



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 23, 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 May 9, 2016** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-16-17: CONDITIONAL USE PERMIT FOR A NEW RESTAURANT (PUBLIC TRADE), FOR EXTENDED HOURS OF OPERATION AND THE SALE OF ALCOHOLIC BEVERAGES ON-SITE AFTER 11 P.M. AT 2145 PLACENTIA AVENUE** Approved, 5-0

Applicant: Brett Engstrom
Site Address: 2145 Placentia Avenue
Zone: C1
Project Planner: Ryan Loomis

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 project requests a conditional use permit for the following:

1. Extended hours of operation for a new restaurant (Public Trade with a Type 41 ABC license for beer and wine sales) located within 200 feet of a residential zone. The Public Trade restaurant proposes daily operating hours from 9:00 a.m. to midnight.

2. The sale of alcoholic beverages for on-site consumption after 11:00 p.m. within 200 feet of a residential zone and subject to a conditional use permit. The tenant space is 1,155 sq. ft. with a proposed 545 sq. ft. outdoor dining patio and 200 sq. ft. detached bathroom and storage.

2. PA-16-05 & TT-18006: DESIGN REVIEW TO CONSTRUCT A 13-UNIT, TWO-STORY, DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 326 22nd STREET, AND 2212, 2216, AND 2220 SANTA ANA AVENUE **Approved, 5-0**

Applicant: Melia Homes
Site Address: 326 22nd Street, and 2212, 2216, and 2220 Santa Ana Avenue
Zone: R1 (Single Family Residential)

Project Planner: Mel Lee
Environmental Determination:
The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-fill Development).

Description: The proposed project involves the following:

1. **Planning Application PA-16-05:** Design Review to construct a 13-unit, two-story, detached single-family residential development on a lot size of 2.1 acres in an R1 zone. The proposed project consists of the following:
 - 13 single-family detached units (15 units maximum allowed);
 - 11 units will take access from a 28-foot wide private street from Santa Ana Avenue; one unit will take access directly from 22nd Street; one unit will take access from an existing private street from 22nd Street;
 - R1 lot sizes range from 6,006 square feet to 6,863 square feet, excluding the private street (6,000 square foot minimum lot size required);

- 56 on-site parking spaces are required for the project; 64 on-site parking spaces are proposed; and
- No zoning code deviations are being requested for this project.

2. **Tentative Tract Map TT-18006:** Tentative Tract Map for the subdivision of the property into fee simple lots for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.