



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 23, 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. **PLANNING APPLICATION 19-17 FOR A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT AND BAR WITH LIVE ENTERTAINMENT TO OPERATE AFTER 11 PM AT THE SHOPS AT MESA VERDE SHOPPING CENTER (1555 ADAMS AVENUE, SUITE 100)**

Project Description: Planning Application 19-17 is a request for a Conditional Use Permit (CUP) to allow a new restaurant and bar (Kenwood's Kitchen and Tap) located within 200 feet of residentially-zoned property to operate after 11 PM with occasional live entertainment. The restaurant and bar proposes to operate until 2 AM on Fridays, Saturdays, and holidays. The restaurant and bar would operate until 11 PM on the remaining days of the week (Sunday through Thursday).

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.

Per staff's request, the Planning Commission continued the public hearing for Planning Application 19-17 to the October 14, 2019 meeting.

Approved, 4-0

Chair de Arakal and Commissioner Russell absent.

2. **TENTATIVE PARCEL MAP 2019-130 AND ZONING APPLICATION 19-78 (PA-19-07 A1) IS A REQUEST TO CONVERT AN EXISTING BUILDING APPROVED FOR AUTO STORAGE TO A ONE-LOT AIRSPACE SUBDIVISION FOR INDUSTRIAL CONDOMINIUM PURPOSES AT 3080**

**AIRWAY AVENUE, INCLUDING A REQUEST TO MODIFY THE EXISTING
CONDITIONAL USE PERMIT**

Project Description: Tentative Parcel Map 2019-130 and Zoning Application 19-78 (PA-19-07 A1) is a request to convert an existing building to a one-lot airspace subdivision for industrial condominium purposes. The request would allow the approved auto storage facility at the site to be converted from individually-leased to individually-owned auto storage units.

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 Tentative Parcel Map 2019-130 and Zoning Application 19-78 (PA-19-07 A1) subject to conditions of approval, as modified in the Supplemental Memo dated September 23, 2019.

Approved, 4-0

Chair de Arakal and Commissioner Russell absent.

Next Meeting: Planning Commission regular meeting, October 14, 2019, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.