



PLANNING COMMISSION AGENDA

August 14, 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 JULY 24, 2017

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on July 24, 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. PLANNING APPLICATION PA-17-17 AND TENTATIVE PARCEL MAP 2017-130 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 335-337 16TH PLACE

Project Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-17-17** for construction of two, two-story detached single-family residences. Each single-family residence is approximately 2,300 square feet and includes 3 bedrooms / 4 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2017-130** for the subdivision of a 10,395-square-foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

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.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act section 15303; and
2. Adopt a resolution to approve Planning Application PA-17-17 and Tentative Parcel Map 2017-130, subject to conditions of approval.

2. PRELIMINARY MASTER PLAN (PA-17-03) FOR DEVELOPMENT OF 655,000 SQUARE FEET OF OFFICE SPACE WITHIN A 23.4-ACRE SITE GENERALLY LOCATED AT 1375 SUNFLOWER AVENUE, 1376 SOUTH COAST DRIVE, AND 3370 HARBOR BOULEVARD

Project Description: The proposed project involves the following:

1. Initial Study/Mitigated Negative Declaration prepared for development of a 23.4-acre site with 655,000 square feet of office space, surface parking and three parking structures.
2. Preliminary Master Plan (PA-17-03) for development of maximum 655,000 square feet of office space with an average Floor Area Ratio (FAR) of 0.64 in three phases as follows:
 - Phase 1: Repurposing the existing building (former LA Times) for a 339,063-square-foot, two-story open office space with two levels of tiered mezzanine

space; a three-level parking structure with 1,277 parking spaces; and 87 surface parking spaces.

- Phase 2: A new five-story building with 190,000 square feet of office space; a four-level parking structure with 697 parking spaces and 220 surface parking spaces.
- Phase 3: A new five-story building with 125,000 square feet of office space; a four-level parking structure with 423 parking spaces and 84 surface parking spaces.

Environmental Determination:

An Initial Study/ Mitigated Negative Declaration (IS/MND) was prepared in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act. The IS/MND 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/MND was available for review and comment from June 23, 2017 to July 24, 2017.

Recommended Action:

1. Adopt the Initial Study/Mitigated Negative Declaration for the project; and
2. Approve Preliminary Master Plan (PA-17-03) by adopting a resolution to approve the project, subject to conditions of approval and mitigation measures.

3. **PLANNING APPLICATION PA-17-16 FOR A CONDITIONAL USE PERMIT INCLUDING A MICROBREWERY WITH A TASTING ROOM AND OFF-SITE PARKING AT 2930 BRISTOL STREET AND 700 & 710 RANDOLPH AVENUE AND A MINOR CONDITIONAL USE PERMIT TO INCLUDE AN OUTDOOR DINING PATIO AND OFF-SITE ACCESS ACROSS 2930 BRISTOL STREET**

Project Description: The proposed project is a conditional use permit request for a microbrewery with a tasting room (Bootlegger’s Brewery) and outdoor patio area. The microbrewery proposes to occupy a 2,703-square-foot lease area at 696 Randolph Avenue. The proposed business involves:

- Alcohol sales for onsite and offsite consumption - the microbrewery will not be selling food.
- The proposed hours of operation are:
 - Sunday – Wednesday: 10:00 AM – 12:00 (Midnight)
 - Thursday – Saturday: 10:00 AM – 1:00 AM
- Pedestrian access only from Randolph Avenue and pedestrian and vehicular access across the adjacent LAB parking lot at 2930 Bristol Street.
- Unencumbered parking at 700 & 710 Randolph Avenue will be used for this use to meet its parking requirement.

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-17-16, subject to conditions of approval.

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, AUGUST 28, 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.

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