



PLANNING COMMISSION AGENDA REPORT

VI.6

MEETING DATE: MARCH 24, 2008

ITEM NUMBER:

**SUBJECT: TENTATIVE TRACT MAP T-17265
2379 – 2381 ELDEN AVENUE**

DATE: MARCH 13, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

DESCRIPTION

Applicant proposes a one-lot, airspace (condominium) subdivision to facilitate a previously approved 12-unit residential common interest development conversion.

APPLICANT

Peter Zehnder is the authorized agent for Elden Street Partners, the owner of the property.

RECOMMENDATION

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


WENDY SHIH
Associate Planner


KIMBERLY BRANDT AICP
Asst. Development Services Director

BACKGROUND/ANALYSIS

On September 5, 2006, City Council approved, on an appeal, Planning Application PA-06-29 for conversion of an existing, 12-unit apartment project into a residential common interest development (condominiums). Building permits have been issued to allow the applicant to begin renovations. The applicant is processing the map that will facilitate the conversion. The proposed map will subdivide the airspace to allow the individual units to be sold independent of one another. The map complies with City Codes and the State Subdivision Map Act.

The staff report and plans for the condominium conversion are attached for reference.

State law requires that all existing and prospective tenants be notified of the proposed conversion a minimum of 60 days prior to the filing of the tentative map. The applicant states that the property has been vacant since August 2007, and that there are no prospective tenants as the renovations are underway. Therefore, no notices were sent.

GENERAL PLAN CONSISTENCY

General Plan Goal LU-1A.4 encourages additional home ownership opportunities within the City. Approval of the map would facilitate the condominium conversion and, therefore, be consistent with the 2000 General Plan.

ALTERNATIVES

If the tract map is denied, the individual units could not be sold independent of one another and could only be used as rentals.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15301 (k) for Existing Facilities.

CONCLUSION

Approval of the tract map will facilitate an ownership housing project as approved by Planning Commission under Planning Application PA-06-29.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Zoning/Location Map
 Tentative Tract Map No. 17265
 Staff Report PA-06-29, Resolution, Meeting Minutes
 Plans

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

Peter Zehnder
Elden Street Partners
P.O. Box 15126
Newport Beach, CA 92659

File: 032408T17265	Date: 031308	Time: 8:15 a.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING TENTATIVE TRACT
MAP T-17265**

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

WHEREAS, an application was filed by Peter Zehnder, authorized agent for Elden Street Partners, with respect to the real property located at 2379 – 2381 Elden Avenue, requesting approval of a one-lot, airspace subdivision to facilitate a common interest development (condominium) conversion in the R2-MD zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 24, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Tentative Tract Map T-17265 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for Tentative Tract Map T-17265 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, state, and local laws. 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 24th day of March, 2008

Donn Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The proposed single lot airspace subdivision is consistent with the City's General Plan and Zoning Ordinances.
- B. Approval of the subdivision will allow additional home ownership opportunities without impacting affordable rental housing. This is consistent with the objectives, policies, general land use, and programs specified in the General Plan.
- C. The subject property is physically suitable to accommodate T-17265 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.
- D. 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.
- E. The subdivision and development of the property will not unreasonably interfere with the free and complete exercise of the public entry and/or public utility rights-of-way and/or easements within the tract.
- F. 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).
- G. 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 15301 (k) for Existing Facilities.
- H. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

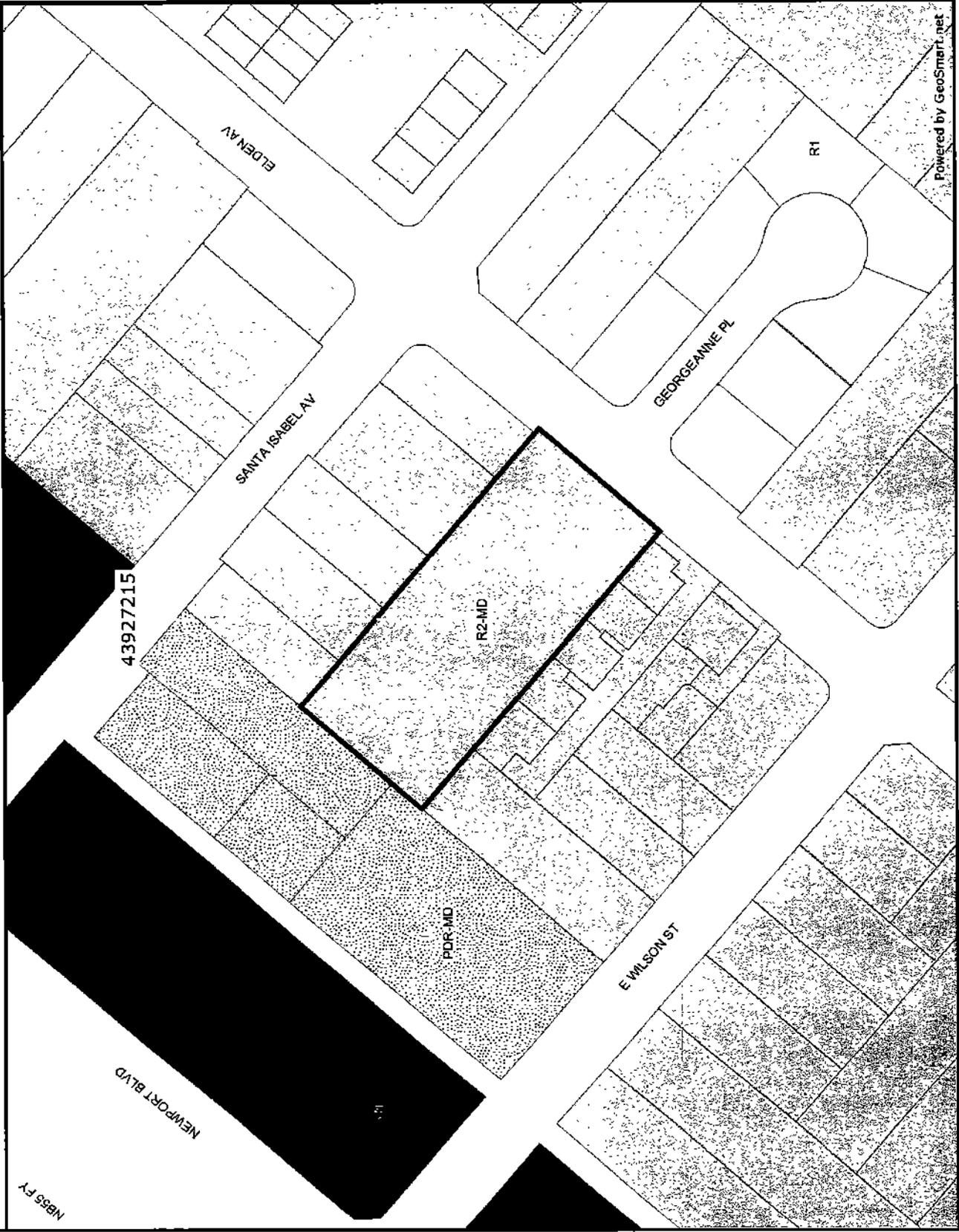
EXHIBIT "B"

CONDITIONS OF APPROVAL

- Plng. 1. The applicant is reminded that all conditions of approval, Code requirements, and special district requirements of Planning Application PA-06-29 shall apply.

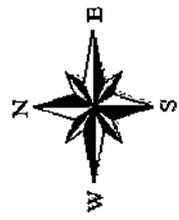
ZONING/LOCATION MAP

2379 AND 2381 ELDEN AVENUE, UNITS A - F



Legend

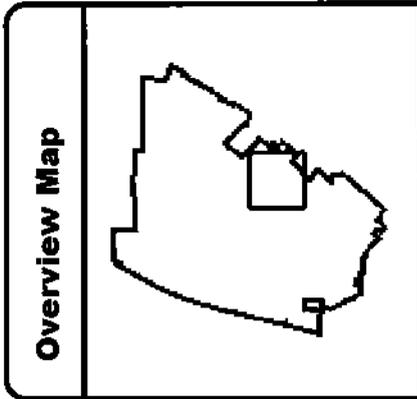
- Selected Features
 - Street Names
 - Parcel Lines
 - City Boundary
 - Zoning
- | | | | | | | | | | | | | | | | | | | | | |
|----|----|------|----|----|-----|-------|----|----|---|-----|-----|--------|--------|--------|---------|----|-------|-------|----|----|
| AP | C1 | C1-S | C2 | CL | IAR | IAR-S | MG | MP | P | PDC | PDI | PDR-MD | PDR-LD | PDR-MD | PDR-MCM | R1 | R2-MD | R2-MD | R3 | TC |
|----|----|------|----|----|-----|-------|----|----|---|-----|-----|--------|--------|--------|---------|----|-------|-------|----|----|
- Parcels



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Legend

- Street Names 
- Parcel Lines 
- City Boundary 
- Level1 Ortho Photo 
- Parcels 
- ROW Polygons 
- city 



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**