



PLANNING COMMISSION AGENDA

March 25, 2019

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Meeting Room 102, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

Planning Commission Meeting begins at **6:00 p.m. in Grand Hall 1, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair: Byron de Arakal

Vice Chair: Jeffrey Harlan

Commissioners: Carla Navarro Woods, Jon Zich, Kedarious Colbert

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: None

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. **REVIEW OF THE ZONING ADMINISTRATOR’S DECISION TO APPROVE A MINOR CONDITIONAL USE PERMIT ZA-18-71 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE NEAR 833 CORTEZ STREET**

Project Description: Zoning Application 18-71 is a request for a Minor Conditional Use Permit to install a small cell network on top of a Southern California Edison streetlight pole within 500 feet of a residential zone. The facility meets the small cell design guidelines. It will require the removal and replacement of the existing pole and installation of an underground utility pull box for fiber and power to the new pole.

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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), for New Construction; and
2. Uphold the Zoning Administrator’s decision and approve Zoning Application 18-71, subject to conditions of approval.

2. **PLANNING APPLICATION 19-04 FOR A CONDITIONAL USE PERMIT FOR A 1,497-SQUARE-FOOT CONVENIENCE STORE WITH THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 ABC LICENSE) AND A CONDITIONAL USE PERMIT FOR CONCURRENT SALE OF ALCOHOLIC BEVERAGES AND MOTOR VEHICLE FUEL LOCATED AT 2281 NEWPORT BOULEVARD**

Project Description: Planning Application 19-04 is a request for a Conditional Use Permit for the construction of a new 1,497-square-foot convenience store at an existing gas station with the sale of beer and wine for off-site consumption in conjunction with a State Alcoholic Beverage Control (ABC) License (Type 20, Off-Sale Beer and Wine), and a Conditional Use Permit for the concurrent sale of alcoholic beverages and motor vehicle fuel.

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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), for New Construction; and
2. Approve Planning Application 19-04, subject to conditions of approval.

3. PLANNING APPLICATION 19-07 IS A REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A LUXURY AUTO STORAGE FACILITY WITH INDIVIDUAL PRIVATE LEASABLE STORAGE UNITS AND A CLUBHOUSE WITHIN AN EXISTING INDUSTRIAL BUILDING AT 3080 AIRWAY AVENUE

Project Description: Planning Application 19-07 is a request for a Conditional Use Permit to establish a luxury auto storage facility with individual private leasable storage units and a clubhouse within an existing industrial building. Each individual storage unit would include a finished mezzanine.

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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301, Existing Facilities; and
2. Approve Planning Application 19-07, 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 Meeting: Planning Commission regular meeting, April 8, 2019, 6 PM, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. While the Costa Mesa Council Chambers are under construction, the Planning Commission meetings will be held at the Costa Mesa Senior Center located at 695 West 19th Street, Costa Mesa, California. 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 Meeting Room 102 at the Costa Mesa Senior Center located at 695 West 19th Street, Costa Mesa, California. 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 materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this 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 Costa Mesa Senior Center to conduct a phone conversation.
3. Free Wi-Fi is available at the Costa Mesa Senior Center during the meetings. The username is SCWIFI. Password is !@cm99

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Costa Mesa Senior Center are available at all Costa Mesa Planning Commission meetings and can be checked out from the Planning Department. If you need special assistance to participate in this meeting, please contact the Planning Department at 714.754.5245. 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 714.754.5245 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al 714.754.5245 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 at 77 Fair Drive, Costa Mesa, California on the second floor during normal business hours and at the Costa Mesa Senior Center during the Planning Commission 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 Department and in the City Clerk's office.

CONTACT US:

77 Fair Drive, Costa Mesa, CA 92626

Planning Division 714.754.5245

Fax 714.754.4913

PlanningCommission@costamesaca.gov