



PLANNING COMMISSION AGENDA REPORT

VII.9

MEETING DATE: JANUARY 22, 2007

ITEM NUMBER:

**SUBJECT: PARCEL MAP PM-06-286
755 THROUGH 785 WEST 17TH STREET AND 1690 PLACENTIA AVENUE**

DATE: JANUARY 11, 2007

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

DESCRIPTION

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

APPLICANT

Kirstin Emershaw is the authorized agent for the property owner, Telford A. Walker.

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

The subject site is located on the southeast corner of West 17th Street and Placentia Avenue. It is developed with five multi-tenant industrial buildings, containing 51 units total, on a 4-acre lot. The property is zoned MG (General Industrial) with a General Plan designation of Light Industry.

The applicant proposes a parcel map for a one-lot airspace subdivision for industrial condominiums. Since use and square footage of the buildings will remain the same, no parking impacts are anticipated. The map is consistent with applicable Code requirements and the State Subdivision Map Act. Approval of the map would allow division of the buildings and each tenant space to be sold separately. The applicant proposes interior and exterior site improvements such as painting, hardscape repair, landscape upgrades, and other repair and maintenance work prior to the sale of the units.

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 applicant would not be able to file a similar request for six months. The buildings could continue to be leased, but the units and/or buildings could not be sold independent of one another.

GENERAL PLAN CONFORMITY

The General Plan designation of the property is unaffected by the parcel map since the subdivision will not affect the use of the property.

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 for Minor Land Divisions.

CONCLUSION

Staff does not anticipate any significant land use impacts. Approval of the parcel map will allow the legal subdivision of existing buildings 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

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

Kirstin Emershaw
P.O. Box 8083
Newport Beach, CA 92658

File: 012207PM06286	Date: 010907	Time: 10:15 a.m.
---------------------	--------------	------------------

RESOLUTION NO. 07-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING PARCEL MAP PM-06-
286**

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

WHEREAS, an application was filed by Kirstin Emershaw, authorized agent for Telford A. Walker, requesting approval of a one-lot subdivision of an existing multi-tenant industrial development located at 755 through 785 West 17th Street and 1690 Placentia Avenue for condominium purposes, in an MG zone;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on January 22, 2007;

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-06-286 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-06-286 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 22nd day of January, 2007.

Bill Perkins, Chair
Costa Mesa Planning Commission

EXHIBIT "A"**FINDINGS**

- A. 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 for Minor Land Divisions.
- B. The project is exempt from Chapter IX, Article 11, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.
- C. The subdivision of the property for industrial condominiums is consistent with the City's General Plan and Zoning Code.
- D. The proposed use of the subdivision is for industrial condos which is compatible with the objectives, policies, general plan land use designation, and programs specified in the City of Costa Mesa 2000 General Plan.
- E. The subject property is physically suitable to accommodate Parcel Map PM-06-286 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.
- F. 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.
- G. 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.
- H. 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

- Ping. 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 to the Planning Division.
2. Complete all proposed site improvements prior to recordation of the parcel map. The applicant shall contact the Planning Division to arrange Planning inspection of the site prior to release of the map for recordation.
3. Submit two (2) sets of detailed landscape and irrigation plans showing all existing and proposed planting materials for Planning staff review and approval. Landscaping and irrigation shall be installed in accordance with the approved plan prior to release of the map for recordation.
4. The parcel map shall reference the correct site addresses (including 1690 Placentia Avenue) and the number of condominium units.
- Trans 5. Provide additional information and details of right-of-way regarding Easement no. 4 as called out on the Tentative Parcel Map.

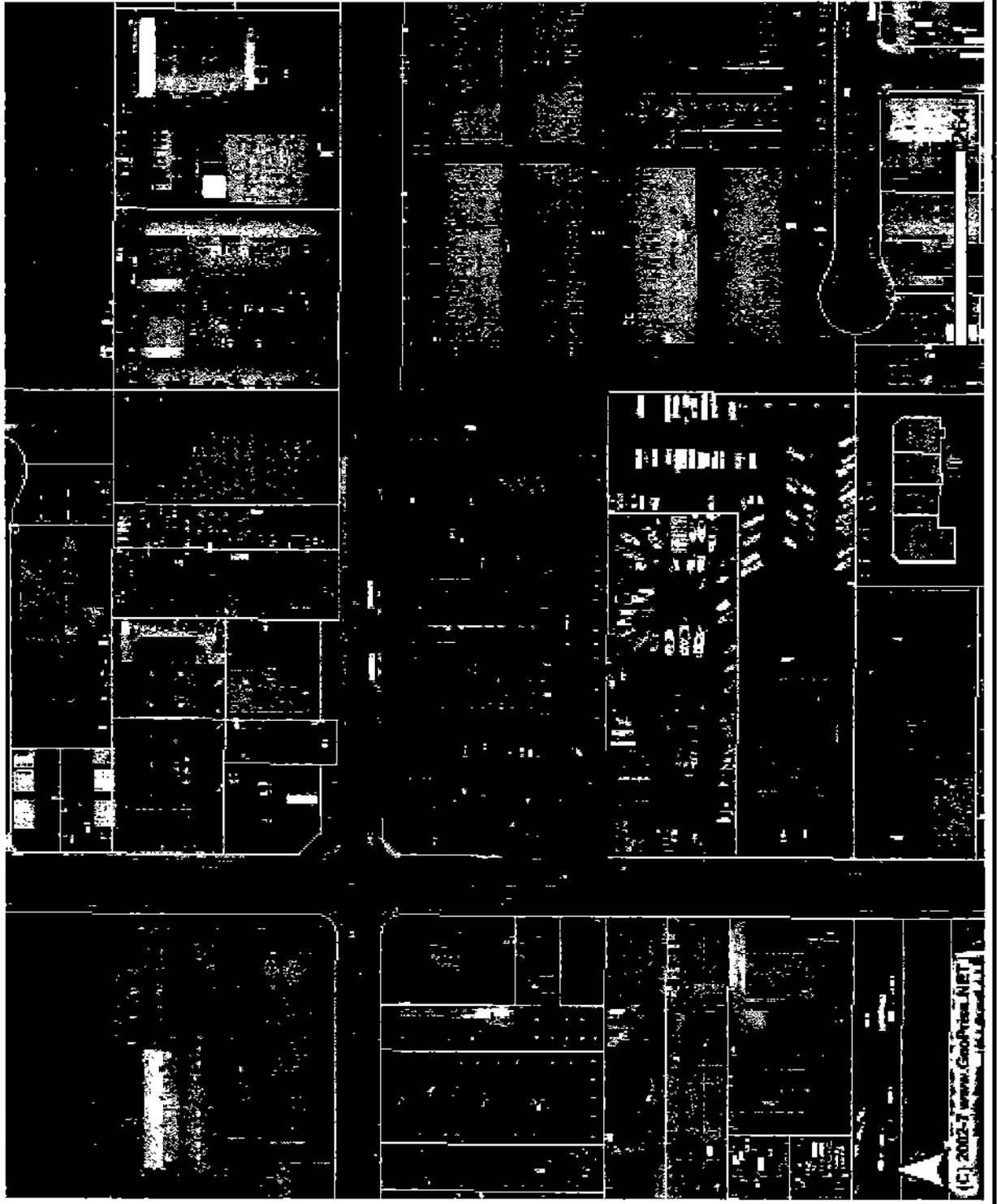
City of Costa Mesa

755 - 785 WEST 17TH STREET AND 1690 PLACENTIA AVENUE - [Created: 1/2/2007 5:05:03 PM] [Scale: 263.79] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display



Legend

- Street Names
- Parcel Lines
- City Boundary
- Level 3 Ortho Photo
- Ortho Photography

