



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – December 14, 2015  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**CONSENT CALENDAR:**

**\*ACTIONS**

1. **Minutes for the meeting of November 23, 2015, Approved, 5-0**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **TT-17972: TENTATIVE TRACT MAP FOR THE SUBDIVISION OF A 0.746-ACRE LOT INTO FIVE R1 ZONED LOTS AT 410 WALNUT PLACE** Denied, 4-1  
Commissioner Sesler voting No

**Applicant:** Bob Smith  
**Site Address:** 410 Walnut Place  
**Zone:** R1  
**Project Planner:** Chelsea Crager

**Environmental Determination:**

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act Guidelines – Class 32 (In-Fill Development Projects)).

**Description:** Tentative Tract Map TT-17972 for the subdivision of a 0.746-acre lot into 5 (five) R1 zoned lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes are as follows:

- Lot 1: 58.58 FT x 102.43 FT (6,000 SF)
- Lot 2: 58.58 FT x 102.43 FT (6,000 SF)
- Lot 3: 58.58 FT x 102.43 FT (6,000 SF)
- Lot 4: 82.57 FT x 87.87 FT (7,255 SF)
- Lot 5: 82.57 FT x 87.87 FT (7,255 SF)

**\*ACTIONS**

Note: This application involves the subdivision of the property; a residential development is not being proposed at this time.

2. **PA-15-39 & PM-2015-170: DESIGN REVIEW FOR CONSTRUCTION OF TWO ATTACHED 2-STORY CONDOMINIUM UNITS AND SUBDIVISION FOR OWNERSHIP PURPOSES AT 217 CABRILLO STREET** **Approved, 3-2**  
**(Continued from the November 23, 2015 Planning Commission meeting.)** **Commissioner McCarthy and Commissioner Andranian voting No**

**Applicant:** Joe Kaneko / Windmill Investment LLC

**Site Address:** 217 Cabrillo Street

**Zone:** R2-MD

**Project Planner:** Dan Inloes

**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 for the demolition of an existing 1300 square-foot single story residence and construction of two new 2-story condominium units in the R2-MD zone. The 4-bedroom units are proposed at 1,108 square feet, and include an attached two-car garage for each unit. In addition, the project includes a tentative parcel map, PM-2015-170, to facilitate the subdivision of the building to allow the units to be sold independent from one another.

3. **CO-15-06: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13, CHAPTER I (DEFINITION AND ENFORCEMENT), CHAPTER IV (CITYWIDE LAND USE MATRIX), AND ADDING ARTICLE 20 TO CHAPTER IX ADOPTING NEW REGULATIONS RELATED TO PROHIBITING MEDICAL MARIJUANA/ MARIJUANA CULTIVATION** **Recommended approval to City Council, 5-0**

**Applicant:** City of Costa Mesa

**Site Address:** Citywide

**Project Planner:** Minoo Ashabi

**\*ACTIONS**

**Environmental Determination:** This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines

**Description:** The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-15-06 to amend Title 13 of the Costa Mesa Municipal Code as follows:

- Chapter 1, adding new definitions related to marijuana and/or medical marijuana cultivation and related enforcement.
- Chapter IV, adding cultivation of marijuana and/or medical marijuana as a prohibited use in all zoning districts
- Chapter IX, adding Article 20 with specific regulations related to medical marijuana and/ or marijuana cultivation.

The new state laws continue to recognize the power of local governments to regulate marijuana cultivation. However, under AB 243, the State Department of Food and Agriculture will establish a 'Medical Cannabis Cultivation Program,' which will be administered by the Department's secretary unless the City adopts land use regulations or ordinances regulating or prohibiting the cultivation of marijuana by March 1, 2016.

4. **ZA-15-30: AN APPEAL OF A MINOR CONDITIONAL USE PERMIT TO EXTEND THE HOURS OF OPERATION FOR A RESTAURANT (HALAL GUYS) AT 3033 BRISTOL STREET, STE. D** **Reversed the Zoning Administrators denial and Approved the request for extended hours, 3-1**  
*(Continued from the October 26, 2015 Planning Commission meeting.)* **Commissioner Andranian voting No; Commissioner McCarthy recused**

**Applicant:** Jason Smith/Landshark  
Dev. Svcs  
**Site Address:** 3033 Bristol Street, Ste. D  
**Zone:** C1  
**Project Planner:** Ryan Loomis

**Environmental Determination:**  
The project is categorically exempt under Section 15301 of the State CEQA (California

Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** An appeal of a minor conditional use permit for a 1,440 square-foot restaurant tenant space (Halal Guys) to extend the hours of operation from 11 a.m.-11 p.m. to 11 a.m.-12 a.m., Sunday through Wednesday, and from 11 a.m.-11 p.m. to 11 a.m.-1 a.m., Thursday through Saturday, within 200 feet of residential zoned property, in the C1 zone. No live entertainment, dancing or sales/service of alcoholic beverages is proposed. The Zoning Administrator denied ZA-15-30 on September 11, 2015, which originally requested allowance to remain open until 3 a.m., Sunday through Saturday. This appeal was heard by the Planning Commission on October 26, 2015, and was continued to December 14<sup>th</sup> hearing in order for staff to receive information from the appellant related to improved security measures and compatibility with surrounding residential areas.

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| 5. | <b>PA-15-43: CONDITIONAL USE PERMIT FOR ON-SITE VALET PARKING FOR THE COMMERCIAL RETAIL CENTER AT 3033 BRISTOL STREET</b> | <b>Approved 4-0<br/>Commissioner<br/>recused</b> | <b>McCarthy</b> |
|----|---|--|-----------------|

**Applicant:** Jason Ball  
**Site Address:** 3033 Bristol Street  
**Zone:** C1  
**Project Planner:** Ryan Loomis

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

**Description:** A conditional use permit for on-site valet parking for the commercial retail center located at 3033 Bristol Street. The valet parking service will be provided seven days a week as follows:

- Weekly daytime during peak lunch periods - 11:00 a.m. to 2:00 p.m.
- Weekly evenings - 4:30 p.m. to 11:00 p.m., as needed.

The proposed increase to parking supply will be a minimum of 17 parking spaces.