



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – June 13, 2016
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

CONSENT CALENDAR:

***ACTIONS**

1. **Minutes for the meeting of May 23, 2016** Approved, 5-0
2. **General Plan Conformity Resolution for vacation of excess right-of-way at 671-673 West 17th Street at two locations: West 17th Street and Superior Avenue** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

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** Recommend that City Council approve and give first reading to the ordinance.
Approved, 5-0

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.

3. PA-16-48: CONDITIONAL USE PERMIT TO ESTABLISH A MUSIC/THEATER ARTS AND LEARNING PROGRAM AT 3184 AIRWAY AVENUE, SUITE A **Approved, 5-0**

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 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 15th through August 15th; 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.

2. PA-16-24: CONDITIONAL USE PERMIT FOR SHARED PARKING BETWEEN TWO PROPERTIES AT 201-225 PAULARINO AVENUE AND 3159-3169 RED HILL AVENUE **Approved, 5-0**

Applicant: Clarence Turner, Trico Realty
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.

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 **Approved, 5-0**

***ACTIONS**

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.

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

Recommends to the City Council that it not adopt the Initial Study/Negative Declaration and deny Rezone R-15-01 and Planning Application PA-15-30.

Approved, 4-1

Chair Dickson voting No

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.