



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 14, 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**

1. **Minutes for the meeting of August 10, 2015** **Approved, 5-0**
2. **Fire Plan Submittal Checklist Guidelines** **Approved, 5-0**

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-96-14 and PA-00-45: REVOCATION OF CONDITIONAL USE PERMITS FOR THE ORCHID RESTAURANT (NOW CLOSED) AT 3033 BRISTOL STREET, SUITES C AND D** **Continue to a future meeting and re-notice for a future date.**

Approved, 5-0

Applicant: City of Costa Mesa
Site Address: 3033 Bristol Street, Suites C and D

Zone: C1
Project Planner: Ryan Loomis

Environmental Determination:
The project is categorically exempt under Section 15321 of the State CEQA (California Environmental Quality Act) Guidelines – Class 21 (Enforcement Actions by Regulatory Agencies).

Description: Revocation of conditional use permits PA-96-14 and PA-00-45 for the former Orchid Restaurant (now closed). PA-96-14 allowed Orchid Restaurant to expand in size from 2,880 square feet to 3,920 square feet (6,800 square feet total) and to have live entertainment. PA-00-45 allowed Orchid Restaurant to close at 4:00 am on Fridays

***ACTIONS**

and Saturdays. Both conditional use permits are being revoked due to the closure of the restaurant.

2. **PA-13-32: DESIGN REVIEW TO LEGALIZE THE CONVERSION OF A FOURTH UNIT IN AN EXISTING TRIPLEX LOCATED AT 141 MELODY LANE** **Continue to a future meeting and re-notice for a future date.**

Approved, 5-0

Applicant: Ryan Walton
Site Address: 141 Melody Lane
Zone: R3
Project Planner: Mel Lee

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 an existing fourth unit with two bedrooms in an existing triplex apartment building in the R3 Zone. The proposed request involves reducing this fourth unit to a one-bedroom unit and comply with the current parking requirements for the unit (three spaces required, three spaces proposed). The 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 nine spaces for the property, In order to create new parking, a minor modification is required for the encroachment of one parking space in the front yard setback (20-foot setback required; 16-foot setback proposed).

3. **PA-15-28 & PM-15-136: DESIGN REVIEW AND SUBDIVISION OF TWO NEW 2-STORY RESIDENCES AT 288 E. 15TH STREET** **Approved, 5-0**

Applicant: Ryan Oldham
Site Address: 288 E. 15th Street
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: The proposed project involves the following:

1. **Planning Application PA-15-28:** Design Review for the demolition of two existing one-story residences and construction of two new 2-story residences in the R2-MD zone. The 3-bedroom units are proposed at 2,460 and 2,357 square feet, and include an attached two-car garage for each unit.
2. **Tentative Parcel Map PM-2015-136:** To subdivide the lot into 2 fee simple lots per the Small Lot Subdivision Ordinance.

4. **PA-15-25 and T-17921: URBAN MASTER PLAN FOR A 10-UNIT RESIDENTIAL DEVELOPMENT AT 527 AND 531 BERNARD STREET** **Approved, 5-0**

Applicant: Planet Home Living
Site Address: 527 and 531 Bernard Street
Zone: R2-HD
Project Planner: Mel Lee

Environmental Determination:
The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development Projects).

Description: The proposed project involves the following:

1. **Planning Application PA-15-25:** Urban Master Plan for a 10-unit, 2-and-3 story detached residential development located in the R2-HD zone and Mesa West Residential Ownership Urban Plan with the following deviations from the Urban Plan standards:
 - Front setback (20 feet required; 17 feet proposed); and
 - Minimum one-acre lot size requirement (1 acre required; .57-acre proposed).

The proposed project consists of four 3-story units with 2 bedrooms and six 2-story units with

3 bedrooms. Project complies with the Residential Small Lot Subdivision requirement with regard to minimum open space (30%) and parking requirements (36 on-site spaces proposed).

2. ***Tentative Tract Map T-17921:*** The subdivision of the .57-acre property for ownership units consisting of 10 fee simple lots in accordance with the residential small lot subdivision standards.