



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – May 12, 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. | Minutes for the meeting of May, 28, 2014.                             | All Consent Calendar items were approved 5-0 |
| 2. | Code Enforcement Update.  |  |
| 3. | Development Phasing and Performance Monitoring Program Report (DPPMP) |  |
| 4. | Proposed vacation for a portion of Superior Avenue at 1677 Superior   | Adopted by Planning Commission Resolution    |

**PUBLIC HEARINGS:**

**\*ACTIONS**

- |    |   |               |
|----|---|---------------|
| 1. | Application No.: ZA-14-06   | Approved, 5-0 |
|    | Applicant: Rick Wallace   |               |
|    | Site Address: 2175 Placentia  |               |
|    | Zone: R1  |               |
|    | Project Planner: Chelsea Crager   |               |
|    | Environmental Determination:  |               |
|    | Exempt- per Section 15303 New Construction or conversion of small structures. |               |

**Description:** Call for review by Planning Commission of minor conditional use permit to allow a detached, two story four-car garage over 700 sq. ft. (928 sq. ft. proposed; 835 sq. ft. amended proposal; second story proposed as a game room) to be constructed next to an

existing single family residence..

**\*ACTIONS**

2. **Application No.:** PA-90-107 A1 **Approved, 5-0**  
**Applicant:** Mark Hassan  
**Site Address:** 1343 Logan Avenue **Continue to Planning**  
**Zone:** MG **Commission meeting of June**  
**Project Planner:** Antonio Gardea **9, 2014**  
**Environmental**  
**Determination:** Exempt- per Section  
15270 (a) Projects  
which are disapproved

**Description:** Amendment to Conditional Use Permit to legalize a towing service for an existing body shop approved under PA-90-107.

3. **Application No.:** PA-14-01 & TT-17709 **Approved, 4-1**  
**Applicant:** Diamond Star Assoc.  
**Site Address:** 573-591- Victoria Street **Chair Fitzpatrick voted No**  
**Zone:** R2-MD  
**Project Planner:** Antonio Gardea  
**Environmental**  
**Determination:** Exempt-per Section  
15332 Infill Development

**Description:** The proposed project involves:

- 1) Master Plan to construct a 37-unit, three-story, detached, condominium development within the Mesa West Residential Ownership Urban Plan with the following deviations from the Zoning Code and Residential Design Guidelines:
  - a) Second story rear yard setback requirement: 20 feet required, 10 proposed;
  - b) Distance between buildings, minimum ten feet required, minimum eight feet proposed;
  - c) Minimum required open space: 40 percent required, 36 percent proposed; and
  - d) Bulk/Massing – Maximum percentage of second and/or third floor to first floor gross floor area: 100 percent maximum recommended, 102 and 112 percent for second and third floor proposed.

2) Tentative Tract Map to subdivide a 2.28-acre parcel for condominium purposes.

**\*ACTIONS**

4. **Application No.:** CO-14-01 **Approved, 5-0,**  
**Site Address:** Citywide **Continue matter off-calendar**  
**Zone:** City of Costa Mesa  
**Project Planner:** Mel Lee  
**Environmental**  
**Determination:** Exempt- per Section  
15061(b)(3) General rule

**Description:** An Ordinance of the City Council of the City of Costa Mesa amending Title 13 of the Costa Mesa Municipal Code related to Smoking Lounges:

- The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-14-01 related to Smoking Lounges. The amendments would define smoking lounges for hookah, cigars, and electronic cigarettes (also known as vapor lounges or vaping lounges) in Title 13 of the Costa Mesa Municipal Code and further would limit these types of uses to specific zoning districts within the City of Costa Mesa.

5. **Application No.:** GPA-14-02, R-14-02 **Approved, 5-0**  
**Site Address:** Citywide  
**Zone:** City of Costa Mesa  
**Project Planner:** Jerry Guarracino  
**Environmental**  
**Determination:** Exempt- per  
Section 15319(a)  
Annexation of Existing  
Facilities and Lots for  
Exempt Facilities

**Description:** A public hearing to establish new General Plan designation and Zoning for a 14-acre County Island commonly referred to as the Colleen-Santa Ana Annexation Area, located north of 22<sup>nd</sup> Street and east of Santa Ana Avenue; in association with the proposed annexation of this area from the County of Orange. General Plan Amendment GPA-14-02 would change the designation from MFR (Multi-Family Residential) to SFR (Single

Family Residential); and R-14-02 would rezone the area to R-1) Single Family Residential. The proposed General Plan Amendment and rezoning are being considered to pre-zone the property as part of a larger effort to annex the 14-acre County Island through the Local Agency Formation Commission (LAFCO).

**NEW BUSINESS:**

**\*ACTIONS**

1. **Report and discussion possible recommendations for 2014-15 Fiscal Year Planning Commission Goals**

**Staff received a list for potential Goals**