



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 25, 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**

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| 1. MINUTES FOR THE MEETING OF AUGUST 14, 2017 | Approved, 4-0 Commissioner Harlan absent |
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PUBLIC HEARINGS:

***ACTIONS**

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| 1. PLANNING APPLICATION PA-17-29 TO ALLOW SHARED VEHICLE ACCESS AND PARKING, AS WELL AS COMPACT PARKING SPACES, FOR TWO SEPARATE PARCELS UTILIZED AS PARKING LOTS AT 330 AND 350 EAST 17TH STREET | Planning Commission adopted a resolution to approve Planning Application PA-17-29, subject to revised conditions of approval. |
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Project Description: The proposed project involves a conditional use permit to allow shared vehicle access and parking for two separate parcels, utilized as parking lots, serving two commercial buildings located across a public alley from the parking area. A minor conditional use permit to allow compact parking spaces is also requested. Both parking lots will be combined into one for shared use by both buildings. The combined parking lots will contain 94 standard parking spaces; 6 handicap parking spaces; 10 compact parking spaces; and at least 20 valet parking spaces (116 spaces required; 109 spaces provided without valet parking; at least 129 spaces provided with valet parking).

**Approved, 3-1
Commissioner Navarro
Woods voting no and
Commissioner Harlan
absent**

Environmental Determination: The project is categorically exempt from the provisions of the

***ACTIONS**

California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

2. **PLANNING APPLICATION PA-17-15 FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG DAY CARE AND BOARDING FACILITY WITH GROOMING SERVICES INSIDE AND OUTSIDE AN EXISTING INDUSTRIAL BUILDING AT 774-778 WEST 17TH STREET** Planning Commission adopted a resolution to approve Planning Application PA-17-15, subject to revised conditions of approval.

Project Description: The proposed project requests a conditional use permit to allow the establishment of a dog day care and boarding facility (Hydrant Pet Hotel). The facility also offers full bathing and grooming services as well as outside play areas for the dogs.

Approved, 4-0
Commissioner Harlan
absent

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

3. **PLANNING APPLICATION PA-17-30 AND TENTATIVE PARCEL MAP 2017-153 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 302 CABRILLO STREET** Planning Commission continued the item to a future date.

Project Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-17-30** for the construction of two, two-story detached single-family residences. The existing single-story residence will be demolished for a new, 4 bedroom / 3 bathroom approximately 2,420 square-foot residence; and a new 4 bedroom / 4 bathroom approximately 2,375 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 2017-153** for the subdivision of an 8,505 square feet lot into

Approved, 4-0
Commissioner Harlan
absent

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.

4. **PLANNING APPLICATION PA-17-19 FOR A CONDITIONAL USE PERMIT FOR A MICROBREWERY (BREWING RESERVE OF CALIFORNIA) WITH A TASTING ROOM AND RETAIL SALES AND A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AFTER 11 PM WITHIN 200 FEET OF A RESIDENTIAL ZONE AT 2930 COLLEGE AVENUE, UNIT D**

Planning Commission adopted a resolution to approve Planning Application PA-17-19, subject to revised conditions of approval.

Approved, 3-1
Commissioner Woods voting no and Commissioner Harlan absent

Project Description: The proposed project involves conditional use permits for a microbrewery (Brewing Reserve of California), with a tasting room. The business proposes to occupy 3,000 square feet at 2930 College Avenue. The business involves:

- Retail sales of beer produced on the premises and related products. The microbrewery will not sell food.
- The proposed hours of operation are:
 - The microbrewery: Monday through Sunday, 5 AM to 5 PM
 - The tasting room/retail sales:
 - Monday through Wednesday from 5 PM to 10 PM;
 - Thursday and Friday from 5 PM to 12 AM;
 - Saturday from 11 AM to 12 AM; and
 - Sunday from 11 AM to 10 PM.
- Operating past 11 PM within 200 feet of a residential zone.

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

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5. **PLANNING APPLICATION PA-17-23 FOR A CONDITIONAL USE PERMIT INCLUDING A MICROBREWERY (SALTY BEAR BREWERY) WITH A TASTING ROOM AND MINOR CONDITIONAL USE PERMITS FOR AN OUTDOOR DINING PATIO AND A DEVIATION FROM PARKING STANDARDS TO MEET PARKING REQUIREMENTS AT 2948 RANDOLPH AVENUE**
- Planning Commission adopted a resolution to approve Planning Application PA-17-23, subject to revised conditions of approval.
- Approved, 4-0
Commissioner Harlan
absent

Project Description: The proposed project is a conditional use permit request for a microbrewery with a tasting room and outdoor patio area (Salty Bear Brewery). The microbrewery proposes to occupy a 3,192-square-foot lease area at 2948 Randolph Avenue. The proposed business involves:

- Retail sales of beer produced for onsite and offsite consumption - the microbrewery will not be selling food.
- The proposed hours of operation are:
 - Production: 4:00 AM to 4:00 PM
 - Tasting Room: 11:00 AM to 12:00 (Midnight)
 - Pedestrian access from 2937 Bristol Street (The Camp) and pedestrian and vehicular access from Randolph Avenue with a shared egress/ingress with 2944 Randolph Avenue.
 - Maintaining unoccupied tenant spaces at 2948 and 2944 Randolph Avenue to meet the required number of parking spaces for the microbrewery.

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