



# **PLANNING COMMISSION AGENDA**

**July 10, 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.**

**ROLL CALL:** Chair Stephan Andranian  
Vice-Chair Byron de Arakal  
Commissioners: Jeffrey Harlan, Isabell Kerins, Carla Navarro Woods

## **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 (optional), and item number to be addressed.

## CONSENT CALENDAR

### 1. MINUTES FOR THE MEETING OF JUNE 12, 2017

**Recommended Action:** Approve the minutes of a regular meeting of the Planning Commission held on June 12, 2017.

### 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. ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-09-15 A1 FOR THE VIVANTE PHASE II 111-UNIT INDEPENDENT AND ASSISTED LIVING FACILITY, 1700 SQUARE FOOT CLUB FITNESS CENTER, AND A 3900 SQUARE FOOT COMMUNITY EVENT CENTER AT 1640 MONROVIA AVENUE

**Project Description:** The request is for a one-year time extension to July 11, 2016 for the following approved Planning Application PA-09-15 A1:

1. **Master Plan Amendment PA-09-15 A1:** The Urban Master Plan Amendment is for the replacement of a 42,000 square feet office building with a 111-unit, four-story mixed-use development that consists of:
  - a. 111 units of independent and assisted living
  - b. Senior Club Fitness Center (1700 SF)
  - c. Community Event Center (3900 SF)
2. **Setback from Public Street.** Any structure is required to be a minimum 15 feet from property line which abuts a public street. The project proposes a vehicular ramp and wrought iron fencing with a zero setback from the property line.

**Environmental Determination:** A mitigated negative declaration and addendum was prepared and previously adopted in accordance with the California Environmental Quality Act (CEQA) and the City of Costa Mesa Environmental Guidelines.

**Recommended Action:** Recommend adoption of resolution to approve one-year time extension for Planning Application PA-09-15 A1 to be valid until July 11, 2018.

### 2. PLANNING APPLICATION PA-17-12 FOR A CONDITIONAL USE PERMIT FOR RETAIL SALES OF MOTOR VEHICLES WITH FIVE (5) OUTDOOR DISPLAY PARKING SPACES AT THE SOUTHWEST CORNER OF RED HILL AVENUE AND CLINTON STREET FOR EUROCAR AT 2920 RED HILL AVENUE

**Project Description:** The proposed request involves a Conditional Use Permit (CUP) for motor vehicle retail sales with five (5) outdoor display parking spaces located in a designated artificial turf area on the corner of Red Hill Avenue and Clinton Street within private property.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

**Recommended Action:**

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15301; and
2. Adopt a resolution to approve Planning Application PA-17-12, subject to conditions of approval.

3. **PLANNING APPLICATION PA- 17-18 (PA-07-38 A) (THE HUDDLE) LOCATED AT 741 BAKER STREET**

**Project Description:** Conditional Use permit to modify the opening hours of operation from 10:00 a.m. to 6:00 a.m. for The Huddle, an existing bar and lounge located within a multi-tenant center at the southwest corner of Baker Street and Randolph Avenue. The current entitlements (PA-92-32 and PA-07-38) allow the operating hours from 10:00 a.m. to 2:00 a.m., seven days a week; proposed hours for the bar/lounge are 6:00 a.m. to 2:00 a.m., seven days a week. The property is located within 200 feet of residential uses to the north.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

**Recommended Action:**

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15301; and
2. Adopt a resolution to approve Planning Application PA-17-18 (PA-07-38 A), subject to conditions of approval.

4. **CODE AMENDMENT CO-17-05 TO AMEND SECTIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO PLANNING AND SUBDIVISION APPLICATION REVIEW PROCESS TIME LIMITS**

**Description:** The proposed code amendment addresses increasing the time limits for discretionary planning applications and subdivision maps and modifying the parameters to process and grant extensions of time. Applications would initially be approved for a period of 24 months, rather than the current 12 months. If an application is not exercised within 24 months, a time extension could be granted by either the Director of Development Services for an extension up to 180 days or by the original approval body for an extension of more than 180 days.

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

**Recommended Action:**

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3); and
2. Recommend that the City Council approve Code Amendment CO-17-05.

**NEW BUSINESS**

1. [2016 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN](#)

**Recommended Action:** Recommend City Council approval of the 2016 Annual Report of the Costa Mesa General Plan.

**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, JULY 24, 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](http://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](http://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.

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