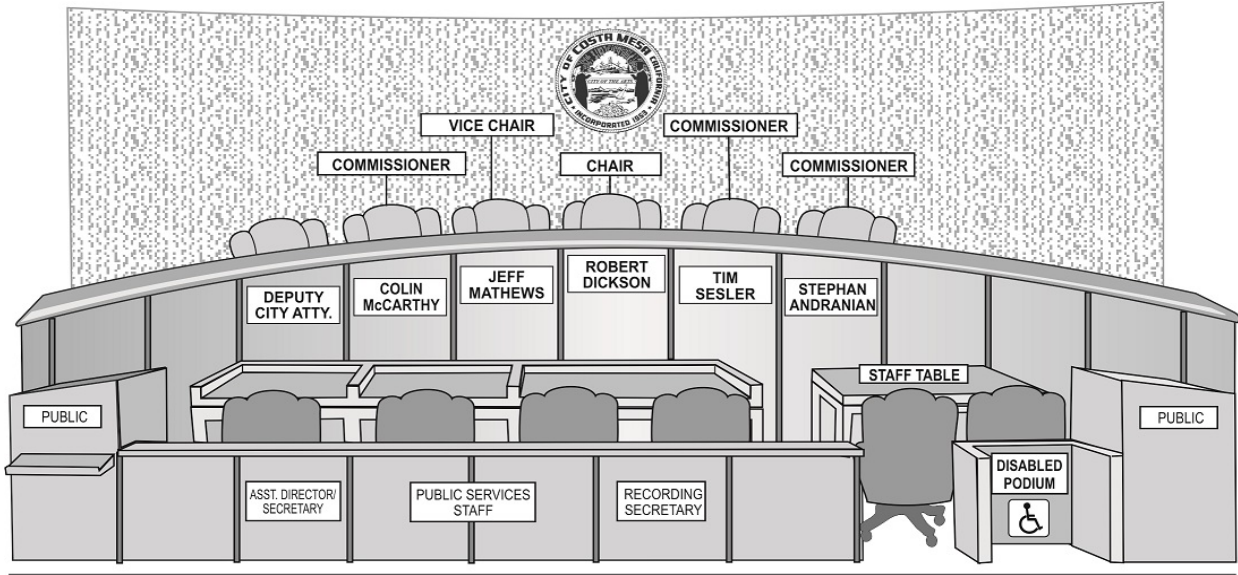


Revised on 5/22/15

Planning Commission Agenda May 26, 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.

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

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.

PUBLIC HEARINGS:

RECOMMENDATION(S):

1. **DA-00-04 (DA-15-01): TWO-YEAR REVIEW OF A DEVELOPMENT AGREEMENT FOR THE PACIFIC ARTS PLAZA BOUNDED BY BRISTOL STREET, ANTON BOULEVARD, AVENUE OF THE ARTS AND 405 FREEWAY**

Staff recommends the Planning Commission determine and find, based on the evidence in the record, that the property owner has demonstrated good faith compliance with the terms and conditions of Development Agreement DA-00-04.

Applicant: Irvine Company, LLC
Site Address: Bounded by Bristol Street,
Anton Boulevard, Avenue
of the Arts and 405
Freeway

Zone: TC
Project Planner: Stephanie Roxas

Environmental Determination:

The development agreement review is exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act) Guidelines.

Description: Two-year review of the development agreement originally executed between the City of Costa Mesa and Irvine Company (as successor to FSP Two Town Center/Fifth Street Properties). The Agreement was approved in conjunction with a Preliminary Master Plan for South Coast Plaza Town Center and Final Environmental Impact Report No. 1047 for construction of an 18-story high-rise (400,000 sq. ft.) and a five-level parking structure (770 new spaces).

2. **PA-15-14 (ZA-12-01 A): CONDITIONAL USE PERMIT FOR VALET PARKING AND AN AMENDMENT TO ZONING APPLICATION ZA-12-01 FOR PLUMS CAFE LOCATED AT 369 EAST 17th STREET, #8**

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

Applicant: Kim Jorgenson
Site Address: 369 East 17th Street, # 8
Zone: C1

Project Planner: Antonio Gardea

Environmental Determination:

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

Description: The proposed project involves the following:

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

1. Conditional Use Permit for valet parking service for Plums Cafe during peak hours on Saturday from 8:00 a.m. to 2:00 p.m.
2. An amendment to Zoning Application ZA-12-01 approved on August 21, 2014 that allowed deviation from the City's Shared Parking Requirements for expansion of the restaurant into an adjacent 870 square-foot tenant space (Suite #11) and a 240 square foot expansion of the patio area with conditions of approval limiting use of the tenant space for private functions only with hours of operation from 8:00 a.m. to 3:00 p.m. The applicant is requesting an amendment to ZA-12-01 to extend their hours to 11:00 p.m.

3. **PA-14-30: [A PLANNING APPLICATION INVOLVING A CONDITIONAL USE PERMIT AND A PLANNED SIGN PROGRAM FOR A RETAIL ESTABLISHMENT LOCATED AT 1536 NEWPORT BOULEVARD](#)**

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

Applicant: Lisa Merritt
Site Address: 1536 Newport Boulevard
Zone: C2
Project Planner: Antonio Gardea

Environmental Determination:

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

Description: The planning application involves the following:

1. Conditional Use Permit (CUP) to allow sale/ outdoor display and repair services of motorcycles within 200 feet of residentially-zoned properties.
2. The CUP includes a request for the use of three storage containers for storage and merchandise display which are visible from the public right of way. The total building area including the containers exceeds the maximum allowable Floor Area Ratio and the containers are located within the required side yard setback (15 feet required; no setback provided).

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

- 3. Planned Sign Program for a sign that exceeds the allowable area and a sign that deviates from the location requirements.

- 4. **PA-15-08 and PM-15-108: A MASTER PLAN FOR A FOUR THREE-STORY DETACHED RESIDENTIAL PROJECT LOCATED AT 2068 MAPLE AVENUE**

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

Applicant: Diamond Star Associates
Site Address: 2068 Maple Avenue
Zone: R2-HD
Project Planner: Mino Ashabi

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (Infill development).

Description: The proposed project involves the following:

1) Planning Application PA-15-08: A master plan for development of four three-story detached residential units per the small lot subdivision standards within the Mesa West Residential Ownership Urban Plan with the following deviations:

- Minimum lot size (one acre required; 0.235-acre proposed)
- Minimum front landscape setback (20 feet required; 10 feet proposed)
- Open parking spaces provided in garages – The project meets the overall parking requirement: a total of 13 spaces are required including eight open parking spaces and five garage spaces, eight garage spaces and five open parking spaces proposed.

2) Tentative Parcel Map PM-15-108: A four lot fee simple subdivision for individual ownership purposes in accordance with the small lot subdivision standards.

- 5. **PA-15-01: CONDITIONAL USE PERMIT FOR A TATTOO PARLOR LOCATED AT 2052 NEWPORT BOULEVARD, SUITE 11**

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

Applicant: Raymond Burciaga

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Site Address: 2052 Newport Boulevard,
Suite 11

Zone: C1

Project Planner: Chelsea Crager

Environmental Determination:

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

Description: A conditional use permit for a tattoo parlor with five tattoo artists and one apprentice (Enigmatic Concept) within a 525 sq. ft. tenant space.

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, JUNE 8, 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 3:00 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 3:00 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 3:00 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.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day 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

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PlanningCommission@costamesaca.gov