



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – September 27, 2021, 6:00 p.m.  
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/~~strikethrough~~ format. See the meeting minutes for more detailed information regarding the Commission's actions. You may also contact the Planning Division at (714) 754-5245 for additional information.

**PUBLIC HEARING:**

1. **PLANNING APPLICATION 21-09 FOR A CONDITIONAL USE PERMIT TO ALLOW THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AFTER 11 PM FOR THE EXPANSION OF AN EXISTING RESTAURANT (OAK & COAL) AND ZONING APPLICATION 21-36 TO MODIFY THE HOURS OF OPERATION APPROVED UNDER PLANNING APPLICATION PA-16-49 AND ALLOW A DEVIATION FROM PARKING REQUIREMENTS BASED ON UNUSUAL OPERATING CHARACTERISTICS FOR A RESTAURANT LOCATED AT 333 EAST 17th STREET, SUITES 2 AND 3**

**Project Description:** Planning Application 21-09/ Zoning Application 21-36 is a request for a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages for on-site consumption after 11 PM within 200 feet of residentially zoned property, to modify previously-approved hours of operation, and to allow a deviation from parking requirements based on unusual operating characteristics for a proposed restaurant expansion (Oak & Coal restaurant) located at 333 East 17<sup>th</sup> Street, Suites 2 and 3. The applicant is proposing to expand the existing 1,200-square-foot restaurant into the adjacent 966-square-foot tenant space. The proposed hours of operation of the restaurant are 6 PM to 1 AM, seven days per week. No live entertainment is proposed.

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**Planning Commission adopted a Resolution approving Planning Application 21-09 and Zoning Application 21-36, subject to conditions of approval.**

**Approved, 6-0.**

**Commissioner Russell absent.**

Next Planning Commission regular meeting: October 11, 2021, 6 PM