



PLANNING COMMISSION AGENDA

June 24, 2019

*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: Byron de Arakal

Vice Chair: Jeffrey Harlan

Commissioners: Kedarious Colbert, Carla Navarro Woods, Dianne Russell,
Jenna Tourje, Jon Zich

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 MAY 13, 2019**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on May 13, 2019.

2. **MINUTES FOR THE MEETING OF APRIL 22, 2019**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on April 22, 2019.

3. **GENERAL PLAN CONFORMITY REPORT AND RESOLUTION THEREOF FOR THE PROPOSED VACATION OF EXCESS PUBLIC RIGHT-OF-WAY LOCATED AT 1903 SANTA ANA AVENUE (ASSESSOR'S PARCEL NUMBER 426-281-23)**

Recommended Action: Adopt a Resolution that adopts the staff report for purposes of reporting on general plan conformance pursuant to Government Code Section 65402 and finds that the proposed vacation of excess right-of-way is in conformance with the City of Costa Mesa General Plan, serves the public interest, is a public benefit, and is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

4. **GENERAL PLAN CONFORMITY REPORT AND RESOLUTION THEREOF FOR THE SANTA ANA AVENUE AND UNIVERSITY DRIVE DRAINAGE AND PAVEMENT IMPROVEMENTS**

Recommended Action: Adopt a Resolution that adopts the staff report for purposes of reporting on general plan conformance pursuant to Government Code Section 65402 and finds that the proposed Santa Ana Avenue and University Drive Drainage and Pavement Improvement Project is in conformance with the City of Costa Mesa General Plan is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) and 15301 (Class 1, Existing Facilities).

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. [ZONING APPLICATION 19-37 IS A REQUEST FOR A MINOR CONDITIONAL USE PERMIT TO INSTALL A SMALL CELL FACILITY ON TOP OF A REPLACEMENT SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAY NEAR 1541 WINTERGREEN PLACE](#)

Project Description: Zoning Application 19-37 is a request for a Minor Conditional Use Permit (MCUP) to install a small cell facility on top of a Southern California Edison streetlight pole located within public street right-of-way near 1541 Wintergreen Place. This item was continued from the May 28, 2019 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 or Conversion of Small Structures.

Recommended Action: Staff recommends that the Planning Commission continue the hearing to the July 8, 2019 Planning Commission meeting to allow staff time to coordinate additional details with the applicant.

2. [ZONING APPLICATION 19-41, A MINOR CONDITIONAL USE PERMIT FOR LIVE ENTERTAINMENT AND DANCING FOR A PROPOSED RESTAURANT AT THE TRIANGLE, 1870 HARBOR BOULEVARD, SUITE A210 \(CAFÉ SEVILLA\)](#)

Project Description: Zoning Application 19-41 is a request for a Minor Conditional Use Permit to allow the sale of alcoholic beverages for on-site consumption after 11 PM in conjunction with live entertainment and dancing at a proposed restaurant (Café Sevilla) in the former 7,880-square-foot Saddle Ranch Chop House tenant space at The Triangle. Proposed hours of operation are 10 AM to 2 AM, seven days a week. The restaurant would operate with a State Alcoholic Beverage Control (ABC) License Type 47 (On-Sale General, Eating Place). Live entertainment would consist of guitar and piano players, House DJ's, dancers and singers, as well as patron dancing.

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) under CEQA Guidelines Section 15301 (Class 1, Existing Facilities); and
2. Approve Zoning Application 19-41, subject to conditions of approval.

DEPARTMENTAL REPORTS:

1. **Public Services Report**

2. Development Services Report

CITY ATTORNEY'S OFFICE REPORT:

1. City Attorney

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, July 8, 2019, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, 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. 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 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. 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 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 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 an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available 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