



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – September 28, 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.

**PUBLIC HEARINGS:**

- 1. PLANNING APPLICATION 20-02 AND TENTATIVE PARCEL MAP 2019-120 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 2156 MYRAN DRIVE**

**Project Description:** Planning Application 20-02 is a request for a Design Review to allow a residential small lot subdivision project with a total of two, two-story, single-family dwelling units each 3,048 square feet in size. Each new dwelling unit would include three bedrooms, one powder room, three full bathrooms, and an attached two-car garage. Tentative Parcel Map (TPM) 2019-120 is a request to subdivide the 10,316-square-foot subject property into two separate parcels each 5,158 square feet in size with one dwelling unit on each parcel intended for individual ownership.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development, and Section 15303 (Class 3), New Construction or Conversion of Small Structures.

**Planning Commission adopted a Resolution approving Planning Application 20-02 and Tentative Parcel Map 2019-120, subject to conditions of approval.**

**Approved, 5-0.**

**Chair de Arakal and Vice Chair Harlan absent.**

**2. PLANNING APPLICATION 20-07 AND TENTATIVE PARCEL MAP 2020-126 FOR A CONVERSION OF AN EXISTING BUILDING AT 1375 LOGAN AVENUE INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT**

**Project Description:** Planning Application 20-07 is a request for a Conditional Use Permit (CUP) for the conversion of 12 leasable units within an existing industrial building into 12 industrial condominium units on one lot with ancillary common spaces. With the conversion, the 12 industrial units could be sold independently and be privately owned. Ancillary spaces such as the common areas, parking lot, and landscaping would be under common ownership. The operation of the facility would remain substantially unchanged. Tentative Parcel Map (TPM) 2020-126 is a parcel map to facilitate the condominium project and is required to be recorded prior to the sale of the industrial condominium units.

**Environmental Determination:** The project is exempt from the provisions of CEQA per CEQA Guidelines Section 15301 (Class 1), Existing Facilities, and Section 15315 (Class 15), Minor Land Divisions.

**Planning Commission adopted a Resolution approving Planning Application 20-07 and Tentative Parcel Map 2020-126, subject to conditions of approval with a new condition added by the Commission.**

**Condition of Approval No. 17: Prior to issuance of building permits, the plans shall include bicycle rack(s) with a minimum capacity of six bicycles.**

**Approved, 5-0.**

**Chair de Arakal and Vice Chair Harlan absent.**

Next Meeting: Planning Commission regular meeting, October 12, 2020, 6 PM