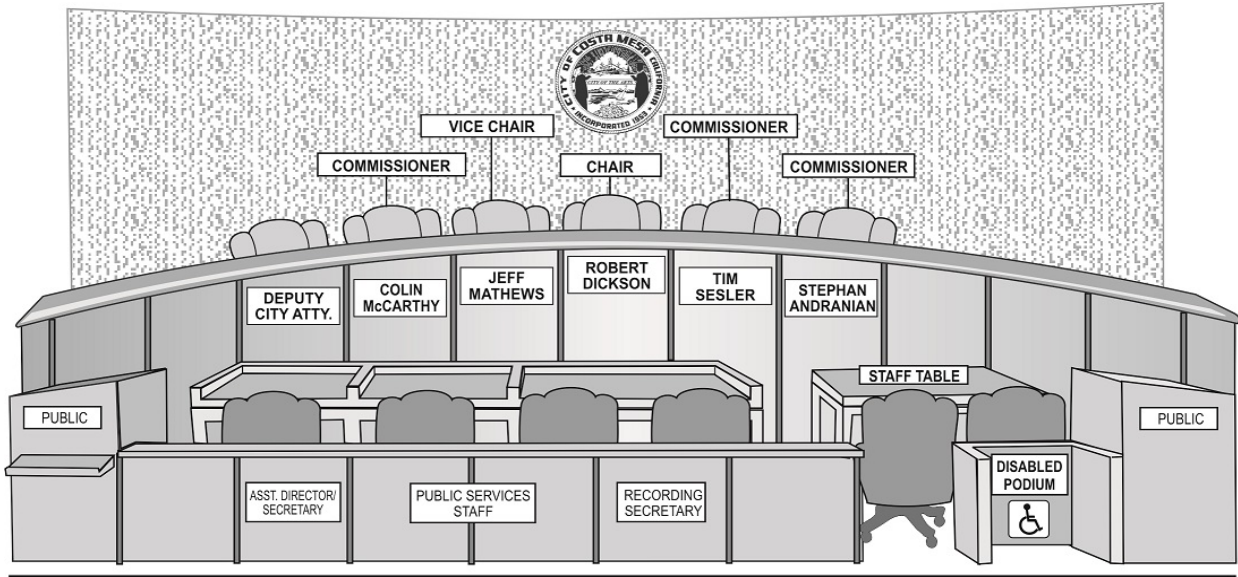


Revised on 7/23/15

# Planning Commission Agenda July 27, 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.

**CONSENT CALENDAR:**

- 1. [Minutes for the meeting of June 22, 2015](#)
- 2. [Minutes for the meeting of June 8, 2015](#)

**RECOMMENDATION(S):**

Approve.  
Approve.

**PUBLIC HEARINGS:**

- 1. [PA-15-19 & PM-15-129: DESIGN REVIEW AND TENTATIVE PARCEL MAP FOR A NEW 2-UNIT, TWO-STORY SMALL LOT RESIDENTIAL PROJECT AT 189 MERRILL PLACE](#)

**RECOMMENDATION(S):**

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

**Applicant:** George W Seitz  
**Site Address:** 189 Merrill Place  
**Zone:** R2-MD  
**Project Planner:** Ryan Loomis

**Environmental Determination:**

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

**Description:** Design Review and Tentative Parcel Map for the construction of a new 2-unit, two-story small lot residential subdivision in the R2-MD zone. The existing single story residence will be demolished. The Tentative Parcel Map proposes the subdivision of the property into two fee simple lots for home ownership.

- 2. [CO-15-02: AN ORDINANCE OF THE CITY COUNCIL OF COSTA MESA AMENDING TITLE 8, CHAPTER V AND TITLE 13 RELATED TO REGULATIONS FOR SMOKING LOUNGES](#)

Recommend that City Council approve and give first reading to the ordinance.

**Applicant:** City of Costa Mesa  
**Site Address:** Citywide  
**Project Planner:** Stephanie Roxas  
**Environmental Determination:** This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines

**Description:** Code Amendment CO-15-02 amends the Costa Mesa Municipal Code to create standards regulating smoking lounge uses, including but not limited to hookah parlors, vaping lounges, and cigar bars. The proposed code amendment would include, but not limited

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

to, definitions, permissible zoning districts, and operational and development standards for smoking lounges.

- 3. [\*\*PA-13-32: DESIGN REVIEW TO LEGALIZE THE CONVERSION OF A FOURTH UNIT IN AN EXISTING TRIPLEX LOCATED AT 141 MELODY LANE\*\*](#) Continue to the August 10<sup>th</sup> Planning Commission meeting.

**Applicant:** Ryan Walton  
**Site Address:** 141 Melody Lane  
**Zone:** R3  
**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 (conversion of small structures).

**Description:** Design Review to legalize the conversion of a fourth unit in an existing triplex. The fourth unit is a one-bedroom unit located on the first floor of the apartment building. Proposed project involves compliance with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of 9 spaces for the property (9 spaces proposed). In order to create new open parking, a minor modification is required for the encroachment of one open parking space in the front yard setback (20-foot setback requirement; 16-foot setback proposed).

- 4. [\*\*PA-15-16: CONDITIONAL USE PERMIT FOR MOTOR VEHICLE SALES INCLUDING A DEVIATION FROM PARKING LOCATED AT 3050/3060 BRISTOL STREET\*\*](#) Approve by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** Greg Butcher  
**Site Address:** 3050/3060 Bristol Street  
**Zone:** PDC  
**Project Planner:** Chelsea Crager  
**Environmental Determination:** The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:** Conditional Use Permit for motor vehicle sales of high-end vehicles and collector cars with thirteen outdoor display spaces in the parking lot. The CUP includes a deviation from parking requirements due to unique operational characteristics to allow for the proposed outdoor display (39 spaces required; 32 spaces proposed). Existing parking includes 22 spaces in the parking lot and an additional 10 spaces through a reciprocal parking agreement with the Hilton Hotel at 3050 Bristol St.

**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, AUGUST 10, 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 (2<sup>nd</sup> 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](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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