



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – October 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.

CONSENT CALENDAR:

***ACTIONS**

1. **Minutes for the meeting of October 12, 2015** Approved, 4-0

Chair Dickson absent

PUBLIC HEARINGS:

***ACTIONS**

1. **PM-2015-166: TENTATIVE PARCEL MAP TO SUBDIVIDE AND CREATE TWO RESIDENTIAL SMALL LOTS AT 1620 ORANGE AVENUE** Approved, 4-0
Chair Dickson absent

Applicant: Jeff Tsalyuk
Site Address: 1620 Orange Avenue
Zone: R2-HD
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).

Description: Tentative Parcel Map application for the subdivision of an existing lot into two residential small lots per the Residential Small Lot Subdivisions Standards. The subdivision is a requirement of a previously approved development project.

***ACTIONS**

2. **PA-15-27: DESIGN REVIEW TO DEMOLISH AN EXISTING TWO-STORY MULTI-TENANT MEDICAL BUILDING AND CONSTRUCT A TWO-STORY MULTI-TENANT BUILDING AT 350 EAST 17TH STREET** Continued off calendar
Approved, 4-0
Chair Dickson absent

Applicant: John Hill
Site Address: 350 E. 17th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:
The project is categorically exempt under Section 15302 of the State CEQA (California Environmental Quality Act) Guidelines – Class 2 (Replacement or Reconstruction).

Description: Design review to demolish an existing two-story, 15,185 square foot, multi-tenant medical office building and construct a new two-story, 9,835 square foot, multi-tenant building with restaurant uses and outdoor patios on the first floor and non-medical office uses on the second floor, including the following:

1. Deviation from maximum allowable Floor Area Ratio (FAR) (.30 FAR allowed; .33 FAR proposed);
2. Variance from front and street side setbacks (20 foot front setback required; 2.5 feet proposed based on required dedication along E. 17th Street for street widening purposes; 15 foot street side setback required; 4 feet proposed);
3. Minor conditional use permit to allow a reduction in shared parking requirements due to unique operational characteristics (63 spaces required; 60 spaces proposed); and to allow outdoor patios to encroach into required street setbacks (2.5 to 14 feet on E. 17th Street; 10 feet on Raymond Avenue);
4. Valet parking program.

***ACTIONS**

3. **ZA-15-30: AN APPEAL OF A MINOR CONDITIONAL USE PERMIT TO EXTEND THE HOURS OF OPERATION AT 3033 BRISTOL STREET, STE. D** Continued and re-notice for the December 14, 2015 Planning Commission meeting.

Applicant: Jason Smith/Landshark Dev. Svcs
Site Address: 3033 Bristol Street, Ste. D
Zone: C1
Project Planner: Ryan Loomis

Approved 3-0, Commissioner McCarthy recused; Chair Dickson absent

Environmental Determination:

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

Description: An appeal of a minor conditional use permit for a 1,440 square-foot restaurant tenant space (Halal Guys) to extend the hours of operation from 11 a.m.-11 p.m. to 11 a.m.-12 a.m., Sunday through Wednesday, and from 11 a.m.-11 p.m. to 11 a.m.-1 a.m., Thursday through Saturday, within 200 feet of residential zoned property, in the C1 zone. No live entertainment, dancing or sales/service of alcoholic beverages is proposed. The Zoning Administrator denied ZA-15-30 on September 11, 2015, which originally requested allowance to remain open until 3 a.m. Sunday through Saturday.