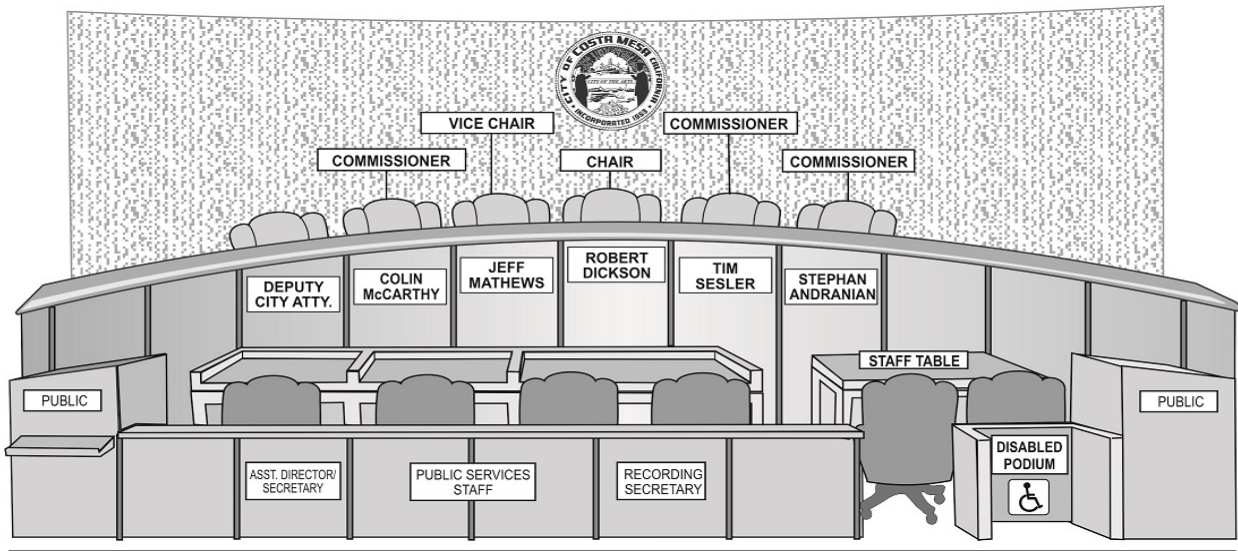


Planning Commission Agenda

September 26, 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 September 12, 2016](#)

RECOMMENDATION(S):

Approve.

PUBLIC HEARINGS:

- 1. [GP-16-05 and R-16-05: TO ADOPT AN INITIAL STUDY/ NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION, AND REZONE 2.07-ACRE LOT AT 2850 MESA VERDE DRIVE EAST](#)

RECOMMENDATION(S):

Adopt resolution recommending that the City Council:

- 1. Adopt the Initial Study/Negative Declaration;
- 2. Adopt Resolution for General Plan Amendment GP-16-05; and
- 3. Give first reading to Rezone Ordinance for R-16-05.

Applicant: Pinnacle Residential
Site Address: 2850 Mesa Verde Drive East
Zone: Existing: C1 Local Business District/ Proposed: R1 Single Family Residential District

Project Planner: Mel Lee

Environmental Determination:

An Initial Study/Negative Declaration (IS/ND) was prepared in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act. The IS/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements. The IS/ND is available for review and comment from September 6, 2016 to September 26, 2016.

Description: The proposed project involves:

- 1. Adoption of an **Initial Study/Negative Declaration**;
- 2. **General Plan Amendment GP-16-05.** General Plan Amendment to change the land use designation of a 2.07-acre site from GC (General Commercial) to LDR (Low Density Residential); and
- 3. **Rezone R-16-05.** Rezone of a 2.07-acre site from C1 (Local Business District) to R-1 (Single Family Residential District - 8 dwelling units per acre maximum density allowed). The General Plan Amendment and Rezone is to accommodate an 11-unit, two-story, single family residential development which will be submitted to the City for a separate public hearing at a future date.

PUBLIC HEARINGS:

RECOMMENDATION(S):

2. **SP-05-06 A2: CITY-INITIATED URBAN PLAN AMENDMENT IN THE SOBECA OVERLAY ZONE**

Recommend City Council adoption of SoBECA Urban Plan Amendment by adoption of resolution.

Applicant: City of Costa Mesa
Site Address: SoBECA Urban Plan Area
Zone: Mixed Use Overlay Zone
Project Planner: Mino Ashabi
Environmental Determination:
Exempt per Section 15061(b) (3) General Rule

Description: The project involves City-initiated Urban Plan Amendment to amend maximum density and development capacity related to residential development in the SoBECA overlay zone. The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre Urban Plan area.

Amendment Description (SP-05-06 A2)

The Urban Plan amendment relates to the following consistent with the adopted 2015-2035 General Plan:

1. Amend SoBECA Urban Plan to allow residential use in addition to mixed use development;
2. Allow maximum 40 du/acre density for individual residential developments; and
3. Allow maximum development capacity of 450 dwelling units for the SoBECA Urban Plan overlay area.

3. **PA-16-45: EXPANSION/RENOVATION/ CONVERSION OF AN EXISTING ONE-STORY BAR (PIERCE STREET ANNEX) TO A RESTAURANT (THE COUNTRY CLUB) AT 330 EAST 17TH STREET**

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

Applicant: Alex Arie, Robinson Hill Architects
Site Address: 330 East 17th Street
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: Planning Application PA-16-45 for the expansion/renovation/conversion of an existing one-story bar (Pierce Street Annex) to a

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

full menu restaurant (The Country Club) located within 200 feet of a residential zone. The existing hours of operation for Pierce Street Annex are 12PM to 2AM, seven days a week. The proposed hours of operation for The Country Club are 6AM to 2AM, seven days a week. This request includes the following:

1. A minor conditional use permit to deviate from shared parking requirements (56 spaces required; 44 spaces existing + 1 space credit for bicycle parking; 58 spaces proposed with valet);
2. A conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A variance to allow patio posts to encroach in the required front setback (20-foot front setback required; 9.5 inches proposed);
4. A variance to allow a maximum 6-foot high, decorative wall with partial openings along the front property line (20-foot setback required); and
5. A minor conditional use permit to increase the size of the outdoor dining patio, located within the required front setback area (patio is currently 970 square feet in area; 979 square feet proposed).

4. PA-16-47/PM-2016-174: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 788 CENTER STREET

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

Applicant: Joel Templeton and

Kevin Rager

Site Address: 788 Center Street

Zone: R2-HD

Project Planner: Justin Arios

Environmental Determination:

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

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Description: The proposed project involves:

1. Design Review for the demolition of an existing single-family residence and construction of 2 new 2-story, 3 bedroom, single family residences, per the Small Lot Subdivision Ordinance; and
2. Tentative Parcel Map for the subdivision of a 0.17-acre lot into two lots (Lot 1: 3,175 sq. ft.; Lot 2: 4,325 sq. ft.), per the Small Lot Subdivision Ordinance.

5. **PA-16-53: A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A RESTAURANT (CRACK SHACK) AT 196 EAST 17TH STREET**

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

Applicant: Joshua Lichtman
Site Address: 196 East 17th Street
Zone: C2
Project Planner: Dan Inloes
Environmental Determination:

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

Description: Planning Application PA-16-53 to allow the establishment of a restaurant (Crack Shack) in a former bank building. This request includes the following:

1. A conditional use permit to allow on-site consumption of alcoholic beverages after 11 pm within 200 feet of a residential zone. Proposed hours of operation are 8 am to midnight, Sunday through Thursday and 8 am to 12:30 am, Friday and Saturday;
2. A conditional use permit for free on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A minor conditional use permit to deviate from shared parking (75 spaces required; 51 spaces provided; 60 spaces proposed with valet); and
4. A minor conditional use permit to approve shared access between 196 East 17th Street and 178 Wells Place.

PUBLIC HEARINGS:

RECOMMENDATION(S):

- 6. **PA-16-56: CONDITIONAL USE PERMIT FOR THE PIZZA PRESS TO OPERATE PAST 11P WITH THE SALE OF ALCOHOLIC BEVERAGES AT 901 SOUTH COAST DRIVE, UNIT C120**

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

Applicant: Kevin Hufford
Site Address: 901 South Coast Drive,
Unit C120

Zone: PDC
Project Planner: Justin Arios

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 Pizza Press" to operate past 11PM with sale of alcoholic beverages for on-site consumption (proposed hours of operation: 11AM – 1AM, 7 days a week) within 200 feet of a residential zone.

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, OCTOBER 10, 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**.
- 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. 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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