



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – April 25, 2016
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 April 11, 2016** Approved, 5-0
2. **Review of Planning Application PA-15-46 for Boathouse Collective** Received and filed, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PM-2016-109: TENTATIVE PARCEL MAP FOR SUBDIVISION OF A LOT INTO FOUR R1 ZONED FEE SIMPLE LOTS AT 410 WALNUT** Approved, 5-0

Applicant: Steve Scarborough

Site Address: 410 Walnut Place

Zone: R1

Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act Guidelines – Class 15 (Minor Land Divisions)).

Description: Tentative Parcel Map 2016-109 for the subdivision of a 0.746-acre lot into 4 (four) R1 zoned fee simple lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes for all four subdivisions are $87.87 \times 92.50 = 8,128$

square feet. This application involves the subdivision of the property only; a residential development is not being proposed at this time.

2. PM-2015-192: SMALL LOT SUBDIVISION CONSISTING OF TWO FEE SIMPLE LOTS AT 2242 PACIFIC AVENUE Approved, 5-0

Applicant: Land Development
Consultants
Site Address: 2242 Pacific Avenue
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:
The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: A small lot subdivision consisting of two fee simple lots in accordance with small lot standards. The project was previously approved in 2016 (PA-15-42) to construct a 2-unit, two story, detached residential development on a 7,405 sq. ft. lot in an R2-MD zone. The development complies with parking requirements and features standard two-car garages and individual driveways serving each residence. Unit 1 (2,262 sq. ft.) consists of 4 bedrooms/4 baths. Unit 2 (2,255 sq. ft.) includes 3 bedrooms/3.5 baths. The proposed project meets all residential development standards and design guidelines. The project was approved by Planning Commission on January 11, 2016.

3. PA-07-54 A1: AMENDMENT TO PLANNING APPLICATION PA-07-54 TO ALLOW EXTENDED MORNING AND EVENING HOURS FROM 7:00 A.M. TO 2:00 A.M. DAILY FOR THE HUB RESTAURANT LOCATED AT 1749 NEWPORT BOULEVARD Approved, 5-0

Applicant: Matt Stone
Site Address: 1749 Newport Boulevard
Zone: C2
Project Planner: Minoos Ashabi

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: The proposed request is an amendment to Planning Application PA-07-54, an existing Conditional Use Permit (CUP) for a 2,000 square foot restaurant with 1,200 square feet outdoor dining area located at 1749 Newport Boulevard (The Hub) that serves alcoholic beverages after 11:00 p.m. within 200 feet of residentially-zoned properties. The existing CUP limits the hours of operation to 9:00 a.m. - 12:00 midnight Friday and Saturday and 9:00 a.m. - 11:00 p.m. Sunday through Thursday. The applicant is requesting modification of the conditions of approval to allow the restaurant/bar to open at 7:00 a.m. and close at 2:00 a.m. on a daily basis.

4. **2015-2035 GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) - SCH# 2015111068** Recommended that City Council:

Applicant: City of Costa Mesa

Site Address: Citywide

Project Planner: Mino Ashabi

Environmental Determination:

The General Plan and Draft Environmental Impact Report and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 and ending on April 18, 2016.

1. **Certify the Environmental Impact Report – SCH No. 2015111068 and;**
2. **Adopt 2015-2035 General Plan**

Approved, 5-0

Description: The proposed project involves the following:

- 2015-2035 General Plan – an update to current General Plan including all ten elements with incorporation of the 2013-2021 Housing Element which was adopted in 2014. The proposed amendment is related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety,

Community Design, and Historical and Cultural Resources.

- Draft Environmental Impact Report (DEIR) - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.