



CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – January 14, 2013
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.

V. CONSENT CALENDAR:

***ACTIONS:**

- | | |
|--|------------------------------|
| 1. Minutes for the meeting of December 10, 2012. | Approved: 5-0 vote |
| 2. Code Enforcement Update. | Received and filed: 5-0 vote |
| 3. Third Residential Neighborhood Enhancement Program | Received and filed: 5-0 vote |

Consent Calendar moved by a 5-0 vote.

VI. PUBLIC HEARINGS:

ACTIONS:

- | | |
|--|--|
| 1. Application No.: CO-12-06 | Continue to the February 11, 2013 meeting. |
| Site Address: Citywide | |
| Zone: City of Costa Mesa | |
| Project Planner: Minoo Ashabi | |
| Environmental Determination: Exempt | |

Description:

Code Amendment CO-12-06 related to Costa Mesa Municipal Code regulations for Emergency Shelters, Transitional Housing, and Supportive Housing in compliance with State Law. Amendments are proposed, but not limited to the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code: Chapter 1, Article 2, Section 13-6, Definitions; Chapter IV, Table 13-30 City of Costa Mesa Land Use Matrix; Chapter IX, Special Land Use Regulations.

2. **Application No.:** PA-12-26
Applicant: Jon Andrew Lee
Site Address: 2960 and 2968
Randolph
Zone: MG
Project Planner: Mel Lee
**Environmental
Determination:** Exempt

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

Approved: 5-0 vote

Description: Conditional use permit to allow
the following:

1. A bar/lounge (Commissary) to be open until
2:00am with a premise-to-premise transfer
of a State Alcoholic Beverage Control
License Type 48 (On-Sale General, Public
Premise) and a finding of public
convenience or necessity.

The bar is currently located at the LAB
(2930 Bristol Street) and is moving to the
proposed new location at 2960 Randolph.

2. Reciprocal access and parking between
2960 and 2968 Randolph Avenue for the
proposed use.

3. **Application No.:** PA-12-21
Applicant: Intracorp. Social-1
LLC
Site Address: 1527 Newport
Boulevard
Zone: C2 and MG; Westside
UrbanPlans/Mixed-
Use Overlay Zone
Project Planner: Minoo Ashabi
**Environmental
Determination:** IS/MND

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

Approved: 5-0 vote

Description: The proposed project involves
the following:

- 1) Adoption of an **Initial Study/Mitigated
Negative Declaration**;
- 2) **Planning Application PA-12-21** – Urban
Master Plan for development of a 40-unit
live/work project at the site of an existing
mobile home park within the 19th West
Urban Plan area. The development
includes attached three-story development
with roof decks, two-car garages and open
parking areas, commercial “work” space
on ground floor, and living space and
bedrooms at upper levels. The proposed
live/work units are comprised of two

bedrooms plus a den (about 2,000 square feet). A total of 80 garage parking spaces and 40 open parking spaces are proposed (120 parking spaces or three spaces per unit).

The project includes the following deviations:

- A deviation from the parking design standards (20' x 20' required, 19' x 18'-6" proposed).
- A deviation from the minimum work space requirement (250 SF required, 190 SF proposed).

3) **Vesting Tentative Tract Map 17501** – Subdivision of a two-acre property for condominium purposes to allow private sale and ownership of the live/work units.

4. **Application No.:** PA-12-27 and Review of ZA-06-12 & ZA-06-44
Applicant: Tom Talebi/City of Costa Mesa
Site Address: 2590 Newport Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

Continue to the February 11, 2013 meeting.

Description:

The proposed project involves:

(1) **Planning Application PA-12-27:** Variance for reduction in the existing landscape setback requirement (20 feet existing; 10 feet proposed) and more than 10% of compact parking supply (max. three compact spaces allowed, nine compact spaces proposed) for an existing multiple tenant retail center.

(2) **Review of Minor Conditional Use Permit ZA-06-12** to include new conditions of approval and operational requirements for Starbucks. This Minor Conditional Use Permit allows a deviation from shared parking requirements for an outdoor seating area for a Starbucks coffee shop and extended hours of operation (4:30 am to 12:00 midnight, seven days a week).

(3) **Review of Minor Conditional Use Permit ZA-06-44** for references purposes only (no changes proposed). This Minor Conditional Use Permit allows eating and drinking

establishments with less than 300 sq. ft. of public area within a shopping center containing over 30% of total floor area for similar establishments.

5. **Application No.:** PA-12-24 & TT-17508
Applicant: Victoria Residential Partners
Site Address: 1259 Victoria Street
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination: Exempt

Application temporarily withdrawn and will be subject to future re-noticing.

Description:

The proposed project involves the following:

- (1) **Design Review** to construct a 17-unit, two-and-three-story detached (six-inch separation between units) residential common interest development clustered within four main buildings throughout the property.
- (2) **Variance** from number of stories and overall building height for Buildings 1 and 3 (two stories/27 feet allowed; three stories/35 to 37 feet proposed).
- (3) **Variance** from street landscape setback (20 feet required; 10 feet proposed).
- (4) **Administrative adjustment** from rear yard setback for the second story of one of the units in Building 4 (20 feet required; 15 feet proposed).
- (5) **Variance** from minimum and average lot sizes for small lot common interest developments (3,000 sq. ft. min., 3,500 sq. ft. avg. required; 1,500 sq. ft. min., 2,038 sq. ft. avg. proposed).
- (6) **Variance** from parkway landscaping requirements (five feet min. req., 2.5 feet min. proposed).
- (7) **Deviation from Residential Design Guidelines** for building massing of upper story to first story percentage (80% recommended; 100% proposed).
- (8) **Deviation from Residential Design Guidelines** for building height for Buildings 2 and 4 (22 feet recommended; 25 feet proposed).
- (9) **Tentative tract map** for condominium purposes.

VII. NEW BUSINESS:

ACTION:

- 1. Standard Conditions of Approval for Convenience Markets, Liquor Stores, and Mini-Markets**

Adopted by Minute Order

Approved: 5-0 vote