3), New Construction.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-37 and Tentative Parcel Map 2017-163, subject to conditions of approval as modified by the Planning Commission.

Approved, 5-0

3. PLANNING APPLICATION PA-17-41 AND PARCEL MAP NO. 2017-174 FOR A FOUR-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 2573 ELDEN AVENUE

Project Description: Planning Application PA-17-41 is a request for:

1. Design Review to construct a four-unit, two-story, small lot subdivision on a 20,141-square-foot parcel in the R2-MD zone. The two-story detached single-family residential homes, each with an attached two-car garage, are 2,665 square feet in size on Parcels 1 through 3, and 2,768 square feet in size on Parcel 4. The proposed residences have four bedrooms and three to three and one-half bathrooms. The development meets all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Parcel Map 2017-174 to subdivide a 20,141-square-foot parcel into four separate residential parcels and one common ownership parcel 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 CEQA Guidelines Section 15332 (Class 32), Infill Development.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-41 and Tentative Parcel Map 2017-174, subject to conditions of approval.

Approved, 5-0