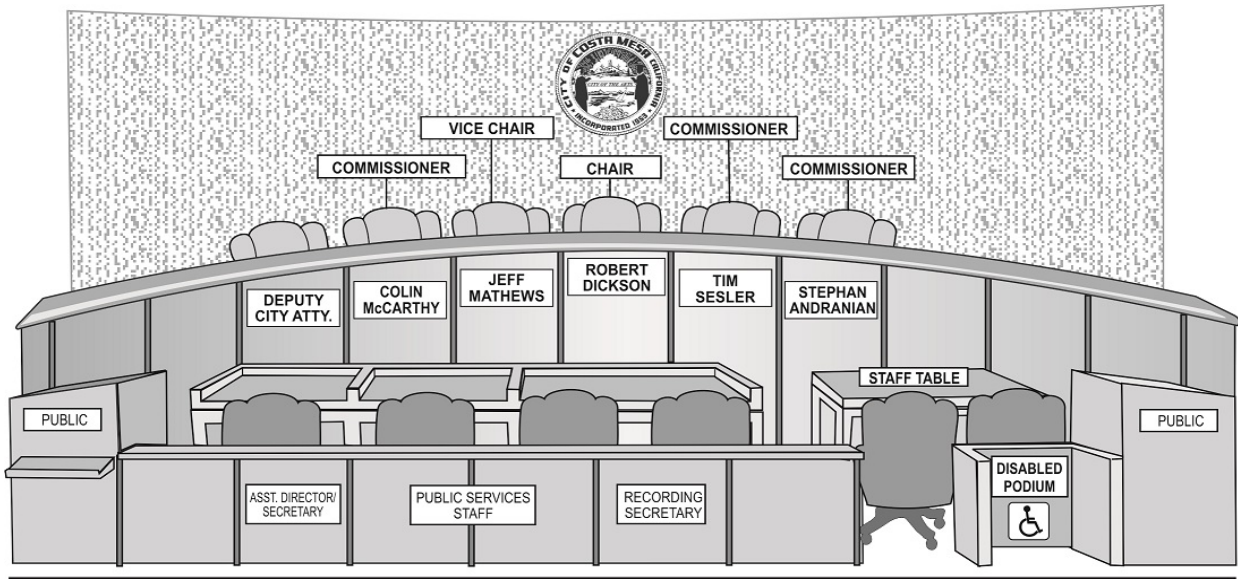


Revised on 05/06/16

# Planning Commission Agenda May 9, 2016

\*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: Robert Dickson  
Vice Chair: Jeff Mathews  
Commissioners: Colin McCarthy, Tim Sesler, and Stephan Andranian

## PRESENTATIONS:

Presentation for the Dungan Library and Neighborhood Community Center Reconstruction

## 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. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

## 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 25, 2016](#)

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

1. [PA-15-36: AMENDMENTS TO TOWN CENTER DRIVE AND SEGERSTROM HALL MASTER PLANS AT 600 TOWN CENTER](#)

**RECOMMENDATION(S):**

1. Adopt Planning Commission resolution for **approval** of the following:

**Applicant:** Michael Maltzan  
Architecture  
**Site Address:** 600 Town Center  
**Zone:** Town Center  
**Project Planner:** Dan Inloes

**Environmental Determination:**

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

**Description: Amendments to Town Center Drive Master Plan and Segerstrom Hall Master Plan:**

1. **Proposed amendments to Arts Plaza.** The project proposes construction of 3,166 SF of additional structures and 9,020 SF of landscaped areas in an existing central public plaza. The additional structures include: (a) an outdoor multi-purpose stage, (b) a curved pedestrian ramp with additional second story gathering spaces (2,370 SF), and (c) built-in bistro kiosk (496 SF). The additional landscaping involves the expansion of existing landscaped area and three additional tree groves throughout the plaza. The landscaping onsite will consist of four groves: Entry Grove (11 trees, fixed and table seating); Amphitheater Grove (9 trees, fixed seating); Community Grove (20 trees, fixed and table seating); and a Picnic Grove (13 trees).
2. **Proposed amendments to the Judy Morr Theatre.** At the north side of the Segerstrom Hall Theatre located in between the Theatre and the parking structure includes additional landscaping (300 SF), pedestrian

- a. Find that the proposed project is in conformance to the Costa Mesa Theater Arts District Plan (TAD Plan) for the vision, purpose, and design of the central public plaza.
- b. Approve Master Plan Amendments to the Town Center and Segerstrom Hall Master Plans;

**OR**

2. Adopt Planning Commission resolution of **denial** to:
  - a. Find that the proposed project is in nonconformance to the Costa Mesa Theater Arts District Plan (TAD Plan) for the vision, purpose, and design of the central public plaza.
  - b. Deny Master Plan Amendments to the Town Center and Segerstrom Hall Master Plans.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

space on the ground floor, and a curved pedestrian ramp which allows connectivity between the mezzanine level and the entrance for the Judy Morr Theatre. The additions also include an additional space for outdoor seating in front of the Judy Morr Theatre entrance.

- 2. [PA-16-03: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITH A MAXIMUM OF 11 OCCUPANTS WITHIN 2 EXISTING CONDOMINIUM UNITS AT 165 EAST WILSON](#) Continue to a future date to be determined.  
Public Noticing will be reissued.

**Applicant:** Keith Randle  
**Site Address:** 165 East Wilson  
**Zone:** R2-MD  
**Project Planner:** Katie Angel  
**Environmental Determination:**

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

**Description:** Conditional Use Permit, pursuant to Costa Mesa Municipal Code section 13-323, for an all-male Sober Living Facility (Summit Coastal Living) within 2 existing condominium units. The proposal is for 6 occupants in Unit A and 5 occupants in Unit B for a total of 11 occupants (including 1 live-in house manager).

- 3. [PA-16-04: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITH A MAXIMUM OF 13 OCCUPANTS WITHIN 3 EXISTING UNITS AT 2041 TUSTIN AVENUE](#) Continue to a future date to be determined.  
Public Noticing will be reissued.

**Applicant:** Keith Randle  
**Site Address:** 2041 Tustin Avenue  
**Zone:** R2-MD  
**Project Planner:** Katie Angel  
**Environmental Determination:**

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

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:** Conditional Use Permit, pursuant to Costa Mesa Municipal Code section 13-323, for an all-male Sober Living Facility (Summit Coastal Living) within 3 existing units. The proposal is for 5 occupants in Unit A, 4 occupants in Unit B and 4 occupants in Unit C for a total of 13 occupants (including 1 live-in house manager).

- 4. [PA-16-22: CONDITIONAL USE PERMIT FOR A REQUEST TO SELL ALCOHOLIC BEVERAGES ON-SITE FOR A NEW RESTAURANT AT 2300 HARBOR BOULEVARD, SUITE A2](#) Approve by adoption of Planning Commission Resolution, subject to conditions

**Applicant:** Sheryl Brady  
**Site Address:** 2300 Harbor Boulevard,  
Suite A2  
**Zone:** C1-S  
**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:** The proposed project requests a Conditional Use Permit for the following:

1. Extended hours of operation for customer service at a restaurant (Wingstop) located within 200 feet of a residential zone. Wingstop proposes to relocate from 1781 Newport Boulevard to 2300 Harbor Boulevard, Suite A2 and proposes operating hours from 10:30 a.m. to midnight, daily.
2. Sale of alcoholic beverages for on-site consumption after 11:00 p.m. located within 200 feet of a residential zone. Wingstop is applying for a Type 41 ABC license for beer and wine sales. The tenant space is 2,365 square feet in size with a proposed 300 square-foot outdoor dining patio.

**DEPARTMENTAL REPORT(S):**

1. **Public Services Report**
2. **Development Services Report**

**RECOMMENDATION(S):**

Receive and file.  
Receive and file.

**CITY ATTORNEY'S OFFICE REPORT(S):**

1. **City Attorney**

**RECOMMENDATION(S):**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MAY 23, 2016.**

## **ADDITIONAL INFORMATION**

### **Planning Commission Meetings**

Costa Mesa Planning Commission meets the second and fourth 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.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2<sup>nd</sup> floor) prior to 3:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 3:00 PM**.
- 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 (no copies, for the Commission, will be made unless the materials are submitted prior to 3:00 PM)**.
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day 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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Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)