



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
MONDAY – April 23, 2012
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.

V. CONSENT CALENDAR:

***ACTIONS:**

- | | |
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| <p>1. Minutes for the meeting of April 9, 2012</p> <p>2. Request for finding of public convenience or necessity for a premise-to-premise transfer of an existing State Alcoholic Beverage Control (ABC) License for an eating and drinking establishment within the Triangle (Black Knight/Olive Branch Pizza).</p> | <p>Approved.</p> <p>Adopted resolution.</p> |
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VI. PUBLIC HEARINGS:

ACTIONS:

- | | |
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| <p>1. Application No.: PA-11-02
Site Address: 2025 Placentia Avenue
Applicant: Lisa Morehart
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt</p> | <p>Continued to May 14, 2012
Planning Commission meeting.</p> <p>Approved 5-0</p> |
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Description:

Conditional use permit to establish a bulk recycling and collection facility within a new 15,910 square-foot main building with enclosed parking and a 1,970 square-foot detached storage building.

2. **Application No.:** ZA-12-10
Site Address: 450 East 17th Street
Applicant: 450 East 17th Street Associates, LLC
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt
- Upheld the Zoning Administrator's approval by adoption of Planning Commission resolution, subject to conditions.
- Approved 4-0 (Dickson abstained)

Description:

The applicant is proposing Minor Conditional Use Permit ZA-12-10 to convert a former credit union building containing drive-through lane that accommodated a drive-up automated teller machine into a drive-through coffee shop for Starbuck's Coffee and another food use.

The Zoning Administrator's approval of ZA-12-10 was appealed by a property owner and called up for review by a council member.

3. **Application No.:** PA-12-05/PM-11-144
Site Address: 164 Flower Street
Applicant: Daniel Thompson
Zone: R2-HD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt
- Approved, by adoption of Planning Commission resolution, subject to conditions.
- Approved 5-0

Description:

The proposed project involves the following:

- 1) ***Parcel Map PM-11-144:***
 Subdivision of a 0.20-acre parcel into two separate parcels for a two-unit common interest development at 164 Flower Street to allow the units to be sold independent of one another.
- 2) ***Planning Application PA-12-05:***
 Design Review for a two-unit common interest development including a minor modification for building front yard setback (20 feet required, 19 feet proposed).

4. **Application No.:** PA-11-28/T-17435
Site Address: 2070 Maple Avenue
Applicant: Bryan Coggins
Zone: R2-HD
Project Planner: Minoo Ashabi
**Environmental
Determination:** Exempt

Approved, by adoption of
Planning Commission
resolution.

Approved 5-0

Description:

The proposed project involves the development of a six-unit common interest development on a 0.31-acre site located at 2070 Maple Avenue in the City of Costa Mesa. The project includes the following:

- **Master Plan PA-11-28** for development of a six-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:
 1. Minimum lot size (one-acre lot required, 0.31-acre proposed)
 2. Rear yard setback (20 feet required, 10 feet proposed)
 3. Minimum and average lot size for condominium lots (3,000 SF min. and 3,500 SF avg. required, 1,541 SF and 1,774 SF proposed)
 4. Minimum front yard landscape setback (20 feet required, 3 feet proposed)
 5. Minimum overall open space (40% required, 30% proposed)
 6. Minimum private open space (400 SF required, 242 SF proposed)
 7. Deviation from Residential Design Guidelines for bulk/massing.

- **Tentative Tract Map 17435** for residential subdivision of the parcel into six-unit common interest development for ownership.