



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
MONDAY – June 11, 2012
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.

VIII. CONSENT CALENDAR:

***ACTIONS:**

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| <p>1. Minutes for the meeting of May 14, 2012</p> <p>2. Code Enforcement Update</p> <p>3. 2012-2013 Capital Improvement Program – General Plan Conformity Resolution.</p> | <p>Approved.</p> <p>Received and filed.</p> <p>Approve by adoption of Planning Commission resolution.</p> <p>Approved: 4-0 vote</p> |
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Consent Calendar moved by a 4-0 vote.

IX. PUBLIC HEARINGS:

ACTIONS:

- | | |
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| <p>1. Description:
Third Residential Neighborhood
Enhancement Program.</p> <p>2. Application No.: PA-08-06
Applicant: Phillip Schwartz
Site Address: 320 E. 18th Street
Zone: R2-MD
Project Planner: Mino Ashabi
Environmental Determination: Exempt</p> | <p>Directed staff to initiate another neighborhood program in the City.</p> <p>Approved: 4-0 vote</p> <p>Approved the time extension to be valid to May 20, 2013, by adoption of Planning Commission resolution, subject to conditions of approval.</p> <p>Approved: 4-0 vote</p> |
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Description:
The proposed request is the fourth time

extension request for Planning Application PA-08-06, a Design Review for a two-unit, two-story, single-family, detached, small-lot residential common interest development that includes the following requests:

- (a) Variance from rear yard lot coverage (25% required, 30% proposed),
- b) Administrative adjustment for second story rear setback (20 ft. required, 12 ft. proposed), and
- c) Minor modification to allow an eight-foot perimeter wall (maximum 6' height allowed, 8' proposed).

3. **Application No.:** GP-12-01/PA-12-04
Applicant: Corrie Kates
Site Address: 1726 Superior Ave
Zone: C2
Presentation By: Mel Lee
Environmental Determination: Exempt

Recommended approval to City Council, by adoption of Planning Commission resolution, subject to conditions.

Approved: 4-0 vote

Description:

The proposed project involves:

- (1) Demolition of an existing 11,000 sq. ft. building (former Tower Records) and construction of a new 14,310 sq. ft. Walgreens Store;
- (2) Variance from building and landscaped setbacks (20 ft. req., 0 - 18 ft. proposed);
- (3) Variance from interior parking area landscaping req. (1,100 sq. ft. req., 0 sq. ft. proposed);
- (4) Variance from maximum building height (30 ft. allowed; 32 ft. proposed); and
- (5) Site specific general plan amendment for floor area ratio (0.30 max. allowed; 0.49 proposed).

4. **Application No.:** PA-91-99 A1
Applicant: Pepper Tree Inc.
Site Address: 1195 Baker Street
Zone: C2
Project Planner: Mel Lee
Environmental Determination: Exempt

Approved by adoption of Planning Commission resolution, subject to conditions.

Approved: 4-0 vote

Description:

Amend Conditional Use Permit PA-91-99 for

the following:

- (1) Add 143 sq. ft. to the existing retail/mini-market area, a 144 sq. ft. storage shed, and an 80 sq. ft. car wash kiosk;
- (2) Remodel/refurbish existing carwash and gas station buildings; and
- (3) Finding of public convenience and necessity in conjunction with a State Alcoholic Beverage Control License Type 20 (Off-Sale Beer and Wine) to allow concurrent sales of alcoholic beverages and gasoline.

5. **Application No.:** PA-12-08/PM-12-103 Approve by adoption of
Applicant: RSI Construction, Inc. Planning Commission
Site Address: 1596 Santa Ana Ave resolution, subject to
Zone: R2-MD conditions.
Project Planner: Mino Ashabi
Environmental
Determination: Exempt Approved: 4-0 vote

Description:

A request for a residential development at 1596 Santa Ana Ave. as follows:

- (1) Design Review for two detached units, two stories with an attached two-car garage; and
- (2) Tentative parcel map to facilitate subdivision of the property into two fee-simple lots with a variance from common lot requirement. A common lot is defined as one lot to be held in common ownership and maintained by homeowners association.

6. **Application No.:** CO-12-06 Continued to August 13, 2012
Applicant: City of Costa Mesa Planning Commission meeting.
Site Address: Citywide
Zone: N/A Approved: 4-0 vote
Project Planner: Mino Ashabi
Environmental
Determination: Exempt

Description:

The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-12-06 to amend Title 13 (Zoning Code) of the Costa Mesa Municipal Code consistent with requirements of state law.

X. NEW BUSINESS:

1. I-405 Improvement Project

Provided recommendation to the City Council on the I-405 Freeway Improvement Project EIR/EIS.

Approved: 4-0 vote