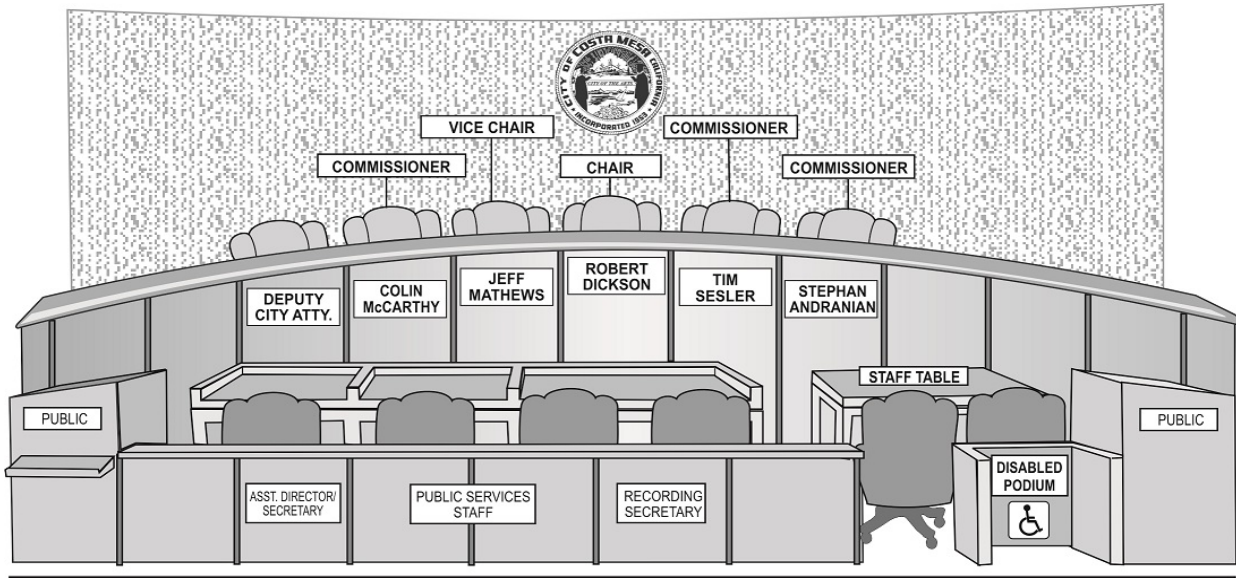


Planning Commission Agenda

November 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.

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 October 26, 2015](#)
- 2. [Comparison Matrix of Orange County Cities](#)

RECOMMENDATION(S):

Approve.
 Receive and file.

PUBLIC HEARINGS:

- 1. [PA-15-41 / T-17974: DESIGN REVIEW FOR CONSTRUCTION OF FIVE NEW 2-STORY DETACHED SINGLE-FAMILY RESIDENCES AT 261 MESA DRIVE](#)

RECOMMENDATION(S):

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

Applicant: Kerry Smith
Site Address: 261 Mesa Drive
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

Description: Design Review for the demolition of 5 existing multi-family units and construction of five new 2-story detached single-family residences. This 22,500 square foot lot will be subdivided into 5 fee simple lots per the Small Lot Subdivision Ordinance. The project meets all residential development standards and residential design guidelines.

- 2. [PA-15-46: CONDITIONAL USE PERMIT FOR BOATHOUSE COLLECTIVE AS A RESTAURANT AND MUSIC VENUE WITH VALET PARKING AND NO OUTDOOR DINING AT 1640 POMONA AVENUE AND OFF-SITE VALET PARKING AT 1626 OHMS WAY AND 1603 SUPERIOR AVENUE](#)

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

Applicant: Clay Peterson
Site Address: 1640 Pomona Ave., off-site parking at 1626 Ohms Way, and 1603 Superior Avenue

Zone: MG
Project Planner: Minoo Ashabi

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 to allow modified operations of Boathouse Collective as a restaurant and music venue with live entertainment and dancing within a 3,000 square foot building with valet parking and no outdoor dining. The following hours of operation are proposed:

- Weekly daytime - Monday – Thursday 7:00 a.m. to 3:00 p.m. for takeout orders and delivery only;
- Weekday evenings – 5:00 p.m. to 1:00 a.m. with valet service; and
- Weekend daytime and evenings – 7:00 a.m. to 2:00 a.m. with valet service.

The valet parking will be provided as follows:

- On-site valet parking with 30 parking spaces;
- Off-site valet parking at 1603 Superior Avenue with 21 overflow spaces; and
- Off-site employee parking at 1626 Ohms Way with 15 parking spaces.

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, NOVEMBER 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 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