



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – July 22, 2019
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

PUBLIC HEARINGS:

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.

Planning Commission continued this item to a date uncertain.

Approved, 6-0

Commissioner Zich absent

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.

Planning Commission adopted a Resolution to approve Planning Application 19-11 and Zoning Application 19-20, subject to conditions of approval.

Approved, 6-0

Commissioner Zich absent

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.

Planning Commission adopted a Resolution to approve Planning Application PA-19-05, subject to conditions of approval with a modification to Condition of Approval No. 4 and with Condition of Approval No. 25 added by the Planning Commission.

Condition of Approval No. 4: The hours of operation shall be as follows: ~~7 AM to until 2 AM, seven days a week.~~ 7 AM to 11 PM, Sunday through Wednesday; and 7 AM until 2 AM, Thursday, Friday, Saturday, and New Year's Eve.

Condition of Approval No. 25: The property shall be posted with signs directing customers and employees to park in the rear parking lot.

Approved, 4-2

Vice Chair Harlan and Commissioner Navarro Woods voting no and Commissioner Zich absent

Next Meeting: Planning Commission regular meeting, August 12, 2019, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.