



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: FEBRUARY 27, 2006

*III.2.*  
ITEM NUMBER:

SUBJECT: PARCEL MAP PM-05-319  
3190 B AIRPORT LOOP DRIVE, COSTA MESA

DATE: FEBRUARY 16, 2006

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP SENIOR PLANNER (714) 754-5611

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## **DESCRIPTION**

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

## **APPLICANT**

Chuck Favreau is the authorized agent for the property owner, Richard Polhamus.

## **RECOMMENDATION**

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

  
\_\_\_\_\_  
MEL LEE, AICP  
Senior Planner

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

## **BACKGROUND/DISCUSSION**

The subject site is an existing 8,000 square foot industrial building that is part of an existing complex of industrial condominium buildings. The property is zoned MP (Industrial Park) with a General Plan designation of Industrial Park.

The applicant proposes a parcel map for a further subdivision to allow this single industrial condominium to be further split into two units. Other than interior building improvements, no physical changes to the property are proposed at this time. 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 allow each tenant space to be sold separately.

Staff has included a condition that requires proof that the proposed subdivision will not affect the existing CC&Rs for shared parking and access within the development, as well as 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.

## **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 industrial condominium into two units.

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

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

Chuck Favreau  
Favreau Engineering, Inc.  
3434 Via Lido, Suite 250  
Newport Beach, CA 92663-3921

Richard Polhamus  
3195 B Airport Loop Drive  
Costa Mesa, CA 92626

Dan Curtis  
Curtis and Associates  
3187 F Airway Avenue  
Costa Mesa, CA 92626

File: 022706PM05319	Date: 021506	Time: 10:45 a.m.
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**RESOLUTION NO. 06-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE  
CITY OF COSTA MESA APPROVING PARCEL MAP PM-05-  
319**

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

WHEREAS, an application was filed by Chuck Favreau, authorized agent for Richard Polhamus, requesting approval of a one-lot subdivision of an existing single industrial condominium into two located at 3190 B Airport Loop Drive in an MP (Industrial Park) zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 27, 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-05-319 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-05-319 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 27<sup>th</sup> day of February, 2006.**

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Bill Perkins, Chair  
Costa Mesa Planning Commission

*A*



**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, 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 Tentative Parcel Map PM-05-319 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 by the Planning Division to confirm common use and maintenance of all parking spaces, driveways and landscaping will continue.

PLANNING DIVISION - CITY OF COSTA MESA

DESCRIPTION/JUSTIFICATION

PM-05-319

Application #: (PM-05-09)

Environmental Determination: EXEMPT

Address: 3190 Airport Loop Drive

1. **Fully describe your request:** Tentative Parcel 2005-319 to create one parcel from an existing legal parcel (Lot 1/Tract 8323) for airspace condominium purposes.

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.

The tentative map will not modify existing building, site improvements, or uses on the property.

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.

Not Applicable

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

In a flood zone.

In the Redevelopment Area.

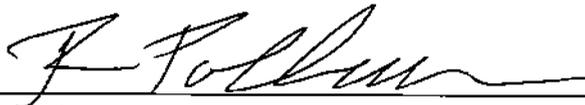
Subject to future street widening.

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



# S I T E S G A P E S

November 3, 2005

Mr. Dan Curtis  
Curtis & Associates  
3187-F Airway Avenue  
Costa Mesa, California 92626

Re: 3190-B Airport Loop Drive  
Subject: Subdivide Lot + Condo Conversion

Dear Dan:

It is my desire to legally subdivide the above-mentioned property as shown within Exhibit "A."

Upon the City's preliminary review of this issue, they found no reason why this would be a problem. There is no impact to the Association, and no change to the exterior of the building is required with the exception of adding an exit door. City procedure requires that the applicant submit an approval letter from the Association's Board of Directors stating that subdividing the lot is acceptable.

As part of the City process, all owners within 500 feet will be notified of the proposed changes in the tentative parcel map. I feel that from the Association and neighbor's point-of-view this request is really no different than two separate companies sharing a building in a typical "tenant-in-common" relationship. The only true difference is that both parties will hold title to their own property.

Please bring this to the Board for their consideration.

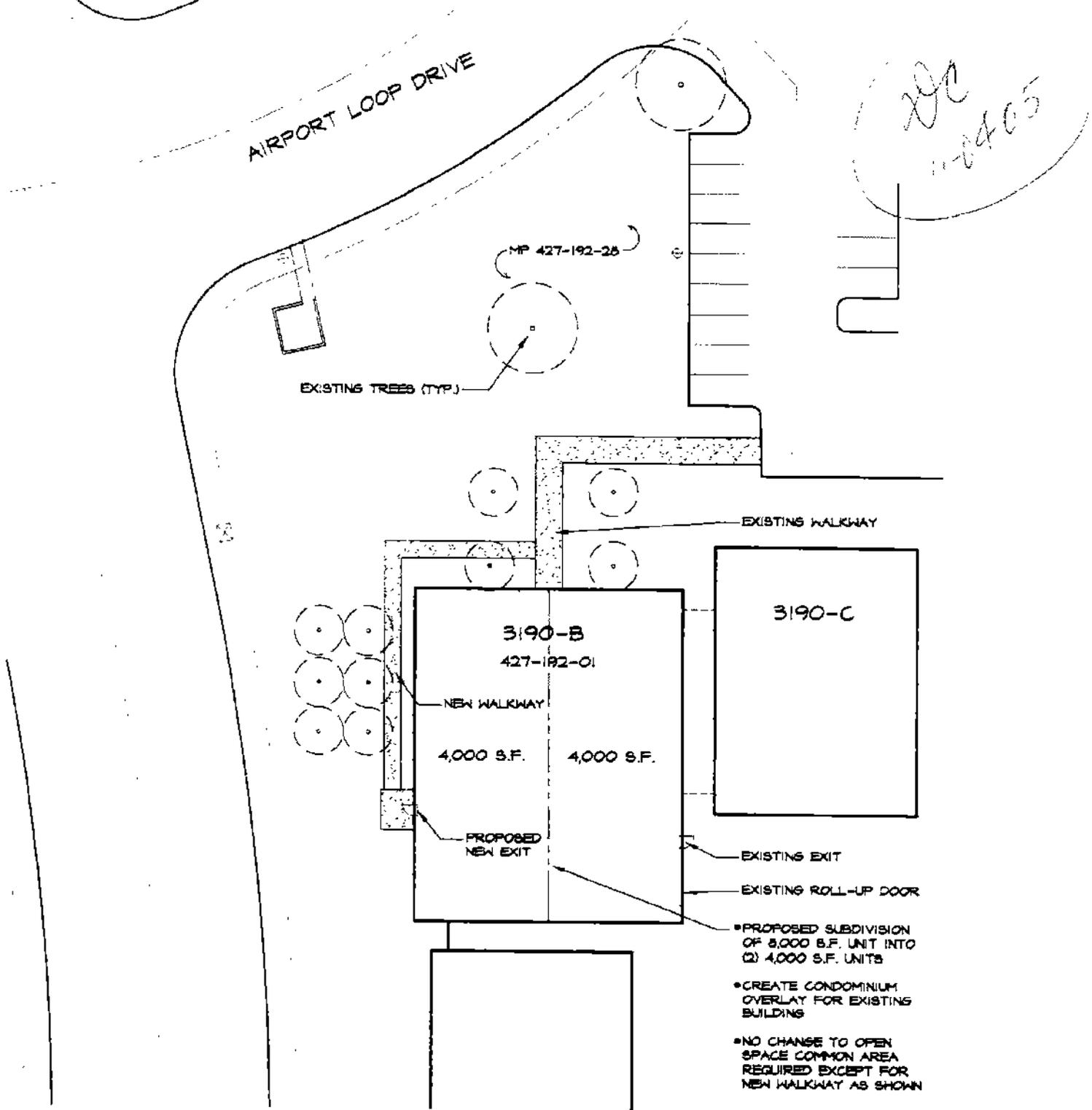
Thank you.

Richard Polhamus

*approved  
Dan Curtis, Pres  
Kell Brown Assoc  
11-04-05*

# EXHIBIT "A"

## SUBDIVIDED/CONDO BUILDING



LOT 1 OF TRACT #8323  
3190-B AIRPORT LOOP DRIVE

SCALE: 1"=40'

# 3190 B AIRPORT LOOP DRIVE

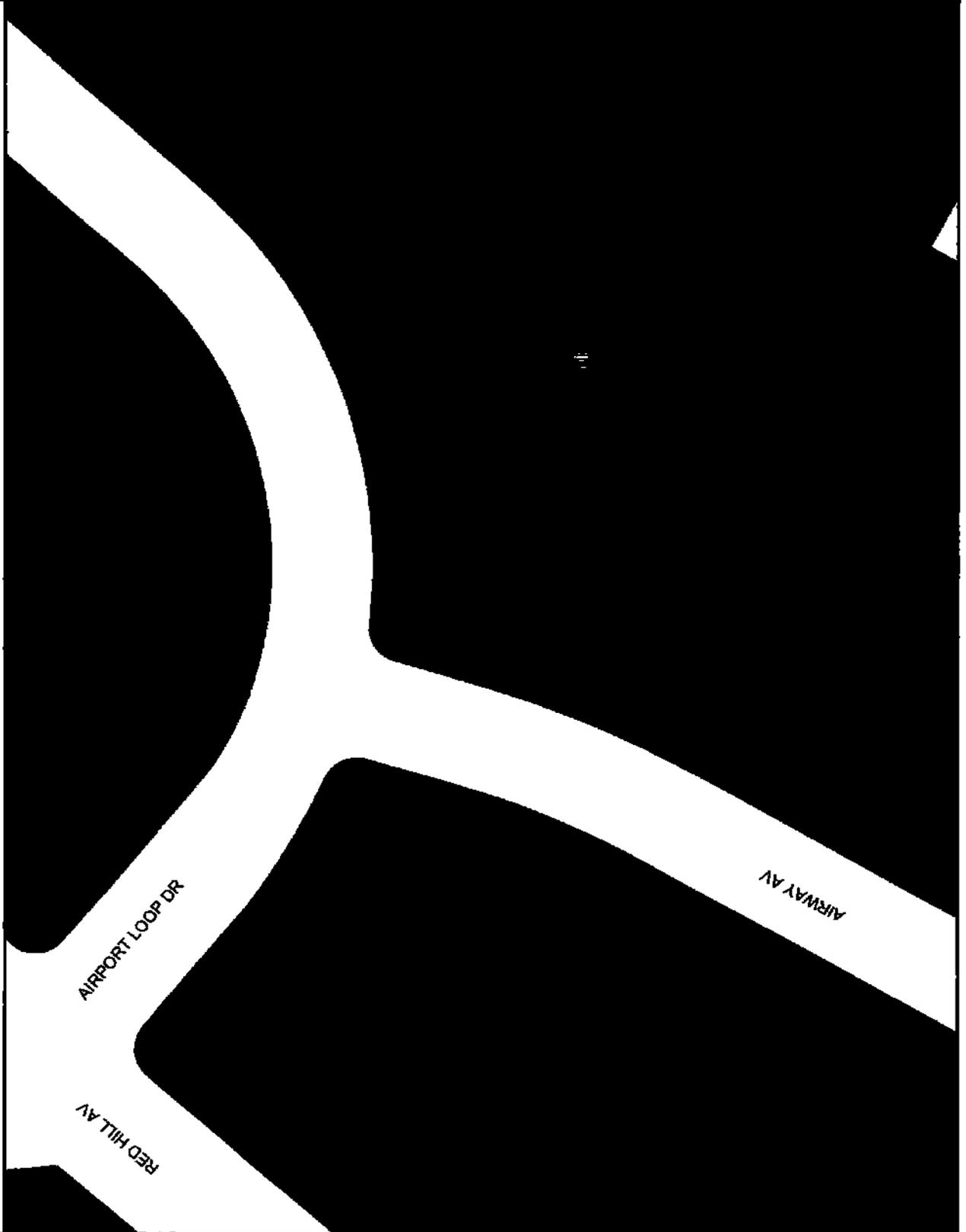
## Legend

- Street Names
- Parcel Lines
- Ortho  
Photography
- Parcels



# ZONING/LOCATION MAP

PM-05-319



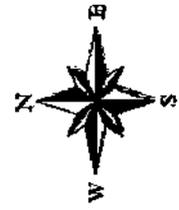
## Legend

Street Names

Parcel Lines

Zoning

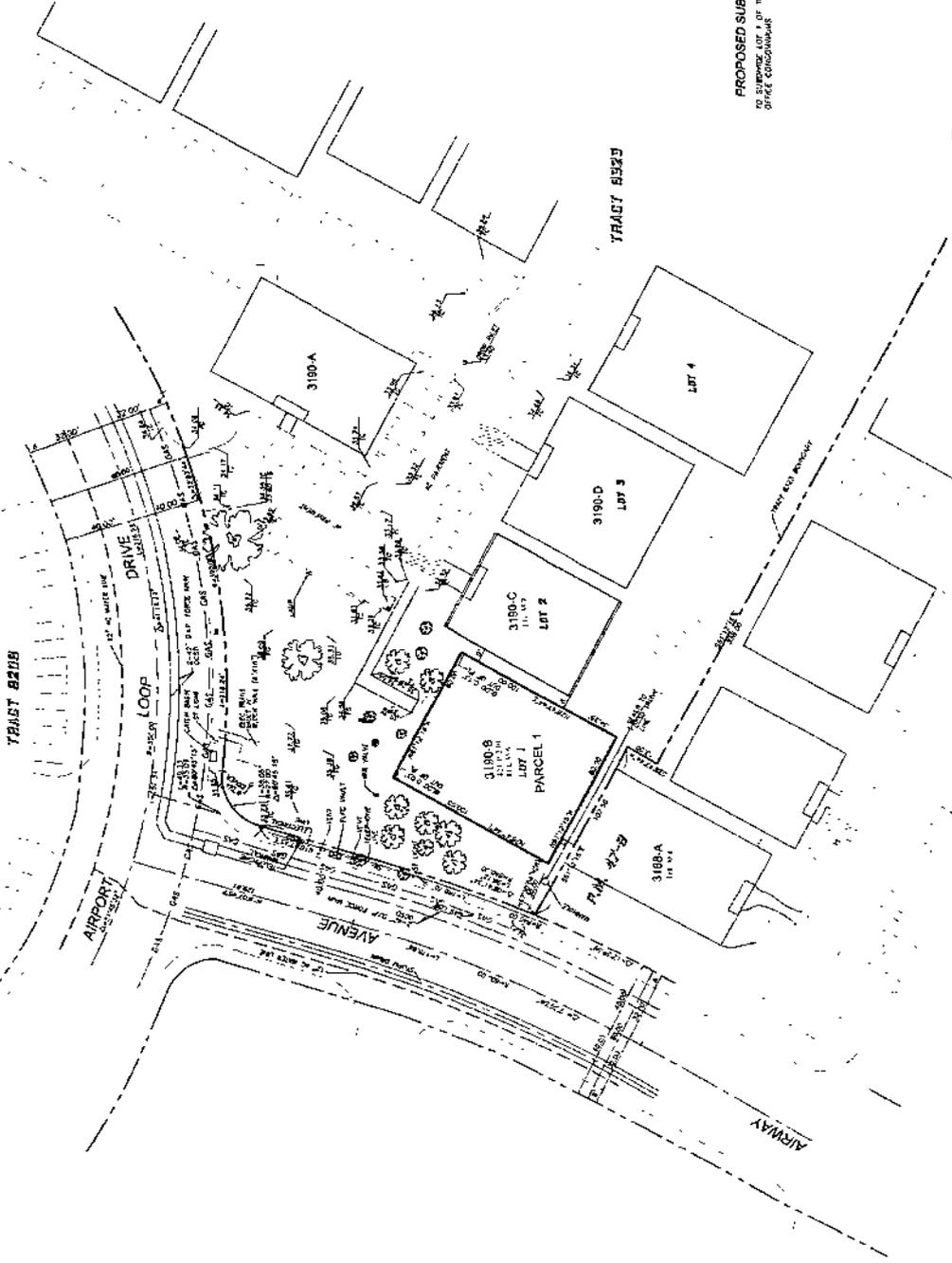
- AP
- C1
- C1-S
- C2
- CL
- IAR
- IAR-S
- MG
- MP
- P
- PDC
- POI
- PDR-HD
- PDR-LD
- PDR-MD
- PDR-NCM
- R1
- R2-HD
- R2-MD
- R3
- TC
- Parcels



# TENTATIVE PARCEL MAP NO. 2005-319

IN THE CITY OF COSTA MESA, ORANGE COUNTY CALIFORNIA  
FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION  
LOT 1 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON TRACT NO. 8228 RECORDED IN BOOK 332 PAGES 23 TO 27 INCLUSIVE OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY



**UTILITY COMPANIES**

SOUTHERN CALIFORNIA Edison CO. COUNTY SANITATION DISTRICT'S OF CA  
SUNCOAST WATER SUPPLY CO. CITY CA 92728-8127  
WESTSTAR WATER CO. CITY CA 92728-8127  
FAX (714) 882-8078

WEST COAST WATER DISTRICT  
SOUTHERN CALIFORNIA GAS CO. 28514 WILSON, CA 92797  
FAX (714) 831-1887

PLACER, REAL TELEPHONE  
SUNCOAST WATER SUPPLY CO. 28514 WILSON, CA 92797  
FAX (714) 831-1887

GENERAL NOTES

1. SITE ACRES 0.184-462 ACRES
2. ZONING - MIP
3. ASSessor'S PARCEL. MAP 427-192-01
4. ADJACENT LOTS: NORTH - 0262 PARCEL; EAST - 0263 PARCEL; SOUTH - 0264 PARCEL; WEST - PUBLIC STREET (MUNICIPAL AVE.)

**EASEMENT SUMMARY**

VARIOUS COAST SIZE ENVIRONMENTAL POINTS (CALIFORNIA) AND ARE NOT PLUMBING

**FLOOD ZONE**

COMMUNITY # 80274  
FLOOD # 8028 3/20/04  
DATE 2/18/04  
MAP REV. DATE 2/18/04

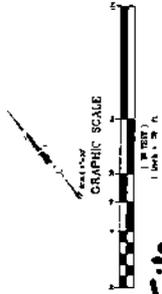
**PARKING SUMMARY**

STATUS DERIVED BY ASSOCIATION PER DOCUMENT #0847991-227

**OWNER/SUBDIVIDER**

STUDIO DEVELOPER, LLC  
1188 S AIRPORT, COSTA MESA, CA 92626  
(714) 844-4339

PROPOSED SUBDIVISION  
TO SUBDIVIDE LOT 1 OF TRACT NO. 8228 AND 217001  
OFFICE COMMUNAL



File Copy

Charles S. Flanagan & Associates, Inc.  
DATED: DECEMBER 16, 2005



Charles S. Flanagan & Associates, Inc.  
CONSULTING CIVIL ENGINEERS  
1188 S AIRPORT, COSTA MESA, CA 92626  
TEL: 714-844-4339 FAX: 914-477-1882