



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – December 9, 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. **A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE (CODE AMENDMENT CO-19-04) AMENDING TITLE 19 AND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (FRANCHISES AND PLANNING, ZONING, AND DEVELOPMENT), RELATING TO WIRELESS TELECOMMUNICATIONS FACILITIES AND RELATED INFRASTRUCTURE WITHIN THE PUBLIC RIGHT-OF-WAY**

**Project Description:** Code Amendment CO-19-04 would amend Title 19 and Title 13 of the Costa Mesa Municipal Code to modify and establish standards and procedures for wireless telecommunications facilities in the public right-of-way. This item was continued from the November 25, 2019 Planning Commission meeting.

**Environmental Determination:** The ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule).

**Planning Commission continued this item to the January 13, 2020 meeting.**

**Approved, 6-0**

**Commissioner Tourje absent**

2. **DEVELOPMENT AGREEMENT 19-02, AN AMENDMENT TO PACIFIC ARTS PLAZA DEVELOPMENT AGREEMENT DA-00-04**

**Project Description:** Development Agreement (DA) 19-02 (as adopted by

Ordinance) is a request to amend the Pacific Arts Plaza DA (DA-00-04) to extend its term for two years to expire on August 15, 2023. Pacific Arts Plaza is a 6.26-acre subarea of the South Coast Plaza Town Center area and is bounded by Anton Boulevard, I-405 Freeway, Bristol Street and Avenue of the Arts.

**Environmental Determination:** The Project was evaluated under Environmental Impact Report No. 1047 (SCH No. 2000041100) certified in February 2001 and Mitigated Negative Declaration for the high-rise building (approved in October 2002). In addition, the proposed ordinance for the DA time extension is not a "project" and further is exempt from the provisions of California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

**Planning Commission adopted a Resolution recommending that the City Council adopt an ordinance to amend Pacific Arts Plaza Development Agreement DA-00-04.**

**Approved, 6-0**

**Commissioner Tourje absent**

**3. PLANNING APPLICATION 19-14 FOR A VARIANCE TO ALLOW A TEMPORARY MULTI-PHASE REMEDIATION SYSTEM IN THE SIDE SETBACK AT 3599 HARBOR BOULEVARD**

**Project Description:** Planning Application 19-14 is a request for a variance to allow installation of a temporary multi-phase remediation system within the required side setback of an existing automobile service station located at 3599 Harbor Boulevard. Once remediation is complete, the treatment system would be removed and the 20-foot landscaped setback would be re-established.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities, Section 15303 (Class 3), New Construction, and Section 15311 (Class 11), Accessory Structures.

**Planning Commission adopted a Resolution approving Planning Application 19-14, subject to conditions of approval.**

**Approved, 6-0**

**Commissioner Tourje absent**

**4. PLANNING APPLICATION 19-21 AND ZONING APPLICATION 19-90 FOR A CONDITIONAL USE PERMIT FOR ISSUANCE OF A STATE ALCOHOL BEVERAGE CONTROL (ABC) LICENSE TYPE 20 (OFF-SALE BEER AND WINE) TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR OFF-**

**SITE CONSUMPTION; MINOR CONDITIONAL USE PERMIT FOR A WINE BAR WITH LESS THAN 300 SQUARE FEET OF PUBLIC AREA IN A MULTI-TENANT CENTER; A DEVIATION FROM PARKING REQUIREMENTS BASED ON UNUSUAL OPERATING CHARACTERISTICS; A FINDING OF PUBLIC CONVENIENCE OR NECESSITY FOR ISSUANCE OF A STATE ABC LICENSE TYPE 42 (ON-SALE BEER AND WINE); AND AN AMENDMENT TO ZONING APPLICATION 09-42 TO MODIFY THE HOURS OF OPERATION OF AN ADJACENT BAR AT 816 WEST 19TH STREET**

**Project Description:** Planning Application 19-21 and Zoning Application 19-90 is a request for a Conditional Use Permit (CUP) and Minor Conditional Use Permit (MCUP) to allow a wine bar and associated wine shop, Semi Tropic Wines, within a 1,118-square-foot tenant space in an existing multi-tenant commercial building at 816 West 19th Street.

**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 approving Planning Application 19-21, Zoning Application 19-90, and Zoning Application 19-95 (ZA-09-42 A1), subject to conditions of approval with a modification to Code Requirement No. 8.**

**Code Requirement No. 8: ~~As per California Plumbing Code Section 422.2, this facility shall have a minimum of two restrooms out of which one restroom shall comply with disabled access requirements as per California Building Code Chapter 11B.~~ The applicant shall submit to the City's Building Division a building permit application for a tenant improvement.**

**Approved, 6-0**

**Commissioner Tourje absent**

Next Meeting: Planning Commission regular meeting, January 13, 2020, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.