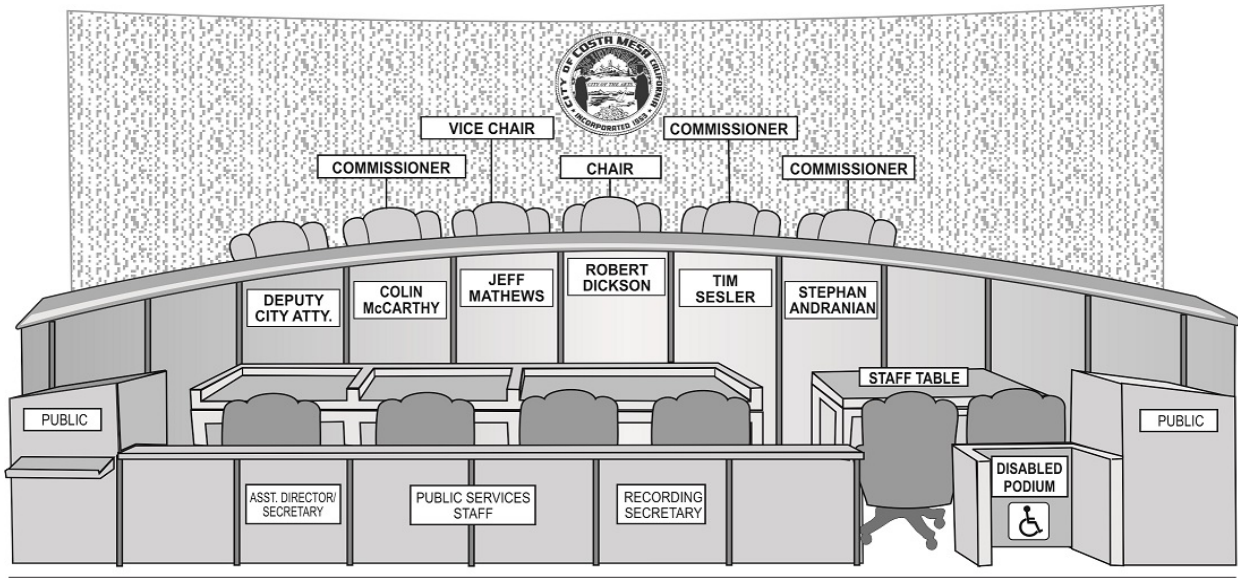


# Planning Commission Agenda

## May 23, 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

### 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 May 9, 2016](#)

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

1. [PA-16-17: CONDITIONAL USE PERMIT FOR A NEW RESTAURANT \(PUBLIC TRADE\), FOR EXTENDED HOURS OF OPERATION AND THE SALE OF ALCOHOLIC BEVERAGES ON-SITE AFTER 11 P.M. AT 2145 PLACENTIA AVENUE](#)

**RECOMMENDATION(S):**

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

**Applicant:** Brett Engstrom  
**Site Address:** 2145 Placentia Avenue  
**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:** The proposed project requests a conditional use permit for the following:

1. Extended hours of operation for a new restaurant (Public Trade with a Type 41 ABC license for beer and wine sales) located within 200 feet of a residential zone. The Public Trade restaurant proposes daily operating hours from 9:00 a.m. to midnight.
2. The sale of alcoholic beverages for on-site consumption after 11:00 p.m. within 200 feet of a residential zone and subject to a conditional use permit. The tenant space is 1,155 sq. ft. with a proposed 545 sq. ft. outdoor dining patio and 200 sq. ft. detached bathroom and storage.

2. [PA-16-05 & TT-18006: DESIGN REVIEW TO CONSTRUCT A 13-UNIT, TWO-STORY, DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 326 22<sup>nd</sup> STREET, AND 2212, 2216, AND 2220 SANTA ANA AVENUE](#)

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

**Applicant:** Melia Homes  
**Site Address:** 326 22<sup>nd</sup> Street, and 2212, 2216, and 2220 Santa Ana Avenue  
**Zone:** R1 (Single Family Residential)  
**Project Planner:** Mel Lee

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**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-16-05:** Design Review to construct a 13-unit, two-story, detached single-family residential development on a lot size of 2.1 acres in an R1 zone. The proposed project consists of the following:
  - 13 single-family detached units (15 units maximum allowed);
  - 11 units will take access from a 28-foot wide private street from Santa Ana Avenue; one unit will take access directly from 22<sup>nd</sup> Street; one unit will take access from an existing private street from 22<sup>nd</sup> Street;
  - R1 lot sizes range from 6,006 square feet to 6,863 square feet, excluding the private street (6,000 square foot minimum lot size required);
  - 56 on-site parking spaces are required for the project; 64 on-site parking spaces are proposed; and
  - No zoning code deviations are being requested for this project.
  
2. **Tentative Tract Map TT-18006:** Tentative Tract Map for the subdivision of the property into fee simple lots for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

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

Receive and file.

Receive and file.

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

**RECOMMENDATION(S):**

1. **City Attorney**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 13, 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**.
- Please note that records submitted by the public **will not be redacted** in any way and will be posted online as submitted, including any personal contact information.
- 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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