



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: DECEMBER 11, 2006

VI.2
ITEM NUMBER:

SUBJECT: PARCEL MAP PM-04-202 (TIME EXTENSION)
275 MCORMICK AVENUE, COSTA MESA

DATE: NOVEMBER 30, 2006

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

DESCRIPTION

The applicant is requesting an extension of time of approval of a parcel map for a one-lot airspace subdivision 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.



MEL LEE, AICP
Senior Planner



R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND/DISCUSSION

On October 25, 2004, Planning Commission approved Parcel Map PM-04-202 for a one-lot airspace subdivision for two industrial condominiums. Per Code Section 13-216, approval of the map is valid for two years. If a final map is not recorded in that time, an additional one-year extension may be granted.

According to the request submitted by the applicant, a copy of which is attached to this report, additional time is needed to complete the CC&R's and related documents. There have been no changes in the City Codes that affect the project as originally approved. The map is in compliance with the Subdivision Map Act.

If the applicant is not able to complete the recordation of the map by October 25, 2007, no additional time extension requests may be granted and the applicant would need to submit a new subdivision application.

ALTERNATIVES

If the extension were not approved, the applicant would not be able to complete the documents required for recordation of the final map and would not be able to sell the units independent of one another.

GENERAL PLAN CONFORMITY

The proposed subdivision affects only how the units are owned; as a result, there will be no effect on the City's General Plan.

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

Approval of the extension will allow the subdivision of the building for individual ownership purposes as originally approved.

Attachments: Draft PC Resolution
 Exhibit "A" – Draft Findings
 Exhibit "B" – Draft Conditions of Approval
 Extension Request
 Zoning/Location Map
 Parcel Map
 Staff Report for PM-04-202

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

James J. Brennan Inc.
191 South Orange Street
Orange, CA 92866

TAV Partners
Attn: Vincent Von Der Ahe
26440 La Alameda, Suite 270
Mission Viejo, CA 92691

File: 120506PM04202TimeExt	Date: 112706	Time: 2:00 p.m.
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RESOLUTION NO. 06-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING A TIME EXTENSION
FOR 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 an extension of time for a previously approved one-lot airspace subdivision for two industrial condominiums located at 275 McCormick Avenue in an MP zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on December 11, 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** the extension of time for Parcel Map PM-04-202 to **OCTOBER 25, 2007**, 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 11th day of December, 2006.

Bill Perkins, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on December 11, 2006, by the following votes:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

ABSTAIN: COMMISSIONERS:

Secretary, 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 applicant is reminded that all conditions of approval, code requirements, and special district requirements, of Planning Application PM-04-202 shall be complied with.

JJB **JAMES J. BRENNAN, INC.**
CONSULTING CIVIL ENGINEERS

191 SOUTH ORANGE STREET ORANGE, CALIFORNIA 92866

PHONE (714) 997-2540 • FAX (714) 997-4317

October 16, 2006

City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

Attention: Ms. Wendy Shih
Associate Planner

SUBJECT: PARCEL MAP NO. 2004-202 (275 McCormick Avenue)

Dear Ms. Shin:

This letter is on behalf of our client, TAV Partners LLC, to request an extension of time for the subject parcel map. The additional time is needed to complete the CC&Rs, Articles of Incorporation and Bylaws of the Property Owners Association. Time is also needed for review and approval by the Planning Division of these documents.

Enclosed with this letter is a check for the amount of \$400.00 for the time of extension requested. The homeowners list within a 500 foot radius is on order and will be delivered upon completion.

Your cooperation is gratefully appreciated and if you have any questions, please contact the undersigned.

Very truly yours,



James J. Brennan
President

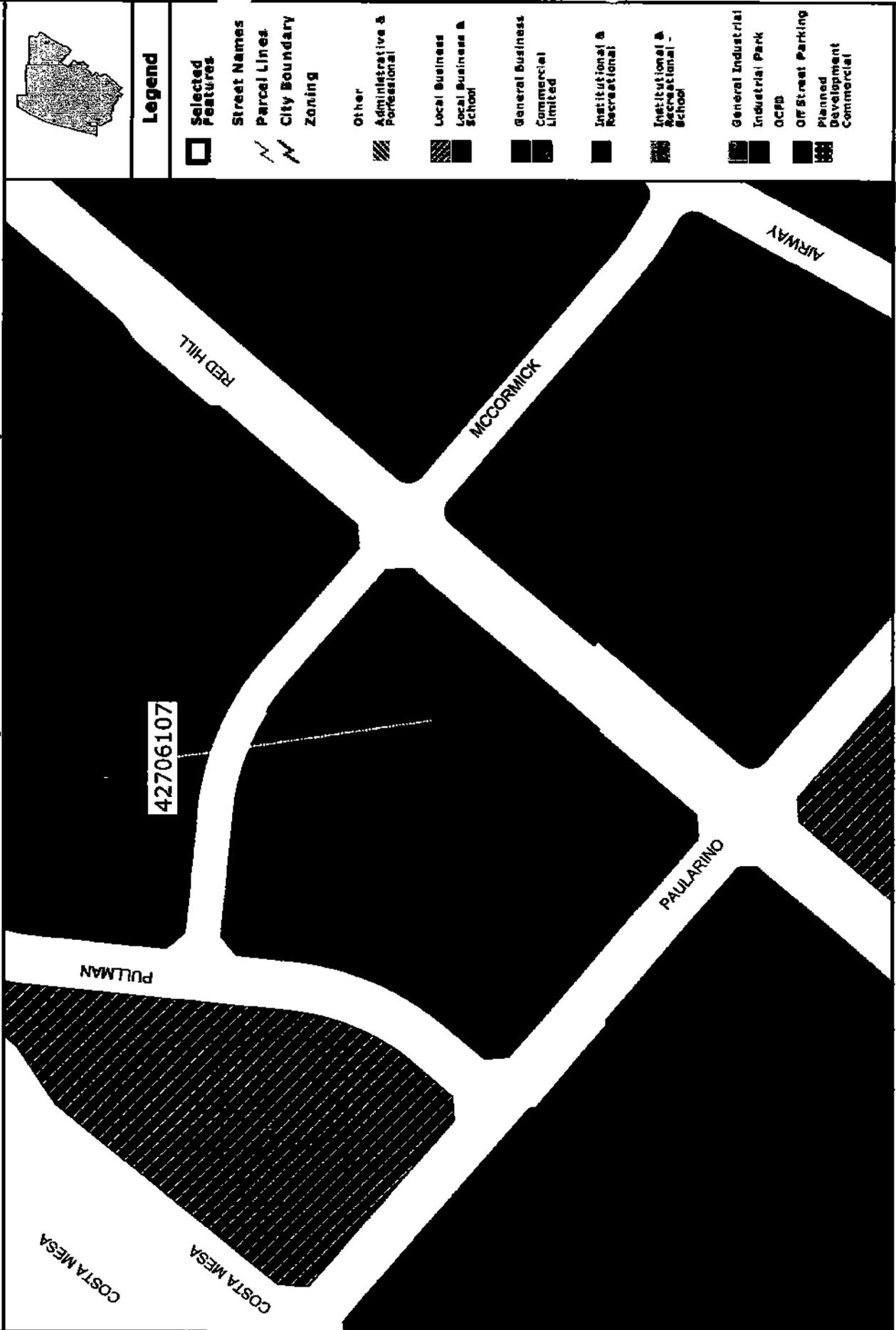
JJB/hb

Enc.

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ZONING/LOCATION MAP

PM-04-202 (275 McCormick Ave.)



Legend

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

Aerial Photograph

PM-04-202 (275 McCormick Ave.)



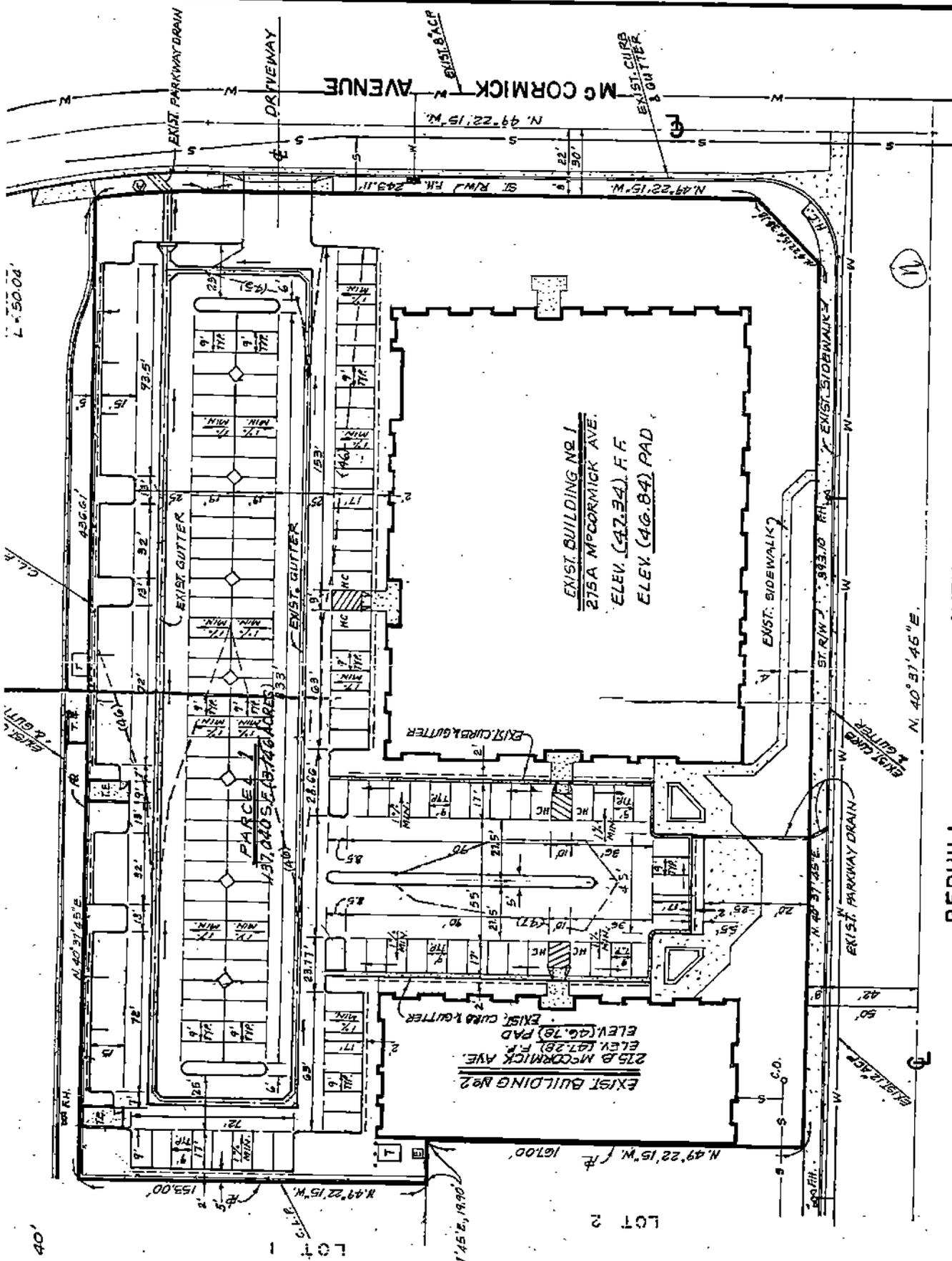
Legend

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

SCALE: 1" = 40'

L = 50.04'

TRACT NO. 6256
M.M. 227 - 26 - 27
LAND USE: INDUSTRIAL DEVELOPMENT
M.R. ZONE N. 40° 31' 46" E





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.

Subject to future street widening.

In the Redevelopment Area.

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

3/7/04

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