

Revised 05-18-17
Public Hearing Item No. 1- recommendation revised
Public Hearing Item No. 2- hours corrected



PLANNING COMMISSION **AMENDED AGENDA**
May 22, 2017

*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

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair Stephan Andranian
Vice-Chair Byron de Arakal
Commissioners: Jeffrey Harlan, Isabell Kerins, Carla Navarro Woods

ANNOUNCEMENTS AND PRESENTATIONS:

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. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

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 (optional), and item number to be addressed.

CONSENT CALENDAR

1. MINUTES FOR THE MEETING OF MAY 8, 2017

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on May 8, 2017.

2. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE YEAR 2017-2018 AND SEVEN-YEAR 2017-2024 CAPITAL IMPROVEMENT PROGRAMS

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Sections 15301 and 15304; and
2. Adopt a resolution finding the City's proposed Capital Improvement Programs are in conformance with the 2015-2035 General Plan.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. CODE AMENDMENT CO-17-04: TO AMEND SECTIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING AND DEVELOPMENT), RELATING TO APPLICATION SUBMITTAL REQUIREMENTS AND NOTICING FOR PUBLIC HEARINGS

Description: The proposed ordinance will modify the submittal requirements for all discretionary applications. In addition, the amendment will expand the notice provided for public hearings held by the Planning Commission and City Council.

Environmental Determination: The ordinance is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

REVISED Recommended Action:

Staff recommends that the Planning Commission open and continue the public hearing to the meeting of June 12, 2017.

2. PLANNING APPLICATION PA-17-07: FOR A CONDITIONAL USE PERMIT FOR THE ISSUANCE OF A TYPE 20 (OFF-SALE BEER & WINE) ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE AND A PUBLIC CONVENIENCE OR

NECESSITY (PCN) DETERMINATION FOR AN EXISTING SPECIALTY RETAIL SHOP (WINDSOR HOMEBREW SUPPLY COMPANY) LOCATED AT 743 BAKER STREET, SUITE D AND E

Project Description: Windsor Homebrew Supply Company, an existing specialty retail shop, that currently sells equipment and ingredients to make beer and wine at home, is proposing to sell high end bottles from local breweries and wineries. The proposed project requires a conditional use permit for the issuance of a Type 20 (Off-Sale Beer & Wine) Alcoholic Beverage Control (ABC) License and a Public Convenience or Necessity (PCN) determination for the existing specialty retail shop (Windsor Homebrew Supply Company) at 743 Baker Street, Suite D and E. The proposed hours of operation are Monday through Friday, ~~10 AM – 4 PM~~ **10 AM – 6 PM**, and Saturday and Sunday, ~~10 AM – 6 PM~~ **10 AM – 4 PM**.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301, for Existing Facilities.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15301; and
2. Adopt a resolution to approve Planning Application PA-17-07 and making a finding of public convenience or necessity for the issuance of a Type 20 (Off-Sale Beer & Wine) ABC license, subject to conditions of approval.

3. **PLANNING APPLICATION PA-16-68 AND TENTATIVE PARCEL MAP 2016-205: FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 391 LA PERLE PLACE**

Project Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-16-68** for the construction of two, two-story detached single family residences. The detached 4-bedroom/3.5 bath units are both proposed at 2,672 square feet, and include an attached two-car garage. The proposed project complies with the Residential Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2016-205** for the subdivision of a 7,200 square-foot parcel into two 3,600 square-foot separate parcels consistent with the Residential Small Lot Subdivision standards.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15303; and
2. Adopt a resolution to approve Planning Application PA-16-68 and Tentative Parcel Map 2016-205, subject to conditions of approval.

4. **THIRD AMENDMENT TO PLANNING APPLICATION PA-12-02: FOR THE TRIANGLE MASTER PLAN (PA-12-02 A3) AT 1870 HARBOR BOULEVARD AND 1875 NEWPORT BOULEVARD**

Project Description: The following amendments to Master Plan PA-12-02 for the Triangle are proposed:

Amendment PA-12-02 A3 (Third Amendment):

1. Request to establish a live entertainment venue (Keys on Main) in the vacant 11,247 square-foot space formerly occupied by The Gap (Space L1-108). The live entertainment will consist of a “Dueling Piano” - style lounge with two performers (piano players) playing music from opposite pianos on a raised stage. The sale and service of alcoholic beverages for on-site consumption is proposed. A food menu will also be provided. Proposed hours of operation are 9:00 PM to 2:00 AM, Thursday through Sunday (closed Monday through Wednesday).
2. Amendment to the existing conditions of approval for eating and drinking establishments within the Triangle as they pertain to the following:
 - a. Designated passenger pick-up and drop-off areas on public streets;
 - b. Designate patron queuing/waiting areas for Time Nightclub (formerly Sutra Lounge/Era Lounge) in space L1-245; and
 - c. Modifications to the valet parking plan and on-site security plan as requested by the Costa Mesa Police Department.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 for Existing Facilities.

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301; and
2. Adopt a resolution to approve Amendment 3 to Master Plan PA-12-02, subject to conditions of approval.

DEPARTMENTAL REPORTS

1. **Public Services Report**
Recommended Action: Receive and file
2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY’S OFFICE REPORT

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 12, 2017.

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.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained 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.

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 re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

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