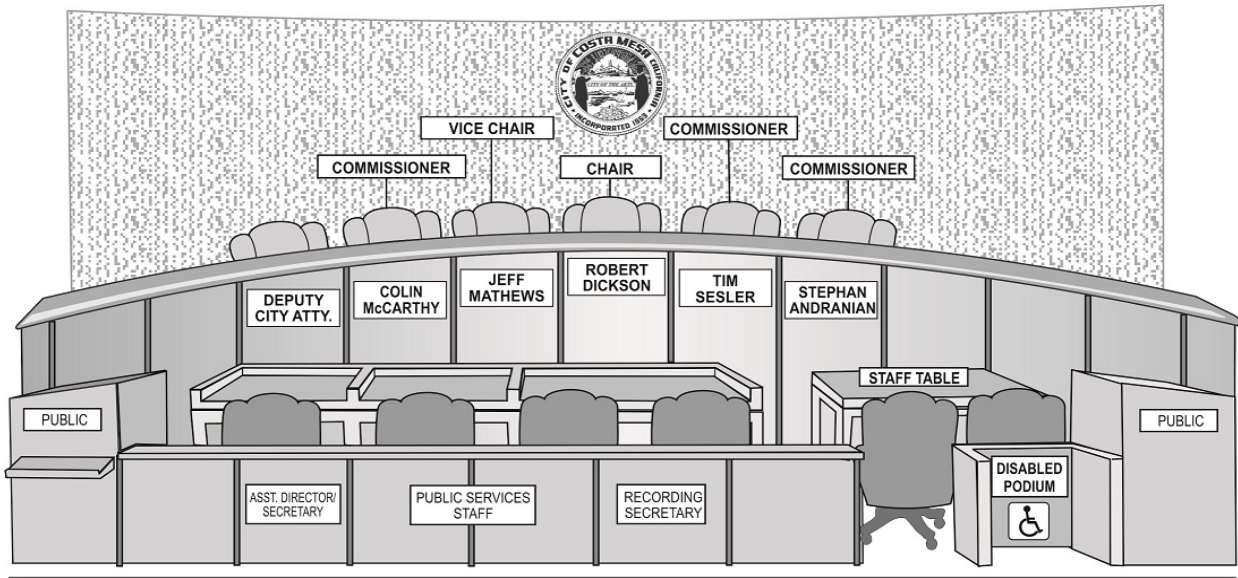


# Planning Commission Agenda

## June 13, 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 May 23, 2016](#)
2. [General Plan Conformity Resolution for vacation of excess right-of-way at 671-673 West 17<sup>th</sup> Street at two locations: West 17<sup>th</sup> Street and Superior Avenue](#)

**RECOMMENDATION(S):**

Approve.

Approve by adoption of Planning Commission resolution.

**PUBLIC HEARINGS:**

1. [CO-16-01: AMENDMENT TO TITLE 13, CHAPTER VIII, ARTICLES 2, 6 & 6.5, POLITICAL CAMPAIGN SIGNS AND PORTABLE SIGNS WITHIN PUBLIC RIGHT-OF-WAY AND TABLE 13-115 OF THE COSTA MESA MUNICIPAL CODE](#)

**RECOMMENDATION(S):**

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

**Applicant:** City of Costa Mesa  
**Zone:** Citywide  
**Project Planner:** Willa Bouwens-Killeen  
**Environmental Determination:**

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

**Description:** Code Amendment CO-16-01 is a Zoning Code amendment related to portable signs placed within public right-of-ways. Portable signs are not permanently affixed to the ground, structure(s), or a building; these signs include commercial advertisements, realty signs, political campaign signs, directional signage, etc. The proposed code amendment relates to the following:

- Create new definitions to distinguish between commercial and non-commercial portable signs due to a recent United States Supreme Court ruling.
- Establish sign regulations specifying allowable time periods and installations for commercial and non-commercial signs in the public right-of-ways.

2. [PA-16-24: CONDITIONAL USE PERMIT FOR SHARED PARKING BETWEEN TWO PROPERTIES AT 201-225 PAULARINO AVENUE AND 3159-3169 RED HILL AVENUE](#)

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

**Applicant:** Clarence Turner, Trico Realty

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Site Address:** 201-235 Paularino Avenue/  
3159-3169 Red Hill Avenue

**Zone:** MP, Industrial Park

**Project Planner:** Ryan Loomis

**Environmental Determination:**

The project is categorically exempt under Section 15311 of the State CEQA (California Environmental Quality Act) Guidelines – Class 11 (Accessory Structures).

**Description:** Conditional Use Permit PA-16-24 for shared parking between the properties at 201-225 Paularino Avenue (APN 427-011-03) and 3159-3169 Red Hill Avenue (APN 427-011-04). The building at 235 Paularino Avenue (APN 427-011-03) will be removed for additional parking. A total of 86,790 square feet of industrial uses are proposed to remain between the two properties. Required parking is 260 spaces; 298 spaces are proposed.

- 3. [\*\*PA-16-48: CONDITIONAL USE PERMIT TO ESTABLISH A MUSIC/THEATER ARTS AND LEARNING PROGRAM AT 3184 AIRWAY AVENUE, SUITE A\*\*](#) Approve by adoption of Planning Commission resolution, subject to conditions of approval.

**Applicant:** Matt Christensen

**Site Address:** 3184 Airway Avenue,  
Suite A

**Zone:** MP, Industrial Park

**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:** Conditional use permit for the following:

- To establish a music/theater arts and learning program for elementary and middle-school age children called Arts and Learning Conservatory. The proposed Conservatory will be located in an existing 6,000 square foot industrial building formerly utilized by the Berean Community Church. The building will be used for the following uses: administrative offices; after school music and theatre

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

programs from 4:00 pm to 9:00 pm, Monday through Friday; summer day camp from 8:00 am to 3:00 pm, Monday through Friday, from June 15<sup>th</sup> through August 15<sup>th</sup>; and theatrical productions on 6 weekends Friday through Sunday throughout the year.

- To approve a site-specific shared parking arrangement due to unique operating characteristics. A parking study prepared by LSA Associates identified a parking demand of 101 parking spaces during the 6 weekends throughout the year with theatrical productions.

*NOTE:* The approval of Planning Application PA-16-48 will supersede the current Minor Conditional Use Permit for the Berean Church; and therefore, Zoning Application ZA-10-22 shall be revoked at this location.

4. [ZA-16-14 \(PA-13-18 A2\): SECOND AMENDMENT OF CONDITIONAL USE PERMIT PA-13-18, TO ALLOW LIVE ENTERTAINMENT AT 2957 RANDOLPH AVENUE](#)

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

**Applicant:** Marice DePasquale  
**Site Address:** 2957 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).

**Description:** Second amendment of Conditional Use Permit PA-13-18, to allow live entertainment for an existing 10,000 square-foot microbrewery with a tasting room (Barley Forge). The proposed live entertainment will consist of live music acts for patrons visiting the tasting room. Typical acts proposed include jazz and blues combos; acoustic and traditional musicians; duos/trios; and singer/songwriters. Many of these musical acts will include amplified sound; however all music will occur indoors. The live entertainment will be free of charge, and is proposed to end by 11 p.m., daily.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

5. **R-15-01 AND PA-15-30: FOR A REZONE AND CONDITIONAL USE PERMIT TO DEMOLISH AN EXISTING AUTOMOTIVE CENTER AND THE DEVELOPMENT OF A TWO-STORY, 774-UNIT MINI STORAGE FACILITY AND A 5,000 SQUARE-FOOT FOOD COURT BUILDING AT 375 BRISTOL STREET**

**Applicant:** Annette Wiley  
**Site Address:** 375 Bristol Street  
**Zone:** Existing: PDC (Planned Development Commercial)  
Proposed: C2 (General Business District)

**Project Planner:** Mel Lee

**Environmental Determination:**

An IS/MND was prepared for the project in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act. The IS/MND is available for public review and comment from May 14, 2016 to June 12, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

**Description:** The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.
2. **Rezone R-15-01:** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
3. **Planning Application PA-15-30:** Conditional Use Permit PA-15-30 for the demolition of the existing automotive center (Bristol Autoplex) and the development of a two-story, 774-unit mini-storage facility and 5,000 square-foot food court building. No code deviations are requested.

Recommend that the City Council take the following actions, by adoption of Planning Commission resolution described below.

1. Adopt the Initial Study/Mitigated Negative Declaration for the project;
2. Give first reading to an ordinance approving Rezone R-15-01; and
3. Approve Planning Application PA-15-30 by adopting a resolution to approve the project, subject to conditions of approval.

**DEPARTMENTAL REPORT(S):**

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

**RECOMMENDATION(S):**

Receive and file.  
Receive and file.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. **City Attorney**

**RECOMMENDATION(S):**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 27, 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 (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.**
- Please note that records submitted by the public **will not be redacted** in any way and will be posted online as submitted, including any personal contact information.
- 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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