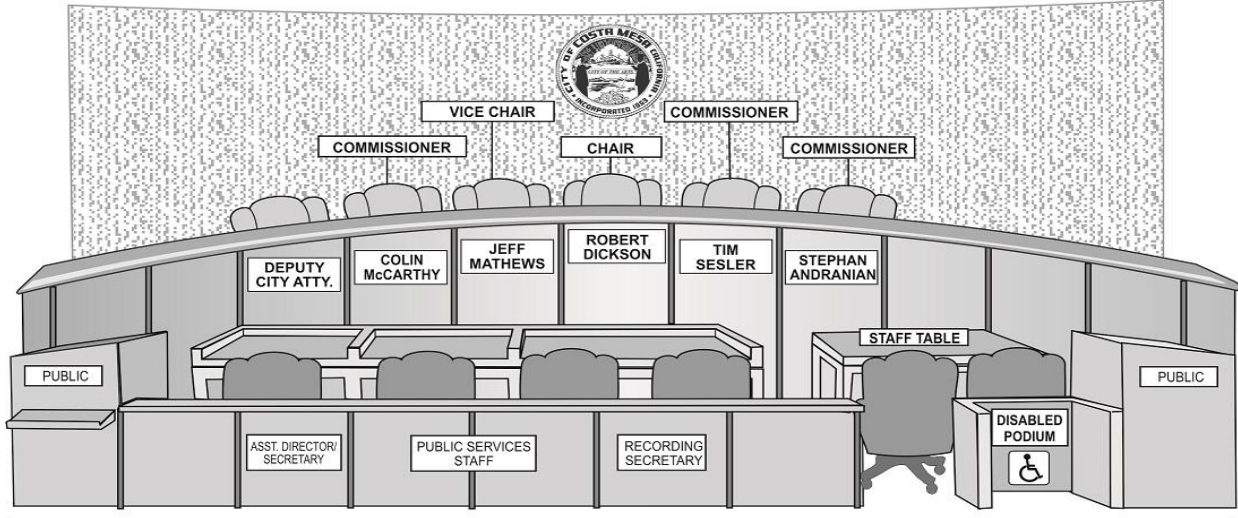


**Revised 08-17-16**  
**Planning Commission Agenda**  
**August 22, 2016**

\*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.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

- 1. [SP-16-01: AMEND NORTH COSTA MESA SPECIFIC PLAN RELATED TO HOME RANCH, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2](#) Adopt resolution to recommend approval of the proposed amendments.

**Applicant:** City of Costa Mesa  
**Site Address:** North Costa Mesa  
 Specific Plan  
**Zone:** PDC & PDR-HD within  
 North Costa Mesa Specific  
 Plan

**Project Planner:** Mino Ashabi

**Environmental Determination:**

Addendum to Final Impact Report EIR No. 200711125 adopted in 2007 for Wyndham Hotel and EIR No. 2015111053 adopted in June 2016 for 2015-2035 General Plan.

**Description:** The Costa Mesa Planning Commission will hold a public hearing to consider an Amendment to North Costa Mesa Specific Plan (NCMSP), Subarea 3.0, Area 1 (Home Ranch); Area 5 (Wyndham Hotel site); and, Area 8 (Sakioka Lot 2) for consistency with the recently adopted 2015-2035 General Plan to include the following developments intensities and trip budgets:

- Segerstrom Home Ranch – Maximum floor area ratio 0.64; trip budget of 1,860 A.M. and 1,788 P.M.; and maximum building area of 1,200,000 SF; and updates to exhibits depicting the current ownership, freeway improvements and parcel boundaries.
- 3350 Avenue of the Arts – Development flexibility to allow Option 2 for hotel expansion with 150 additional rooms and no residential units.
- Sakioka Lot 2 – Maximum non-residential 863,000 SF (0.50 retail FAR, 0.60 office FAR) and residential units of up to 660 units and a maximum density of 80 du/acre. The trip budget for this area is 1,062 A.M. and 1,407 P.M. with a maximum height of 120 feet/8 stories as required by the Airport Land Use Commission’s determination on May 26, 2016.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**2. DA-00-01 (DA-16-03): FOURTH AMENDMENT TO HOME RANCH DEVELOPMENT AGREEMENT AT 3315 FAIRVIEW ROAD**

Recommend that City Council give first reading of the Ordinance, by adoption of the Planning Commission resolution.

**Applicant:** Justin McCusker of  
Segerstrom and Sons  
**Site Address:** Home Ranch  
3315 Fairview Road  
**Zone:** PDC  
North Costa Mesa Specific  
Plan  
**Project Planner:** Mino Ashabi

**Environmental Determination:**  
The project is exempt from the provisions of the California Environmental Quality Act under Section Exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines.

**Description:** The request is the Fourth Amendment to Home Ranch Development Agreement DA-00-01 for the following:

- Include maximum development intensities (FARs and square footage) approved by the adopted 2015-2035 General Plan and as reflected in the update to North Costa Mesa Specific Plan Amendment (SP-16-01);
- Adjust subarea trip budgets based on transferred properties within the Home Ranch planning area for IKEA and Emulex;
- Correct the boundaries and land area relative to freeway improvements; and,
- Include the 10,000 SF Water District Parcel in the overall Home Ranch site.

**3. PA-16-49: CONDITIONAL USE PERMIT TO EXTEND HOURS OF OPERATION FOR A NEW RESTAURANT AT 333 EAST 17<sup>TH</sup> STREET, SUITE #2**

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

**Applicant:** Jeff Chon  
**Site Address:** 333 East 17<sup>th</sup> Street,  
Suite #2  
**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).

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:** Conditional use permit for sales of alcoholic beverages for onsite consumption after 11pm for a new restaurant, Oak and Coal (formerly Union Jack Fish and Chips), located within 200 feet of a residential zone. Proposed operating hours are 6PM to 11PM, Monday thru Thursday, and 6PM to midnight, Friday and Saturday.

- 4. [PA-16-03: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITHIN 2 EXISTING UNITS AT 165 EAST WILSON](#)

Continue to the September 12, 2016 Planning Commission meeting.

**Applicant:** Keith Randle  
**Site Address:** 165 East Wilson  
**Zone:** R2-MD  
**Project Planner:** Sheri Vander Dussen

**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, to allow an all-male Sober Living Facility operated by Summit Coastal Living within two existing units serving ten occupants, plus a live-in house manager.

- 5. [PA-16-04: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITHIN 3 EXISTING UNITS AT 2041 TUSTIN AVENUE](#)

Continued to the September 12, 2016 Planning Commission meeting.

**Applicant:** Keith Randle  
**Site Address:** 2041 Tustin Avenue  
**Zone:** R2-MD  
**Project Planner:** Sheri Vander Dussen

**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, to allow an all-male Sober Living Facility operated by Summit Coastal Living within three existing units serving twelve occupants, plus a live-in house manager.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

1. **Public Services Report**

Receive and file.

2. **Development Services Report**

Receive and file.

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

**RECOMMENDATION(S):**

1. **City Attorney**

Receive and file.

**ADJOURNMENT: TO A SPECIAL PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, AUGUST 29, 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**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)