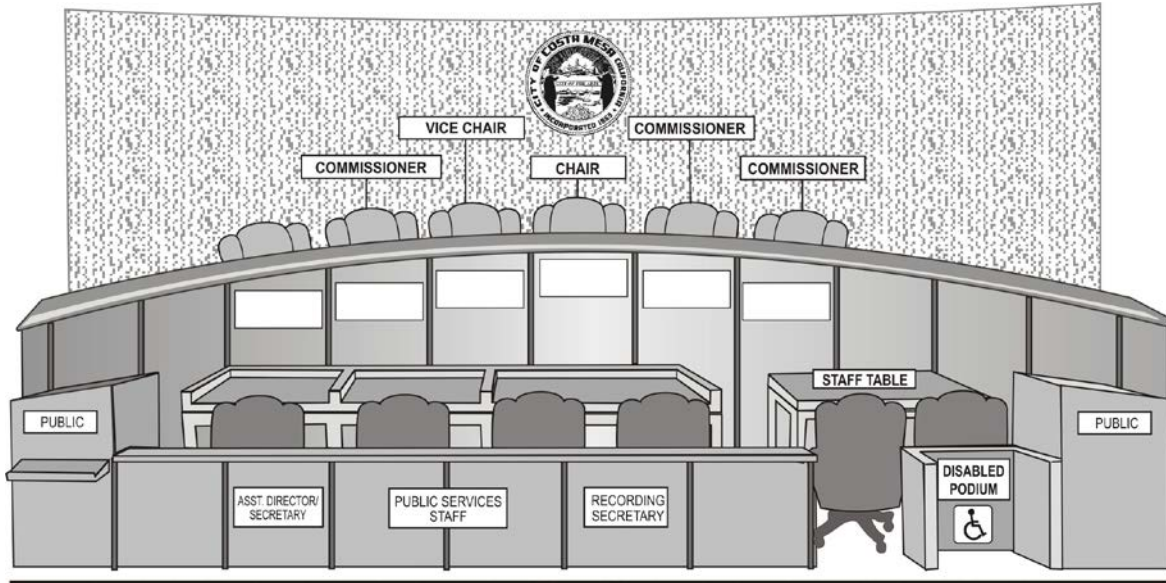


Planning Commission Agenda February 9, 2015

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

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



PLEDGE OF ALLEGIANCE TO THE FLAG.

SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONERS BY CITY CLERK.

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

ELECTION OF OFFICERS:

(a) Election of Chair

(b) Election of Vice Chair

(c) Appointment to City/NMUSD Liaison Committee

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:

RECOMMENDATION(S):

1. [Minutes for the meeting of January 26, 2015](#)

Approve.

PUBLIC HEARINGS:

RECOMMENDATION(S):

1. [PA-14-04 & PM-13-155: CONVERSION OF AN EXISTING 4-UNIT, SINGLE-FAMILY DETACHED RESIDENTIAL DEVELOPMENT TO A SMALL LOT SUBDIVISION AT 191 THROUGH 199 MESA DRIVE](#)

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

Applicant: Temir Sacuy
Site Address: 191 Through 199 Mesa Drive
Zone: R2-MD
Project Planner: Mel Lee

Environmental Determination:

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

Description:

- **Planning Application PA-14-04:** The proposed project involves the conversion of an existing one-lot, airspace subdivision of a four-unit, detached residential common-interest development to a small lot subdivision consisting of fee simple lots for ownership. The original residential common-interest development was previously approved under Planning Application PA-06-04. The conversion would eliminate common lots and also the need for an incorporated Homeowner’s Association (HOA). No new construction or changes to the existing parking are proposed; and
- **Parcel Map PM-13-155:** A small lot subdivision of the property into 4 fee-simple lots.

PUBLIC HEARINGS:

RECOMMENDATION(S):

2. [PA-15-02: MINOR CONDITIONAL USE PERMIT AND DEVELOPMENT REVIEW FOR CONSTRUCTION OF A NEW DRIVE-THROUGH RESTAURANT AT 3150 HARBOR BOULEVARD](#)

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

Applicant: Phil Schanberger
Site Address: 3150 Harbor Boulevard
Zone: C1
Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description:

- **Minor Conditional Use Permit and Development Review** for construction of a new drive-through restaurant approximately 3,823 square feet in size. The existing Burger King restaurant with drive-through is slated for demolition. The proposed “Raising Cane’s” restaurant will be open from 10AM to 12 midnight (Sunday through Wednesday) and 10AM to 2AM (Thursday through Saturday).

3. [PA-14-39: CONDITIONAL USE PERMIT FOR THE CONSTRUCTION OF A NEW CONVENIENCE STORE AT 2281 NEWPORT BOULEVARD](#)

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

Applicant: Shawn Mehr
Site Address: 2281 Newport Boulevard
Zone: C2
Project Planner: Minoo Ashabi

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description:

- **Conditional Use Permit** for the construction of a new convenience store approximately 1,190 square feet in size at an existing gasoline service station. The proposal also includes a variance from the required

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

landscape setback requirement to allow the encroachment of a trash enclosure and parking area (20 foot setback required; 7.5 foot setback proposed). No alcoholic beverage sales are proposed.

DEPARTMENTAL REPORT(S):

RECOMMENDATION(S):

1. **Public Services Report**

Receive and file.

2. **Development Services Report**

Receive and file.

CITY ATTORNEY'S OFFICE REPORT(S):

RECOMMENDATION(S):

1. **City Attorney**

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, FEBRUARY 23, 2015.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second and fourth 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.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 5:00 PM.**
- Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **no later than 15 minutes prior to the start of the meeting (no copies, for the Commission, will be made unless the materials are submitted prior to 5:00 PM).**
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.

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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Fax (714) 754-4856
PlanningCommission@costamesaca.gov