



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – December 12, 2016
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. **PA-16-29 AND PM-2016-118: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 2053 TUSTIN AVENUE**
Applicant: Sue Rabin
Site Address: 2053 Tustin Avenue
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).
Description: The proposed project involves:
 1. **Design Review PA-16-29** application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviation from code requirements:
 - a. Variance from landscape parkway requirement along sides of the common driveway (Combined width of 10 feet, but not less than three feet on one side required; 0 feet proposed).
 2. **Tentative Parcel Map PM-2016-118** for the subdivision of a 0.22-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.
- Planning Commission adopted a resolution to approve Planning Application PA-16-29 and Tentative Parcel Map No. PM-2016-118.
Approved, 4-0
Vice Chair Mathews recused

***ACTIONS**

2. **PA-16-65: CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT AT 1912 THROUGH 1942 HARBOR BOULEVARD** Planning Commission adopted a resolution to approve Planning Application PA-16-65.

Applicant: Dave Ruffell

Approved, 5-0

Site Address: 1912 through 1942 Harbor Boulevard

Zone: C1, Local Business

Project Planner: Justin Arios

Environmental Determination: The project is categorically exempt under Section 15301 & 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 & 3 (Existing Facilities & Accessory Structures).

Description: PA-16-65 includes the following:

1. A conditional use permit request for shared parking between the properties at 1912 through 1942 Harbor Boulevard. A total of 15,612 square feet of building area exists on-site, no additional square footage is proposed. Required parking is 70 spaces; 59 spaces are existing.
2. A minor conditional use permit request to deviate from shared parking requirements to allow an existing massage establishment to be relocated within the center and occupy two suites (1932 & 1934 Harbor Boulevard).