



# **PLANNING COMMISSION AGENDA**

**September 25, 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 AUGUST 14, 2017

**Recommended Action:** Approve the minutes of a regular meeting of the Planning Commission held on August 14, 2017.

## 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. PLANNING APPLICATION PA-17-29 TO ALLOW SHARED VEHICLE ACCESS AND PARKING, AS WELL AS COMPACT PARKING SPACES, FOR TWO SEPARATE PARCELS UTILIZED AS PARKING LOTS AT 330 AND 350 EAST 17TH STREET

**Project Description:** The proposed project involves a conditional use permit to allow shared vehicle access and parking for two separate parcels, utilized as parking lots, serving two commercial buildings located across a public alley from the parking area. A minor conditional use permit to allow compact parking spaces is also requested. Both parking lots will be combined into one for shared use by both buildings. The combined parking lots will contain 94 standard parking spaces; 6 handicap parking spaces; 10 compact parking spaces; and at least 20 valet parking spaces (116 spaces required; 109 spaces provided without valet parking; at least 129 spaces provided with valet parking).

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), 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 Planning Application PA-17-29, subject to conditions of approval.

### 2. PLANNING APPLICATION PA-17-15 FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG DAY CARE AND BOARDING FACILITY WITH GROOMING SERVICES INSIDE AND OUTSIDE AN EXISTING INDUSTRIAL BUILDING AT 774-778 WEST 17TH STREET

**Project Description:** The proposed project requests a conditional use permit to allow the establishment of a dog day care and boarding facility (Hydrant Pet Hotel). The facility also offers full bathing and grooming services as well as outside play areas for the dogs.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), 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-17-15, subject to conditions of approval.

3. **PLANNING APPLICATION PA-17-30 AND TENTATIVE PARCEL MAP 2017-153 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 302 CABRILLO STREET**

**Project Description:** The proposed project involves the following:

1. **Planning Application (Design Review) PA-17-30** for the construction of two, two-story detached single-family residences. The existing single-story residence will be demolished for a new, 4 bedroom / 3 bathroom approximately 2,420 square-foot residence; and a new 4 bedroom / 4 bathroom approximately 2,375 square-foot residence. Both residences will provide attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map 2017-153** for the subdivision of an 8,505 square feet lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

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

**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-17-30 and Tentative Parcel Map 2017-153, subject to conditions of approval.

4. **PLANNING APPLICATION PA-17-19 FOR A CONDITIONAL USE PERMIT FOR A MICROBREWERY (BREWING RESERVE OF CALIFORNIA) WITH A TASTING ROOM AND RETAIL SALES AND A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AFTER 11 PM WITHIN 200 FEET OF A RESIDENTIAL ZONE AT 2930 COLLEGE AVENUE, UNIT D**

**Project Description:** The proposed project involves conditional use permits for a microbrewery (Brewing Reserve of California), with a tasting room. The business proposes to occupy 3,000 square feet at 2930 College Avenue. The business involves:

- Retail sales of beer produced on the premises and related products. The microbrewery will not sell food.
- The proposed hours of operation are:
  - The microbrewery: Monday through Sunday, 5 AM to 5 PM
  - The tasting room/retail sales:
    - Monday through Wednesday from 5 PM to 10 PM;
    - Thursday and Friday from 5 PM to 12 AM;

- Saturday from 11 AM to 12 AM; and
  - Sunday from 11 AM to 10 PM.
- Operating past 11 PM within 200 feet of a residential zone.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), 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-17-19, subject to conditions of approval.

5. **PLANNING APPLICATION PA-17-23 FOR A CONDITIONAL USE PERMIT INCLUDING A MICROBREWERY (SALTY BEAR BREWERY) WITH A TASTING ROOM AND MINOR CONDITIONAL USE PERMITS FOR AN OUTDOOR DINING PATIO AND A DEVIATION FROM PARKING STANDARDS TO MEET PARKING REQUIREMENTS AT 2948 RANDOLPH AVENUE**

**Project Description:** The proposed project is a conditional use permit request for a microbrewery with a tasting room and outdoor patio area (Salty Bear Brewery). The microbrewery proposes to occupy a 3,192-square-foot lease area at 2948 Randolph Avenue. The proposed business involves:

- Retail sales of beer produced for onsite and offsite consumption - the microbrewery will not be selling food.
- The proposed hours of operation are:
  - Production: 4:00 AM to 4:00 PM
  - Tasting Room: 11:00 AM to 12:00 (Midnight)
- Pedestrian access from 2937 Bristol Street (The Camp) and pedestrian and vehicular access from Randolph Avenue with a shared egress/ingress with 2944 Randolph Avenue.
- Maintaining unoccupied tenant spaces at 2948 and 2944 Randolph Avenue to meet the required number of parking spaces for the microbrewery.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), 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-17-23, 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, OCTOBER 9, 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](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).

**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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