

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

September 23, 2019

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

Vice Chair Harlan called the meeting to order at 6:02 PM.

Commissioner Colbert led the Pledge of Allegiance.

ROLL CALL

Present: Vice Chair Jeffrey Harlan
Commissioner Kedarious Colbert
Commissioner Jenna Tourje
Commissioner Jon Zich

Absent: Chair Byron de Arakal
Commissioner Dianne Russell

Staff: Barry Curtis, Director of Economic and Development Services
Jennifer Le, Assistant Director of Development Services
Tarquin Preziosi, Assistant City Attorney
Bart Mejia, City Engineer
Johnwilly Aglupos, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Tourje announced the Costa Maker event happening this Saturday at The Triangle and First United Methodist Church.

CONSENT CALENDAR:

None.

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.

No ex-parte communications to report.

Jennifer Le, Assistant Director of Development Services, stated that staff is requesting that this item be continued to the October 14, 2019 Commission meeting.

MOTION: Move the item.

Moved by Commissioner Zich, seconded by Commissioner Colbert.

Barry Curtis, Director of Economic and Development Services, asked whether the motion was to continue the public hearing until October 14. Vice Chair Harlan responded yes.

Vice Chair Harlan asked whether there was any member of the public that wished to speak on the item tonight. No one responded.

The motion carried by the following roll call vote:

Ayes: Harlan, Colbert, Tourje, Zich

Noes: None

Absent: de Arakal, Russell

Abstain: None

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.

No ex-parte communications to report.

Johnwilly Aglupos, Assistant Planner, presented the staff report.

Commissioner Tourje asked whether there were any issues related to the original conditional use permit that the Commission identified when this item was before them in March.

Jennifer Le, Assistant Development Services Director, responded that the primary issues that staff addressed in the staff report were ensuring that the storage units were used for storage purposes and not for any other use like residential and the use of the clubhouse was to be used for owner meeting space only.

PUBLIC COMMENTS

Tony Principe, applicant, stated he has read the conditions of approval and agrees to them.

No public comments.

MOTION: Move that the Planning Commission adopt staff recommendation finding that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301; and approve Tentative Parcel Map 2019-130 and Minor Conditional Use Permit ZA-19-78 to amend previously-approved Conditional Use Permit PA-19-07, subject to conditions of approval with a modification of Condition of Approval No. 27 to reflect the language in the updated staff report regarding separation of utilities and associated metering.

Moved by Commissioner Zich, seconded by Commissioner Tourje.

RESOLUTION PC-19-45 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING TENTATIVE PARCEL MAP 2019-130 AND ZONING APPLICATION 19-78 (PA-19-07 A1), 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

The motion carried by the following roll call vote:

Ayes: Harlan, Colbert, Tourje, Zich

Noes: None

Absent: de Arakal, Russell

Abstain: None

The Vice Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.

2. Development Services Report – Mr. Curtis announced that the City Council will be holding a Study Session on October 8 regarding housing issues in the City and that tomorrow the County Board of Supervisors will have a meeting to consider the County’s proposed group home ordinance and the 2801 Bristol Street lease for counseling use.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney – Tarquin Preziosi, Assistant City Attorney, spoke on the meeting that the County Board of Supervisors will hold tomorrow to consider amending their zoning code and adopt regulations on sober living homes.

ADJOURNMENT AT 6:18 PM

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION