



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – October 14, 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.

CONSENT CALENDAR:

1. **GENERAL PLAN CONFORMITY RESOLUTION FOR THE PROPOSED VACATION OF A PORTION OF AN EXISTING LANDSCAPE AND SIDEWALK EASEMENT ALONG THE AVENUE OF THE ARTS AT 3350 AVENUE OF THE ARTS**

Planning Commission adopted a Resolution finding that the proposed vacation of a portion of an existing landscape and sidewalk easement along 3350 Avenue of the Arts is in conformance with the City of Costa Mesa General Plan.

Approved, 5-0

Commissioner Tourje absent.

PUBLIC HEARINGS:

1. **PLANNING APPLICATION 19-17 FOR A CONDITIONAL USE PERMIT TO ALLOW A RESTAURANT AND BAR WITH LIVE ENTERTAINMENT TO OPERATE AFTER 11 PM AT THE SHOPS AT MESA VERDE SHOPPING CENTER (1555 ADAMS AVENUE, SUITE 100)**

Project Description: Planning Application 19-17 is a request for a Conditional Use Permit (CUP) to allow a new restaurant and bar (Kenwood's Kitchen and Tap) located within 200 feet of residentially-zoned property to operate after 11 PM with occasional live entertainment. The restaurant and bar proposes to operate until 2 AM on Fridays, Saturdays, and holidays. The restaurant and bar would operate until 11 PM on the remaining days of the week (Sunday through Thursday).

This item was continued from the September 9, 2019 and the September 23, 2019 Planning Commission meetings.

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 19-17, subject to conditions of approval with modifications to Conditions of Approval No. 1 and No. 2.

Condition of Approval No. 1: The restaurant and bar shall be limited to the type of operation described in the staff report, including the following:

- Hours of operations are from 11 AM to 11 PM on Monday through Thursday; 11 AM to 2 AM on Friday, Saturday, State and Federal holidays; and 9 AM to 11 PM on Sunday.
- The outdoor dining patio is permitted to open daily until 11 PM
- Last call for alcohol is at 10:30 PM on Sunday through Thursday and at 1:30 AM on Friday through Saturday, and State and Federal holidays.
- Live entertainment hours are limited until 10 PM on Sunday through Thursday and until midnight (12 AM) on Friday and Saturday.
- Live entertainment is limited to the interior dining space. Live entertainment includes live performances and pre-recorded music by a DJ (disc jockey) but no dance floor.
- The kitchen is to remain open and serve food until closing.

Any change in the operational characteristics including, but not limited to, hours of operation, sale of alcoholic beverages, or modification of the type of entertainment, will require approval of an amendment to the conditional use permit, subject to Zoning Administrator or Planning Commission approval depending on the nature of the change.

Condition of Approval No. 2: The live entertainment area shall be limited to the interior dining area only and shall not be permitted in the outdoor patio area. While live entertainment is underway, all doors of the business shall remain closed to prevent noise from spilling out to adjacent properties. In addition, access from the interior dining to the outdoor patio during live entertainment would be limited to the entry door along the north east side of the building.

Approved, 5-0

Commissioner Tourje absent.

2. ZONING APPLICATION 19-23 FOR A PLANNED SIGNING PROGRAM FOR THE ORANGE COUNTY FAIR AND EVENT CENTER LOCATED AT 88 FAIR DRIVE

Project Description: Zoning Application 19-23 is a request for a Planned Signing Program for the Orange County Fair and Event Center. Six new freestanding Light Emitting Diode (LED) signs are proposed, as well as three illuminated wall signs mounted to existing block walls to replace existing gate signage. All proposed signs are for the primary purpose of traffic support, wayfinding and gate identification.

Environmental Determination: The project is categorically exempt from the provisions of the CEQA under CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

Planning Commission continued this item to a date uncertain.

Approved, 5-0

Commissioner Tourje absent.

Next Meeting: Planning Commission special meeting, November 14, 2019, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.

The Planning Commission regular meetings of October 28, 2019 and November 11, 2019 will not be held.