



# **PLANNING COMMISSION AGENDA REPORT**

*III.3*

MEETING DATE: JANUARY 23, 2006

ITEM NUMBER:

SUBJECT: PARCEL MAP PM-05-292  
3185 – 3189 PULLMAN STREET, COSTA MESA

DATE: JANUARY 12, 2006

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

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## **DESCRIPTION**

The applicant proposes a one-lot airspace subdivision of an existing industrial building for condominium purposes.

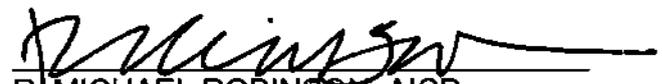
## **APPLICANT**

Rene Varga of Development Resource Consultants, Inc. is the authorized agent for the property owner, BKM Development Company.

## **RECOMMENDATION**

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

  
\_\_\_\_\_  
WENDY SHIH  
Associate Planner

  
\_\_\_\_\_  
R. MICHAEL ROBINSON, AICP  
Asst. Development Services Director

## **BACKGROUND/DISCUSSION**

On November 12, 2002, Planning Commission approved Parcel Map PM-02-195 for a subdivision of six building lots with one common lot for shared parking and access. In March 2005, building permits were issued to allow demolition of approximately 5,000 square-foot of a building to create two separate buildings for a total of seven buildings on the overall site. On April 11, 2005, Planning Commission approved Parcel Map PM-05-109 to subdivide the entire project into two and to allow airspace condominiums for building lots 4 through 7, and a minor conditional use permit for shared access between the lots.

The applicant is requesting approval of a parcel map to further subdivide one of the buildings for condominium purposes. Since use and square footage of the building will remain the same, no parking impacts are anticipated. Approval of the map would allow division of the building and each tenant space to be sold separately.

Staff has included a condition that requires existing CC&Rs be revised and 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 applicant would not be able to file a similar request for six months. The building 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 under Section 15315.

## **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 an existing building into 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: Deputy City Mgr. - Dev. Svs. Director  
Assistant City Attorney  
Public Services Director  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

Rene Varga  
DRC  
8175 E. Kaiser Blvd.  
Anaheim, CA 92808

Steve Christie  
BKM Development Company  
1945 Placentia Ave.  
Costa Mesa, CA 92627

File: 012306PM05292	Date: 011006	Time: 11:00 a.m.
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**CITY OF COSTA MESA PLANNING APPLICATION**  
**PROJECT DESCRIPTION AND JUSTIFICATION**

1. **Project Address:**

3188 RED HILL AVE

2. **Fully describe your request:**

APPROVAL FOR TENTATIVE PARCEL MAP  
No. 2005-292 FOR CONDEMINIUM PURPOSES

3. **Justification:**

A. **For a Conditional Use Permit or Minor Conditional Use Permit:** On a separate sheet, 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:** On a separate sheet, 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.

4. **This project is: (check where appropriate)**

In a flood zone.

In the Redevelopment Area.

Subject to future street widening.

In a Specific Plan Area.

Includes a drive-through facility.

(Special notice requirements, pursuant to GC Section 65091 (d))

5. **I have reviewed the HAZARDOUS WASTE AND SUBSTANCES SITES LIST reproduced on the rear of this page and have determined the project:**

Is not included in the publication indicated above.

Is included in the publication indicated above.



Signature

12/15/05

Date

3A

**RESOLUTION NO. 06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PARCEL MAP PM-05-  
292**

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

WHEREAS, an application was filed by Rene Varga of Development Resource Consultants, Inc, authorized agent for BKM Development Company, requesting approval of a one-lot subdivision of an existing industrial building located at 3185 through 3189 Pullman Avenue for condominium purposes, in an MP (Industrial Park) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 23, 2006;

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-05-292 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-05-292 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 23<sup>rd</sup> day of January, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

*H*



**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. The project is consistent with the General Plan.
  - c. 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 under Section 15315.
- 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 industrial condominiums is consistent with the City's General Plan and Zoning Code.
- E. The proposed use of the subdivision is for industrial/office 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 Parcel Map PM-05-292 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).

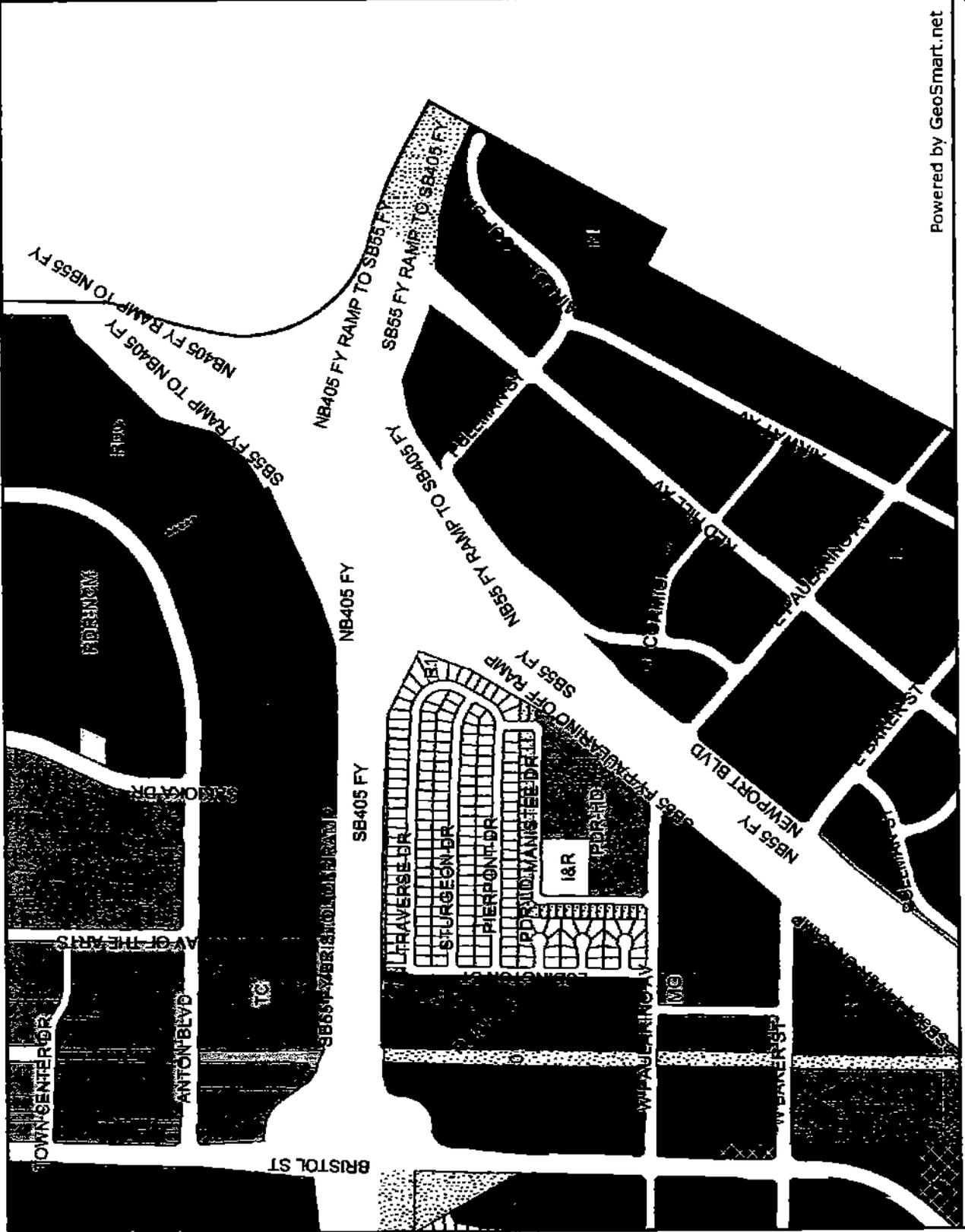
**EXHIBIT "B"**

**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.

# ZONING/LOCATION MAP

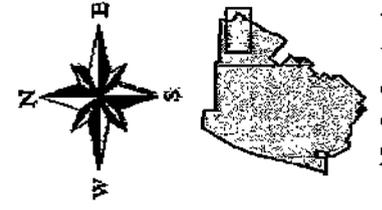
3185 - 3189 Pullman Street



**Legend**

- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Zoning

AP C1 C1-S C2 CL I&R I&R-S MG MP P PDC PDI PDR-HD PDR-LO PDR-MD PDR-NCM R1 R2-MD R2-MD R3 TC Parcels



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# TENTATIVE PARCEL MAP NO. 2005-292 PARCEL 1 FOR CONDOMINIUM PURPOSES

OWNER/SUBDIVIDER:  
  
 DATE MAP PREPARED:  
 11/15/05

AREA SUMMARY  
 BASIS OF BEARINGS  
 EXISTING LEGAL DESCRIPTION  
 TITLE CONDITIONS AND EASEMENTS

ALL INFORMATION CONTAINED HEREIN IS THE PROPERTY OF K&D DEVELOPMENT COMPANY, L.L.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF K&D DEVELOPMENT COMPANY, L.L.C.

PROPOSED LEGAL DESCRIPTION

TRACT NO. 233/18-19  
 M.M. 233/18-19

TRACT NO. 233/18-19  
 M.M. 233/18-19

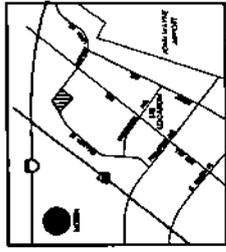
LEGEND:  
 --- Proposed Subdivisions  
 --- Existing Subdivisions

ZONING  
 THE PROPERTY IS ZONED R-1 (RESIDENTIAL SINGLE-FAMILY) PER THE CITY OF COSTA MESA. THE PROPOSED PARCEL MAP IS IN CONFORMANCE WITH THE ZONING ORDINANCE OF THE CITY OF COSTA MESA.

BUILDING HEIGHT  
 THE MAXIMUM BUILDING HEIGHT FOR THE PROPOSED PARCEL MAP IS 35 FEET, WHICH IS IN CONFORMANCE WITH THE ZONING ORDINANCE OF THE CITY OF COSTA MESA.

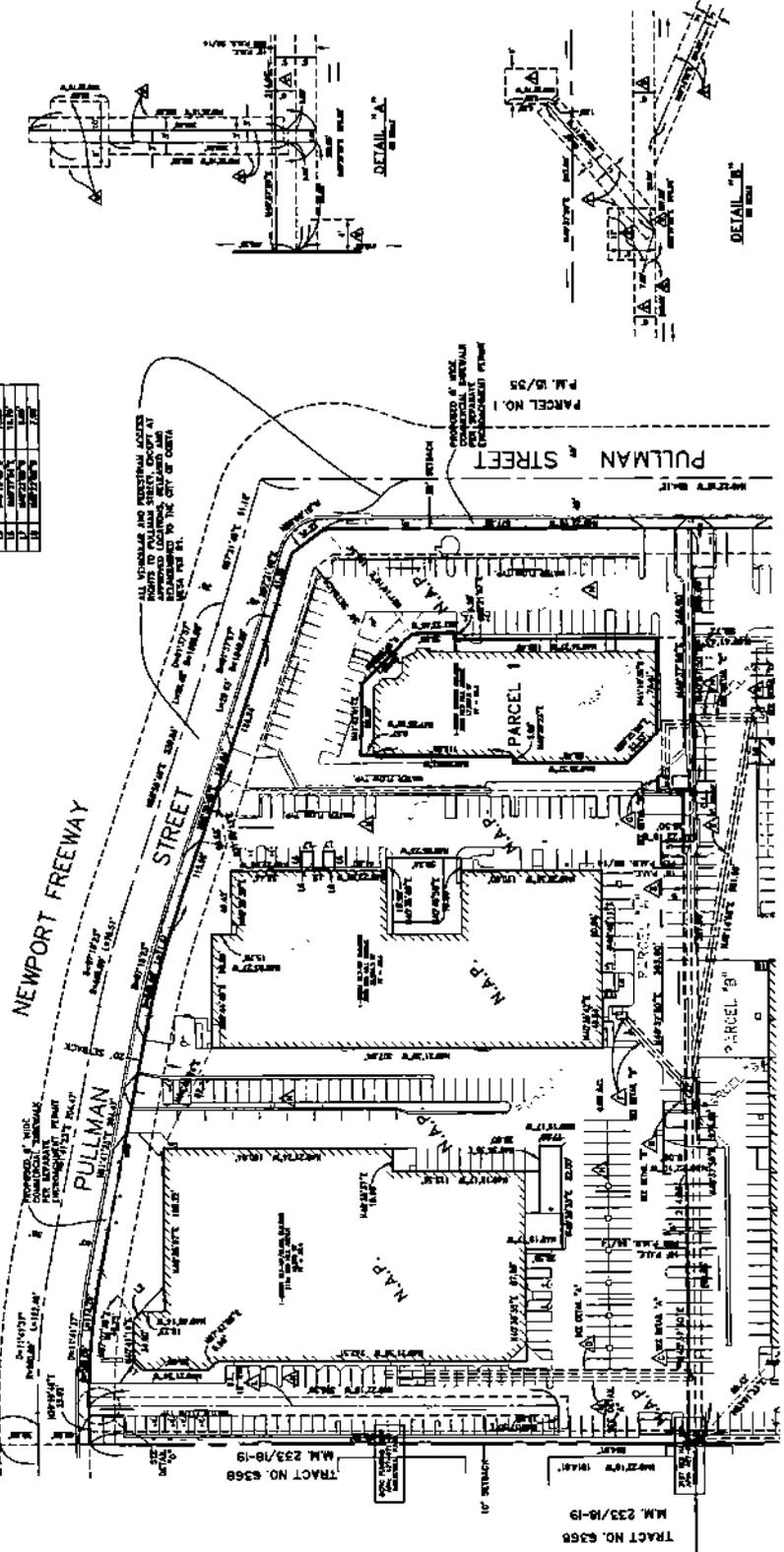
FLOOD ZONE  
 THE PROPOSED PARCEL MAP IS NOT IN A FLOOD ZONE PER THE CITY OF COSTA MESA.

BUILDING SETBACKS  
 THE PROPOSED PARCEL MAP IS IN CONFORMANCE WITH THE CITY OF COSTA MESA BUILDING SETBACKS REQUIREMENTS.



INSET MAP  
 1/8" = 100'

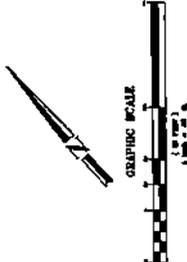
LINE NO.	DESCRIPTION	BEARING	DISTANCE
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DETAIL "A"  
 1/8" = 100'

DETAIL "B"  
 1/8" = 100'

DETAIL "C"  
 1/8" = 100'



PM. 05.292