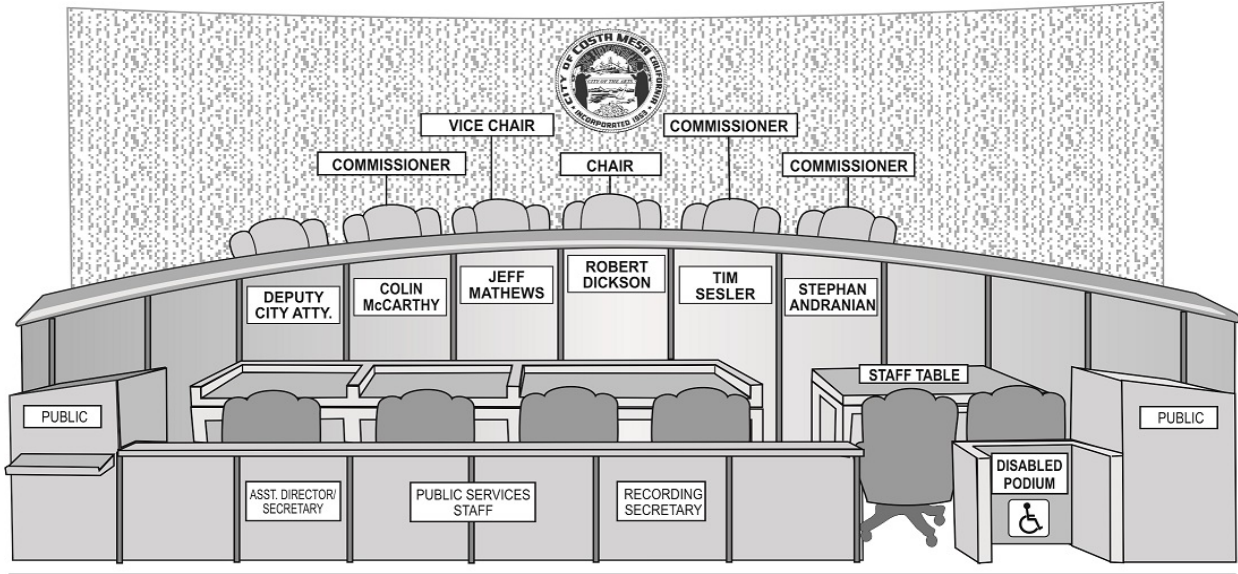


Planning Commission Agenda

January 25, 2016

*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 January 11, 2016](#)

RECOMMENDATION(S):

Approve.

PUBLIC HEARINGS:

- 1. [CO-15-05: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13, CHAPTER VII, LANDSCAPING STANDARDS, TO REFLECT THE 2015 STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND UPDATE THE "WATER EFFICIENT LANDSCAPE GUIDELINES" IN ACCORDANCE WITH STATE LAW](#)

RECOMMENDATION(S):

Recommend that City Council:

- 1. Approve and give first reading to the Ordinance and;
- 2. Adopt resolution approving 2016 Water Efficient Landscape Guidelines.

Applicant: City of Costa Mesa

Site Address: Citywide

Project Planner: Mino Ashabi

Environmental Determination:

This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines

Description: The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-15-05 to amend Title 13, Chapter VII to update the Water Efficient Landscape Ordinance and corresponding guidelines per 2015 standards of State Department of Water Resources for the following:

- a) New construction of 500 square feet or more for all projects; previous thresholds: 2500 square feet for public and private development and 5000 square feet for owner built custom homes
- b) Rehabilitated landscape projects of 2,500 square feet requiring a building or landscape permit, plan check, or design review

The new requirements also limits turf installation at residential properties to 25% maximum (non-residential installation, with the exception of recreational uses will not be allowed). The amendment to the ordinance is in response with the Governor's Executive Order issued on April 1, 2015 and the State Department of Water Resources updated requirements for landscaping and irrigations. The Water Efficient Landscape Guidelines will also need to be

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

amended to include the latest required forms and formulas for calculation of allowable water usage.

- 2. **PA-15-51: CONDITIONAL USE PERMIT FOR A REQUEST FOR LIVE ENTERTAINMENT AT AL FORNO CAFFE 1525 MESA VERDE EAST, SUITE 124/125** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Majid Kayhan-Mahd
Site Address: 1525 Mesa Verde East,
 Suite 124/125

Zone: C1
Project Planner: Ryan Loomis

Environmental Determination:
 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 request for live entertainment at Al Forno Caffe Italian Restaurant, a 2,400 square-foot restaurant located at 1525 Mesa Verde East, Suite 124/125. The restaurant is located within 200 feet of residentially zoned properties. The live entertainment will consist of one to three live entertainers who will play light background music for restaurant guests. Hours of live entertainment are proposed between 6PM to 11PM, daily.

- 3. **PA-15-50: CONDITIONAL USE PERMIT FOR A PROPOSED MICROBREWERY WITH A TASTING ROOM AT 2960 RANDOLPH AVENUE** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: John Wallace, Supply
 House LLC
Site Address: 2960 Randolph Avenue

Zone: MG
Project Planner: Ryan Loomis

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: A conditional use permit for a proposed microbrewery with a tasting room (Gunwhale Ales) in a 3,710 square-foot lease area at 2960 Randolph Ave. The proposed business involves:

- **Tasting Room.** In conjunction with the brewing of artisan ales, proposed microbrewery will feature a 1,818 square-foot public area, comprised of an 898 square-foot indoor tasting room, 500 square-foot barrel room (used for occasional events), and a 420 square-foot outdoor patio space. In addition, the food and beverage service and retail sales in the tasting room are proposed to be ancillary to the manufacturing of the microbrews.
- **Food supply from third party vendor.** The proposal does not include a commercial kitchen; food trucks, local restaurants, or outside catering businesses are intended to supply the food for the tasting room.
- **Alcohol sales for on-site and off-site consumption.** The use proposes alcohol sales for both on-site and off-site consumption. The business is subject to approval of a State Alcoholic Beverage Control (ABC) License Type 23 (Small Beer Manufacturer).
- **Hours of Operation: *For Microbrewery Operations:*** Proposed hours of operation are from 5AM to 12PM daily for brewing/blending of the artisanal products. ***For Tasting Room:***
- Proposed hours of operation for the tasting room is 11AM to 12 midnight, Sunday through Wednesday, and 11AM to 8:30PM, Thursday through Saturday.
- **Parking.** The tasting room shall expressly not be open during the approved business hours for The Commissary Lounge, however will be open along with other uses that share parking, including 5 Elements MMA and Grand Prix Performance wheel shop. Code requires 24 parking spaces; 48 parking spaces are provided.
- **Deviation from Front Street Setback:** The proposal includes a request to encroach 2 feet into the front street setback for outdoor patio (10 feet required; 8 feet proposed).

PUBLIC HEARINGS:

RECOMMENDATION(S):

4. [PA-02-50 A2: SECOND AMENDMENT TO CONDITIONAL USE PERMIT PA-02-50 TO PROVIDE ADDITIONAL VALET PARKING SPACES IN CONJUNCTION WITH AN EXPANSION OF AN EXISTING RESTAURANT \(SOCIAL COSTA MESA\)](#)

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

Applicant: Tim Johnson
Site Address: 512, 516, and 540 West
19th Street, and 1913
Harbor Boulevard

Zone: C2
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Description: Second amendment to Conditional Use Permit PA-02-50 to provide additional valet parking spaces in conjunction with an expansion of an existing restaurant (Social Costa Mesa). The valet plan previously approved under the first amendment to PA-02-50 (ZA-14-40) included 9 on-site valet spaces at 512 W. 19th Street and 12 off-site valet spaces at 540 W. 19th Street (21 spaces total). The existing square footage of Social (512 W. 19th Street) is 3,200 square feet; the proposed expansion (516 W. 19th Street) is 1,600 square feet (4,800 square feet total); 52 parking spaces are required with the proposed restaurant expansion. The updated parking plan includes 17 on-site valet spaces at 512 and 516 W. 19th Street, 20 off-site valet spaces at 540 W. 19th Street, and 15 off-site valet spaces at 1913 Harbor Boulevard (52 spaces total proposed). Hours of operation will continue to be 5:00 pm to 12:00 midnight, Tuesday through Saturday (no change proposed).

5. [PA-15-47 & TT-17984: DESIGN REVIEW AND TENTATIVE TRACT MAP TO CONSTRUCT A FIVE-UNIT, TWO-STORY SMALL LOT SUBDIVISION AT 548 VICTORIA](#)

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

Applicant: Jennifer Nguyen
Site Address: 548 Victoria Street

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

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: The proposed project involves the following:

1. **Planning Application PA-15-47:** Design Review to construct a five-unit, two-story, small lot subdivision on an 18,500 sq. ft. lot in an R2-MD zone. The project complies with the small lot subdivision development standards and residential design guidelines. Each unit will have direct access from Miner Street with its own driveway and pedestrian approach. The two-story detached homes consist of 4 bedrooms, 3 bathrooms, and a two-car garage with a minimum interior dimension of 20 feet by 20 feet.
2. **Tentative Tract Map TT-17984:** A subdivision in accordance with small lot subdivision standards to create five fee simple lots.

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, FEBRUARY 8, 2016.

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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