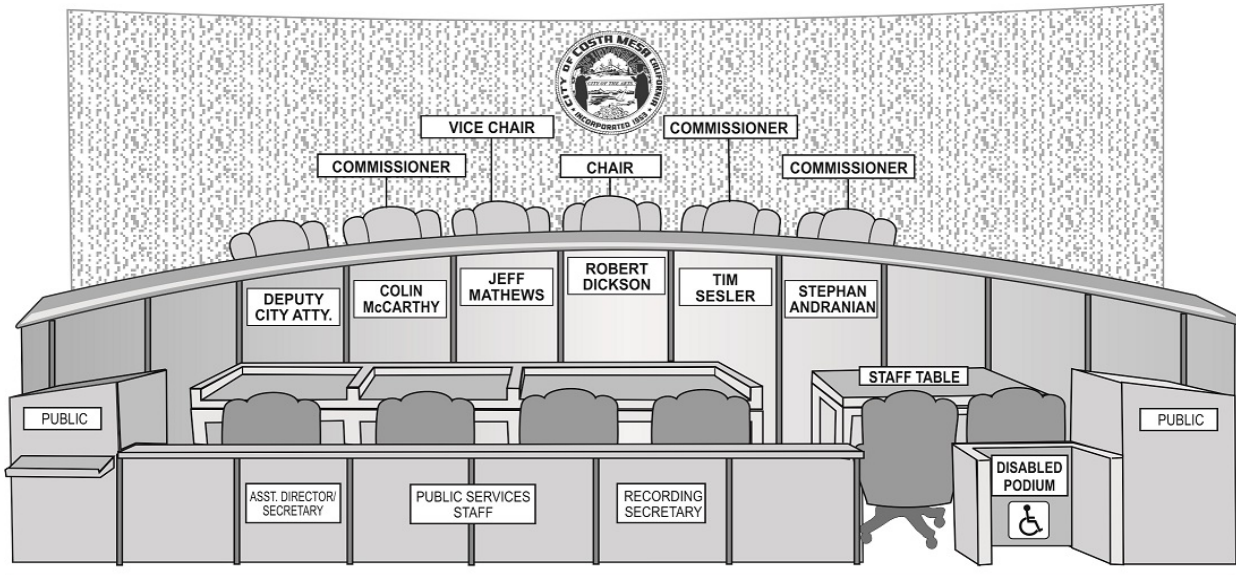


Planning Commission Agenda

June 8, 2015

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

Planning Commission Meeting begins at **6:00 p.m. in the Council Chambers



PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair: Robert Dickson
Vice Chair: Jeff Mathews
Commissioners: Colin McCarthy, Tim Sesler, and Stephan Andranian

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

CONSENT CALENDAR:

- 1. [Minutes for the meeting of May 26, 2015](#)
- 2. [Minutes for the meeting of May 11, 2015](#)
- 3. [General Plan Conformity Resolution for proposed drainage easement within Fairview Park in conjunction with a new residential development located at 2294 Pacific Avenue](#)
- 4. [Update from the Community Improvement Division](#)
- 5. [Summary Matrix of High Density Residential Districts in Orange County Cities](#)

RECOMMENDATION(S):

- Approve.
- Approve.
- Approve by adoption of Planning Commission Resolution.
- Receive and File.
- Receive and File.

PUBLIC HEARINGS:

- 1. [ZA-15-01: AN APPEAL OF THE ZONING ADMINISTRATOR'S APPROVAL OF A MINOR CONDITIONAL USE PERMIT LOCATED AT 657 W. 19TH STREET](#)

RECOMMENDATION(S):

Uphold the Zoning Administrator's approval of ZA-15-01 by adoption of a Planning Commission resolution, subject to conditions.

Applicant: Kristen Ford
Site Address: 657 W. 19th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

If approved, the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities). If denied, project is statutorily exempt under Section 15270 (projects which are disapproved).

Description: An appeal of the Zoning Administrator's approval of a minor conditional use permit to deviate from parking requirements for a group counseling use (Solid Landings) in a 6,710 square foot building. A total of 67 parking spaces are required for the use, 24 on-site parking spaces are proposed (29 existing minus 5 that will be lost when the West 19th Street gate is reopened per the conditions of approval) based on unique operating characteristics.

- 2. [PA-15-06: DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY RESIDENTIAL DEVELOPMENT LOCATED AT 1620 ORANGE AVENUE](#)

Approve by adoption of Planning Commission Resolution, subject to conditions.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Applicant: Brett Ettinger
Site Address: 1620 Orange Avenue
Zone: R2-HD
Project Planner: Ryan Loomis

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: Design review application for the development of a two-unit, two-story residential development per the Residential Small Lot Subdivision development standards with the following deviations from code requirements:

- a. Minor modification for rear yard setback (10 feet required, 8 feet proposed).
- b. Minor modification for front yard setback distance (20 feet required; 16 feet proposed). The setback is measured from the front property line to the support posts of the front patio.

The project will require a tentative parcel map to facilitate the subdivision of the property for condominium purposes, which will be submitted as a separate application at a later date.

3. PA-15-17: CONDITIONAL USE PERMIT TO ALLOW ADDITIONAL REQUESTS FOR AN EXISTING BAR/LOUNGE LOCATED AT 719 WEST 19TH STREET

As a policy decision:

Applicant: Lisa Salisbury
Site Address: 719 West 19th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

If approved the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities). If denied, it is exempt under Section 15270 (a) for projects which are disapproved.

Description: Conditional Use Permit to allow the following additional requests for an existing bar/lounge called Maison (formerly known as

1. Approve by adoption of Planning Commission Resolution, subject to conditions.

OR

2. Deny by adoption of Planning Commission resolution.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Lion’s Den) within 200 feet of residentially-zoned properties:

1. The addition of “live entertainment” including bands, vocals/singing, and other types of live musical performances at the venue. A public Entertainment permit allowed Disc Jockey entertainment (DJ) and dancing;
 2. Modification to the hours of operation. Proposed hours are from 7:00AM to 2:00AM, seven days a week; and
 3. Legalization of a shipping container behind the building to be used for storage purposes.
4. **PA-14-41: CONDITIONAL USE PERMIT FOR AN OUTDOOR FARMER’S MARKET LOCATED AT 183 EAST BAY STREET**

Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Father Philip DeVaul
Site Address: 183 East Bay Street
Zone: PDR-HD
Project Planner: Antonio Gardea

Environmental Determination:
 The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: Conditional Use Permit for an outdoor Farmer’s Market at St. John the Divine Episcopal Church. The existing front lawn area (approximately 17,000 square feet) will be converted into a paved parking lot area to accommodate the Farmer’s Market. An overall total of 34 new parking spaces will be created. The Farmer’s Market will feature approximately fifteen vendor stalls, and the hours of operation are proposed from 9:00AM to 3:00PM on Saturdays (weekly). A new landscape plan is also being proposed.

DEPARTMENTAL REPORT(S):

RECOMMENDATION(S):

1. **Public Services Report**
2. **Development Services Report**

Receive and file.
 Receive and file.

CITY ATTORNEY'S OFFICE REPORT(S):

RECOMMENDATION(S):

1. **City Attorney**

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 22, 2015.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2nd floor) prior to 3:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 3:00 PM**.
- Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **no later than 15 minutes prior to the start of the meeting (no copies, for the Commission, will be made unless the materials are submitted prior to 3:00 PM)**.
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day of the meeting.

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

Appeal Procedure

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

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