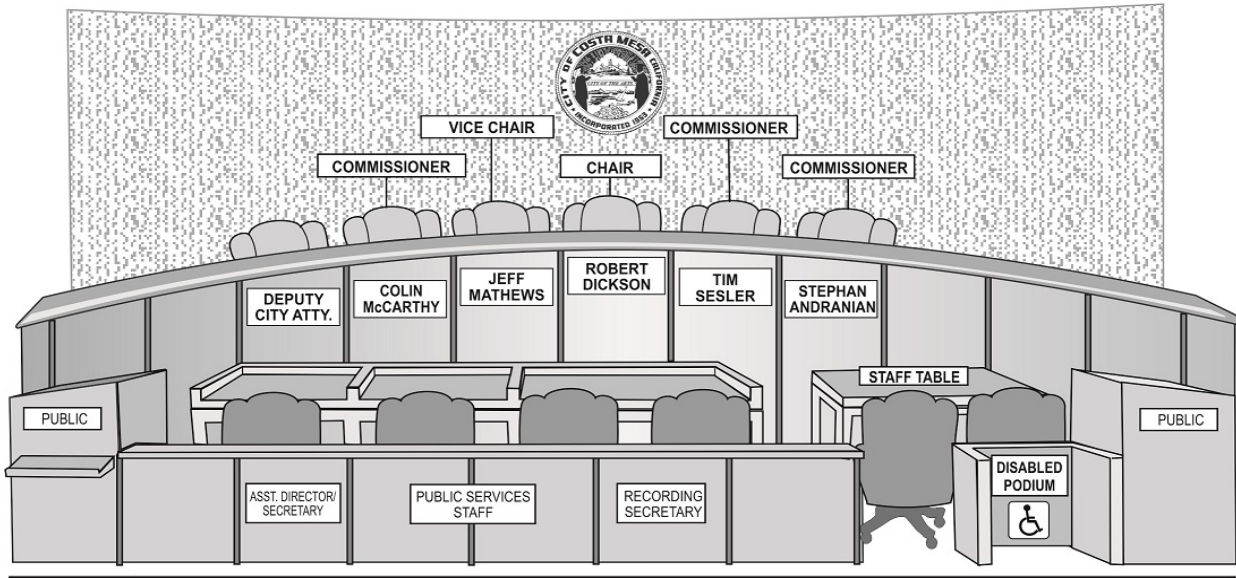


Planning Commission Agenda

April 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. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

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 April 11, 2016](#)
2. [Review of Planning Application PA-15-46 for Boathouse Collective](#)

RECOMMENDATION(S):

Approve.
 Receive and file.

PUBLIC HEARINGS:

1. [PM-2016-109: TENTATIVE PARCEL MAP FOR SUBDIVISION OF A LOT INTO FOUR R1 ZONED FEE SIMPLE LOTS AT 410 WALNUT](#)

RECOMMENDATION(S):

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

Applicant: Steve Scarborough
Site Address: 410 Walnut Place
Zone: R1
Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act Guidelines – Class 15 (Minor Land Divisions)).

Description: Tentative Parcel Map 2016-109 for the subdivision of a 0.746-acre lot into 4 (four) R1 zoned fee simple lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes for all four subdivisions are 87.87 x 92.50 = 8,128 square feet. This application involves the subdivision of the property only; a residential development is not being proposed at this time.

2. [PM-2015-192: SMALL LOT SUBDIVISION CONSISTING OF TWO FEE SIMPLE LOTS AT 2242 PACIFIC AVENUE](#)

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

Applicant: Land Development Consultants
Site Address: 2242 Pacific Avenue
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:

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

Description: A small lot subdivision consisting of two fee simple lots in accordance with small lot standards. The project was previously approved in 2016 (PA-15-42) to construct a 2-unit, two

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

story, detached residential development on a 7,405 sq. ft. lot in an R2-MD zone. The development complies with parking requirements and features standard two-car garages and individual driveways serving each residence. Unit 1 (2,262 sq. ft.) consists of 4 bedrooms/4 baths. Unit 2 (2,255 sq. ft.) includes 3 bedrooms/3.5 baths. The proposed project meets all residential development standards and design guidelines. The project was approved by Planning Commission on January 11, 2016.

- 3. [2015-2035 GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT \(DEIR\) - SCH# 2015111068](#) Approve by adoption of Planning Commission Resolutions for the following actions:

Applicant: City of Costa Mesa
Site Address: Citywide
Project Planner: Mino Ashabi
Environmental Determination:
 The General Plan and Draft Environmental Impact Report and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 and ending on April 18, 2016.

1. Recommend that the City Council certify the Environmental Impact Report – SCH No. 2015111068 and;
2. Recommend that the City Council adopt 2015-2035 General Plan

Description: The proposed project involves the following:

- 2015-2035 General Plan – an update to current General Plan including all ten elements with incorporation of the 2013-2021 Housing Element which was adopted in 2014. The proposed amendment is related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historical and Cultural Resources.
- Draft Environmental Impact Report (DEIR) - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.

PUBLIC HEARINGS:

RECOMMENDATION(S):

- 4. [PA-07-54 A1: AMENDMENT TO PLANNING APPLICATION PA-07-54 TO ALLOW EXTENDED MORNING AND EVENING HOURS FROM 7:00 A.M. TO 2:00 A.M. DAILY FOR THE HUB RESTAURANT LOCATED AT 1749 NEWPORT BOULEVARD](#)

Approve the amendment request for extended hours in the morning starting at 7:00 a.m. on daily basis and until 2:00 p.m. for Thursday, Friday and Saturday, by adoption of Planning Commission Resolution.

Applicant: Matt Stone
Site Address: 1749 Newport Boulevard
Zone: C2
Project Planner: Mino Ashabi
Environmental Determination:

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

Description: The proposed request is an amendment to Planning Application PA-07-54, an existing Conditional Use Permit (CUP) for a 2,000 square foot restaurant with 1,200 square feet outdoor dining area located at 1749 Newport Boulevard (The Hub) that serves alcoholic beverages after 11:00 p.m. within 200 feet of residentially-zoned properties. The existing CUP limits the hours of operation to 9:00 a.m. - 12:00 midnight Friday and Saturday and 9:00 a.m. - 11:00 p.m. Sunday through Thursday. The applicant is requesting modification of the conditions of approval to allow the restaurant/bar to open at 7:00 a.m. and close at 2:00 a.m. on a *daily basis*.

DEPARTMENTAL REPORT(S):

RECOMMENDATION(S):

- 1. **Public Services Report**
- 2. **Development Services Report**

Receive and file.
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, MAY 9, 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

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
Fax (714) 754-4856
PlanningCommission@costamesaca.gov