



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 14, 2018
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/~~strikeout~~ format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

CONSENT CALENDAR:

1. MINUTES FOR THE MEETING OF APRIL 9, 2018

***ACTION**

Approved, 3-0

Chair Andranian absent

2. MINUTES FOR THE MEETING OF MARCH 26, 2018

***ACTION**

Approved, 3-0

Chair Andranian absent

3. MINUTES FOR THE MEETING OF MARCH 12, 2018

***ACTION**

Approved, 3-0

Chair Andranian absent

PUBLIC HEARINGS:

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.

***ACTION**

Continued, 3-0

Chair Andranian absent

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.

***ACTION**

Continued to the June 25, 2018 meeting, 3-0

Chair Andranian absent

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.

***ACTION**

Planning Commission adopted a Resolution to 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.

Approved, 3-0

Chair Andranian absent

Planning Commission adopted a Resolution to recommend approval to the City Council of the Draft Active Transportation Plan as recommended by the City's Bikeways and Walkability Committee.

Approved, 3-0

Chair Andranian absent

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.

***ACTION**

Planning Commission adopted a Resolution to deny a one-year time extension for Planning Application PA-13-29 and Tentative Tract Map No. 17668.

Approved the Motion for Denial, 3-0

Chair Andranian absent

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).

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-18-11, subject to conditions of approval with modifications to Condition of Approval No. 32.

Condition of Approval 32: There shall be no sales of alcoholic beverages for off-site consumption, except as permitted by ABC for a Type-47 On-Sale General for Bona Fide Public Eating Place license.

Approved, 3-0

Chair Andranian absent

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.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-17-53, subject to conditions of approval.

Approved, 3-0

Chair Andranian absent