



CITY OF COSTA MESA
PLANNING COMMISSION MEETING OF
MONDAY – March 12, 2012
MEETING DECISIONS

VI. CONSENT CALENDAR:

- | | |
|---|---|
| 1. Minutes for the meeting of January 9, 2012. | Approve. |
| 2. Code Enforcement Update. | Receive & File. |
| 3. 2011 Annual Review of the Costa Mesa 2000 General Plan. | Receive & File. |
| 4. General Plan Conformity Resolution for Vacation of Excess Public Right-of-Way (portion of Alley #54A). | Approve by Planning Commission Resolution |

DECISION:
Approved 5-0

VII. PUBLIC HEARINGS:

1. Application No.: PA-87-154
Site Address: 2180 Newport Blvd.
Applicant: City of Costa Mesa
Zone: C-1
Project Planner: Mel Lee
Environmental
Determination: Exempt

Description:

Review of conditional use permit for an existing recycling center (EarthWise Recycling) within the Stater Brothers Market parking lot for possible revisions to the conditions of approval, including additional landscaping/screening requirements.

RECOMMENDATIONS:

Approve Planning Commission resolution for a two-year extension to September 14, 2014 for the continued operation of the facility, subject to conditions of approval.

DECISION:

Continue to Planning Commission meeting of May 14, 2012.

Approved 5-0

2. **Application No.:** PA-10-30 and LLA-10-02
(Time Extension)
Site Address: 1500 thru 1548 Adams Avenue
Applicant: John S. Hill
Zone: C-1
Project Planner: Mel Lee
**Environmental
Determination:** Exempt

Description:

Time Extension for a Master Plan for new construction and exterior remodel of an existing shopping center, including the following: (1) variance from landscape setbacks (20' req.; 3' prop.); (2) MCUP to deviate from shared parking requirements; (3) CUP for reciprocal access and parking; (4) development review for a 4,000 sq. ft. pad building; and (5) a lot line adjustment.

Recommendation:

Approve Planning Application PA-10-30 and LLA-10-02 by adoption of Planning Commission Resolution PC-12-03, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B.

DECISION:

Approve Planning Application PA-10-30 and LLA-10-02 by adoption of Planning Commission Resolution PC-12-03, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B.

Approved 5-0

3. **Application No.:** Revocation of PA-85-31 and ZE-83-45
Site Address: 1520 Nutmeg Place
Zone: C1
Project Planner: Mino Ashabi
**Environmental
Determination:** Exempt

Description:

Revocation of Planning Application PA-85-31 (Conditional Use Permit to deviate from the shared parking requirements approved on March 11, 1985 for 1,443 SF dental office), and Zoning Application ZE-83-45 (Conditional Use Permit for off-site parking approved on March 28, 1983 authorizing 1,500 SF of medical office) due to change in configuration of parcels and parking spaces.

Recommendation:

Approved revocation of entitlement by minute order, Planning Application PA-85-31 and ZE-83-45.

DECISION:

Approve revocation by minute order Planning Application PA-85-31 and ZE-83-45 by adoption of Planning Commission Resolution PC-12-04.

Approved 5-0

4. **Application No.:** PA-07-30 (Time Extension)
Site Address: 300 E. 23rd St.
Applicant: Mike Czajkowski
Zone: R2-MD
Project Planner: Wendy Shih/Minoo Ashabi
Environmental Determination: Exempt

Recommendation:

Approve by adoption of Planning Commission resolution, subject to conditions.

DECISION:

Approve two-year time extension for Planning Application PA-07-30 by adoption of Planning Commission Resolution PC-12-05, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B.

Approved 5-0

5. **Application No.:** DR-99-22 A3
Site Address: 3030 A Harbor Boulevard
Applicant: Pacific Land Services
Zone: C-1
Project Planner: Mel Lee
Environmental Determination: Exempt

Description:

Amend condition of approval for Target Costa Mesa's non-holiday store hours as follows: 8:00 am to 11:00 pm, 7 days a week (8:00 am to 10:00 pm, 7 days a week currently approved).

DECISION:

Approve Planning Application DR-99-22 A3 by adoption of Planning Commission Resolution PC-12-06, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B with the following additional conditions:

4. The use shall be limited to the following hours of operation: 8:00 a.m. to 11:00 p.m., Monday through Saturday, and 8:00 a.m. to 10:00 p.m. Sunday. Changes to the hours of operation that extend the opening and closing times past the above hours shall be submitted to the Planning Commission for review.

6. DR-99-22 A3 shall be reviewed by the Planning Commission no later than six months from the date of approval to determine if the extended hours of operation may be permitted to remain in effect.

Approved 3-2 – McCarthy and Clark voting no.

6. **Application No.:** ZA-11-35 and PM-11-124
Site Address: 1928 Santa Ana Avenue
Applicant: David Hendryx, SCEL Properties
Zone: R-1
Project Planner: Mino Ashabi
Environmental Determination: Exempt

Description:

A tentative parcel map and design review to subdivide a 0.368-acre parcel into two parcels (7,688 SF and 7,930 SF) for development of two new two-story single family residences each including a detached three-car garage taking access from the rear alley and deviation from the city's residential design guideline for 2nd to 1st floor ratio (80% maximum recommended; 100% proposed).

DECISION:

Approve Planning Application ZA-11-35 and PM-11-124 by adoption of Planning Commission Resolution PC-12-07, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B.

Approved 4-1 – Fitzpatrick voting no.

7. **Application No.:** PA-12-02
Site Address: 1870 Harbor Blvd. & 1875 Newport Blvd.
Applicant: Greenlaw Partners
Zone: PDC
Project Planner: Mel Lee
Environmental Determination: Exempt

Description:

Master Plan for comprehensive update to "The Triangle" (formerly Triangle Square), including the following: approx. 17,000 sq. ft. of new restaurants; an approx. 14,000 sq. ft. bowling center; approx. 7,000 sq. ft. wine storage facility; exterior building and landscaping upgrades; amend existing conditional use permit for valet and shared parking; amend existing planned sign program for new exterior signage.

DECISION:

Approve Planning Application PA-12-02 by adoption of Planning Commission Resolution PC-12-08, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibits B, B1, B2, B3, B4, B5, and B6 with the following additional condition:

B6/13. Third party (i.e., off-site) advertising on the changeable vinyl signage is expressly prohibited, except for the existing Vans Footwear, until it expires on December 31, 2012.

Approved 5-0