



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – July 27, 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.

**CONSENT CALENDAR:**

**\*ACTIONS**

- |  |  |
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| 1. <b>Minutes for the meeting of June 22, 2015</b> | <b>Approve, 4-0<br/>Commissioner     Andranian<br/>abstained</b> |
| 2. <b>Minutes for the meeting of June 8, 2015</b>  | <b>Approve, 4-0<br/>Commissioner     Andranian<br/>abstained</b> |

**PUBLIC HEARINGS:**

**\*ACTIONS**

- |   |  |
|---|--|
| 1. <b>PA-15-19 &amp; PM-15-129: DESIGN REVIEW<br/>AND TENTATIVE PARCEL MAP FOR A NEW<br/>2-UNIT, TWO-STORY SMALL LOT<br/>RESIDENTIAL PROJECT AT 189 MERRILL<br/>PLACE</b> | <b>Approved                     with<br/>modifications     to     the<br/>Conditions of Approval</b> |
|   | <b>5-0</b>   |

**Applicant:**             George W Seitz  
**Site Address:**         189 Merrill Place  
**Zone:**                   R2-MD  
**Project Planner:**     Ryan Loomis

**Environmental Determination:**  
The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction or conversion of small structures).

**Description:** Design Review and Tentative Parcel Map for the construction of a new 2-unit, two-story small lot residential subdivision in the R2-MD zone. The existing single story residence

**\*ACTIONS**

will be demolished. The Tentative Parcel Map proposes the subdivision of the property into two fee simple lots for home ownership.

2. **CO-15-02: AN ORDINANCE OF THE CITY COUNCIL OF COSTA MESA AMENDING TITLE 8, CHAPTER V AND TITLE 13 RELATED TO REGULATIONS FOR SMOKING LOUNGES** Recommend that City Council approve and give first reading to the ordinance.

**Applicant:** City of Costa Mesa **Approved , 5-0**  
**Site Address:** Citywide  
**Project Planner:** Stephanie Roxas  
**Environmental Determination:** This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines

**Description:** Code Amendment CO-15-02 amends the Costa Mesa Municipal Code to create standards regulating smoking lounge uses, including but not limited to hookah parlors, vaping lounges, and cigar bars. The proposed code amendment would include, but not limited to, definitions, permissible zoning districts, and operational and development standards for smoking lounges.

3. **PA-13-32: DESIGN REVIEW TO LEGALIZE THE CONVERSION OF A FOURTH UNIT IN AN EXISTING TRIPLEX LOCATED AT 141 MELODY LANE** Continue to the August 10<sup>th</sup> Planning Commission meeting.

**Applicant:** Ryan Walton **Approved, 5-0**  
**Site Address:** 141 Melody Lane  
**Zone:** R3  
**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 (conversion of small structures).

**Description:** Design Review to legalize the conversion of a fourth unit in an existing triplex. The fourth unit is a one-bedroom unit located on the first floor of the apartment building. Proposed project involves compliance

with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of 9 spaces for the property (9 spaces proposed). In order to create new open parking, a minor modification is required for the encroachment of one open parking space in the front yard setback (20-foot setback requirement; 16-foot setback proposed).

4. **PA-15-16: CONDITIONAL USE PERMIT FOR MOTOR VEHICLE SALES INCLUDING A DEVIATION FROM PARKING LOCATED AT 3050/3060 BRISTOL STREET** **Approved with modifications to the Conditions of Approval**

**Applicant:** Greg Butcher **5-0**  
**Site Address:** 3050/3060 Bristol Street  
**Zone:** PDC  
**Project Planner:** Chelsea Crager

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

**Description:** Conditional Use Permit for motor vehicle sales of high-end vehicles and collector cars with thirteen outdoor display spaces in the parking lot. The CUP includes a deviation from parking requirements due to unique operational characteristics to allow for the proposed outdoor display (39 spaces required; 32 spaces proposed). Existing parking includes 22 spaces in the parking lot and an additional 10 spaces through a reciprocal parking agreement with the Hilton Hotel at 3050 Bristol St.