



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 25, 2004

III.5
ITEM NUMBER:

SUBJECT: TENTATIVE PARCEL MAP PM-04-202
275 MCCORMICK AVENUE, COSTA MESA

DATE: OCTOBER 14, 2004

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

DESCRIPTION

The applicant proposes a one-lot airspace subdivision of an existing parcel for two industrial condominiums.

APPLICANT

James J. Brennan is the authorized agent for the property owner, TAV Partners.

RECOMMENDATION

Approve by adoption of Planning Commission resolution, subject to conditions.



WENDY SHIH
Associate Planner



PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND/DISCUSSION

The subject site is developed with two industrial buildings, totaling approximately 59,000 sq. ft. The property is zoned MP (Industrial Park) with a General Plan designation of Industrial Park.

The applicant proposes a tentative parcel map for a one-lot airspace subdivision for two industrial condominiums. No physical changes to the property or existing buildings are proposed at this time. Since use and square footage of the buildings will remain the same, no parking impacts are anticipated. Approval of the map would allow each of the two buildings to be sold separately.

Staff has included a condition that requires CC&Rs be recorded prior to the final map to ensure shared parking and access within the common lot, as well as to ensure common maintenance for the landscaping, driveway and parking spaces.

ALTERNATIVE

If the map were denied, the buildings could continue to be used and leased, but would be limited to a single ownership.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

CONCLUSION

Staff does not anticipate any significant land use impacts, provided the conditions of approval and code requirements are complied with. Approval of the parcel map will allow the legal subdivision of the existing development into two industrial condominiums with common driveway access and shared parking spaces.

Attachments: Draft PC Resolution
 Exhibit "A" – Draft Findings
 Exhibit "B" – Draft Conditions of Approval
 Location Map
 Proposed Tentative Parcel Map
 Applicant's Project Justification Form

cc: Dep. City Mgr. - Dev. Svcs. Director
 Sr. Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

James J. Brennan
191 S. Orange St.
Orange, CA 92866

Vincent Von Der Ahe
TAV Partners
26440 La Alameda, Ste. 270
Mission Viejo, CA 92691

File: 102504PM04202	Date: 101104	Time: 915a.m.
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PLANNING DIVISION - CITY OF COVINGTON MESA

DESCRIPTION/JUSTIFICATION

Application #: PN-04-03

Environmental Determination:

Address: 275A AND 275B McCORMICK AVENUE

1. Fully describe your request:

APPROVAL OF TENTATIVE PARCEL MAP NO. 2000-109.

2. Justification

A. For a Conditional Use Permit or Minor Conditional Use Permit: Describe how the proposed use is substantially compatible with uses permitted in the same general area and how the proposed use would not be materially detrimental to other properties in the same area.

B. For a Variance or Administrative Adjustment: Describe the property's special circumstances, including size, shape, topography, location or surroundings that deprive the property of privileges enjoyed by other properties in the vicinity under the identical zoning classification due to strict application of the Zoning Code.

3. This project is: (check where appropriate)

In a flood zone.

In the Redevelopment Area.

Subject to future street widening.

In a Specific Plan Area.

4. I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST published by the office of Planning and Research and reproduced on the rear of this page and have determined that the project:

Is not included in the publication indicated above.

Is included in the publication indicated above.

Signature

Date

3/2/04

of

RESOLUTION NO. 04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING TENTATIVE PARCEL
MAP PM-04-202**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES
AS FOLLOWS:

WHEREAS, an application was filed by James J. Brennan, authorized agent for TAV Partners, requesting approval of a one-lot subdivision of an existing industrial parcel located at 275 McCormick Avenue in an MP (Industrial Park) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 25, 2004;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions in Exhibit "B," the Planning Commission hereby **APPROVES** Parcel Map PM-04-202 with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission does hereby find and determine the adoption of this Resolution is expressly predicated upon the activity as described in the staff report for Parcel Map PM-04-202 and upon the applicant's compliance with each and all of the conditions contained in Exhibit "B." Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 25th day of October, 2004.

Chair, Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The proposed development and use is compatible and harmonious with uses both on-site as well as those on surrounding properties.
 - b. Safety and compatibility of the design of the buildings, parking areas, landscaping, luminaries, and other site features including functional aspects of the site development such as automobile and pedestrian circulation have been considered.
 - c. The project is consistent with the General Plan.
 - d. The planning application is for a project-specific case and does not establish a precedent for future development.
- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.
- C. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- D. The subdivision of the property for two industrial condominiums is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for industrial uses which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- F. The subject property is physically suitable to accommodate Tentative Parcel Map PM-04-202 in terms of type, design, and density of development, and will not result in substantial environmental damage nor public health problems, based on compliance with the City's Zoning Code and General Plan.
- G. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision, as required by Government Code Section 66473.1.
- H. The subdivision will not unreasonably interfere with the free and complete exercise of the public entity and/or public utility rights-of-way and/or easements within the subdivision.
- I. The discharge of sewage from this subdivision into the public sewer system will not violate the requirements of the California Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000 of the Water Code).

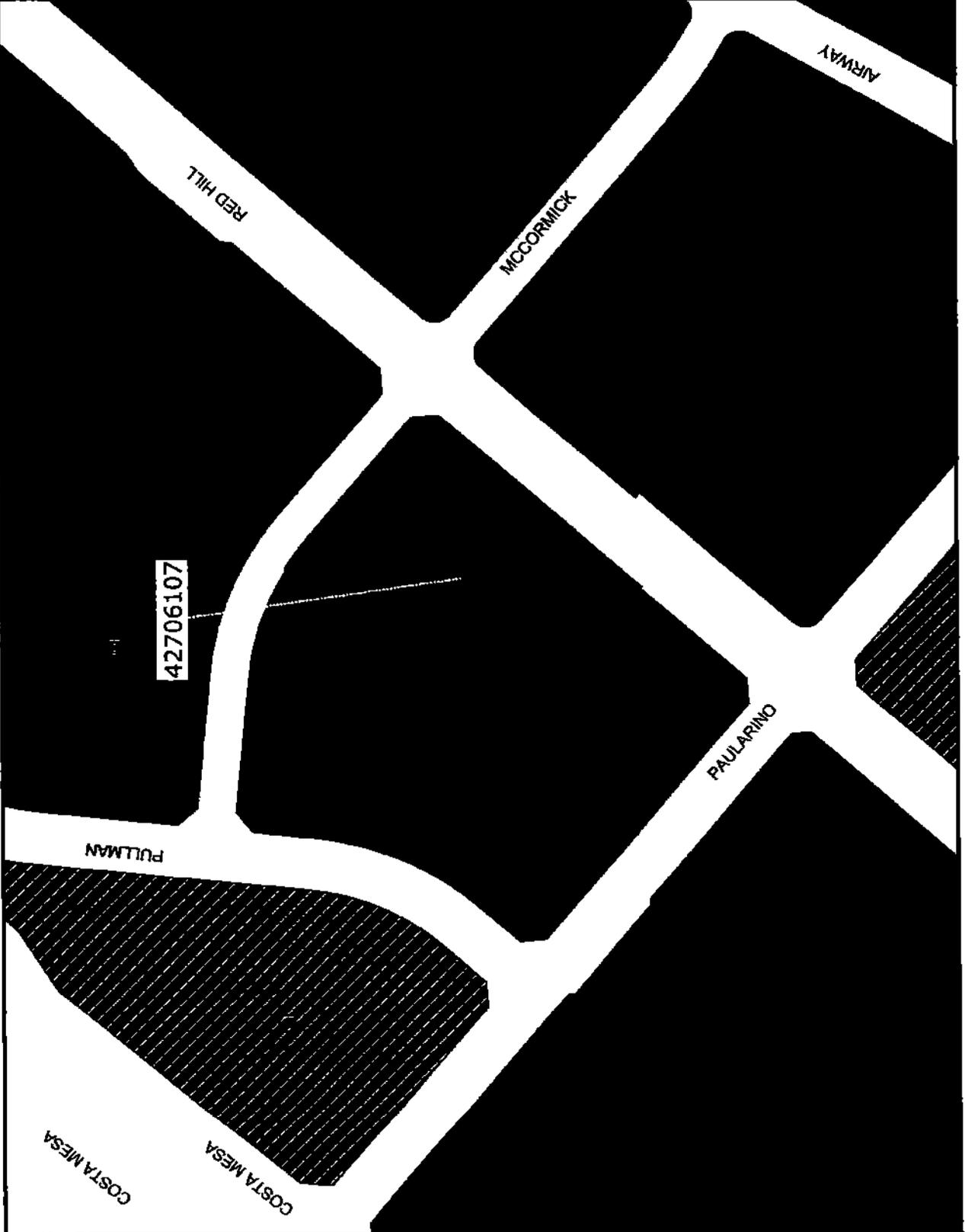
EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The CC&Rs and articles of incorporation and bylaws of the Property Owners Association shall be reviewed and approved by the Planning Division prior to recordation. The CC&Rs shall establish a Property Owners' Association and shall provide for common use and maintenance of all parking spaces, driveways and landscaping. A copy of the recorded CC&Rs shall be submitted prior to map recordation.
2. Address assignment shall be requested from the Planning Division prior to submittal of the final map and, if applicable, any working drawings for interior or exterior improvements.

ZONING/LOCATION MAP

PM-04-202 (275 McCormick Ave.)



Legend	
	Selected Features
	Street Names
	Parcel Lines
	City Boundary
	Zoning
	Other
	Administrative & Professional
	Local Business & School
	General Business Commercial Limited
	Institutional & Recreational
	Institutional - School
	General Industrial
	Industrial Park
	OCPD
	Off Street Parking
	Planned Development Commercial

Aerial Photograph

PM-04-202 (275 McCormick Ave.)



Legend

-  Selected Features
-  Street Names
-  Parcel Lines
-  City Boundary
-  Ortho Photography
-  Parcels

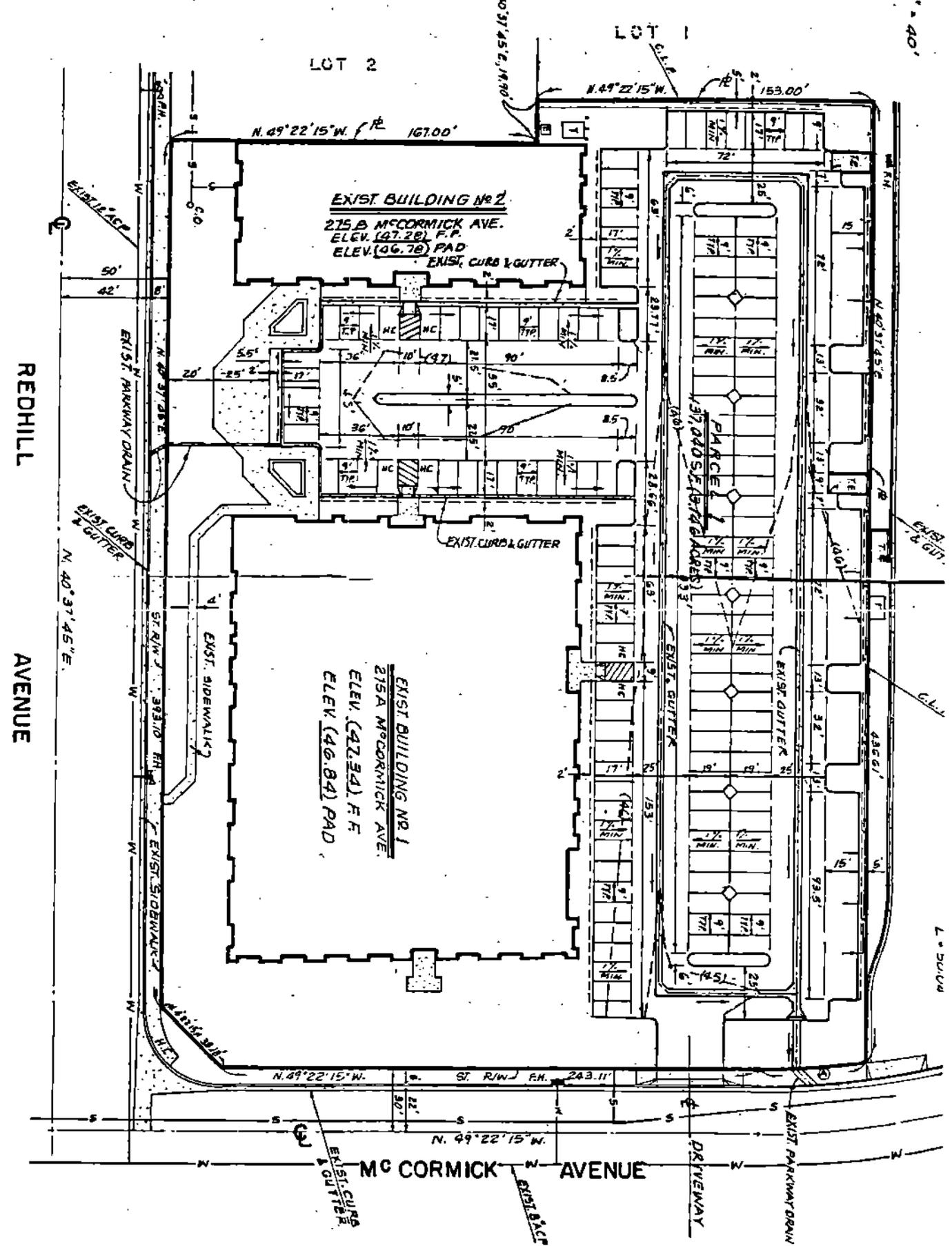
TRACT NO. 6256

M.M. 227 - 26 - 27

LAND USE: INDUSTRIAL DEVELOPMENT

M.R. ZONE X INDUSTRIAL PARK

SCALE: 1" = 40'



REDHILL AVENUE

REDHILL AVENUE

MCCORMICK AVENUE

DRIVEWAY