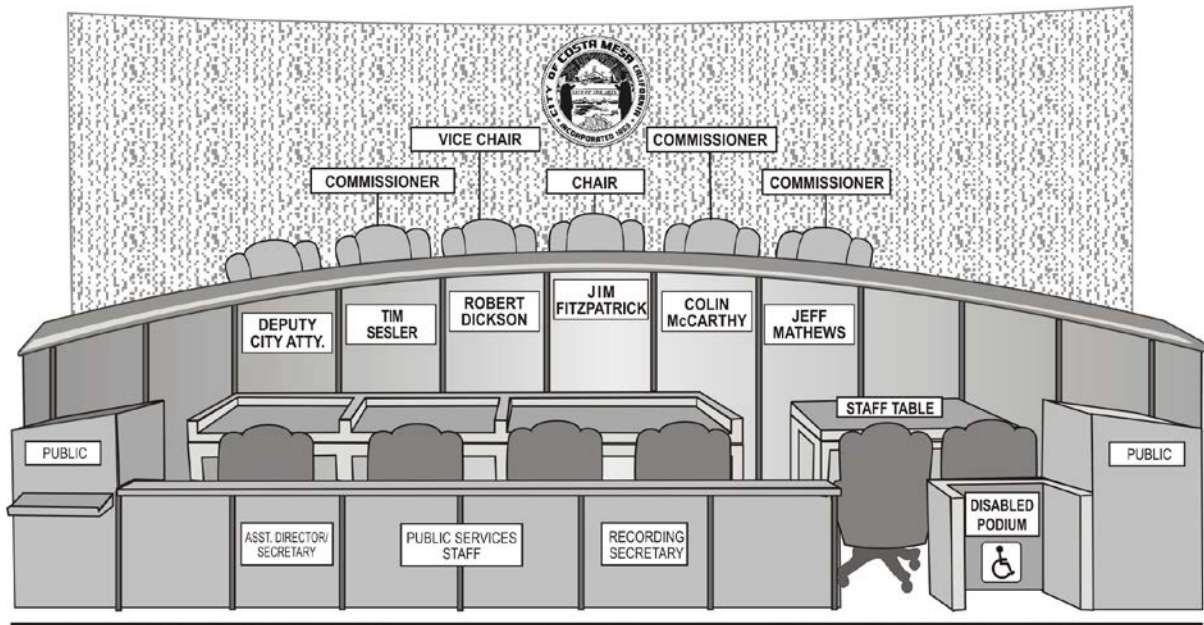


# Planning Commission Agenda

## April 28, 2014

- \*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



### **PLEDGE OF ALLEGIANCE TO THE FLAG.**

**ROLL CALL:** Chair: Jim Fitzpatrick  
Vice Chair: Robert Dickson  
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

### **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.

### **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, city in which they reside, and item number to be addressed.

**CONSENT CALENDAR:**

- 1. **Minutes for the meeting of April 14, 2014.**

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

- 1. **Application No.:** [PA-14-03](#)  
**Applicant:** Sheldon Group  
**Site Address:** 1824 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Chelsea Crager  
**Environmental Determination:** Exempt- per Section 15301 Existing Facilities

**Description:** Conditional use permit to provide live entertainment (3-piece band) in conjunction with an existing bar (The Boulevard). The hours of operation are 3pm to 2am daily, which will remain unchanged.

**RECOMMENDATION(S):**

- 1. Find that the project is exempt from further CEQA review per Section 15301-Existing Facilities.
- 2. Approve by adoption of Planning Commission resolution, subject to conditions.

- 2. **Application No.:** [PA-85-210 A3](#)  
**Applicant:** Stantec  
**Site Address:** 2888 Harbor Blvd.  
**Zone:** C1  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** Exempt- Section 15303 New Construction or Conversion of Small Structures

**Description:** Amendment of Conditional Use Permit PA-85-210 to allow the expansion of automobile repair/service use within an existing parking structure for the Honda Dealership. A total area of 6,015 square feet on the first floor of the parking structure will be converted to automobile repair use. In addition, four existing service bays are proposed to be converted to paint booths.

- 1. Find that the project is exempt from further CEQA review per Section 15303-New Construction or Conversion of Small Structures.
- 2. Approve by adoption of Planning Commission resolution, subject to conditions.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

- 3. **Application No.:** [DA-14-01 \(DA-00-02\)](#)
- Applicant:** Justin McCusker/  
South Coast Plaza
- Site Address:** 3400 and 3420 Bristol Street
- Zone:** TC
- Project Planner:** Minoo Ashabi
- Environmental Determination:** Not a Project

**Description:** Annual review of Development Agreement DA-00-02. The agreement was executed in 2000 and amended on September 15, 2003 with South Coast Plaza Town Center Preliminary Master Plan (PA-03-16) that allowed development of a 200-room hotel at the northeast corner of Bristol Street and Town Center Drive; one 21-story, 336,025 square-foot office building at the southeast corner of Bristol Street and Sunflower Avenue; and demolition of the two cinemas.

- 1. Based on evidence in the record, determine and find that South Coast Plaza has demonstrated good faith compliance with the terms and conditions of Development Agreement DA-00-02 by minute order.
- 2. Delegate future annual reviews to Development Services Director by minute order.

- 4. **Application No.:** [CO-13-03](#)
- Site Address:** Citywide
- Zone:** City of Costa Mesa
- Project Planner:** Jerry Guarracino
- Environmental Determination:** Exempt

**Description:**  
An Ordinance of the City Council of the City of Costa Mesa amending Title 13, Chapter IX, Article 8, Governing Motels, of the Costa Mesa Municipal Code:

- The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-13-03 related to Motels. The amendments would reduce the total number of rooms that could be utilized as extended occupancy rooms at any motel site from 25% to 0%.

- 1. Find that the project is exempt from further CEAQ review per Section 15305-Minor Alterations in Land Use Limitations.
- 2. Recommend City Council give first reading to Ordinance.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MAY 12, 2014.**

## **ADDITIONAL INFORMATION**

### **Planning Commission Meetings**

Costa Mesa Planning Commission meets the second 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.

Any written communications, photos, or other material for distribution to the Planning Commission must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**

### **Agenda Reports**

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or 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).

### **Public Comments**

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

### **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 rehearings are available in the Planning Division and in the City Clerk's office.

### **Contact Us**

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