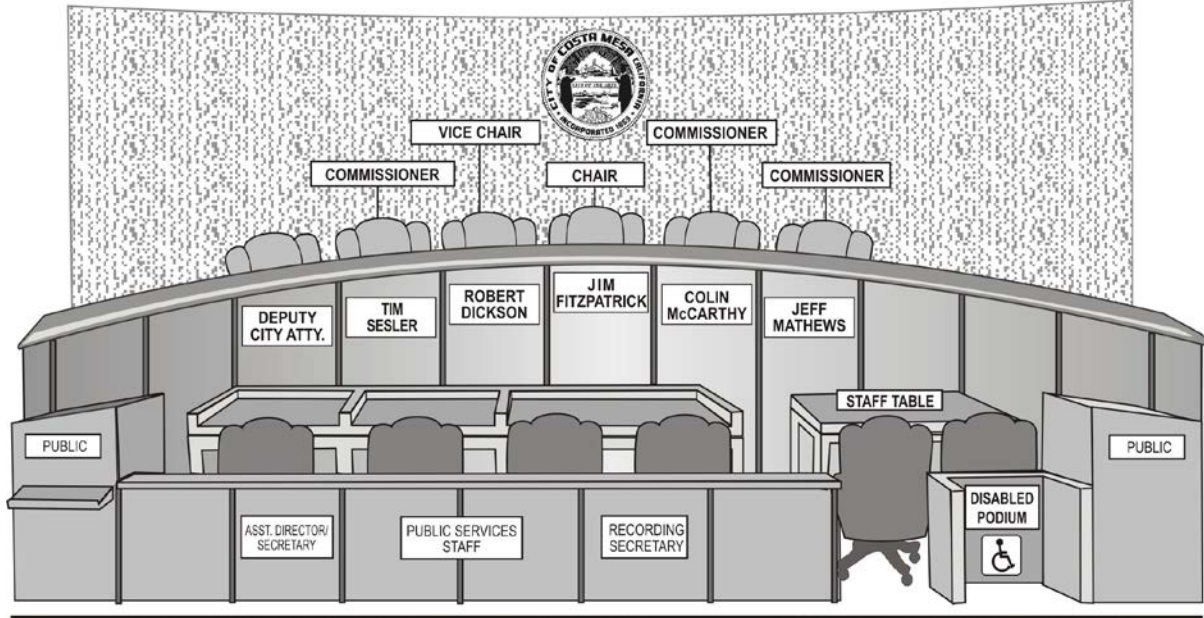


Planning Commission Agenda

February 10, 2014

*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.

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 January 27, 2014.**
- 2. **[Code Enforcement Update.](#)**

RECOMMENDATIONS:

Approve.

Receive and file.

PUBLIC HEARINGS:

- 1. **Application No.:** [BC13-00844 \(Appeal\)](#)
Applicant: David Maffei
Appellant: M. York on behalf of G. Youssef
Site Address: 3384 Wimbledon Way
Zone: PDR-MD
Project Planner: Antonio Gardea
Environmental Determination: Exempt

RECOMMENDATIONS:

Uphold the approval by adoption of Planning Commission resolution, subject to conditions.

Description:

Appeal of the Planning Division's Zoning Approval to construct additions that meet Residential Design Guidelines to the first and second story of an existing two-story residence. The residence is 2,424 square feet in area. The proposed addition consists of 739 square feet of living area to the first floor and 966 square feet of living area to the second floor for a total area of 1,705 square feet. The resulting home size will be 4,129 square feet.

- 2. **Application No.:** [PA-13-10](#)
Applicant: Sheldon Group
Site Address: 430 and 436 East 17th Street
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

Continue to the February 24, 2014 Planning Commission meeting.

Description:

- 1. Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,517 square feet to 5,228 square feet and demolishing existing buildings containing a dry cleaner, a dog groomer use, and a tailor shop boutique (approximately 5,380 square feet) as part of a new two-story, 8,770 square foot multi-tenant retail/office building.

PUBLIC HEARINGS:

RECOMMENDATIONS:

- 2. Minor conditional use permit to allow the outdoor seating area for the bar/restaurant to expand within the required front landscape setback (20 feet required; 7 feet proposed).
- 3. Minor conditional use permit for shared driveway access with 440 East 17th Street.
- 4. Minor Conditional Use Permit to deviate from shared parking requirements based on unique operating characteristics (78 spaces required; 50 spaces proposed).
- 5. Minor Conditional Use Permit to allow additional compact parking spaces (7 maximum compact spaces allowed; 10 compact spaces proposed).

- 3. **Application No.:** [PA-13-21/ T-17658](#)
Applicant: Kim Prijatel
City Ventures
Site Address: 2023, 2025, and 2027
Placentia Avenue
Zone: MG
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

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

Description: The project involves the following:

- 1) Adoption of an Initial Study/Mitigated Negative Declaration;
- 2) Planning Application PA-13-21- Urban Master Plan for development of a 36-unit live/work project at the site of existing boat storage and repair uses within the Mesa West Bluffs Urban Plan area. The Project consists of the development of 36 units (30 lofts and live/work units and six residential units) with a Floor Area Ratio (FAR) of 0.92. The proposal includes attached two-story and three-story townhome-style units and a three-story attached six-unit building facing Placentia Avenue. A total of 69 garage parking spaces and 39 open parking spaces are proposed (three spaces per unit). The project requests approval of the following deviations:

PUBLIC HEARINGS:

RECOMMENDATIONS:

- Live/work standards - Deviation to allow development of six residential units with no workspace;
 - Workspace minimum size standards - Deviation from minimum size requirement for 24 units (250 SF required: 118 SF proposed for 24 units); and,
 - Rear Setback – Deviation from required setback abutting residential zone to allow a 10-foot setback for first floors (20 feet required).
- 3) Tentative Tract Map 17658 – Subdivision of a 1.88-acre property for condominium purposes to allow private sale and ownership of the 36 live/work and residential units.

4. **Application No.:** [PA-13-38](#)
Applicant: Juanita Fotheringham
Site Address: 3315 Hyland Avenue,
Suite #H
Zone: PDI
Project Planner: Antonio Gardea
Environmental Determination: Exempt

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

Description:

1. A Conditional Use Permit for the sale of alcoholic beverages (wine only) under a State Alcoholic Beverage Control (ABC) License Type 20 (Off-Sale beer and wine) and Type 42 (On-Sale beer and wine) in conjunction with the establishment of a wine boutique and school (Neptune School of Wine).
2. A finding of Public Convenience or Necessity (PC or N) in conjunction with a premise-to-premise transfer of an existing Type 42 ABC License from outside the City to allow on-premise sales of alcoholic beverages at the proposed location.

PUBLIC HEARINGS:

- 3. A Minor Conditional Use Permit to establish a trade/vocational school for wine tasting/education (Neptune School of Wine).

- 5. **Application No.:** [PA-13-39](#)
Applicant: Gabrielle Dion
Site Address: 3313 Hyland Avenue,
Suite #A6
Zone: PDI
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

Conditional use permit for the sale of alcoholic beverages (distilled spirits only) under a State Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale General) in conjunction with the sale of glassware and bar accessories at an existing retail store (The Mixing Glass).

RECOMMENDATIONS:

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

NEW BUSINESS:

- 1. [Report on G & W Towing CUP status and recent noise complaint.](#)

RECOMMENDATION:

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, FEBRUARY 24, 2014.

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.

Any written communications, photos, or other material for distribution to the Planning Commission must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** 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.**

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

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
Fax (714) 754-4856
PlanningCommission@costamesaca.gov