



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: MAY 14, 2012

ITEM NUMBER: VI. 3

**SUBJECT:** PLANNING APPLICATION AMENDMENT PA-91-99 A1 FOR A FINDING OF PUBLIC CONVENIENCE OR NECESSITY TO ALLOW CONCURRENT SALES OF ALCOHOLIC BEVERAGES AND GASOLINE AT AN EXISTING SERVICE STATION WITH A CARWASH AND MINI-MARKET  
1195 BAKER STREET

**DATE:** MAY 3, 2012

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** MEL LEE, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov

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### **PROJECT DESCRIPTION**

The applicant is requesting the following:

1. An amendment to a previously approved Conditional Use Permit (CUP) to allow the following:
  - A finding of Public Convenience or Necessity (PC or N) for a State Department of Alcoholic Beverage Control (ABC) Type 20 License, Off Sale Beer and Wine to allow concurrent sales of alcoholic beverages and gasoline at an existing service station with a carwash and mini-market approved under PA-91-99.

### **APPLICANT**

The applicant is PLRC, representing Pepper Tree Inc., the property owner.

### **RECOMMENDATION**

This item was continued from the April 9, 2012 meeting at the request of the applicant. The applicant is requesting a second continuance to June 11, 2012 in order to amend the request and submit plans for an expansion/remodel of the existing property.

MEL LEE, AICP  
Senior Planner

CLAIRE FLYNN, AICP  
Acting Asst. Development Services Director

Attachment: Continuation Request

cc:

Assistant Chief Executive Officer  
Deputy CEO / Economic & Development Services Director  
Interim Development Services Director  
Deputy City Attorney  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (4)  
File (2)

PLRC

Attn: Sherrie Olson  
1030 North Mountain Avenue, #190  
Ontario, CA 91762

Pepper Tree, Inc.

Attn: Larry A. Kennepohl  
595 West 7<sup>th</sup> Street, Suite 202  
San Pedro, CA 90731

The American Liquor License Exchange

Attn: Lorrie A. Hoel  
450 N Brand Boulevard, Suite 600  
Glendale, California 91203

Bill James and Associates, Architects

Attn: Peter Rothe  
415 9th Street  
San Pedro, CA 90731

Bill James and Associates, Architects  
415 9th Street  
San Pedro, CA 90731

To: Colin McCarthy, Commissioner  
Planning Commission  
Development Services Department  
City of Costa Mesa

From: Peter Rothe  
Bill James and Associates, Architects  
Agent for Larry Kennepohl  
Pepper Tree Inc.

Re: CUP Application for 1195 Baker Street

Dear Mr. McCarthy,

On behalf of property owner Larry Kennepohl, I request that the hearing into the CUP Application for 1195 Baker Street be continued from April 9th, 2012 to June 11, 2012. This will allow planning staff and interested departments to adequately review our plans.

Sincerely,



Peter Rothe  
Project Manager  
Bill James and Associates, Architects