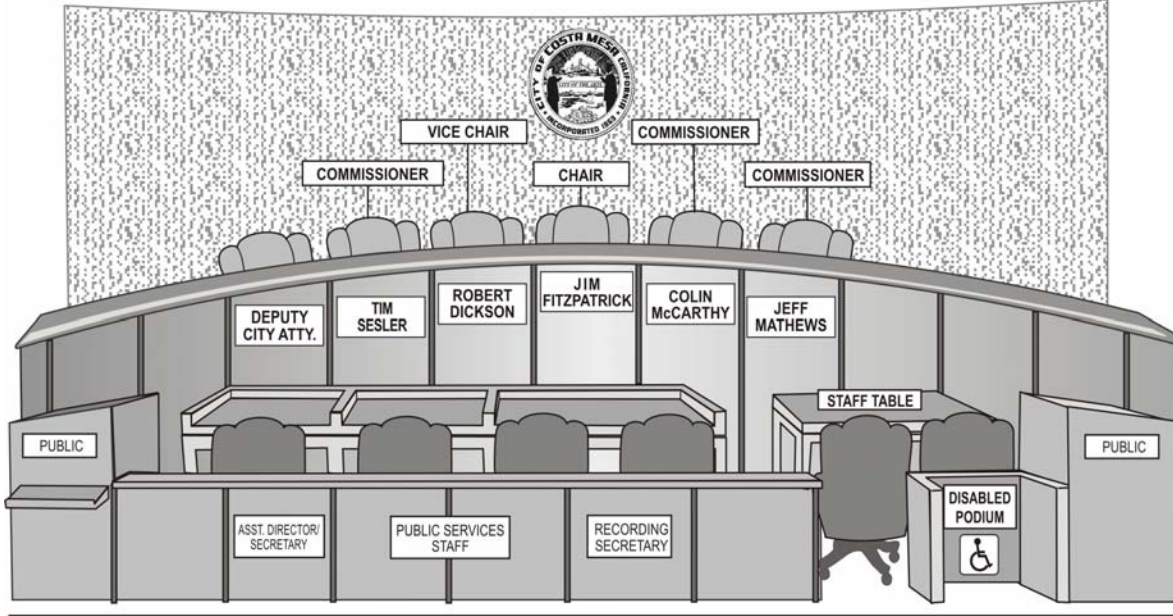


Planning Commission Agenda

November 12, 2013

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Council Chambers

Planning Commission Meeting begins at **6:00 p.m. in the Council Chambers



PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

CONSENT CALENDAR:

- 1. **Minutes for the meeting of October 28, 2013.**
- 2. [Code Enforcement Update.](#)

RECOMMENDATIONS:

Approve.
 Receive and file.

PUBLIC HEARINGS:

- 1. **Application No.:** [PA-11-06](#)
Applicant: Dennis Flynn agent of Suburban Harbor LLC.
Site Address: 2626 Harbor Blvd.
Zone: R2-MD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description:

A two-year time extension request for Planning Application PA-11-06 and Tentative Tract Map 17423, for development of 33 detached units of common interest development on a 3.7-acre site in RD-MD zone (Multiple Family Residential).

RECOMMENDATIONS:

Approve by adoption of Planning Commission Resolution; subject to conditions.

- 2. **Application No.:** [PA-87-154](#)
Applicant: Brian Jackson
Site Address: 2180 Newport Blvd.
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

Description:

Review of conditional use permit for an existing recycling center (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for possible modifications to the recycling facility including, but not limited to, the following:

- 1. Modification to the location of the recycling facility within the Stater Bros. parking lot;
- 2. Possible changes to the conditions of approval for the operation of the recycling facility; or
- 3. Possible revocation of the conditional use permit for the recycling facility.

Approve by adoption of Planning Commission Resolution; subject to conditions.

PUBLIC HEARINGS:

RECOMMENDATIONS:

- 3. **Application No.** [PA-13-18](#)
Applicant: Greg Nylén & Brett Redmayne-Titley
Site Address: 2957 Randolph Avenue
Zone: MG
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Approve by adoption of Planning Commission Resolution; subject to conditions.

Description:

A request for a conditional use permit to operate a micro-brewery and tasting room in an existing multi-tenant, 19,600 square foot industrial building located at 2957 Randolph Avenue. The 10,000 square foot commercial micro-brewery facility will include a 980 square foot tasting room. The hours of operation are from 5:00 a.m. to 12:00 a.m. Sunday through Thursday and 5:00 a.m. to 1:00 a.m. Friday and Saturday.

- 4. **Application No.** [PA-13-22](#)
Applicant: Intracorp Socal
Site Address: 643-651 W. 17th Street and 1677-1695 Superior Avenue
Zone: C1MG
Project Planner: Antonio Gardea
Environmental Determination: Adoption of an Initial Study/Mitigated Negative Declaration

Approve by adoption of Planning Commission Resolution; subject to conditions.

Description:

- 1) The proposed project involves development of 49, three-story live/work units on a commercial zoned parcel and two industrial zoned parcels within the 19th West Urban Plan area. The project includes the following:
 - Deviation from the 50-foot buffer zone from the adjacent industrial property;
 - Deviation from the parking design standards (20' x 20' required for interior garage dimensions; 19' x 19' proposed, 49 open parking spaces required; 45 standard size stalls and four compact stalls proposed);
 - Deviation from the minimum work space requirement (250 sq. ft. required, 163 and 217 sq. ft. proposed).

PUBLIC HEARINGS:

RECOMMENDATIONS:

Vesting Tentative Tract Map 17639 –
Subdivision of a 2.55-acre property for
condominium purposes to allow private sale and
ownership of the 49 live/work units.

5. **Application No.:** [Appeal of ZA-11-42](#)
Applicant: Moheb Farag
Site Address: 440 Fair Dr., Ste. A
Zone: C1
Project Planner: Minoo Ashabi
**Environmental
Determination:** Exempt

Uphold or reverse Zoning
Administrator’s Decision.

Description:

An appeal of the Zoning Administrator’s decision
on October 18, 2013 denying minor conditional
use permit to legalize late hours of operation for
an existing hookah lounge/ retail store (Harbor
Hookah) until 2:00 a.m. and conditional use
permit for a DJ three times a week. The
business is located within 200 feet of residential
uses.

6. **Application No.:** [PA-99-09 \(Review\)](#)
Applicant: City of Costa Mesa
Site Address: 1967 & 1977 Newport
Boulevard
Zone: C2
Project Planner: Aaron Hollister
**Environmental
Determination:** Exempt

Make findings of inconsistency and
revoke conditional use permit.

Description:

Review of previously approved Conditional Use
Permit that allowed 40% of the rooms located at
the Sandpiper Inn to be devoted to long-term
occupancies.
Specifically, the Planning Commission will
consider if the Sandpiper Inn has historically
operated in a fashion that is consistent with the
conditions of approval set forth in the approved
Conditional Use Permit for the property.

7. **Application No.** [PA-98-73 \(Review\)](#)
Applicant: City of Costa Mesa
Site Address: 2277 Harbor Boulevard
Zone: C1
Project Planner: Aaron Hollister
**Environmental
Determination:** Exempt

Make findings of inconsistency and
revoke conditional use permit.

PUBLIC HEARINGS:

RECOMMENDATIONS:

Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Costa Mesa Motor Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Costa Mesa Motor Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

8. [**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13, ARTICLE 8, SECTION 13-172, ET. AL., OF THE COSTA MESA MUNICIPAL CODE RELATED TO MOTELS**](#) Continue to the November 25, 2013 Planning Commission meeting.

Code Amendment CO-13-03 related to Motels. The amendments would reduce the total number of rooms that could be utilized as extended occupancy rooms at any motel site from 25% to 10%. Environmental Determination: Exempt.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, NOVEMBER 25, 2013.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

Appeal Procedure

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

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