



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 23, 2020
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, 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:

1. **MINUTES FOR THE MEETING OF AUGUST 12, 2019**

 Approved, 5-0

 Commissioner Perkins and Commissioner Tourje abstained

2. **MINUTES FOR THE MEETING OF JULY 22, 2019**

 Approved, 5-0

 Commissioner Perkins and Commissioner Zich abstained

3. **MINUTES FOR THE MEETING OF JULY 8, 2019**

 Approved, 6-0

 Commissioner Perkins abstained

4. **MINUTES FOR THE MEETING OF JUNE 24, 2019**

 Approved, 5-0

 Vice Chair Harlan and Commissioner Perkins abstained

5. **MINUTES FOR THE MEETING OF JUNE 10, 2019**

 Approved, 5-0

Commissioner Colbert and Commissioner Perkins abstained

6. MINUTES FOR THE MEETING OF MAY 28, 2019

Approved, 4-0

Commissioner Perkins, Commissioner Russell, and Commissioner Tourje abstained

PUBLIC HEARINGS:

1. **PLANNING APPLICATION 19-31 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ESCAPE ROOM (UNLOCKED: ESCAPE ROOM) AND A MINOR CONDITIONAL USE PERMIT FOR A DEVIATION FROM PARKING REQUIREMENTS AT 1111 BAKER STREET, BUILDING A**

Project Description: Planning Application 19-31 is a request for a Conditional Use Permit for an Escape Room (Unlocked: Escape Room) including a minor conditional use permit to deviate from parking requirements based on unique operating characteristics.

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

Planning Commission adopted a Resolution approving Planning Application 19-31, subject to conditions of approval with two new conditions added by the Commission.

New Condition of Approval No. 13: Prior to final inspection, the applicant shall install an on-site video surveillance system covering the front entry of the building, subject to review and approval by the Planning Division.

New Condition of Approval No. 14: Prior to final inspection, the applicant shall install two hoop bike racks that meet the Transportation Services Division specifications for materials, finishes, and placement.

Materials:

1.5-inch schedule 40 uncoated pipe (1.90-inch OD).

Installation methods: In-ground mount is embedded into concrete base.

Flange mount has two 2.5-inch by 6-inch by .25-inch feet – 4 anchors.

Finishes:

A rubbery PVC dip. Blue is standard.

Hoop Bike Rack:

Wall setback: For hoops set parallel to the wall, a minimum of 24 inches should be left between the wall and the rack. 36 inches is the recommended setback. For hoops installed perpendicular to the wall, a

28-inch setback is the minimum distance. 36 inches is recommended.
Distance between racks: 24 inches is the minimum distance between racks. 36 inches is recommended.
Street setbacks: 24 inches is the minimum distance between the street and the rack. 36 inches is recommended.
The foot-mounted hoop rack has a 2.5-inch by 6-inch by .25-inch foot which is installed onto a concrete base with 4 masonry anchors.

Approved, 7-0

2. PLANNING APPLICATION 19-28 AND TENTATIVE PARCEL MAP NO. 2019-174 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 377-379 LA PERLE PLACE

Project Description: Planning Application 19-28 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,200-square-foot lot, addressed 377-379 La Perle Place. The project satisfies all Small Lot Subdivision development standards and the City's Residential Design Guidelines.
2. Tentative Parcel Map No. 2019-174 for the subdivision of a 7,200-square-foot lot into two 3,600-square-foot lots, with one unit on each lot, consistent with the Small Lot 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.

3. PLANNING APPLICATION 19-34 AND TENTATIVE PARCEL MAP NO. 2020-103 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 385-387 LA PERLE PLACE

Project Description: Planning Application 19-34 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,200-square-foot lot addressed 385-387 La Perle Place. The project satisfies all Small Lot Subdivision development standards and the City's Residential Design Guidelines.
2. Tentative Parcel Map No. 2020-103 for the subdivision of a 7,200-square-foot lot into two 3,600-square-foot lots, with one unit on each lot, consistent with the Small Lot 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.

Planning Commission approved a motion to combine Public Hearing Item No. 2 and No. 3 into a single Public Hearing.

Approved, 7-0

Planning Commission adopted a Resolution to approve Planning Application 19-28 and Tentative Parcel Map No. 2019-174, subject to conditions of approval with modifications to Condition of Approval No. 3 and 13, and Engineering Code Requirement No. 35.

Condition of Approval No. 3: The final subdivision map shall be recorded with the County prior to the issuance of ~~grading permits or building permits~~ for the proposed development, unless otherwise agreed to by the Director of Development Services

Condition of Approval No. 13: Each individual driveway within the 20-foot front setback shall incorporate appropriate ~~landscape ground cover permeable pavers~~ in compliance with the final approved ~~landscape plans~~.

Engineering Code Requirement No. 35: Dedicate a 3-foot public sidewalk easement behind the existing right-of-way line on La Perle Place and construct sidewalk per City standards.

Approved, 7-0

Planning Commission adopted a Resolution to approve Planning Application 19-34 and Tentative Parcel Map No. 2020-103, subject to conditions of approval with modifications to Condition of Approval No. 3 and 13, and Engineering Code Requirement No. 35.

Condition of Approval No. 3: The final subdivision map shall be recorded with the County prior to the issuance of ~~grading permits or building permits~~ for the proposed development, unless otherwise agreed to by the Director of Development Services

Condition of Approval No. 13: Each individual driveway within the 20-foot front setback shall incorporate appropriate ~~landscape ground cover permeable pavers~~ in compliance with the final approved ~~landscape plans~~.

Engineering Code Requirement No. 35: Dedicate a 3-foot public sidewalk easement behind the existing right-of-way line on La Perle Place and construct sidewalk per City standards.

Approved, 7-0

Next Meeting: Planning Commission regular meeting, April 13, 2020, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.