



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – November 23, 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 November 9, 2015**, Approved, 4-0

Vice Chair Mathews absent

PUBLIC HEARINGS:

***ACTIONS**

1. **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**, Approved, 4-0

Vice Chair Mathews absent

Applicant: John Hill
Site Address: 350 East 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. This item was continued from the October 26, 2015, Planning

***ACTIONS**

Commission meeting. The project includes 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 (0 (zero) to 14 feet on E. 17th Street; 10 feet on Raymond Avenue); and
4. Valet parking program is included in the CUP on an as needed basis.

2. **VT-17800 A1: AN AMENDMENT TO PREVIOUSLY APPROVED VESTING TENTATIVE TRACT MAP (VT-17800) TO SUBDIVIDE THE PROPERTY INTO FOUR CONDOMINIUM PARCELS INSTEAD OF ONE AT 671 WEST 17TH STREET** **Approved, 3-0**
Commissioner Andranian recused; Vice Chair Mathews absent

Applicant: Dane McDougall
Site Address: 671 West 17th Street
Zone: MG
Project Planner: Minoo Ashabi

Environmental Determination:
The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

Description: An amendment to previously approved Vesting Tentative Tract Map VT-17800 for a 177-unit, live/work and residential loft development originally approved by the Planning Commission on May 11, 2015, in conjunction with Master Plan PA-14-29. The purpose of the amendment is to revise the tentative tract map, originally approved as a subdivision of one lot into four condominium

***ACTIONS**

parcels. The four parcels each contain one of the products (detached live/work, attached live/work townhomes and residential lofts) and a portion of the common areas. No other changes to the project as originally approved are proposed.

3. **PA-15-37: CONDITIONAL USE PERMIT TO ALLOW MOTOR VEHICLE REPAIR SERVICES WITHIN THE BUILDING AT 375 LOGAN AVENUE #J** **Approved, 4-0**
Vice Chair Mathews absent

Applicant: Justin Shears
Site Address: 375 Logan Avenue #J
Zone: MG
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: Conditional use permit to allow motor vehicle repair services in the MG zone, within 200 feet of residentially zoned property. Motor vehicle repair activities are proposed within the building. The proposed hours of operation for the business are 8:00 a.m. to 5:00 p.m., Monday through Friday. The property has adequate parking (76 spaces required, 81 spaces available).

4. **PA-15-39 & PM-2015-170: DESIGN REVIEW FOR CONSTRUCTION OF TWO ATTACHED 2-STORY CONDOMINIUM UNITS AND SUBDIVISION FOR OWNERSHIP PURPOSES AT 217 CABRILLO STREET** **Continue to the December 14, 2015 Planning Commission meeting.**

Applicant: Joe Kaneko / Windmill Investment LLC
Site Address: 217 Cabrillo Street
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:
The project is categorically exempt under

Approved 3-1,
Commissioner Andranian
voting no; Vice Chair
Mathews absent

Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: Design review for the demolition of an existing 1300 SF single story residence and construction of two new 2-story condominium units in the R2-MD zone. The 4-bedroom units are proposed at 1,108 square feet, and include an attached two-car garage for each unit. In addition, the project includes a tentative parcel map, PM-2015-170, to facilitate the subdivision of the building to allow the units to be sold independent from one another.