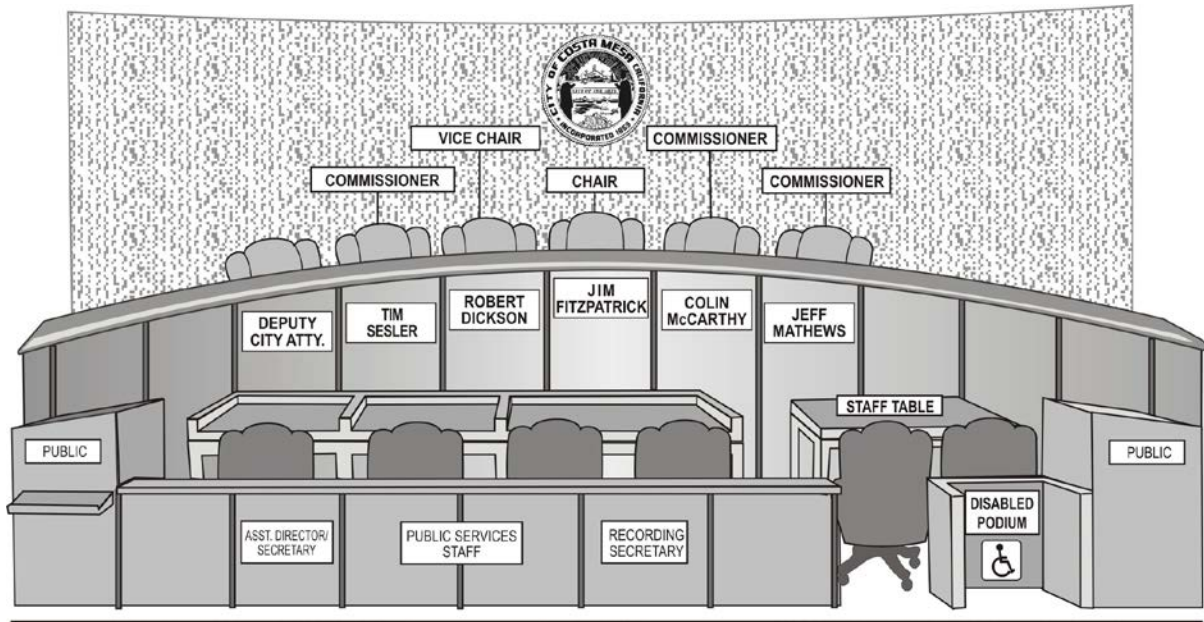


Planning Commission Agenda

May 27, 2014

- *Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A
- **Planning Commission Meeting begins at **6:00 p.m.** in the Council Chambers



PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

CONSENT CALENDAR:

- 1. **Minutes for the meeting of May 12, 2014.**

RECOMMENDATION(S):

Approve.

PUBLIC HEARINGS:

- 1. **Application No.:** [PA-90-107 A1](#)
Applicant: Mark Hassan
Site Address: 1343 Logan Avenue
Zone: MG
Project Planner: Antonio Gardea
Environmental Determination: Exempt- per Section 15270 (a) Projects which are disapproved

Description: Amendment to Conditional Use Permit to legalize a towing service for an existing body shop approved under PA-90-107.

RECOMMENDATION(S):

- 1. Find that denial is Exempt from further CEQA review per Section - 15270(a); and
- 2. Adopt a resolution to deny the Amendment to Conditional Use Permit PA-90-107.

- 2. **Application No.:** [PA-14-12 and PM-14-113](#)
Applicant: Rod Jeheber
Site Address: 389 Rochester Street
Zone: R2-MD
Project Planner: Antonio Gardea
Environmental Determination: Exempt-per Section 15332 In-fill Development Projects

Description:
 The proposed project involves:
 (1) Design Review to construct two, 2 story detached residential units on a 10,101 square foot lot.

 (2) Tentative Parcel map for subdivision of the property into two, fee simple lots, in accordance with the small lot subdivision standards.

- 1. Find that the project is Exempt from further CEQA review per Section - 15332; and
- 2. Adopt resolution to approve the design review and Tentative Parcel Map subject to conditions.

PUBLIC HEARINGS:

RECOMMENDATION(S):

- 3. **Application No.:** [PA-13-35 & TT-17705](#)
Applicant: Peter Zehnder
Site Address: 2294 Pacific Avenue
Zone: R2-MD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt- per Section 15332 In-fill Development Projects

- 1. Find that the project is Exempt from further CEQA review per Section – 15532 for In-fill Development.
- 2. Adopt a resolution to approve the design review and Tentative Tract Map subject to conditions.

Description: The proposed project involves:
 1) Design review to construct a 5-unit, two-story detached, small lot single-family residential development on a 0.47-acre parcel, including the following:
 a. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 12'-11" proposed); and,
 2) Tentative Tract Map for the subdivision of the property for a 5-unit fee simple subdivision in accordance with the small lot subdivision standards.

- 4. **Application No.:** [PA-13-29 and VTT-17668](#)
Applicant: South Coast Communities
 –David Hutchins
Site Address: 2095 Harbor Blvd
Zone: PDC
Project Planner: Minoo Ashabi
Environmental Determination: Mitigated Negative Declaration

- 1. Adopt Initial Study / Mitigated Negative Declaration.
- 2. Adopt resolution to approve the Master Plan and Tentative Tract Map subject to conditions.

Description:
 The proposed project involves:
 1) A master plan for construction of 28, three-story detached live/work units at the southwest corner of Harbor/Hamilton
 2) A tentative tract map for 28-lot subdivision for condominium purposes.
 3) Deviation from Residential Design guidelines related to second floor and third floor ratios to first floor (100% allowed, 104-110% proposed).

PUBLIC HEARINGS:

NEW BUSINESS:

1. [Capital Improvement Program \(CIP\) 1 year Annual Report & 7 Year CIP](#)
2. [Report and discussion possible recommendations for 2014-15 Fiscal Year Planning Commission Goals.](#)

RECOMMENDATION(S):

RECOMMENDATION(S):

Adopt a resolution to find the CIP in conformance with the General Plan.

Receive and file report and provide direction to staff regarding a list of potential Goals to be discussed with City Council at a future Joint Study Session.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 9, 2014.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

Any written communications, photos, or other material for distribution to the Planning Commission must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

Appeal Procedure

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
Fax (714) 754-4856
PlanningCommission@costamesaca.gov