



# **PLANNING COMMISSION AGENDA**

## **July 22, 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: 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. **ZONING APPLICATION 19-37, 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 THE 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 replacement Southern California Edison streetlight pole located within public street right-of-way near 1541 Wintergreen Place. This item was continued from the May 8, 2019 and June 10, 2019 Planning Commission meetings.

**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 this item to a date uncertain.

2. **PLANNING APPLICATION 19-11 AND ZONING APPLICATION 19-20 FOR A CONDITIONAL USE PERMIT FOR A CULINARY EVENT SPACE IN AN EXISTING COMMERCIAL KITCHEN FACILITY; AND A MINOR CONDITIONAL USE PERMIT FOR A CAFE WITH MORE THAN 300 SQUARE FEET OF PUBLIC AREA AND OUTDOOR SEATING, AND A DEVIATION FROM PARKING REQUIREMENTS BASED ON UNIQUE OPERATING CHARACTERISTICS, FOR A MULTI-TENANT INDUSTRIAL BUILDING AT 350 CLINTON STREET, UNIT B**

**Project Description:** Planning Application 19-11 and Zoning Application 19-20 is a request for the following:

1. Conditional Use Permit to allow special events (including private dinner parties, cooking classes, and other culinary events) within an existing commercial kitchen facility (The Hood Kitchen Space); and
2. Minor Conditional Use Permit to allow for a café with more than 300 square feet of public area in the MP (Industrial Park) zone and outdoor seating; and
3. Minor Conditional Use Permit to deviate from parking requirements for the site (required 188 spaces, proposed 184 spaces), based on unique operating characteristics.

**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 19-11 and Zoning Application 19-20, subject to conditions of approval.
3. **PLANNING APPLICATION 19-05 FOR A RESTAURANT EXPANSION WITH LIVE ENTERTAINMENT AT 1749 AND 1763 NEWPORT BOULEVARD**

**Project Description:** Planning Application 19-05 is a request for the following:

1. Conditional Use Permit to allow the sale and service of alcoholic beverages for on-site consumption after 11 PM and the provision of live entertainment within 200 feet of a residential zone, in association with a restaurant. The proposed hours of operation are 7 AM to 2 AM seven days per week. The request also includes a proposal to increase the size of the existing 2,015-square-foot restaurant (formerly The Hub Restaurant) by expanding into the adjacent 1,200-square-foot retail tenant space (3,215 square feet total restaurant space is proposed). In addition, the proposal includes the expansion of the existing 1,309-square-foot outdoor dining patio by 128 square feet (1,437 square feet total outdoor dining patio area is proposed);
2. Minor Conditional Use Permit to allow the expanded dining patio within the required front landscape setback;
3. Variance from front setback requirements (20 feet required; 0 feet proposed) to allow construction of a structure (cover for the dining patio) within the front setback; and
4. Variance from on-site parking requirements (27 on-site parking spaces required; 14 on-site parking spaces proposed).

**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 adopt a Resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (New Construction and Conversion of Small Structures); and
2. Approve, approve with modifications, or deny Planning Application 19-05.

**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, August 12, 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](mailto: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](http://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](http://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:**

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