



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – March 10, 2014  
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.

**CONSENT CALENDAR:**

**\*ACTIONS**

- |    |   |                      |
|----|---|----------------------|
| 1. | <b>Minutes for the meeting of February 24, 2014</b> | <b>Approved, 5-0</b> |
| 2. | <b>Code Enforcement Update</b>                      | <b>Approved, 5-0</b> |

**PUBLIC HEARINGS:**

**\*ACTIONS**

- |    |  |                      |
|----|--|----------------------|
| 1. | <b>Application No.:</b> PA-13-34, TTM 17663<br><b>Applicant:</b> Ray Dorame<br><b>Site Address:</b> 2183, 2187, and<br>2191 Miner Street<br><b>Zone:</b> R2-MD<br><b>Project Planner:</b> Chelsea Crager<br><b>Environmental<br/>Determination:</b> Exempt | <b>Approved, 5-0</b> |
|----|--|----------------------|

**Description:**

The proposed project involves:

- 1) Design review to construct a 6-unit, two-story detached residential common interest development including the following:
  - a) Variance from common lot requirement;
  - b) Administrative Adjustment to reduce the second floor rear yard setback (20 feet required, 12 feet proposed);
  - c) Administrative Adjustment to reduce the front yard setback (20 feet required, 13 feet proposed);

- d) Administrative Adjustment to reduce distance between buildings (10 feet required, 8 feet proposed); and,
- e) Minor Modification to reduce required front yard landscape setback (10 feet required; 9 feet proposed).

2) **Tentative Tract Map No. 17663** to subdivide a 0.5-acre parcel for a residential common interest development.

**\*ACTIONS**

2. **Application No.:** PA-87-154  
 (6-Month Review)  
**Applicant:** Brian Jackson  
**Site Address:** 2180 Newport Boulevard  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Direct Staff to return with evidence or basis for revocation of the conditional use permit; including if applicable declaring the site a public nuisance per the new Municipal Code sections; meet with RePlanet to find a new location for their business.**

**Description:**

Six-month review of conditional use permit for an existing neighborhood recycling facility (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for possible modification or revocation of the conditional use permit for the recycling facility.

**Approved, 5-0**

3. **Application No.:** PA-13-10  
**Applicant:** Sheldon Group  
**Site Address:** 430 and 436 East 17<sup>th</sup> Street  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Continue to March 24, 2014 Planning Commission meeting.**

**Approved, 5-0**

**Description:**

1. Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,517 square feet to 5,185 square feet as part of a new two-story, 8,720 square foot multi-tenant retail/office building.
2. Conditional use permit to provide 15 valet parking spaces in the evenings Friday through Sunday.
3. Minor conditional use permit to allow an expanded outdoor seating area for the bar/restaurant to encroach within the

required front landscape setback (20 feet required; 7 feet proposed).

4. Minor conditional use permit for shared driveway access with 440 East 17<sup>th</sup> Street.
5. A request to deviate from shared parking requirements based on unique operating characteristics (72 spaces required; 50 spaces proposed).
6. A Request to deviate from the number of on-site compact parking spaces (7 maximum compact spaced allowed, 10 compact spaces proposed).

## **NEW BUSINESS**

### **\*ACTIONS**

1. **Design Award Nomination**

**Nominate Officer Brumbaugh and Team.**

**Approved, 5-0**