



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – March 25, 2019
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

PUBLIC HEARINGS:

- 1. REVIEW OF THE ZONING ADMINISTRATOR'S DECISION TO APPROVE A MINOR CONDITIONAL USE PERMIT ZA-18-71 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE NEAR 833 CORTEZ STREET**

Project Description: Zoning Application 18-71 is a request for a Minor Conditional Use Permit to install a small cell network on top of a Southern California Edison streetlight pole within 500 feet of a residential zone. The facility meets the small cell design guidelines. It will require the removal and replacement of the existing pole and installation of an underground utility pull box for fiber and power to the new pole.

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

Planning Commission adopted a Resolution to uphold the Zoning Administrator's Decision and approved Zoning Application 18-71, subject to conditions of approval.

Approved, 5-0

- 2. PLANNING APPLICATION 19-04 FOR A CONDITIONAL USE PERMIT FOR A 1,497-SQUARE-FOOT CONVENIENCE STORE WITH THE SALE OF BEER AND WINE FOR OFF-SITE CONSUMPTION (TYPE 20 ABC LICENSE) AND A CONDITIONAL USE PERMIT FOR CONCURRENT SALE OF**

ALCOHOLIC BEVERAGES AND MOTOR VEHICLE FUEL LOCATED AT 2281 NEWPORT BOULEVARD

Project Description: Planning Application 19-04 is a request for a Conditional Use Permit for the construction of a new 1,497-square-foot convenience store at an existing gas station with the sale of beer and wine for off-site consumption in conjunction with a State Alcoholic Beverage Control (ABC) License (Type 20, Off-Sale Beer and Wine), and a Conditional Use Permit for the concurrent sale of alcoholic beverages and motor vehicle fuel.

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

Planning Commission adopted a Resolution to approve Planning Application 19-04, subject to conditions of approval with modification to Condition of Approval No. 11.

Condition of Approval No. 11: Alcoholic beverage sales are further prohibited between ~~6AM and 10 AM PM~~, as well as ~~12 PM~~ and ~~2~~ 6 AM (Type 20 ABC Licenses currently prohibit sales from 2 AM to 6 AM).

Approved, 4-1

Commissioner Navarro Woods voting no.

3. PLANNING APPLICATION 19-07 IS A REQUEST FOR A CONDITIONAL USE PERMIT TO ESTABLISH A LUXURY AUTO STORAGE FACILITY WITH INDIVIDUAL PRIVATE LEASABLE STORAGE UNITS AND A CLUBHOUSE WITHIN AN EXISTING INDUSTRIAL BUILDING AT 3080 AIRWAY AVENUE

Project Description: Planning Application 19-07 is a request for a Conditional Use Permit to establish a luxury auto storage facility with individual private leasable storage units and a clubhouse within an existing industrial building. Each individual storage unit would include a finished mezzanine.

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

Planning Commission adopted a Resolution to approve Planning Application 19-07, subject to conditions of approval with modifications to Condition of Approval No. 5, Condition of Approval No. 6, and Engineering Condition of Approval No. 28.

Condition of Approval No. 5: Car wash operators are required to contain

the car washing water to prevent any discharge of water into the municipal waste water system ~~or towards any landscaping areas and~~ shall operate in the designated car wash area as noted on the site plan.

Condition of Approval No. 6: Any on-site events (excluding those events described in CoA No. 7) shall be limited to four times a year ~~and only allowed with a maximum attendance of 200 people.~~ Such events may be subject to issuance of a special event permit by the City per CMMC Section 9-205 through 9-208. No space within the building shall be rented out to the general public as a rentable event space.

Engineering Condition of Approval No. 28: The applicant shall submit plans that show the location of the car wash and ~~method of discharging washwater.~~ The applicant shall dispose vehicle washwater by:

- 1) ~~Preferred option:~~ Zero discharge, or closed-loop water recycling.
- 2) ~~Discharge to a municipal wastewater system (Contact Costa Mesa Sanitary District)~~
- 3) ~~Discharge towards landscape (not recommended)~~

Approved, 5-0