



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 22, 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.

PUBLIC HEARINGS:

***ACTIONS**

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| 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. |
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Approved, 3-0

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

Chair Dickson and Commissioner Sesler absent

Project Planner: Minoo 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

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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.

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

Approved, 3-0
Chair Dickson and Commissioner Sesler absent

Project Planner: Minoo 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);

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- 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 17TH STREET, SUITE #2** **Approved, 3-0**
Chair Dickson and Commissioner Sesler absent

Applicant: Jeff Chon
Site Address: 333 East 17th 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).

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** **Continued 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).

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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).

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.