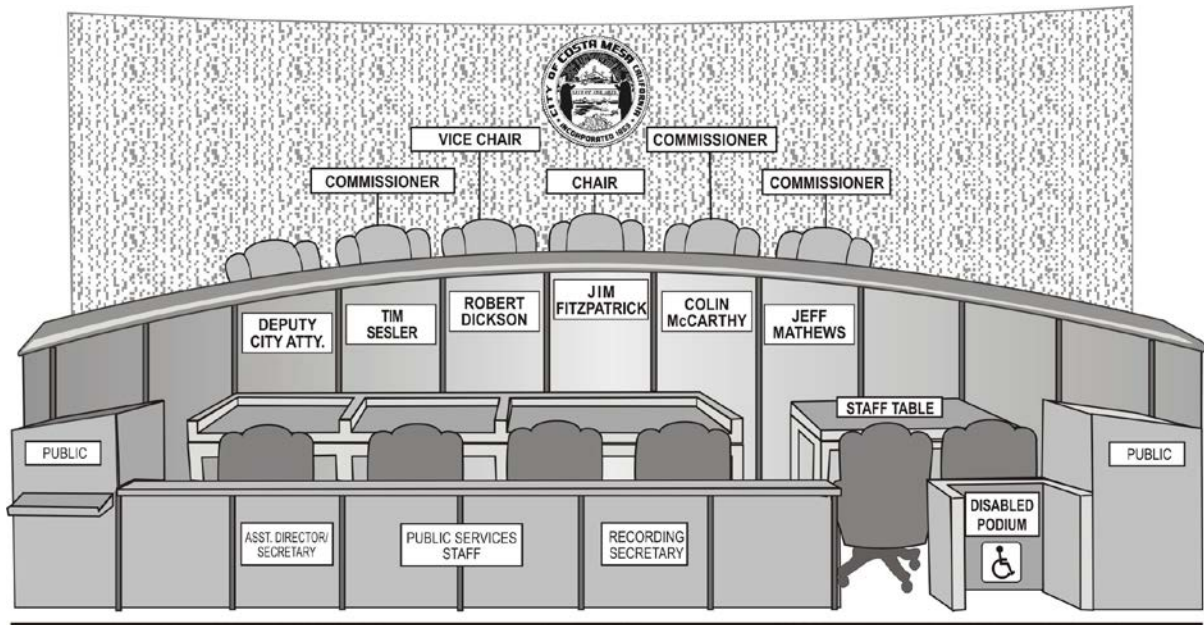


# Planning Commission Agenda

## March 24, 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

### **PLANNING COMMISSION DESIGN AWARD PRESENTATION TO CODE ENFORCEMENT STAFF.**

### **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 March 10, 2014.**

Approve.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

1. **Application No.:** [ZA-14-10](#)  
**Applicant:** Seyedmehdi Hassani  
**Site Address:** 3033 Bristol Street, Suite F  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

Deny by adoption of Planning Commission resolution.

**Description:** Minor Conditional Use Permit to allow an existing hookah lounge (Bublyz Hookah Lounge) within 200 feet of residentially-zoned properties to remain open past 11:00 PM (12:00 midnight Sunday through Thursday; 2:00 AM Friday and Saturday).

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

Approve by adoption of Planning Commission resolution, subject to conditions. Continued from the March 10, 2014 Planning Commission meeting.

**Description:**

1. Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,335 square feet to 5,185 square feet as part of a new two-story, 8,720 square foot multi-tenant retail/office building.
2. Conditional use permit to provide valet parking.
3. Minor conditional use permit to allow an expanded outdoor seating area for the bar/restaurant to encroach within the required front landscape setback (20 feet required; 7 feet proposed).

**PUBLIC HEARINGS:**

- 4. Minor conditional use permit for shared driveway access with 440 East 17<sup>th</sup> Street.
- 5. A request to deviate from shared parking requirements based on unique operating characteristics (70 spaces required; 48 spaces proposed).
- 6. A request to exceed the maximum number of compact parking spaces (7 maximum compact spaces allowed; 10 compact spaces proposed).

3. **Application No.:** [GP-13-02, R-13-02, CO-13-02, and PA-13-11](#)

**Applicant:** Red Oak Investments  
**Site Address:** 125 East Baker Street  
**Zone:** CL (Existing); PDR-HD (Proposed)  
**Project Planner:** Mel Lee  
**Environmental Determination:** Certify Final Environmental Impact Report

**Description:** The proposed project is a five-story, 240-unit apartment complex (63-foot maximum height proposed) at a density of 58 dwelling units per acre with a six-story parking structure (57-foot maximum height proposed) with a total of 461 parking spaces, along with the following specific entitlements:

- 1. **Final Environmental Impact Report (SCH# 2013081051).** Certification of the Final EIR for the project.
- 2. **General Plan Amendment GP-13-02.** Change the land use designation of the 4.17-acre site from Industrial Park to High Density Residential, and text amendment(s) to the City’s General Plan to reflect a site-specific density of 58 dwelling units per acre, and a site-specific height of six stories.
- 3. **Rezone R-13-02.** A rezone (or change) of the zoning classification of the 4.17-acre development site from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD).

**RECOMMENDATION(S):**

Recommend that the City Council take the following actions:

- 1. Certify the Final Environmental Impact Report for the project.
- 2. Approve by adoption of resolution General Plan Amendment GP-13-02
- 3. Give first reading to the ordinance approving Rezone R-13-02.
- 4. Give first reading to the ordinance approving Zoning Code Amendment CO-13-02.
- 5. Approve by adoption of resolution Master Plan PA-13-11, subject to conditions of approval and EIR Mitigation Monitoring and Reporting Program for the project.

Continued from the February 24, 2014 Planning Commission meeting.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

4. **Zoning Code Amendment CO-13-02.** A zoning code amendment to Costa Mesa Municipal Code Title 13 to allow a site-specific density of 58 dwelling units per acre.
5. **Master Plan PA-13-11.** A Master Plan for development of a five-story 240-unit residential apartment building (63 feet overall height) that wraps around a six-story parking structure (57 feet overall height) with a deviation from: on-site parking requirements (538 parking spaces required; 461 parking spaces proposed).

**NEW BUSINESS:**

**RECOMMENDATION(S):**

1. [Report on the status of the Planning Commission's 2013 Goals.](#)

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, APRIL 14, 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](http://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](http://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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