



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – February 10, 2020  
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.

**PUBLIC HEARINGS:**

1. **PLANNING APPLICATIONS 17-03 A1 and 19-30, AND ZONING APPLICATION 18-72, AMENDING PREVIOUSLY-APPROVED PRELIMINARY MASTER PLAN 17-03 FOR THE PRESS DEVELOPMENT AT 1375 SUNFLOWER AVENUE, 1376 SOUTH COAST DRIVE, AND 3370 HARBOR BOULEVARD**

**Project Description:** The applicant is requesting to amend the previously-approved Preliminary Master Plan for The Press development (formerly LA Times) to allow for a 50,909-square-foot, two-story, indoor market hall, the majority of which would be occupied by food-related uses including State Alcoholic Beverage Control (ABC)-licensed establishments for the sale of alcoholic beverages and live entertainment. A finding of Public Convenience or Necessity (PCN) is being requested for specific ABC licenses. In addition, the project includes a 1.5-acre private open space area for exhibits and events with live entertainment, as well as two freestanding restaurant buildings with outdoor seating, each approximately 2,100 square feet in size. The request includes a Conditional Use Permit for a multi-purpose event space within the market hall, and a Minor Conditional Use Permit to allow for small car compact parking spaces at the site. The applicant is also requesting modifications to previously-approved Conditions of Approval (COA) Number 42 and 43 pertaining to the removal of railroad tracks and associated equipment within the Sunflower Avenue right-of-way and pertaining to the design of a planned onsite bike trail, respectively.

**Environmental Determination:** The City of Costa Mesa previously adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for Preliminary Master Plan 17-03 on August 14, 2017. An Addendum to the previously-approved IS/MND has been prepared for the revised project. The Addendum finds that the revised

project would not result in new or substantially more severe environmental impacts, or the need for new mitigation measures, compared to the information disclosed in the previously-approved IS/MND. Therefore, an Addendum is appropriate and nothing further is required for CEQA compliance purposes.

**Planning Commission adopted a Resolution approving the addendum to the previously approved Initial Study/Mitigated Negative Declaration and Planning Applications 17-03 A1 and 19-03, and Zoning Application 18-72, subject to conditions of approval with the following modifications:**

**Condition of Approval No. 42: Prior to building permit final for Phase 2, the developer shall construct and dedicate a lighted two-way Class 1 multi-purpose trail to the City of Costa Mesa to connect South Coast Drive and Sunflower Avenue along the east side of the project. Final design shall be subject to the review and approval of the Public Services Department.**

**Condition of Approval No. ~~79~~ 80: Notwithstanding the power of the Planning Commission to revoke, modify or suspend any permit and/or approval granted to applicant, and/or any specific procedure identified in any condition of approval ~~81~~ hereinabove, the Development Services Director may also, upon a finding of a violation of any of the conditions of approval numbers ~~73~~ 74 through 79, inclusive, temporarily suspend or modify the ability to serve alcoholic beverages within the outdoor areas for a period not to exceed six (6) months. Any appeal of the Director's written decision to do so shall be subject to the provisions of CMMC Section 2-309.**

**New Condition of Approval No. 46: Developer shall fund the design and construction of a new traffic signal and associated ADA ramps at the west project driveway on South Coast Drive identified in the proposed design features of the project and traffic study. Developer shall consult with the Transportation Services Division prior to the design and construction of the traffic signal to review location, design standards, signal equipment, operation, and aesthetics. Developer shall provide traffic signal design plans to the Transportation Services Division for review and approval prior to construction.**

**Approved, 6-0**

**Chair de Arakal absent**

Next Meeting: Planning Commission regular meeting, February 24, 2020, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.