



**CITY OF COSTA MESA**  
**PLANNING COMMISSION MEETING OF**  
**MONDAY – April 9, 2012**  
**MEETING DECISIONS**

**V. CONSENT CALENDAR:**

1. **Minutes for the meeting of March 26, 2012.** Approve

**DECISION:**  
Approved 5-0.

2. **Code Enforcement Update** Receive & File

**VI. PUBLIC HEARINGS:**

1. **Application No.:** PA-11-02  
**Site Address:** 2025 Placentia Avenue  
**Applicant:** Lisa Morehart  
**Zone:** MG  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Description:**

Conditional use permit to establish a recycling and collection facility within a new 15,910 square-foot main building with enclosed parking and a 1,970 square-foot detached storage building with a variance from rear setbacks (48 feet required; 9 feet 10 inches provided); an interpretive center to provide education and information related to recycling as an ancillary use; a reduction in required parking based on unique operating characteristics.

**Recommendation:**

Continue to April 23, 2012 Planning Commission meeting as requested by the applicant.

**DECISION:**

Continued to April 23, 2012 Planning Commission meeting.

Approved 5-0

2.    **Application No.:**        **GP-11-03, PA-11-27**  
                                  **TPM-12-104**  
**Site Address:**            **743 W. 20<sup>th</sup> Street**  
**Applicant:**               **Bryan Coggins**  
**Zone:**                     **R2-HD**  
**Project Planner:**       **Minoo Ashabi**  
**Environmental**  
**Determination:**         **Exempt**

**Description:**

The proposed project involves the development of a four-unit single family detached development on a 0.195-acre site located at the southeast corner of the Wallace Avenue and W. 20<sup>th</sup> Street in the City of Costa Mesa. The project includes the following:

- **General Plan Amendment GP-11-03** to allow an exception in the General Plan to permit “rounding up” the maximum allowable density, to the next whole number for fractions of 0.65 or greater, for projects within Urban Plan areas. For the subject application, the “rounding up” to the next whole number would allow a four-unit development (20.5 du/acre density) instead of maximum three-unit development (20 du/acre allowed by the General Plan high density land use designation).
- **Master Plan PA-11-27** for development of a four-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:
  - (1) Lot size (one acre lot required, 0.195-acre proposed);
  - (2) Rear yard setback requirement (20 feet required, 12 feet proposed);
  - (3) Wall setback in the front yard (max. 10 feet allowed, 6 feet proposed);
  - (4) Minimum distance between buildings (10 feet required, 6 feet proposed);
  - (5) Tandem parking (two tandem parking spaces proposed for one unit);
  - (6) Minimum and average lot size for condominium lots;
  - (7) Elimination of requirement for a common lot and Homeowner’s Association;
  - (8) Deviation from Residential Design Guidelines requested for bulk/massing.
- **Tentative Parcel Map PM-12-104** for residential subdivision of the parcel into four fee-simple parcels for ownership.

**Recommendation:**

Recommend that City Council approve or deny the proposed project.

**DECISION:**

Approve Planning Application GP-11-03, PA-11-27 TPM-12-104 by adoption of Planning Resolution PC-12-10, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B with the following revision:

Delete condition #19: Windows facing interior yards and opposing neighbors shall include obscure glass for privacy. The open stairways to roof deck shall be enclosed with solid barrier instead of open metal railing for privacy and screening purposes.

Approved 5-0

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

**Description:**

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 at an existing service station with a carwash and mini-market approved under PA-91-99.

**Recommendation:**

Continue to May 14, 2012 Planning Commission meeting as requested by the applicant.

**DECISION:**

Continued to Planning Commission meeting of May 14, 2012.

Approved 5-0

4. **Application No.:** CO-12-05  
**Site Address:** Citywide  
**Applicant:** City of Costa Mesa  
**Project Planner:** Claire Flynn  
**Environmental  
Determination:** Exempt

**Description:**

Code Amendment CO-12-05 to amend Title 13, Chapter VI, of the Costa Mesa Municipal Code. The Zoning Code amendment involves amending the off-street parking requirements for establishments where food and beverages are served (i.e. cafes, sandwich shops, sit down restaurants, family restaurants, etc). The proposed new parking regulations involve lower parking rate(s) compared to the current regulation.

**Recommendation:**

Recommend that City Council approve the ordinance.

**DECISION:**

Recommend that City Council approve the ordinance.

Approved 5-0

**VII. NEW BUSINESS:**

**1. Go Green Program**

Fee Waiver program for solar permits and electric vehicle charging station permits from May through December 2012.

**Recommendation:**

Recommend that City Council approve the "Go Green Program."

Approved 4-1 (Fitzpatrick voting no)

**2. Call for Special Meeting on April 23, 2012 at 6:00 p.m.**

Announcement made for special meeting.