



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – September 26, 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**

4. **PA-16-47/PM-2016-174: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 788 CENTER STREET** Approved, 5-0

**Applicant:** Joel Templeton and  
Kevin Rager

**Site Address:** 788 Center Street

**Zone:** R2-HD

**Project Planner:** Justin Arios

**Environmental Determination:**

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

**Description:** The proposed project involves:

1. Design Review for the demolition of an existing single-family residence and construction of 2 new 2-story, 3 bedroom, single family residences, per the Small Lot Subdivision Ordinance; and
2. Tentative Parcel Map for the subdivision of a 0.17-acre lot into two lots (Lot 1: 3,175 sq. ft.; Lot 2: 4,325 sq. ft.), per the Small Lot Subdivision Ordinance.

**\*ACTIONS**

1. **GP-16-05 and R-16-05: TO ADOPT AN INITIAL STUDY/ NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION, AND REZONE 2.07-ACRE LOT AT 2850 MESA VERDE DRIVE EAST**

**Applicant:** Pinnacle Residential  
**Site Address:** 2850 Mesa Verde Drive East  
**Zone:** Existing: C1 Local Business District/ Proposed: R1 Single Family Residential District

**Project Planner:** Mel Lee

**Environmental Determination:**

An Initial Study/Negative Declaration (IS/ND) was prepared in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements. The IS/ND is available for review and comment from September 6, 2016 to September 26, 2016.

**Description:** The proposed project involves:

1. Adoption of an **Initial Study/Negative Declaration**;
2. **General Plan Amendment GP-16-05.** General Plan Amendment to change the land use designation of a 2.07-acre site from GC (General Commercial) to LDR (Low Density Residential); and
3. **Rezone R-16-05.** Rezone of a 2.07-acre site from C1 (Local Business District) to R-1 (Single Family Residential District - 8 dwelling units per acre maximum density allowed). The General Plan Amendment and Rezone is to accommodate an 11-unit, two-story, single family residential development which will be submitted to the City for a separate public hearing at a future date.

Adopt resolution recommending that the City Council:

1. Adopt the Initial Study/Negative Declaration;
2. Adopt Resolution for General Plan Amendment GP-16-05; and
3. Give first reading to Rezone Ordinance for R-16-05.

**Approved, 5-0**

**\*ACTIONS**

2. **SP-05-06 A2: CITY-INITIATED URBAN PLAN AMENDMENT IN THE SOBACA OVERLAY ZONE** Recommend City Council adoption of SoBECA Urban Plan Amendment by adoption of resolution.

**Applicant:** City of Costa Mesa  
**Site Address:** SoBECA Urban Plan Area  
**Zone:** Mixed Use Overlay Zone  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:**  
Exempt per Section 15061(b) (3) General Rule

**Approved, 5-0**

**Description:** The project involves City-initiated Urban Plan Amendment to amend maximum density and development capacity related to residential development in the SoBECA overlay zone. The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre Urban Plan area.

***Amendment Description (SP-05-06 A2)***

The Urban Plan amendment relates to the following consistent with the adopted 2015-2035 General Plan:

1. Amend SoBECA Urban Plan to allow residential use in addition to mixed use development;
2. Allow maximum 40 du/acre density for individual residential developments; and
3. Allow maximum development capacity of 450 dwelling units for the SoBECA Urban Plan overlay area.

3. **PA-16-45: EXPANSION/RENOVATION/ CONVERSION OF AN EXISTING ONE-STORY BAR (PIERCE STREET ANNEX) TO A RESTAURANT (THE COUNTRY CLUB) AT 330 EAST 17<sup>TH</sup> STREET** Approved, 5-0

**Applicant:** Alex Arie, Robinson Hill Architects  
**Site Address:** 330 East 17<sup>th</sup> Street  
**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).

**\*ACTIONS**

full menu restaurant (The Country Club) located within 200 feet of a residential zone. The existing hours of operation for Pierce Street Annex are 12PM to 2AM, seven days a week. The proposed hours of operation for The Country Club are 6AM to 2AM, seven days a week. This request includes the following:

1. A minor conditional use permit to deviate from shared parking requirements (56 spaces required; 44 spaces existing + 1 space credit for bicycle parking; 58 spaces proposed with valet);
2. A conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A variance to allow patio posts to encroach in the required front setback (20-foot front setback required; 9.5 inches proposed);
4. A variance to allow a maximum 6-foot high, decorative wall with partial openings along the front property line (20-foot setback required); and
5. A minor conditional use permit to increase the size of the outdoor dining patio, located within the required front setback area (patio is currently 970 square feet in area; 979 square feet proposed).

5. **PA-16-53: A CONDITIONAL USE PERMIT TO ALLOW THE ESTABLISHMENT OF A RESTAURANT (CRACK SHACK) AT 196 EAST 17<sup>TH</sup> STREET**

**Approved, 3-2**

**Chair Dickson and Commissioner Sesler voting no**

**Applicant:** Joshua Lichtman  
**Site Address:** 196 East 17<sup>th</sup> Street  
**Zone:** C2  
**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:** Planning Application PA-16-53 to allow the establishment of a restaurant (Crack Shack) in a former bank building. This request

includes the following:

1. A conditional use permit to allow on-site consumption of alcoholic beverages after 11 pm within 200 feet of a residential zone. Proposed hours of operation are 8 am to midnight, Sunday through Thursday and 8 am to 12:30 am, Friday and Saturday;
2. A conditional use permit for free on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A minor conditional use permit to deviate from shared parking (75 spaces required; 51 spaces provided; 60 spaces proposed with valet); and
4. A minor conditional use permit to approve shared access between 196 East 17<sup>th</sup> Street and 178 Wells Place.

**6. PA-16-56: CONDITIONAL USE PERMIT FOR THE PIZZA PRESS TO OPERATE PAST 11PM WITH THE SALE OF ALCOHOLIC BEVERAGES AT 901 SOUTH COAST DRIVE, UNIT C120** **Approved, 5-0**

**Applicant:** Kevin Hufford  
**Site Address:** 901 South Coast Drive,  
Unit C120

**Zone:** PDC  
**Project Planner:** Justin Arios

**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 "The Pizza Press" to operate past 11PM with sale of alcoholic beverages for on-site consumption (proposed hours of operation: 11AM – 1AM, 7 days a week) within 200 feet of a residential zone.