CITY COUNCIL
SUPPLEMENTAL MEMORANDUM

MEETING DATE: JULY 21, 2015

SUBJECT: **REZONE R-14-05, PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT MAP T-17824 FOR A 10-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2880 MESA VERDE DRIVE EAST**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

DATE: **JULY 15, 2015**

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP, SENIOR PLANNER**
(714) 754-5611 mel.lee@costamesaca.gov

The June 22, 2015 Planning Commission minute excerpts for the above project (unofficial) are attached to this memo for your information.

MEL LEE, AICP
Senior Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services Director / Deputy CEO

Attachment: June 22, 2015 Planning Commission Minute Excerpts

cc:
Chief Executive Officer
Assistant Chief Executive Officer
Director of Economic & Development / Deputy CEO
City Attorney
Public Services Director
Transportation Svs. Mgr.
City Engineer
City Clerk (9)
Staff (7)
File (2)

Pinnacle Residential
20 Enterprise, Suite 320
Aliso Viejo, CA 9265623

First Church of Christ Scientist
2880 Mesa Verde Drive East
Costa Mesa, CA 92626

UNOFFICIAL UNTIL APPROVED

MINUTE EXCERPTS FROM THE
JUNE 22, 2015 PLANNING COMMISSION MEETING
REGARDING 2880 MESA VERDE DRIVE EAST
(Public Hearing No. 2 – R-14-05, PA-14-48, TT-17824)

2. **Application No.:** R-14-05, PA-14-48, TT-17824
Applicant: Pinnacle Residential
Site Address: 2880 Mesa Verde Drive East
Zone: I&R (Existing); R1 (Proposed)
Project Planner: Mel Lee
Environmental Determination: The City of Costa Mesa proposes to adopt a Negative Declaration for the Project. The Initial Study/Negative Declaration was available for review and comment from March 27, 2015 to April 25, 2015. It was extended for public review and comment for a period of 20 days from June 11, 2015, to July 1, 2015 due to the amended project description which did not change the mitigation measures (none) or the environmental conclusions. The Negative Declaration is based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

Description: The proposed project at 2880 Mesa Verde Drive East involves the following:

1) Adoption of an ***Initial Study/Negative Declaration (IS/ND);***
2) ***Rezone R-14-05*** - A Rezone (or change) of the zoning classification of 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District) (8 dwelling units per acre maximum allowed);
3) ***Planning Application PA-14-48*** – A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 8,712 sq. ft. to 6,902 sq. ft., excluding the private street (minimum 6,000 sq. ft. required);
4) ***Tentative Tract Map TT-17824*** – Subdivision of the property into 10 fee simple lots for homeownership.

Mel Lee, Senior Planner, presented the staff report.

Commissioner McCarthy asked if its standard operating procedure now to do a negative declaration for all zone changes. Mr. Lee responded yes.

The Commissioners asked for clarification about the project not having any deviations or variations.

PUBLIC COMMENTS

Peter Zehnder, applicant, is in agreement with the conditions of approval except for No. 5. Mr. Zehnder stated he did not want to duplicate the extra planters along Andros. He also clarified there will be a fire access gate off of Andros required by the Fire Department.

Vice Chair Mathews asked Mr. Zehnder to clarify what he wants to strike from Condition of Approval No. 5. Mr. Zehnder responded that he wants to strike the extra planter adjacent to the wall in between the sidewalk on Andros due to the accessibility and the maintenance.

Jay Humphrey, Costa Mesa resident, asked if in the CC&R's there could be language to include that the units cannot be subleased by renters based on concerns of them becoming group homes.

Chair closed the public hearing.

Chair Dickson asked if they could include Mr. Humphrey's suggested provision. Ivy M. Tsai, Planning Commission Counsel, responded that they will take it as direction. He also suggested amending Condition of Approval No. 5 and 16A.

Commissioners thanked Mr. Zehnder for his efforts with the project, for listening to their feedback and for producing a great project.

MOTION: Based on the evidence in the record and the findings contained in Exhibit A, subject to conditions contained in Exhibit B and Exhibit B1 that the Planning Commission hereby recommends that they City Council: 1. Adopt the Initial Study/Negative Declaration (IS/ND), 2. Give first reading to Rezone R-14-05, and 3. Approve the Planning Application PA-14-48/TT-17824 with the following modifications:
<u>Condition of Approval No. 5:</u> eliminate the phrase "and Andros Street"
<u>Condition of Approval No. 16A:</u> strike the phrase "all parking"
Moved by Vice Chair Mathews, seconded by Commissioner McCarthy.

<u>RESOLUTION 15-41</u> – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION, APPROVE REZONE R-14-05 FOR A REZONE OF THE ZONING CLASSIFICATION OF A 2-ACRE DEVELOPMENT SITE FROM I&R (INSTITUTIONAL AND RECREATIONAL) TO SINGLE FAMILY RESIDENTIAL DISTRICT (R1), AND APPROVE PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT T-17824, FOR THE PROPOSED DEVELOPMENT OF A 2-

STORY, 10-UNIT DETACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT FOR PROPERTY LOCATED AT 2880 MESA VERDE DRIVE EAST.

The motion carried by the following roll call vote:

Ayes:	Dickson, Mathews, McCarthy, Sesler
Noes:	None
Absent:	Andranian
Abstained:	None