



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – April 10, 2017
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 MARCH 27, 2017** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **CODE AMENDMENT CO-17-03: AMENDING ARTICLE 4 OF CHAPTER XII OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE AS ADOPTED BY SECTION 5 OF MEASURE Z, ORDINANCE NO. 2016-07, RELATING TO THE OPEN SPACE AND PUBLIC PARK IMPACT FEES, AND AMENDING THE UNCODIFIED PORTION OF SECTION 5 OF MEASURE Z, ORDINANCE NO. 2016-07, RELATED TO THE CREATION, COMPOSITION AND NAME OF THE OPEN SPACE AND RECREATION ADVISORY COMMITTEE**
Planning Commission recommended to City Council approval of Code Amendment CO-17-03 with modifications and give first reading.
Approved, 5-0

Description: The proposed ordinance for Planning Commission consideration follows the adoption of Section 5 of Measure Z at the November 8, 2016 election. Measure Z establishes an open space and public park impact fee and revises the name and composition of the Open Space & Recreation Advisory Committee.

***ACTIONS**

Environmental Determination: The ordinance is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

2. **CODE AMENDMENT CO-16-04: AMENDMENT TO TITLE 13, CHAPTER V – DEVELOPMENT STANDARDS, ARTICLE 1 -- RESIDENTIAL DISTRICTS AND TABLE 13-32; AND CHAPTER VIII -- SIGNS, ARTICLE 2 -- DEFINITIONS AND TABLE 13-115 OF THE COSTA MESA MUNICIPAL CODE** Planning Commission recommended to City Council approval of Code Amendment CO-16-04 with modifications and give first reading.
Approved, 5-0

Description: Code Amendment CO-16-04 is a Zoning Code amendment related to accessory structures in the R1 – Single Family Residential zone, as well as banners under the Sign Code. Proposed changes include:

- An increase in building height that would allow a decrease in setbacks for certain accessory structures; and
- To include a definition and related standards for *non-commercial banners* in addition to those banners used for advertising purposes.

Environmental Determination: The ordinance is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

3. **PA-16-62 AND TENTATIVE PARCEL MAP 2016-185: PLANNING APPLICATION AND TENTATIVE PARCEL MAP FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 174 COSTA MESA STREET** Planning Commission adopted a resolution to approve Planning Application PA-16-62 and Tentative Parcel Map 2016-185.
Approved, 5-0

Project Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-16-62** for the construction of two, two-story detached single-family residences. The existing single-story front residence will be remodeled into a two-

***ACTIONS**

story, 3 bed / 3 bath approximately 1,600 square foot residence; and the detached garage in the rear will be demolished for a new, 3 bed / 2 bath approximately 2,100 square foot residence. Both residences will provide attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.

2. **Tentative Parcel Map 2016-185** for the subdivision of an 8,381 square foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

4. **REVIEW OF PUBLIC CONVENIENCE OR NECESSITY (PCN) FINDING FOR A TYPE 20 (OFF-SALE BEER & WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FOR 99 CENTS ONLY STORES, LLC, AT 2180 HARBOR BOULEVARD**

Description: On February 23, 2017, the Zoning Administrator made the PCN Finding for the 99 Cents Only Stores, LLC. Four conditions of approval recommended by the Police Department and agreed to by the store operator were included as part of the finding. On March 2, 2017, the PCN Finding was called up for review by the Planning Commission by Mayor Foley.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301, for Existing Facilities.

5. **PA-16-60: FOR A FAST FOOD RESTAURANT WITH DRIVE THROUGH SERVICE AND WALK-UP SERVICE AND NO INTERIOR SEATING (CHICK FIL-A) AT 1750 NEWPORT BOULEVARD**

Planning Commission adopted a resolution to overturn the Zoning Administrator's decision to make a finding of public convenience or necessity for a Type 20 (Off-Sale Beer and Wine) alcoholic beverage license for 99 Cents Only Stores, LLC.

Approved, 4-1

Chair Andranian voting no

Planning Commission adopted a resolution to deny Planning Application PA-16-60.

Approved, 5-0

Project Description: The proposed project is to construct a new 1,999 square-foot fast food restaurant building (Chick Fil-A) with a double drive through and walk-up pedestrian service and no interior seating at the former location of Grant Boys at 1750 Newport Boulevard. The project includes a variance from landscape setback requirements along Newport Boulevard (20 feet required, 10 feet proposed) and Rochester Avenue (15 feet required, 7.5 feet proposed).

Environmental Determination: Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a) CEQA does not apply to this project because it has been rejected and will not be carried out.