



PLANNING COMMISSION AGENDA

February 13, 2017

*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

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONERS BY CITY CLERK.

ROLL CALL: Commissioners: Stephan Andranian, Byron de Arakal, Jeffrey Harlan, Isabell Mayer Kerins, Carla Navarro Woods

ELECTION OF OFFICERS:

1. Selection of Chairperson: Director of Development Services Consultant, or his designee, declares nominations open for Chairperson and calls for Commission vote.
2. Selection of Vice Chairperson: Newly elected Planning Commission Chair declares nominations open for Vice Chairperson and calls for Commission vote.
3. Selection of Liaison to the Housing and Public Service Grant Committee.

ANNOUNCEMENTS AND PRESENTATIONS:

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 special meeting of December 12, 2016](#)**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission meeting held on December 12, 2016

2. **[Minutes for the special meeting of December 5, 2016](#)**

Recommended Action: Approve the minutes of a special meeting of the Planning Commission meeting held on December 5, 2016

3. **[Minutes for the special meeting of November 28, 2016](#)**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission meeting held on November 28, 2016

4. **[Minutes for the special meeting of November 21, 2016](#)**

Recommended Action: Approve the minutes of a special meeting of the Planning Commission meeting held on November 21, 2016

5. **[Minutes for the meeting of November 14, 2016](#)**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission meeting held on November 14, 2016

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. **[PA-11-01 A1: AN AMENDMENT TO THE PLANNING APPLICATION TO ALLOW AN AUTOMOTIVE SERVICE AT 2059 HARBOR BLVD., SUITE A](#)**

Project Description: The proposed request is an amendment to Planning Application PA-11-01, an existing Conditional Use Permit (CUP) for a 3-story, 271-unit, self-storage facility (West Coast Self Storage) and a 1-story, 1,800 freestanding retail/office building. The applicant is requesting modification to the conditional use permit to allow an automotive service use within 200 feet of residentially-zoned property (smog check facility) in a portion of the existing freestanding building.

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

Recommended Action: Staff recommends that the Planning Commission adopt a resolution to approve Planning Application PA-11-01 A1.

2. **PA-15-08 AND PM-2015-108: A ONE-YEAR TIME EXTENSION AT 2068 MAPLE AVENUE**

Project Description: The proposed request is a one-year time extension for PA-15-08, a master plan and PM-2015-108, a parcel map approved by the Planning Commission on May 26, 2015 for development of four 3-story detached residential units within the Mesa West Residential Ownership Urban Plan with the following deviations:

1. Minimum lot size (one acre required, 0.235-acre proposed);
2. Minimum front landscape setback (20 feet required, 10 feet proposed) and;
3. Open parking spaces provided in garages - The project meets the overall parking requirement; (a total of 13 spaces are required including 8 open parking spaces and five garage spaces, 8 garage spaces and 5 open parking spaces proposed).

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

Recommended Action: Staff recommends that the Planning Commission adopt a resolution to approve Planning Application PA-15-08 and PM-2015-108.

3. **PA-16:58: A REQUEST FOR THE RENOVATION/CONVERSION OF AN EXISTING ONE-STORY 11,200 SQUARE-FOOT INDUSTRIAL BUILDING INTO A PROPOSED EVENT VENUE AT 3101 RED HILL AVENUE**

Project Description: The proposed hours of operation for are 6AM to 2AM, seven days a week. This request includes the following:

1. A conditional use permit for a banquet facility use located within the MP zone;
2. A conditional use permit for 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 requirements (124 spaces required for banquets; 76 spaces existing; 124 spaces proposed with valet) and;
4. A minor conditional use permit to allow sale of alcoholic beverages for on-site consumption after 11PM and provision of live entertainment or dancing located not within 200 feet of a residential zone.

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

Recommended Action: Staff recommends that the Planning Commission adopt a resolution to approve Planning Application PA-16-58.

DEPARTMENTAL REPORTS

1. Public Services Report

Recommended Action: Receive and file

2. Development Services Report

Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT

1. City Attorney

Recommended Action: Receive and file

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, FEBRUARY 27, 2017.

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.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained 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.

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 re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

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