



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – June 9, 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 May 27, 2014.</b> | <b>Approved, 5-0</b> |
| 2. | <b>Code Enforcement Update</b>                  | <b>Approved, 5-0</b> |

**PUBLIC HEARINGS:**

**\*ACTIONS**

- |    |   |   |
|----|---|---|
| 1. | <b>Site Address:</b> Citywide   | <b>Approved, 5-0<br/>Receive and file with staff<br/>direction as outlined.</b> |
|    | <b>Zone:</b> City of Costa Mesa                                       |   |
|    | <b>Project Planner:</b> Mino Ashabi                                   |   |
|    | <b>Environmental</b>  |   |
|    | <b>Determination:</b> Exempt- per Section<br>15061(b)(3) General Rule |   |

**Description: AN AMENDMENT TO COSTA MESA RESIDENTIAL DESIGN GUIDELINES RELATED TO MAILING NOTIFICATION TO ADJACENT PROPERTY OWNERS FOR TWO-STORY CONSTRUCTION.**

An amendment to the City's Residential Design Guidelines related to the following items:

- Revise Section 2 to remove requirement of mailing a notice to abutting property owners for new two-story construction, or additions that are in compliance with the guidelines.

**\*ACTIONS**

2. **Application No.:** PA-14-13  
**Applicant:** Bundy-Finkel Architects Inc.  
**Site Address:** 2777 Bristol St., Ste. A  
**Zone:** CL  
**Project Planner:** Chelsea Crager  
**Environmental Determination:** Exempt- per Section 15301 Existing Facilities

**Approved, 5-0**

**Description:** Conditional Use Permit to establish a studio for soccer training (TOCA Studio) in a 9,655 sq. ft. building space with a deviation from shared parking requirements based on unique operating characteristics; one-on-one training and small group classes (1-2 students and 1 trainer) proposed with up to 5 classes at one time. Proposed operating hours are 9:00 am-11:00 pm Monday-Friday, 9:00 am-9:00 pm Saturday, and 9:00 am-8:00 pm Sunday.

3. **Application No.:** PA-14-15 & PM-14-03  
**Applicant:** Thomas St. Claire  
**Site Address:** 270 Palmer Street  
**Zone:** R2-MD  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** Exempt-per Section 15303 New Construction or Conversion of Small Structures & 15315 Minor Land Divisions

**Approve, 5-0, to continue matter to July 14, 2014 Planning Commission meeting.**

**Description:** The proposed project involves:  
1) Design review to construct two, 2-story detached residential units on a 7,705 sq. ft. lot.  
  
2) Tentative Parcel Map for subdivision of the property into two, fee simple lots, in accordance with the standards of the small lot subdivision ordinance.

4. **Application No.:** GP-14-01, R-14-01, LL-14-03  
**Applicant:** Susan McDowell  
**Site Address:** 320 E. 18<sup>th</sup> Street  
**Zone:** I&R (Existing); R2-MD (Proposed)  
**Project Planner:** Antonio Gardea

**Approve, 5-0 subject to revised conditions of approval and Lot Line Adjustment.**

## **Environmental**

**Determination:** Exempt-CEQA Section  
15061(b)(3) General Rule

**Description:** The proposed project involves:

- 1) **General Plan Amendment GP-14-01.** Change the land use designation of a 23-foot by 63-foot strip of land within an existing church site from Public Institutional (PI) to Medium Density Residential (MDR).
  
- 2) **Rezone R-14-01.** Rezone a 23-foot by 63-foot strip of land within an existing church site from I&R (Institutional and Recreational) to R2-MD (Multiple Family Residential – Medium Density).
  
- 3) **Lot Line Adjustment LL-14-03.** Lot line adjustment to move the rear property line to the north by 23 feet for future residential development.