



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 9, 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 April 25, 2016** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-15-36: AMENDMENTS TO TOWN CENTER DRIVE AND SEGERSTROM HALL MASTER PLANS AT 600 TOWN CENTER** Approved, 5-0

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),

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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 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** Continued 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).

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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** Continued 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).

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 A3** Approved, 5-0

Applicant: Sheryl Brady
Site Address: 2300 Harbor Boulevard,
Suite A3
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 A3 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.