



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Tuesday – May 26, 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.

PUBLIC HEARINGS:

***ACTIONS**

- 1. DA-00-04 (DA-15-01): TWO-YEAR REVIEW OF A DEVELOPMENT AGREEMENT FOR THE PACIFIC ARTS PLAZA BOUNDED BY BRISTOL STREET, ANTON BOULEVARD, AVENUE OF THE ARTS AND 405 FREEWAY** **Approve by Minute Order 4-0**
Chair Dickson recused

Applicant: Irvine Company, LLC
Site Address: Bounded by Bristol Street,
Anton Boulevard, Avenue
of the Arts and 405
Freeway

Zone: TC
Project Planner: Stephanie Roxas

Environmental Determination:
The development agreement review is exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act) Guidelines.

Description: Two-year review of the development agreement originally executed between the City of Costa Mesa and Irvine Company (as successor to FSP Two Town Center/Fifth Street Properties). The Agreement was approved in conjunction with a Preliminary Master Plan for South Coast Plaza Town Center and Final Environmental Impact Report No. 1047 for construction of an 18-story high-rise (400,000 sq. ft.) and a five-level parking structure (770 new spaces).

***ACTIONS**

2. **PA-15-14 (ZA-12-01 A): CONDITIONAL USE PERMIT FOR VALET PARKING AND AN AMENDMENT TO ZONING APPLICATION ZA-12-01 FOR PLUMS CAFE LOCATED AT 369 EAST 17th STREET, #8** **Approved with revisions to Conditions of Approval**
5-0

Applicant: Kim Jorgenson
Site Address: 369 East 17th Street, # 8
Zone: C1
Project Planner: Antonio Gardea

Environmental Determination:

If approved, 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 involves the following:

1. Conditional Use Permit for valet parking service for Plums Cafe during peak hours on Saturday from 8:00 a.m. to 2:00 p.m.
2. An amendment to Zoning Application ZA-12-01 approved on August 21, 2014 that allowed deviation from the City's Shared Parking Requirements for expansion of the restaurant into an adjacent 870 square-foot tenant space (Suite #11) and a 240 square foot expansion of the patio area with conditions of approval limiting use of the tenant space for private functions only with hours of operation from 8:00 a.m. to 3:00 p.m. The applicant is requesting an amendment to ZA-12-01 to extend their hours to 11:00 p.m.

3. **PA-14-30: A PLANNING APPLICATION INVOLVING A CONDITIONAL USE PERMIT AND A PLANNED SIGN PROGRAM FOR A RETAIL ESTABLISHMENT LOCATED AT 1536 NEWPORT BOULEVARD** **Approved with one addition to Conditions of Approval**
5-0

Applicant: Lisa Merritt
Site Address: 1536 Newport Boulevard
Zone: C2
Project Planner: Antonio Gardea

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California

Environmental Quality Act) Guidelines – Class 3 (construction of small structures).

Description: The planning application involves the following:

1. Conditional Use Permit (CUP) to allow sale/ outdoor display and repair services of motorcycles within 200 feet of residentially-zoned properties.
2. The CUP includes a request for the use of three storage containers for storage and merchandise display which are visible from the public right of way. The total building area including the containers exceeds the maximum allowable Floor Area Ratio and the containers are located within the required side yard setback (15 feet required; no setback provided).
3. Planned Sign Program for a sign that exceeds the allowable area and a sign that deviates from the location requirements.

***ACTIONS**

4. **PA-15-08 and PM-15-108: A MASTER PLAN FOR A FOUR THREE-STORY DETACHED RESIDENTIAL PROJECT LOCATED AT 2068 MAPLE AVENUE** Approved, 5-0

Applicant: Diamond Star Associates

Site Address: 2068 Maple Avenue

Zone: R2-HD

Project Planner: Minoo Ashabi

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (Infill development).

Description: The proposed project involves the following:

1) Planning Application PA-15-08: A master plan for development of four three-story detached residential units per the small lot subdivision standards within the Mesa West Residential Ownership Urban Plan with the following deviations:

- Minimum lot size (one acre required; 0.235-acre proposed)
- Minimum front landscape setback (20 feet required; 10 feet proposed)

***ACTIONS**

- Open parking spaces provided in garages – The project meets the overall parking requirement: a total of 13 spaces are required including eight open parking spaces and five garage spaces, eight garage spaces and five open parking spaces proposed.

2) Tentative Parcel Map PM-15-108: A four lot fee simple subdivision for individual ownership purposes in accordance with the small lot subdivision standards.

5. PA-15-01: CONDITIONAL USE PERMIT FOR A TATTOO PARLOR LOCATED AT 2052 NEWPORT BOULEVARD, SUITE 11

Approved, 4-1

Commissioner voting No

McCarthy

Applicant: Raymond Burciaga
Site Address: 2052 Newport Boulevard,
Suite 11

Zone: C1
Project Planner: Chelsea Crager

Environmental Determination:

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

Description: A conditional use permit for a tattoo parlor with five tattoo artists and one apprentice (Enigmatic Concept) within a 525 sq. ft. tenant space.