



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – January 25, 2016
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**

- 1. **Minutes for the meeting of January 11, 2016** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

- 1. **CO-15-05: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13, CHAPTER VII, LANDSCAPING STANDARDS, TO REFLECT THE 2015 STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND UPDATE THE “WATER EFFICIENT LANDSCAPE GUIDELINES” IN ACCORDANCE WITH STATE LAW** Recommended that City Council:
 - 1. Approve and give first reading to the Ordinance and;
 - 2. Adopt resolution approving 2016 Water Efficient Landscape Guidelines.

Applicant: City of Costa Mesa

Site Address: Citywide

Project Planner: Minoo Ashabi

Environmental Determination:

This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines

Approved, 5-0

Description: The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-15-05 to amend Title 13, Chapter VII to update the Water Efficient Landscape Ordinance and corresponding guidelines per 2015 standards of State Department of Water Resources for the following:

***ACTIONS**

- a) New construction of 500 square feet or more for all projects; previous thresholds: 2500 square feet for public and private development and 5000 square feet for owner built custom homes
- b) Rehabilitated landscape projects of 2,500 square feet requiring a building or landscape permit, plan check, or design review

The new requirements also limits turf installation at residential properties to 25% maximum (non-residential installation, with the exception of recreational uses will not be allowed). The amendment to the ordinance is in response with the Governor's Executive Order issued on April 1, 2015 and the State Department of Water Resources updated requirements for landscaping and irrigations. The Water Efficient Landscape Guidelines will also need to be amended to include the latest required forms and formulas for calculation of allowable water usage.

2. PA-15-51: CONDITIONAL USE PERMIT FOR A REQUEST FOR LIVE ENTERTAINMENT AT AL FORNO CAFFE 1525 MESA VERDE EAST, SUITE 124/125 **Approved, 5-0**

Applicant: Majid Kayhan-Mahd
Site Address: 1525 Mesa Verde East,
Suite 124/125

Zone: C1
Project Planner: Ryan Loomis

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

Description: A conditional use permit for a request for live entertainment at Al Forno Caffe Italian Restaurant, a 2,400 square-foot restaurant located at 1525 Mesa Verde East, Suite 124/125. The restaurant is located within 200 feet of residentially zoned properties. The live entertainment will consist of one to three

live entertainers who will play light background music for restaurant guests. Hours of live entertainment are proposed between 6PM to 11PM, daily.

3. PA-15-50: CONDITIONAL USE PERMIT FOR A PROPOSED MICROBREWERY WITH A TASTING ROOM AT 2960 RANDOLPH AVENUE **Approved, 5-0**

Applicant: John Wallace, Supply House LLC
Site Address: 2960 Randolph Avenue
Zone: MG
Project Planner: Ryan Loomis

Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Description: A conditional use permit for a proposed microbrewery with a tasting room (Gunwhale Ales) in a 3,710 square-foot lease area at 2960 Randolph Ave. The proposed business involves:

- **Tasting Room.** In conjunction with the brewing of artisan ales, proposed microbrewery will feature a 1,818 square-foot public area, comprised of an 898 square-foot indoor tasting room, 500 square-foot barrel room (used for occasional events), and a 420 square-foot outdoor patio space. In addition, the food and beverage service and retail sales in the tasting room are proposed to be ancillary to the manufacturing of the microbrews.
- **Food supply from third party vendor.** The proposal does not include a commercial kitchen; food trucks, local restaurants, or outside catering businesses are intended to supply the food for the tasting room.
- **Alcohol sales for on-site and off-site consumption.** The use proposes alcohol sales for both on-site and off-site consumption. The business is subject to approval of a State Alcoholic Beverage

Control (ABC) License Type 23 (Small Beer Manufacturer).

- **Hours of Operation:** *For Microbrewery Operations:* Proposed hours of operation are from 5AM to 12PM daily for brewing/blending of the artisanal products. *For Tasting Room:* Proposed hours of operation for the tasting room is 11AM to 12 midnight, Sunday through Wednesday, and 11AM to 8:30PM, Thursday through Saturday.
- **Parking.** The tasting room shall expressly not be open during the approved business hours for The Commissary Lounge, however will be open along with other uses that share parking, including 5 Elements MMA and Grand Prix Performance wheel shop. Code requires 24 parking spaces; 48 parking spaces are provided.
- **Deviation from Front Street Setback:** The proposal includes a request to encroach 2 feet into the front street setback for outdoor patio (10 feet required; 8 feet proposed).

4. **PA-02-50 A2: SECOND AMENDMENT TO CONDITIONAL USE PERMIT PA-02-50 TO PROVIDE ADDITIONAL VALET PARKING SPACES IN CONJUNCTION WITH AN EXPANSION OF AN EXISTING RESTAURANT (SOCIAL COSTA MESA)** **Approved, 5-0**

Applicant: Tim Johnson
Site Address: 512, 516, and 540 West
19th Street, and 1913
Harbor Boulevard

Zone: C2
Project Planner: Mel Lee

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

Description: Second amendment to Conditional Use Permit PA-02-50 to provide additional valet parking spaces in conjunction with an expansion of an existing restaurant (Social Costa Mesa). The valet plan previously approved under the first amendment to PA-02-

50 (ZA-14-40) included 9 on-site valet spaces at 512 W. 19th Street and 12 off-site valet spaces at 540 W. 19th Street (21 spaces total). The existing square footage of Social (512 W. 19th Street) is 3,200 square feet; the proposed expansion (516 W. 19th Street) is 1,600 square feet (4,800 square feet total); 52 parking spaces are required with the proposed restaurant expansion. The updated parking plan includes 17 on-site valet spaces at 512 and 516 W. 19th Street, 20 off-site valet spaces at 540 W. 19th Street, and 15 off-site valet spaces at 1913 Harbor Boulevard (52 spaces total proposed). Hours of operation will continue to be 5:00 pm to 12:00 midnight, Tuesday through Saturday (no change proposed).

5. **PA-15-47 & TT-17984: DESIGN REVIEW AND TENTATIVE TRACT MAP TO CONSTRUCT A FIVE-UNIT, TWO-STORY SMALL LOT SUBDIVISION AT 548 VICTORIA** **Approved, 5-0**

Applicant: Jennifer Nguyen
Site Address: 548 Victoria Street
Zone: R2-MD
Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

Description: The proposed project involves the following:

1. **Planning Application PA-15-47:** Design Review to construct a five-unit, two-story, small lot subdivision on an 18,500 sq. ft. lot in an R2-MD zone. The project complies with the small lot subdivision development standards and residential design guidelines. Each unit will have direct access from Miner Street with its own driveway and pedestrian approach. The two-story detached homes consist of 4 bedrooms, 3 bathrooms, and a two-car garage with a minimum interior dimension of 20 feet by 20 feet.

2. **Tentative Tract Map TT-17984:** A subdivision in accordance with small lot subdivision standards to create five fee simple lots.