



CITY OF COSTA MESA
PLANNING COMMISSION MEETING
MONDAY – September 10, 2012
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.

V. CONSENT CALENDAR:

***ACTIONS:**

- | | |
|---|---|
| <p>1. Minutes for the meeting of August 13, 2012.</p> <p>2. Code Enforcement Update</p> <p>Consent Calendar moved by a 5-0 vote.</p> | <p>Approved: 5-0 vote</p> <p>Received and filed: 5-0 vote</p> |
|---|---|

VI. PUBLIC HEARINGS:

ACTIONS:

- | | |
|--|---|
| <p>1. Application No.: PA-12-10, TTM17450
Applicant: Don Lamm
Site Address: 1974 Meyer Place
Zone: R2-HD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt</p> | <p>Approved by adoption of Planning Commission resolution, subject to conditions.</p> <p>Approved: 5-0 vote</p> |
|--|---|

Description:

A master plan for construction of five, three-story detached single-family residences in the Urban Plan Area with a tentative tract map to facilitate subdivision of the property into a five-unit residential common interest development. The application includes the following requested deviations:

1. Lot size (one acre lot required; 0.25 acre proposed);
2. Front setback (20 feet required; eight feet proposed);
3. Minimum and average lot size for condominium lots (3,500 SF required;

- 1,190 SF proposed);
- 4. Open Space (40% required; 27% proposed including balconies)
- 5. Residential Design Guidelines a) 80% second floor to first floor ratio recommended; 110% proposed and b) 10 feet recommended side yard setback for two-stories; five feet proposed for second and third floor; and,
- 6. Standard garage size (20' x 20' required; 19' 4" x 19' 4" proposed).

2. **Application No.:** PA-97-27 A1
Applicant: Charles Collett
Site Address: 1785 Monrovia Ave.
Zone: MG
Project Planner: Minoo Ashabi
Environmental Determination: Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.

Approved: 5-0 vote

Description:

Amend Conditional Use Permits PA-97-27 to allow auto repair in conjunction with Jim's Towing within an existing building with four service bays for a property located within 200 feet of residential properties.

3. **Application No.:** PA-09-11 A1
Applicant: Ian Marr
Site Address: 3003 Newport Blvd.
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt
- Approved by adoption of Planning Commission resolution, subject to conditions.

Approved: 4-1 vote
Clark voting No.

Description:

This is a two-part request involving a second time-extension and also a minor amendment to the conditional use permit.

- (1) Second time extension (retroactive) for a conditional use permit to convert existing auto service bays to a 24-hour convenience store with concurrent sale of beer, wine, and gasoline at a service station, and to construct a car wash tunnel and new fuel canopies (to replace existing), in conjunction with the following variances (32 ft. rear and side setbacks required for car wash tunnel; 12 ft.-13 ft. proposed), administrative adjustments (20 ft. front, rear and side setbacks required; 12 ft.-15 ft. proposed for fuel canopy and 13

ft. for car wash storage), and minor modification (20 ft. Newport side setback required; 12 ft. proposed for fuel canopy);

(2) Amendment:

- a. Finding of public convenience and necessity in conjunction with a premise-to-premise transfer of a State Alcoholic Beverage Control License Type 21 (Off-Sale General) to allow concurrent sales of beer, wine, distilled spirits, and gasoline;

Amend hours of operation for the convenience store to 6:00 am to 12:00 midnight.