

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

May 14, 2018

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

The Vice Chair called the meeting to order (00:00:20).

Commissioner Harlan led the Pledge of Allegiance.

ROLL CALL

Present: Vice Chair Byron de Arakal
Commissioner Jeffrey Harlan
Commissioner Carla Navarro Woods

Absent: Chair Stephan Andranian

Staff: Barry Curtis, Director of Economic and Development Services
Jennifer Le, Assistant Director of Development Services
Yolanda Summerhill, Deputy City Attorney
Raja Sethuraman, Public Services Director
Bart Mejia, City Engineer
Jennifer Rosales, Transportation Services Manager
Minoo Ashabi, Principal Planner
Mel Lee, Senior Planner
Dan Inloes, Senior Planner
Justin Arios, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Tim Lewis suggested that the Commission look into items that they are approving.

Beth Refakes, Costa Mesa resident, thanked Barry Curtis, Director of Economic and Development Services, for responding to her comments made at the previous meeting and stated concerns with no action being taken on the City's small lot ordinance and overlay zone.

An unidentified speaker spoke regarding the City's sober living home issue and provided comments on Public Hearing Items Nos. 5 and 6.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Navarro Woods thanked the police department for all their work.

Vice Chair de Arakal thanked Isabell Kerins for her service with the Planning Commission and stated that applications for her vacant position will be accepted through May 18th.

CONSENT CALENDAR:

- 1. MINUTES FOR THE MEETING OF APRIL 9, 2018**
- 2. MINUTES FOR THE MEETING OF MARCH 26, 2018**
- 3. MINUTES FOR THE MEETING OF MARCH 12, 2018**

MOTION: Move that Planning Commission approve the consent calendar, the minutes of April 9, March 26, and March 12 of this year.

Moved by Commissioner Harlan, seconded by Commissioner Navarro Woods.

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods
Noes: None
Absent: Andranian
Abstained: None

PUBLIC HEARINGS (00:10:09)

- 1. PLANNING APPLICATION PA-17-42 FOR A CONDITIONAL USE PERMIT FOR MODIFIED OPERATIONS AT AN EXISTING CHURCH (ST. MARY ARMENIAN CHURCH) IN CONJUNCTION WITH PROPOSED RENOVATIONS AND ADDITIONS LOCATED AT 148 22ND STREET (INCLUDING ADDRESSES 118 22ND STREET AND 126 22ND STREET)**

Project Description: Planning Application PA-17-42 is a request for a Conditional Use Permit to modify operations at an existing church (St. Mary Armenian Church), in conjunction with proposed renovations and additions. The proposed project includes: renovation of the existing church building including the addition of ancillary offices and classrooms for Saturday/Sunday school; construction of a new 8,618-square-foot assembly hall; demolition of two residential structures to accommodate parking lot improvements for 99 parking spaces; and a new landscaped courtyard/plaza.

This item was continued from the April 9, 2018 Planning Commission meeting.

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

No ex-parte communications to report.

Justin Arios, Assistant Planner, presented the staff report.

Commissioners and staff discussed Condition of Approval No. 4, whether amplified sound is permitted in the courtyard area after 10 p.m.; total number of residential units on the adjacent church-owned properties (proposed for demolition); and whether outdoor events will use the parking area.

PUBLIC COMMENTS

Mark Asdourian, applicant, had read the conditions of approval and agreed to them except No. 4's requirement, which limits the number of people for an event at the assembly hall based on parking considerations and an assumption of two persons to one vehicle ratio. He presented an overview of the project

Father Moushegh Tashjian spoke about the church; what has been updated to the property; gave examples of their longevity and ties in the neighborhood; and how they have been a good neighbor.

Aaron Bassenian, architect, explained the proposed renovations to the project site and stated concerns with the parking restrictions on assembly events associated with the two persons per vehicle calculation.

Keary Gregg, representing his mother who owns the property east of the project site, stated concerns with the light reflecting value of the building; noise generated from the roof top air conditioning units; and the proposed building height of the assembly hall.

Tim Lewis spoke in support of this item.

Beth Refakes, Costa Mesa resident, spoke in support of the project but had concerns with the parking and amplified sound in the courtyard; and asked if the parking lot will be used for events.

An unidentified speaker stated concerns with the request to increase the height of the assembly hall.

Mr. Bassenian responded to public comments.

Commissioners, Mr. Asdourian, Mr. Bassenian, and staff discussed the occupancy for each building; whether housing replacement was considered for the residential units being removed; the 2 to 1 parking ratio condition; how growth of the congregation would be addressed; necessity for the additional height of the assembly hall; what the assembly hall would be used for; and whether the sanctuary will increase in occupancy.

The Vice Chair closed the public hearing.

Commissioner Harlan and Jennifer Le, Assistant Director of Development Services, discussed the informational basis for the number of persons limit for assembly hall events established in Condition of Approval No. 4.

Commissioner Harlan stated concerns with the removal of housing in a residential zone.

Commissioner Navarro Woods spoke in support of the project and in support of modifying Condition No. 4 to allow an increased number of persons at assembly hall events.

Vice Chair de Arakal and staff discussed the height limit on a structure in a R2-MD zone.

Vice Chair de Arakal stated he agreed with how the staff report and the conditions are written and does not support modifying the parking standard in Condition of Approval No. 4.

MOTION: Move that the Planning Commission adopt a Resolution to approve Planning Application 17-42, subject to the findings and conditions of approval in the attachments and find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, for New Construction with the following modifications:

Condition of Approval No. 1 to read: The use shall be limited to the type of operation described in this staff report, which includes a church with a sanctuary, classrooms, multi-purpose Assembly Hall and courtyard/plaza. Any change in the operational characteristics including, but not limited to, increased hours of operation, or provision for live entertainment (open to the public), will require approval of an amendment to the conditional use permit. Live entertainment conducted indoors and associated with church services or for weddings, baptisms and other private assembly hall uses are permitted with this approval.

Condition of Approval No. 3 to read: The Assembly Hall shall not be in use while the main sanctuary is being used; and the Assembly Hall shall only be rented to individuals associated with the church's congregation or for educational, cultural or similar uses that are ancillary to the main church use. Classrooms shall be for church-related use only.

Condition of Approval No. 16 to read: If parking problems arise, the church operator shall institute whatever operational measures are necessary to minimize or eliminate the problem, including, but not limited to, utilization of parking attendants during services and events, staggered services and events, proposed valet parking and/or acquisition of additional off-site parking, to be reviewed and approved by the appropriate review body.

Moved by Vice Chair de Arakal, seconded by Commissioner Harlan.

Ms. Le stated that the applicant has requested a continuance since the motion did not include a modification to Condition of Approval No. 4 and would like to come back with information to support a three persons per one vehicle ratio and an increase in the number of persons allowed at assembly hall events.

Vice Chair de Arakal asked Mr. Asdourian if they are requesting a continuance and he responded yes.

Vice Chair de Arakal withdrew his motion.

Vice Chair de Arakal and staff discussed when the item should come back to the Commission.

MOTION: Move that the Planning Commission continue the item to a point in time when staff has received and reviewed the quantitative data specified.

Moved by Vice Chair de Arakal, seconded by Commission Harlan.

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods

Noes: None

Absent: Andranian

Abstained: None

2. PLANNING APPLICATION PA-17-11, A MASTER PLAN FOR THE FUTURE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE

Project Description: Planning Application PA-17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede Minutes – Costa Mesa Planning Commission Regular Meeting – May 14, 2018 - Page 4

previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

This item was continued from the April 23, 2018 Planning Commission meeting.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures. The project site is not on a list compiled pursuant to Government Code Section 65962.5.

Two ex-parte communications to report: Vice Chair de Arakal and Commissioner Harlan met with the applicant to discuss the plan.

Mel Lee, Senior Planner, presented the staff report.

PUBLIC COMMENTS

Mike Beals, President of Vanguard University (applicant), stated he has read the conditions of approval and agreed to them. He explained the history of Vanguard University; student profile; the justifications for the proposed master plan; the community outreach that occurred; and how community concerns were addressed.

Lawrence Frapwell and Megan Gaunce, architects, presented a slideshow explaining the vision of the 30-year master plan and what Project A through L will include.

Commissioners, Mr. Beals, and applicant's team discussed residential student ratios and commuter student ratios; the community concerns and how they were addressed; whether the parking during the construction process will be adequate for students; the maintenance and operations/warehouse building location and delivery trucks; tools used in the woodshop; parking; height of the maintenance and operations/warehouse building; when each phase or building in the master plan will be built; and projections for how student population will increase.

Alexa Hall, Costa Mesa resident (Vanguard Alumni), spoke in support of this item.

Paul Harker, Costa Mesa resident (President of Monticello Community Association), stated concerns with the location of the maintenance and operations/warehouse building and asked that it be relocated to a more industrial area of the facility and for Vanguard Way to be permit parking.

Brittney Stevens, Vanguard Student; spoke in support of this item.

Karyn Quick, Costa Mesa resident, stated concerns with the location of the maintenance and operations/warehouse building and parking; and spoke in support of permit parking on Vanguard Way.

Cheryl Johns, Costa Mesa resident, spoke in support of this item but stated concerns with parking and would like to see the parking structure built first.

Bill Mitchell, Costa Mesa resident (Monticello resident), stated he met with Vanguard University to address his concerns and still has concerns with the location of the maintenance and operations/warehouse building and asked that it be re-located.

Jackson Brand, Costa Mesa resident, read from his correspondence and stated concerns with the proposed location and construction effects of the maintenance and operations/warehouse building next to residential units; and the hours being proposed in Condition of Approval No. 9 for when noise generated work is permitted.

Beth Refakes, Costa Mesa resident, stated it is a good addition to the community but had concerns with the parking and cars speeding down Vanguard Way; and requested that the Costa Mesa historical society be contacted for pictures of the gym since it is a historical site.

An unidentified speaker spoke in support of permit parking on Vanguard Way; asked that the maintenance and operations/warehouse building be located in a more appropriate spot; stated concerns with the compounded impacts like the Orange County Fair also doing a master plan and the impact to the area.

Juan Chavez, Costa Mesa resident (Monticello resident), stated concerns with the maintenance and operations/warehouse building location next to residential units and asked that Vanguard Way have permit parking for the residents.

Tim Lewis spoke in support of the parking coming first; suggested that the maintenance and operations/warehouse building be built underground; and to put a stop sign at the maintenance driveway to help with traffic.

Debbie Shuster, Costa Mesa resident (Monticello board member), stated concerns with the parking; the location of the maintenance and operations/warehouse building; and the increase of construction workers and vehicles in the area.

A speaker stated concerns with the parking and asked that the parking structure be built first.

Don Beal, Costa Mesa resident (Monticello board member) stated concern with the parking.

Mr. Beals responded to public comments.

Commissioners and the architects for the project discussed whether other locations were considered for the maintenance and operations/warehouse building; parking solutions; when the parking structure will be built; and the parking agreement between the Orange County Fairgrounds and Vanguard University.

Vice Chair de Arakal stated concerns regarding the maintenance and operations/warehouse building location next to residential units and that it potentially may not need to be built in the proposed location.

The Vice Chair closed the public hearing.

MOTION: Move to continue the item to the June 25th meeting so that the applicant can address the maintenance and operations/warehouse building location and parking phasing.

Moved by Commissioner Harlan, seconded by Commissioner Navarro Woods.

Commissioner Navarro Woods suggested that the project have a goal narrative to explain the project from the beginning to end.

Vice Chair de Arakal suggested an alternative to the maintenance and operations/warehouse building location and when it will be built; and more community meetings.

Yolanda Summerhill asked to re-open the public hearing since the item is being continued.

Vice Chair de Arakal re-opened the public hearing.

The motion carried by the following roll call \vote:

Ayes: de Arakal, Harlan, Navarro Woods

Noes: None

Absent: Andranian

Abstained: None

The Commission called for a break at 8:57 p.m.

The Commission reconvened at 9:09 p.m.

3. GENERAL PLAN AMENDMENT GP-18-01 TO AMEND THE 2015-2035 CIRCULATION ELEMENT WITH AN UPDATED BICYCLE MASTER PLAN EXHIBIT AND RELATED STREET CROSS SECTIONS AND REVISING POLICIES UNDER GOALS C-7 TO C-12 FROM "RECOMMENDATIONS" TO "POLICIES"; AND REVIEW OF THE DRAFT ACTIVE TRANSPORTATION PLAN

Project Description: The proposed project includes the following:

- An amendment to the City's 2015-2035 General Plan Circulation Element to update the following:
 - Revise the adopted Conceptual Bicycle Master Plan (Figure C-3) to reflect the Final Bicycle Facilities Map (Figure 6-1) in the Draft Active Transportation Plan as recommended by Bikeway and Walkability Committee.
 - Revise Figure C-1 (Roadway Typical Cross Section) to include revised language describing the ultimate street rights-of-way associated with bike lanes and bike facilities identified in the Final Active Transportation Plan.
 - Revise policies of the Circulation Element related to Goal C-7 through Goal C-12 from "recommendation" to "policy" similar to the format of other adopted goals and policies in the General Plan.
- Review and recommend approval of the Draft Active Transportation Plan as recommended by the City's Bikeway and Walkability Committee.

Environmental Determination: On June 21, 2016, the City Council certified Final Environmental Impact Report No. 1053 (State Clearinghouse #2015111053), adopted findings pursuant to CEQA, adopted a Statement of Overriding Considerations for air quality and greenhouse gas emissions impacts (both direct and cumulative), and adopted a Mitigation Monitoring and Reporting Program for the General Plan Amendment.

An addendum to EIR No. 1053 was prepared to describe any minor technical revisions or changes due to the proposed amendment or changes to the environment in which it will be implemented. The Addendum concludes that the proposed amendment does not result in new significant impacts or mitigation measures, or impacts that are substantially more severe than

those discussed in the previously approved EIR; therefore, no further environmental review is required pursuant to CEQA Guidelines Section 15162.

Mino Ashabi, Principal Planner, presented the staff report.

Raja Sethuraman, Public Services Director, explained who the members of the Bikeway and Walkability Committee are and the Committee's mission.

Jennifer Rosales, Transportation Services Manager, explained the goals of the Active Transportation Plan; components of the plan; two community meetings that occurred; changes to the recommendations; and the existing and proposed bicycle facilities map.

Cynthia McDonald, Chair of Bikeway and Walkability Committee, explained how the Active Transportation Plan is important to Costa Mesa.

Ms. Ashabi provided a closing presentation.

PUBLIC COMMENTS

Tim Lewis stated the program is great and asked to explain the implementation process of the circulation element.

Anna Vrska, (Chair of Fairview Park Committee) thanked the Bikeway and Walkability Committee for their work and stated there might be an amendment to the Fairview Master Plan in the future based on the work that is needed and provided comments on Attachment 7 of the EIR addendum, Section 2.10 (Land Use and Planning), subsections a and b.

Ralph Taboada, Vice Chair of Bikeway and Walkability Committee, spoke in support of this item.

Tony Petros spoke in support of this item.

Rick Huffman, Costa Mesa resident (member of the Bikeway and Walkability Committee), thanked staff for all of its work with the Active Transportation Plan and spoke in support of this item.

James Kane, member of the Bikeway and Walkability Committee, thanked staff for all of its work with the Active Transportation Plan and spoke in support of this item.

Vice Chair closed the public hearing.

Commissioners and Ms. McDonald discussed how the Active Transportation Plan will be implemented in the City; whether items were prioritized on which items could be tackled first; and whether ride your bike to work incentives were considered to be offered by top employers.

Vice Chair de Arakal complimented the Bikeway and Walkability Committee on all its hard work in producing an excellent Active Transportation Plan.

MOTION: Move that the Planning Commission recommend that the City Council adopt the addendum to EIR No. 2015111053 for the 2015-2035 General Plan and approve General Plan Amendment GP-18-01 for revisions to the Circulation Plan related to City's Bicycle Master Plan, roadway typical cross sections, and policy recommendations and secondly recommend approval to the City Council of the Draft Active Transportation Plan as recommended by the City's Bikeways and Walkability Committee.

Moved by Commissioner Harlan, seconded by Commissioner Navarro Woods.

Commissioner Navarro Woods spoke in support of the pedestrian opportunity zones in the Active Transportation Plan and is looking forward to it being implemented in the City.

RESOLUTION PC-18-37 – A RESOLUTION OF THE PLANNING COMMISSION OF CITY OF COSTA MESA RECOMMENDING APPROVAL OF AN ADDENDUM TO GENERAL PLAN EIR NO. 1053 (SCH# 20151111053) FOR THE 2015-2035 GENERAL PLAN AND ADOPTION OF GENERAL PLAN AMENDMENT GP-18-01 TO REFLECT THE FINAL BIKE MASTER PLAN AND RECOMMENDED POLICIES FOR GOALS C-7 THROUGH C-12 INCLUDED IN THE CITY’S ACTIVE TRANSPORTATION PLAN

RESOLUTION PC-18-38 – A RESOLUTION OF THE PLANNING COMMISSION OF CITY OF COSTA MESA RECOMMENDING APPROVAL OF THE 2018 DRAFT ACTIVE TRANSPORTATION PLAN

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods
Noes: None
Absent: Andranian
Abstained: None

4. ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-13-29 AND TENTATIVE TRACT MAP NO. 17668, A 28-UNIT RESIDENTIAL AND LIVE/WORK DEVELOPMENT AT 2089, 2095 AND 2099 HARBOR BOULEVARD AND 511 HAMILTON STREET

Project Description: The proposed project is a request for a time extension of one-year for Planning Application PA-13-29 and Tentative Tract Map No. 17668, a 28-unit residential development including seven live/work units at the southwest corner of Harbor Boulevard and Hamilton Street. The project site consists of several parcels totaling 1.53 acres (Assessor's Parcel Numbers 422-091-01, 422-091-08, 422-091-09, 422-091-07, 422-091-02, and 422-091-06) located at 2089, 2095 and 2099 Harbor Boulevard and 511 Hamilton Street.

Environmental Determination: An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The analysis found that although the project could have a significant effect on the environment, mitigation measures were required that reduce environmental impacts to less than significant levels.

No ex-parte communications to report.

Mino Ashabi, Principal Planner, presented the staff report.

Vice Chair de Arakal and Ms. Ashabi discussed that the remediation issue at the site is regarding the ground water not the soil and that the “no further action” letter from the Water Board regarding the soil was rescinded.

PUBLIC COMMENTS

Alton Klein, applicant, stated he was not aware that the Water Board rescinded its “no further action letter”; explained that they have been mitigating the site since 2006; and the reasons for requesting an extension.

Commissioners and Mr. Klein discussed the remediation action plan; when clean-up began; quarterly reports; and whether the remediation work started before the entitlements were granted.

Tim Lewis spoke regarding the GeoTracker report for the property and the issues at the property.

Johnny Lu, Costa Mesa resident and architect for the project, explained that they plan to remediate the contamination and the extension will help resolve any issues so the project can move forward.

Dale Frankhouse (adjacent property owner) stated issues he has had with the site and spoke in opposition to this item.

Mr. Klein responded to public comments.

The Vice Chair closed the public hearing.

The Vice Chair re-opened the public hearing.

Commissioner Harlan and Mr. Lu discussed the nature of his relationship with Red Mountain Asset Fund II, LLC and discussed what property agreement he has with them.

Ms. Ashabi clarified that the last formal communication she received from the Regional Water Quality Control Board was in 2016 when it issued a letter of "no further action" and later in communication with them they appear to have rescinded that letter and asked for continued remediation, as is documented in GeoTracker. She has communicated with the applicant to requesting a letter be provided to the City from the water board regarding this matter. Nothing has been received to date.

Commissioners and staff discussed whether Phase 1 and Phase 2 environmental assessments were done on the site and how much is left to take care of in the remediation action plan.

The Vice Chair re-closed the public hearing.

Commissioner Navarro Woods stated concerns with the lack of progress reports that were submitted.

Commissioner Harlan stated concerns with the lack of evidence to support approval for the request for the time extension.

Vice Chair de Arakal stated issues with approving the time extension.

MOTION: Move that the Planning Commission deny the request for a one-year extension of the entitlement for Planning Application PA-13-29 and Tentative Tract Map 17668 based on the findings in Exhibit A on handwritten page 47.

Moved by Vice Chair de Arakal, seconded by Commissioner Harlan.

Commissioner Harlan and Commissioner Navarro Woods in support of the motion.

RESOLUTION PC-18-39 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING A ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-13-29 AND TENTATIVE TRACT MAP NO. 17668, FOR A 28-UNIT

RESIDENTIAL AND LIVE/WORK CONDOMINIUM DEVELOPMENT AT 2089, 2095 AND 2099 HARBOR BOULEVARD AND 511 HAMILTON STREET

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods
Noes: None
Absent: Andranian
Abstained: None

The Vice Chair explained the appeal process.

5. **PLANNING APPLICATION PA-18-11 MASTER PLAN AMENDMENT TO DEMOLISH AN EXISTING RESTAURANT WITH OUTDOOR DINING AT THE COSTA MESA COURTYARDS SHOPPING CENTER AND CONSTRUCT A NEW 5,766-SQUARE-FOOT RESTAURANT WITH A LARGER OUTDOOR DINING AREA AND A CONDITIONAL USE PERMIT FOR ALCOHOL SALES UNTIL 2 AM WITHIN 200 FEET OF A RESIDENTIALLY ZONED PROPERTY AT 1835 NEWPORT BOULEVARD**

Project Description: Planning Application PA-18-11 is a request to amend the Master Plan for the Costa Mesa Courtyards Shopping Center. The proposed amendment would allow for the demolition of a 6,345-square-foot standalone restaurant with a 489-square-foot outdoor dining area (Mimi's Café) and the construction of a 5,766-square-foot Buffalo Wild Wings restaurant with a 742-square-foot outdoor dining area. The request includes a conditional use permit for the sale of alcohol until 2:00 AM on a parcel which is within 200 feet of a residentially zoned property.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15302 (Class 2, Replacement/Reconstruction), 15303 (Class 3, New Construction) and 15332 (Class 32, Infill Development).

No ex-parte communications to report.

Dan Inloes, Senior Planner, presented the staff report.

Commissioner Navarro Woods and staff discussed the removal of the curb stops.

PUBLIC COMMENTS

Rick Blake, applicant's representative, has read the conditions of approval and asked for clarification on Conditions of Approval Nos. 32 and 33. In Condition of Approval No. 32, he stated he would like to sell beer with to go orders. He also asked if gaming machines would be allowed.

Mr. Inloes clarified that the intent of Condition of Approval No. 33 is that when alcohol is being served food will be as well; you do not have to order both. Mr. Blake stated he is in agreement with the condition.

No public comments.

Mr. Inloes stated that in the land use matrix, per the City Code, four or more electronic gaming machines requires a minor conditional use permit which has not been written into the conditions. The applicant would have to apply for a minor conditional use permit which would be handled at staff level.

The Vice Chair closed the public hearing.

Commissioners and staff discussed revising Condition of Approval No. 32 to meet the applicant's request to allow sale of alcohol with to go orders.

MOTION: Move that the Planning Commission adopt a Resolution to approve Planning Application PA-18-11 subject to conditions of approval and find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA under CEQA Guidelines Sections 15302 (Class 2, Replacement/Reconstruction), 15303 (Class 3, New Construction), and 15332 (Class 32, Infill Development) with the following modification:

Condition of Approval No. 32 to read: "There shall be no sales of alcoholic beverages for off-site consumption, except as permitted by ABC for a Type-47 On-Sale General for Bona Fide Public Eating Place license".

Moved by Vice Chair de Arakal, seconded by Commissioner Navarro Woods.

RESOLUTION PC-18-40 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-18-11 MASTER PLAN AMENDMENT TO DEMOLISH AN EXISTING RESTAURANT WITH OUTDOOR DINING AT THE COSTA MESA COURTYARDS SHOPPING CENTER AND CONSTRUCT A NEW 5,766-SQUARE-FOOT RESTAURANT WITH A LARGER OUTDOOR DINING AREA AND A CONDITIONAL USE PERMIT FOR ALCOHOL SALES UNTIL 2 AM WITHIN 200 FEET OF A RESIDENTIALLY ZONED PROPERTY AT 1835 NEWPORT BOULEVARD

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods

Noes: None

Absent: Andranian

Abstained: None

6. PLANNING APPLICATION PA-17-53 FOR A CONDITIONAL USE PERMIT TO ALLOW ON-SITE VALET AND SHARED PARKING, EIGHT COMPACT STALLS, A COFFEE HOUSE OPEN AFTER 11:00 PM AND ON-SITE ANCILLARY COFFEE ROASTING ON AN INDUSTRIALLY-ZONED PROPERTY LOCATED AT 1975, 1977, 1981 AND 1985 PLACENTIA AVENUE

Project Description: Planning Application PA-17-53 is a request for a conditional use permit to allow a coffee house, ancillary coffee roasting, compact parking stalls, and shared and valet parking on a 1.89-acre parcel, located on the west side of Placentia Avenue north of 19th Street. The site contains four buildings and a common access and parking lot. The request is as follows:

- A coffee house with greater than 300 square feet of publicly accessible area in an industrial zone operating from 6:30 AM to 12 AM Sunday through Thursday, and 6:30 AM to 2 AM Friday and Saturday
- On-site coffee roasting in an industrial zone
- Shared parking to serve multiple uses within four buildings including storage/warehouse, office uses and food establishments
- Valet parking from 9 AM to 5 PM during weekdays to accommodate the coffee house
- Eight compact parking stalls (up to 10-percent of required parking)

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

One ex-parte communication to report: Vice Chair de Arakal met with the applicant and representative to discuss the project.

Mino Ashabi, Principal Planner, presented the staff report.

Commissioner Navarro Woods and staff discussed whether amplified sound is allowed and whether the parking requirement would change based on what the 1977 Placentia Avenue location square footage is advertised as since it is different than what the staff reports states.

PUBLIC COMMENTS

David Clark, applicant, stated he has read the conditions of approval and agreed to them.

Henry Pile, property owner, explained the proposed project.
Commissioner Navarro Woods and Mr. Pile discussed the reason the for late hours of operation and the vision for the property.

Tim Lewis spoke in support of this item.

The Vice Chair closed the public hearing.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301; and adopt a Resolution to approve Planning Application PA-17-53, subject to conditions of approval.

Moved by Commissioner Harlan, seconded by Vice Chair de Arakal.

Vice Chair de Arakal spoke on the motion.

Commissioner Navarro Woods spoke in support of the motion.

Commissioner Harlan spoke on the motion.

RESOLUTION PC-18-41 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-53 FOR A CONDITIONAL USE PERMIT TO ALLOW A COFFEE HOUSE, ANCILLARY ON-SITE COFFEE ROASTING, SHARED PARKING, COMPACT PARKING, AND VALET PARKING DURING PEAK HOURS FOR BUILDINGS LOCATED AT 1975, 1977, 1981 AND 1985 PLACENTIA AVENUE

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Navarro Woods
Noes: None
Absent: Andranian
Abstained: None

The Vice Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

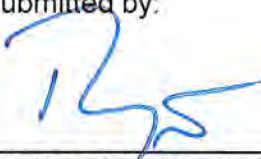
1. Public Services Report – Bart Mejia, City Engineer, reminded everyone of the ribbon cutting for Arlington Drive happening on Friday.
2. Development Services Report – Mr. Curtis reported that the applications for the vacant Planning Commission spot are due Friday, May 18, by 5 p.m. and that the next Planning Commission meeting will be on Thursday, May 31st at 6 p.m.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (05:08:36)

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION