



PLANNING COMMISSION AGENDA

May 14, 2018

*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

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair Stephan Andranian
Vice Chair Byron de Arakal
Commissioners: Jeffrey Harlan, Carla Navarro Woods

ANNOUNCEMENTS AND PRESENTATIONS:

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 (optional), and item number to be addressed.

CONSENT CALENDAR:

1. **MINUTES FOR THE MEETING OF APRIL 9, 2018**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on April 9, 2018.

2. **MINUTES FOR THE MEETING OF MARCH 26, 2018**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on March 26, 2018.

3. **MINUTES FOR THE MEETING OF MARCH 12, 2018**

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on March 12, 2018.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. **PLANNING APPLICATION PA-17-42 FOR A CONDITIONAL USE PERMIT FOR MODIFIED OPERATIONS AT AN EXISTING CHURCH (ST. MARY ARMENIAN CHURCH) IN CONJUNCTION WITH PROPOSED RENOVATIONS AND ADDITIONS LOCATED AT 148 22ND STREET (INCLUDING ADDRESSES 118 22ND STREET AND 126 22ND STREET)**

Project Description: Planning Application PA-17-42 is a request for a Conditional Use Permit to modify operations at an existing church (St. Mary Armenian Church), in conjunction with proposed renovations and additions. The proposed project includes: renovation of the existing church building including the addition of ancillary offices and classrooms for Saturday/Sunday school; construction of a new 8,618-square-foot assembly hall; demolition of two residential structures to accommodate parking lot improvements for 99 parking spaces; and a new landscaped courtyard/plaza.

This item was continued from the April 9, 2018 Planning Commission meeting.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), New Construction.

2. Approve Planning Application PA-17-42, subject to conditions of approval.

2. **PLANNING APPLICATION PA-17-11, A MASTER PLAN FOR THE FUTURE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE**

Project Description: Planning Application PA-17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

This item was continued from the April 23, 2018 Planning Commission meeting.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures. The project site is not on a list compiled pursuant to Government Code Section 65962.5.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) for the project.
2. Approve the Master Plan, subject to conditions of approval and mitigation measures.

3. **GENERAL PLAN AMENDMENT GP-18-01 TO AMEND THE 2015-2035 CIRCULATION ELEMENT WITH AN UPDATED BICYCLE MASTER PLAN EXHIBIT AND RELATED STREET CROSS SECTIONS AND REVISING POLICIES UNDER GOALS C-7 TO C-12 FROM "RECOMMENDATIONS" TO "POLICIES"; AND REVIEW OF THE DRAFT ACTIVE TRANSPORTATION PLAN**

Project Description: The proposed project includes the following:

- An amendment to the City's 2015-2035 General Plan Circulation Element to update the following:
 - Revise the adopted Conceptual Bicycle Master Plan (Figure C-3) to reflect the Final Bicycle Facilities Map (Figure 6-1) in the Draft Active Transportation Plan as recommended by Bikeway and Walkability Committee.
 - Revise Figure C-1 (Roadway Typical Cross Section) to include revised language describing the ultimate street rights-of-way associated with bike lanes and bike facilities identified in the Final Active Transportation Plan.

- Revise policies of the Circulation Element related to Goal C-7 through Goal C-12 from “recommendation” to “policy” similar to the format of other adopted goals and policies in the General Plan.
- Review and recommend approval of the Draft Active Transportation Plan as recommended by the City’s Bikeway and Walkability Committee.

Environmental Determination: On June 21, 2016, the City Council certified Final Environmental Impact Report No. 1053 (State Clearinghouse #2015111053), adopted findings pursuant to CEQA, adopted a Statement of Overriding Considerations for air quality and greenhouse gas emissions impacts (both direct and cumulative), and adopted a Mitigation Monitoring and Reporting Program for the General Plan Amendment.

An addendum to EIR No. 1053 was prepared to describe any minor technical revisions or changes due to the proposed amendment or changes to the environment in which it will be implemented. The Addendum concludes that the proposed amendment does not result in new significant impacts or mitigation measures, or impacts that are substantially more severe than those discussed in the previously approved EIR; therefore, no further environmental review is required pursuant to CEQA Guidelines Section 15162.

Recommended Action: Staff recommends that the Planning Commission adopt Resolutions to:

1. Recommend that the City Council adopt the addendum to EIR No. 1053 for the 2015-2035 General Element and approve General Plan Amendment GP-18-01 for revisions to the Circulation Plan related to City’s Bicycle Master Plan, roadway typical cross sections, and policy recommendations.
2. Recommend approval to the City Council of the Draft Active Transportation Plan as recommended by the City’s Bikeways and Walkability Committee.

4. **[ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-13-29 AND TENTATIVE TRACT MAP NO. 17668, A 28-UNIT RESIDENTIAL AND LIVE/WORK DEVELOPMENT AT 2089, 2095 AND 2099 HARBOR BOULEVARD AND 511 HAMILTON STREET](#)**

Project Description: The proposed project is a request for a time extension of one-year for Planning Application PA-13-29 and Tentative Tract Map No. 17668, a 28-unit residential development including seven live/work units at the southwest corner of Harbor Boulevard and Hamilton Street. The project site consists of several parcels totaling 1.53 acres (Assessor’s Parcel Numbers 422-091-01, 422-091-08, 422-091-09, 422-091-07, 422-091-02, and 422-091-06) located at 2089, 2095 and 2099 Harbor Boulevard and 511 Hamilton Street.

Environmental Determination: An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The analysis found that although the project could have a significant effect on the environment, mitigation measures were required that reduce environmental impacts to less than significant levels.

Recommended Action: This is the second time extension request for the project. The Planning Commission could approve or deny the one-year time extension request by adoption of Resolution for Planning Application PA-13-29 and Tentative Tract Map No. 17668, as deemed appropriate. Staff believes the one-year time extension is reasonable and is recommending approval. Approval of the request will extend the project entitlements to May 27, 2019. Denial of the request would mean the project entitlements would expire on May 27, 2018.

5. **PLANNING APPLICATION PA-18-11 MASTER PLAN AMENDMENT TO DEMOLISH AN EXISTING RESTAURANT WITH OUTDOOR DINING AT THE COSTA MESA COURTYARDS SHOPPING CENTER AND CONSTRUCT A NEW 5,766-SQUARE-FOOT RESTAURANT WITH A LARGER OUTDOOR DINING AREA AND A CONDITIONAL USE PERMIT FOR ALCOHOL SALES UNTIL 2 AM WITHIN 200 FEET OF A RESIDENTIALLY ZONED PROPERTY AT 1835 NEWPORT BOULEVARD**

Project Description: Planning Application PA-18-11 is a request to amend the Master Plan for the Costa Mesa Courtyards Shopping Center. The proposed amendment would allow for the demolition of a 6,345-square-foot standalone restaurant with a 489-square-foot outdoor dining area (Mimi's Café) and the construction of a 5,766-square-foot Buffalo Wild Wings restaurant with a 742-square-foot outdoor dining area. The request includes a conditional use permit for the sale of alcohol until 2:00 AM on a parcel which is within 200 feet of a residentially zoned property.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15302 (Class 2, Replacement/Reconstruction), 15303 (Class 3, New Construction) and 15332 (Class 32, Infill Development).

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Sections 15302 (Class 2, Replacement/Reconstruction), 15303 (Class 3, New Construction) and 15332 (Class 32, Infill Development).
2. Approve Planning Application PA-18-11 subject to conditions of approval.

6. **PLANNING APPLICATION PA-17-53 FOR A CONDITIONAL USE PERMIT TO ALLOW ON-SITE VALET AND SHARED PARKING, EIGHT COMPACT STALLS, A COFFEE HOUSE OPEN AFTER 11:00 PM AND ON-SITE ANCILLARY COFFEE ROASTING ON AN INDUSTRIALLY-ZONED PROPERTY LOCATED AT 1975, 1977, 1981 AND 1985 PLACENTIA AVENUE**

Project Description: Planning Application PA-17-53 is a request for a conditional use permit to allow a coffee house, ancillary coffee roasting, compact parking stalls, and shared and valet parking on a 1.89-acre parcel, located on the west side of Placentia

Avenue north of 19th Street. The site contains four buildings and a common access and parking lot. The request is as follows:

- A coffee house with greater than 300 square feet of publicly accessible area in an industrial zone operating from 6:30 AM to 12 AM Sunday through Thursday, and 6:30 AM to 2 AM Friday and Saturday
- On-site coffee roasting in an industrial zone
- Shared parking to serve multiple uses within four buildings including storage/warehouse, office uses and food establishments
- Valet parking from 9 AM to 5 PM during weekdays to accommodate the coffee house
- Eight compact parking stalls (up to 10-percent of required parking)

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.
2. Approve Planning Application PA-17-53, subject to conditions of approval.

DEPARTMENTAL REPORTS:

1. **Public Services Report**
Recommended Action: Receive and file
2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT

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.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained on the City's web site at 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.

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 re-hearings are available in the Planning Division and in the City Clerk's office.

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