



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 9, 2015
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.

ELECTION OF OFFICERS:

***ACTIONS**

Election of Chair, Vice-Chair and City/NMUSD Liaison

Continue matter to February 23, 2015 meeting

**Approved, 4-0
Vice-Chair Dickson absent**

CONSENT CALENDAR:

***ACTIONS**

- 1. Minutes for the meeting of January 26, 2015.**

Approved with minor correction, 3-0

**Vice-Chair Dickson absent
Commissioner Andranian abstained**

PUBLIC HEARINGS:

***ACTIONS**

- 1. PA-14-04 & PM-13-155: Conversion of an existing 4-unit, single-family detached residential development to a small lot subdivision at 191 through 199 Mesa Drive**

Approved, 4-0

Vice-Chair Dickson absent

Applicant: Temir Sacuy
Site Address: 191-199 Mesa Drive
Zone: R2-MC
Project Planner: Mel Lee

Environmental Determination:

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

Description:

- **Planning Application PA-14-04:** The proposed project involves the conversion of an existing one-lot, airspace subdivision of a four-unit, detached residential common-interest development to a small lot subdivision consisting of fee simple lots for ownership. The original residential common-interest development was previously approved under Planning Application PA-06-04. The conversion would eliminate common lots and also the need for an incorporated Homeowner's Association (HOA). No new construction or changes to the existing parking are proposed; and
- **Parcel Map PM-13-155:** A small lot subdivision of the property into 4 fee-simple lots.

2. **PA-15-02: Minor conditional use permit and development review for construction of a new drive-through restaurant at 3150 Harbor Boulevard** **Approved subject to revised Conditions of Approval, 4-0**
Vice-Chair Dickson absent

Applicant: Phil Schanberger
Site Address: 3150 Harbor Boulevard
Zone: C1
Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description:

- **Minor Conditional Use Permit and Development Review** for construction of a new drive-through restaurant approximately 3,823 square feet in size. The existing Burger King restaurant with drive-through is slated for demolition. The proposed "Raising Cane's" restaurant will be open from 10AM to 12 midnight (Sunday through Wednesday) and 10AM to 2AM (Thursday through Saturday).

***ACTIONS**

3. **PA-14-39: CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A NEW CONVENIENCE STORE AT 2281 NEWPORT BOULEVARD**

Approved, 4-0

Vice Chair Dickson absent

Applicant: Shawn Mehr
Site Address: 2281 Newport Boulevard

Zone: C2
Project Planner: Minoo Ashabi

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description:

Conditional Use Permit for the construction of a new convenience store approximately 1,190 square feet in size at an existing gasoline service station. The proposal also includes a variance from the required