



**CITY OF COSTA MESA**  
**PLANNING COMMISSION MEETING**  
Monday – March 11, 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.

**VII. CONSENT CALENDAR:**

**\*ACTIONS:**

- |   |  |
|---|--|
| 1. <b>Minutes for the meeting of February 25, 2013.</b>                 | Approved: 5-0 vote                             |
| 2. <b>Code Enforcement Update.</b>                                      | Received and filed: 5-0 vote                   |
| 3. <b>Informational Report on Parking-Related Measures at the CAMP.</b> | Received and filed: 5-0 vote                   |
| 4. <b>2012 Annual Review of General Plan.</b>                           | Recommended approval by City Council: 5-0 vote |

**Consent Calendar moved by a 5-0 vote.**

**VIII. PUBLIC HEARINGS:**

**ACTIONS:**

- |   |                                    |
|---|------------------------------------|
| 1. <b>Application No.</b> PA-12-31                  | Approved by adoption of            |
| <b>Applicant:</b> Phil Schwartze                    | Planning Commission                |
| <b>Site Address:</b> 353 E. 17 <sup>th</sup> Street | resolution, subject to conditions. |
| <b>Zone:</b> C1                                     |                                    |
| <b>Project Planner:</b> Mino Ashabi                 |                                    |
| <b>Environmental Determination:</b> Exempt          | Approved: 5-0 vote                 |

**Description:**

Conditional use permit to operate a restaurant (Pitfire Pizza) past 11:00 pm seven days a week within 200 feet of residentially zoned property (2:00 am proposed) with a State ABC License Type 47 (On-Sale General,

Eating Place) and on-site valet parking service will be provided from Friday through Sunday from 5 p.m. to 9 p.m. for the proposed use.

2. **Application No.:** ZA-96-24 A1  
**Applicant:** Dale Falasco  
**Site Address:** 488 E. 17<sup>th</sup> Street,  
Suite A100  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.  
Approved: 5-0 vote

**Description:**

Amend Minor Conditional Use Permit ZA-96-24 to allow the sale of beer and wine with a State Alcoholic Beverage Control License Type 41 (On-Sale Beer and Wine, Eating Place) for a restaurant (Beach Hut Deli) and modify the parking-related requirements for the outside dining patio. Hours of operation are 10:00 am to 10:00 pm Monday through Saturday and 10:00 am to 8:00 pm Sunday.

3. **Application No.:** PA-13-02 and  
PM-12-167  
**Applicant:** Robin B. Hamers  
**Site Address:** 2160 Pacific Avenue,  
Units A and B  
**Zone:** R2-MD  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.  
Approved: 5-0 vote

**Description:**

- (1) Residential common interest development conversion of two unoccupied two-story residential units approved under Development Review DR-11-08.
- (2) A tentative parcel map for subdivision of the property for condominium purposes.