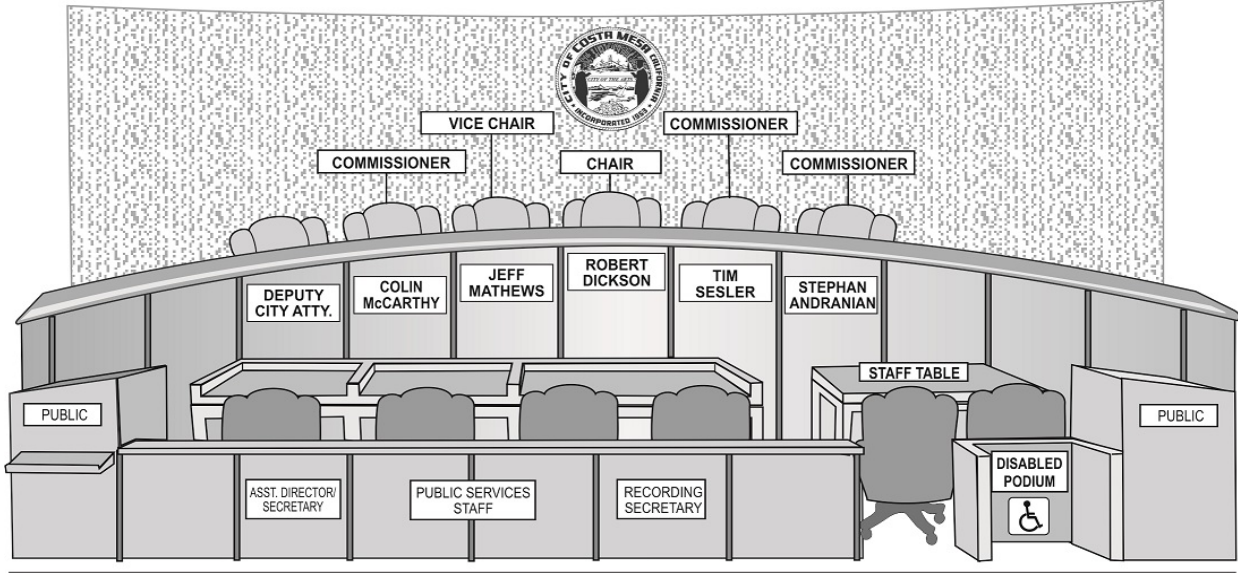


Revised on 8/7/15

# Planning Commission Agenda August 10, 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 July 27, 2015](#)
- 2. [Proposed vacation of a portion of the West 19<sup>th</sup> Street right-of-way, adjacent to 752 West 19<sup>th</sup> Street](#)
- 3. [Request to cancel the Planning Commission meeting of August 24, 2015 and schedule joint study session on September 8, 2015](#)
- 4. [General Plan conformity for vacation of landscape easement at 580 Anton Boulevard](#)

**RECOMMENDATION(S):**

- Approve.
- Approve by adoption of Planning Commission Resolution.
- Approve cancellation.
- Approve by adoption of Planning Commission Resolution.

**PUBLIC HEARINGS:**

- 1. [PA-07-54 A1: AMENDMENT TO CONDITIONAL USE PERMIT TO EXTEND THE HOURS OF OPERATION TO 2AM DAILY FOR THE HUB AT 1749 NEWPORT BOULEVARD](#)

**RECOMMENDATION(S):**

- Deny by adoption of Planning Commission resolution.

**Applicant:** Matt Stowe  
**Site Address:** 1749 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Antonio Gardea

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

**Description:** The proposed request is an amendment to Planning Application PA-07-54, an existing conditional use permit (CUP) for a restaurant located at 1749 Newport Boulevard (The Hub) that serves alcoholic beverages after 11:00 p.m. within 200 feet of residentially-zoned properties. The existing CUP limits the hours of operation to 9:00 a.m. - 12:00 midnight Friday and Saturday and 9:00 a.m. - 11:00 p.m. Sunday through Thursday. The applicant is requesting modification of the conditions of approval to allow the restaurant/bar to stay open until 2:00 a.m. on a daily basis.

- 2. [PA-15-20 & PM-15-133: DESIGN REVIEW AND TENTATIVE PARCEL MAP FOR A 2-UNIT, TWO-STORY SMALL LOT RESIDENTIAL DEVELOPMENT AT 355 ROCHESTER STREET](#)

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

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Applicant:** Kasey O’Keefe  
**Site Address:** 355 Rochester Street  
**Zone:** R2-MD  
**Project Planner:** Stephanie Roxas  
**Environmental Determination:**

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

**Description:** Design Review PA-15-20 for a small lot subdivision consisting of two, two-story detached single family residences of approximately 2,665 square feet (front unit) and 2,598 square feet (rear unit) with attached two-car garages. The proposed project complies with the Code-required residential development standards and the Residential Design Guidelines. Tentative Parcel Map No. PM-15-133 proposes to subdivide an 8,779 square-foot parcel into two fee-simple lots for homeownership consistent with the requirements of Small Lot Subdivision Ordinance.

- 3. [PA-15-24 & PM-15-135: DESIGN REVIEW AND TENTATIVE PARCEL MAP FOR A 2-UNIT, TWO-STORY AT 215 KNOX PLACE](#) Approve by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** Ryan Oldham  
**Site Address:** 215 Knox Place  
**Zone:** R2-MD  
**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 or conversion of small structures).

**Description:** Design Review for the demolition of an existing one-story residence for a small lot subdivision consisting of two new 2-story residences of approximately 2,579 square feet with attached two-car garages and off-street open parking in the R2-MD zone. The proposal features four bedroom/3.5 bath two-story wood frame construction for both units. The proposed project complies with the Code-required residential

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

development standards and the Residential Design Guidelines. Tentative Parcel Map PM-2015-135 proposes to subdivide the lot into two (2) 4,003 square-foot fee simple lots per the Small Lot Subdivision Ordinance.

- 4. [\*\*PA-15-18: CONDITIONAL USE PERMIT FOR THE INSTALLATION OF NINETEEN CAR LIFTS IN AN APARTMENT COMMUNITY AT 400 MERRIMAC WAY\*\*](#) Approve by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** Roger Johnson/Vertical Parking Solutions  
**Site Address:** 400 Merrimac Way  
**Zone:** R3  
**Project Planner:** Stephanie Roxas  
**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 installation of nineteen car lifts (approximately eight feet high, not including height of vehicles) in the parking lot of an existing gated apartment community (Coast Apartments). The proposed car lifts would be installed in existing open parking spaces along the rear property line, over 275 feet from Merrimac Way, to allow two vehicles to be parked in the same stall. The project adds seventeen additional parking spaces to the premises, and the proposed car lifts are not visible from Merrimac Way.

- 5. [\*\*PA-13-32: DESIGN REVIEW TO LEGALIZE THE CONVERSION OF A FOURTH UNIT IN AN EXISTING TRIPLEX LOCATED AT 141 MELODY LANE\*\*](#) Continue to the September 14, 2015 Planning Commission meeting.

**Applicant:** Ryan Walton  
**Site Address:** 141 Melody Lane  
**Zone:** R3  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (conversion of small structures).

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:** Design Review to legalize the conversion of a fourth unit in an existing triplex. The fourth unit is a one-bedroom unit located on the first floor of the apartment building. Proposed project involves compliance with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of 9 spaces for the property (9 spaces proposed). In order to create new open parking, a minor modification is required for the encroachment of one open parking space in the front yard setback (20-foot setback requirement; 16-foot setback proposed).

**NEW BUSINESS ITEM(S):**

**RECOMMENDATION(S):**

- 1. [Review of Conditional Use Permit PA-14-17 for Planet Fitness at 2200 Harbor Boulevard](#) Receive and file.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

- 1. **Public Services Report** Receive and file.
- 2. **Development Services Report** 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, SEPTEMBER 14, 2015.**

**JOINT STUDY SESSION AT 5:00 P.M. ON TUESDAY, SEPTEMBER 8, 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 (2<sup>nd</sup> 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](http://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](http://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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Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)