



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 22, 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 MAY 8, 2017** Approved, 5-0

2. **GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE YEAR 2017-2018 AND SEVEN YEAR 2017-2024 CAPITAL IMPROVEMENT PROGRAMS** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **CODE AMENDMENT CO-17-04: TO AMEND SECTIONS OF TITLE `13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING AND DEVELOPMENT) RELATING TO APPLICATION SUBMITTAL REQUIREMENTS AND NOTICING FOR THE PUBLIC.** Public Hearing continued to June 12, 2017 Planning Commission meeting.

Project Description: The proposed ordinance will modify the submittal requirements for all discretionary applications. In addition, the amendment will expand the notice provided for public hearings held by the Planning Commission and City Council

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

2. **PLANNING APPLICATION PA-17-07: FOR A CONDITIONAL USE PERMIT FOR THE ISSUANCE OF A TYPE 20 (OFF-SALE BEER & WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE AND A PUBLIC CONVENIENCE OR NECESSITY (PCN) DETERMINATION FOR AN EXISTING SPECIALTY RETAIL SHOP (WINDSOR HOMEBREW SUPPLY COMPANY) LOCATED AT 743 BAKER STREET, SUITES D AND E.**
- Planning Commission adopted a resolution to approve Planning Application PA-17-07 and made a finding of public convenience or necessity for a Type 20 (Off-Sale Beer and Wine) alcoholic beverage license for Windsor Homebrew Supply Company
- Approved, 5-0

Project Description: Windsor Homebrew Supply Company, an existing specialty retail shop, that currently sells equipment and ingredients to make beer and wine at home, is proposing to sell high end bottles from local breweries and wineries. The proposed project requires a conditional use permit for the issuance of a Type 20 (Off-Sale Beer & Wine) Alcoholic Beverage Control (ABC) License and a Public Convenience or Necessity (PCN) determination for the existing specialty retail shop (Windsor Homebrew Supply Company) at 743 Baker Street, Suite D and E. The proposed hours of operation are Monday through Friday, ~~10 AM—4 PM~~ **10 AM – 6 PM**, and Saturday and Sunday, ~~10 AM—6 PM~~ **10 AM – 4 PM**.

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

***ACTIONS**

3. **PLANNING APPLICATION PA-16-68 AND TENTATIVE PARCEL MAP 2016-205; FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 391 LA PERLE PLACE**
- Planning Commission adopted a resolution to approve Planning Application PA-16-68 and Tentative Parcel Map 2016-205.

Project Description: The proposed project involves the following: **Approved, 5-0**

1. **Planning Application (Design Review) PA-16-68** for the construction of two, two-story detached single family residences. The detached 4-bedroom/3.5 bath units are both proposed at 2,672 square feet, and include an attached two-car garage. The proposed project

complies with the Residential Small Lot Subdivision development standards and the Residential Design Guidelines.

2. **Tentative Parcel Map 2016-205** for the subdivision of a 7,200 square-foot parcel into two 3,600 square-foot separate parcels consistent with the Residential Small Lot Subdivision standards.

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

***ACTIONS**

4. **THIRD AMENDMENT TO PLANNING APPLICATION PA-12-02: FOR THE TRIANGLE MASTER PLAN (PA-12-02 A3) AT 1870 HARBOR BOULEVARD AND 1875 NEWPORT BOULEVARD** Planning Commission adopted a resolution to approve Amendment 3 to Planning Application PA-12-02, with modifications.

Project Description: The following amendments to Master Plan PA-12-02 for the Triangle are proposed:

Approved, 5-0

Amendment PA-12-02 A3 (Third Amendment):

1. Request to establish a live entertainment venue (Keys on Main) in the vacant 11,247 square-foot space formerly occupied by The Gap (Space L1-108). The live entertainment will consist of a "Dueling Piano" - style lounge with two performers (piano players) playing music from opposite pianos on a raised stage. The sale and service of alcoholic beverages for on-site consumption is proposed. A food menu will also be provided. Proposed hours of operation are 9:00 PM to 2:00 AM, Thursday through Sunday (closed Monday through Wednesday).

2. Amendment to the existing conditions of approval for eating and drinking establishments within the Triangle as they pertain to the following:

- a. Designated passenger pick-up and drop-off areas on public streets;
- b. Designate patron queuing/waiting areas for Time Nightclub (formerly Sutra Lounge/Era Lounge) in space L1-245; and
- c. Modifications to the valet parking plan and on-site security plan as requested by the Costa Mesa Police Department.

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