



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – November 13, 2017
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**

- | | | | |
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| 1. | MINUTES FOR THE MEETING OF SEPTEMBER 25, 2017 | Approved, 4-0
Commissioner
Woods absent | Navarro |
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PUBLIC HEARINGS:

***ACTIONS**

- | | | |
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| 1. | REVIEW OF ZONING APPLICATIONS ZA-17-11, ZA-17-38, AND ZA-17-39 TO INSTALL SMALL CELL FACILITIES ON TOP OF SOUTHERN CALIFORNIA EDISON STREETLIGHT POLES LOCATED ADJACENT TO 450 WEST WILSON STREET, 2196 HARBOR BOULEVARD, AND 333 MERRIMAC WAY | Planning Commission continued ZA-17-11 to the November 27, 2017 meeting.

Approved, 3-0
Commissioner Harlan recused and Commissioner Navarro Woods absent |
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Project Description: A review of the Zoning Administrator's approval of three separate minor conditional use permits (MCUP) to allow the installation of small cell facilities on top of Southern California Edison (SCE) streetlight poles and a request to deviate from either the required antenna height, locating within a 500-foot radius of residentially-zoned properties, and/or volume of the radio box. All three applications are reviewed in one staff report, but separate action on each project should be taken by the Planning Commission.

ZA-17-38 no action was taken on this item due to a lack of quorum. The item will be agendaized for the Planning Commission meeting on November 27, 2017 and re-noticed

Chair Andranian and Commissioner Harlan recused. Commissioner Navarro Woods absent

Environmental Determination: The projects are categorically exempt from the provisions of the California Environmental Quality Act

Planning Commission continued ZA-17-39 to the November 27, 2017 meeting

***ACTIONS**

(CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

and requested the item be re-noticed.

Approved, 3-0

Chair Andranian recused and Commissioner Navarro Woods absent

2. **PLANNING APPLICATION PA-17-04 FOR A CONDITIONAL USE PERMIT FOR THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND A MINOR CONDITIONAL USE PERMIT FOR SALE OF ALCOHOLIC BEVERAGES AFTER 11 PM NOT WITHIN 200 FEET OF RESIDENTIAL USES AND DEVIATION FROM PARKING REQUIREMENTS WITH OFF-SITE SHARED PARKING WITH 729 OHMS WAY, 1609 POMONA AVENUE, AND 1626 OHMS WAY FOR A PROPOSED PROJECT AT 1618 OHMS WAY**

Planning Commission adopted a resolution to approve Planning Application PA-17-04, subject to revised conditions of approval.

Approved, 4-0
Commissioner Woods absent

Navarro

Project Description: Planning Application PA-17-04 is a request for a conditional use permit for the renovation of an existing one-story, 6,461-square-foot industrial building at 1618 Ohms Way to an event venue (The Harper). The request includes the following:

1. Conditional use permit for:
 - a) operation of an event center/ banquet facility
 - b) valet parking at 729, 1626 and 1618 Ohms Way and 1609 Pomona Avenue
2. Minor conditional use permit for:
 - a) sale of alcoholic beverages after 11 PM, not within 200 feet of residential uses
 - b) shared parking at 729 and 1626 Ohms Way and 1609 Pomona Avenue

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.