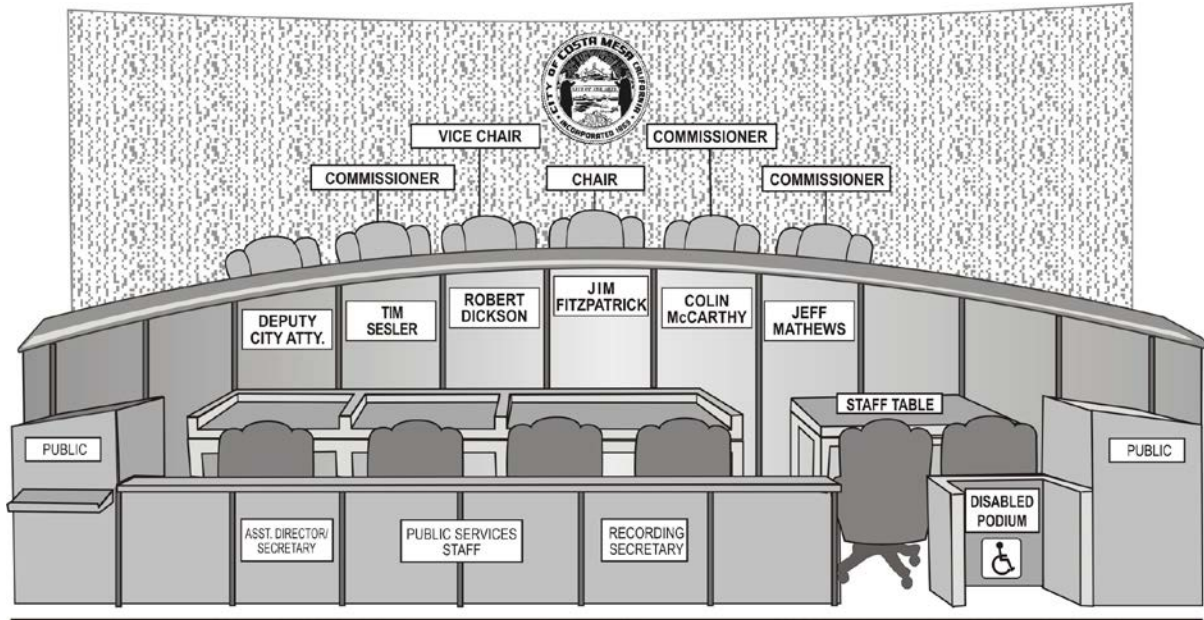


REVISED

Planning Commission Agenda

June 9, 2014

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A



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 27, 2014.**
2. **[Code Enforcement Update.](#)**

RECOMMENDATION(S):

- Approve.
- Receive and file.

PUBLIC HEARINGS:

1. **Site Address:** [Citywide](#)
Zone: City of Costa Mesa
Project Planner: Minoo Ashabi
Environmental Determination: Exempt- per Section 15061(b)(3) General Rule

RECOMMENDATION(S):

1. Adopt resolution recommending that City Council approve an amendment to the Residential Design Guidelines.

Description:

AN AMENDMENT TO COSTA MESA RESIDENTIAL DESIGN GUIDELINES RELATED TO MAILING NOTIFICATION TO ADJACENT PROPERTY OWNERS FOR TWO-STORY CONSTRUCTION.

An amendment to the City’s Residential Design Guidelines related to the following items:

- Revise Section 2 to remove requirement of mailing a notice to abutting property owners for new-two story construction, or additions that are in compliance with the guidelines.

2. **Application No.:** [PA-14-13](#)
Applicant: Bundy-Finkel Architects, Inc.
Site Address: 2777 Bristol Street, Suite A
Zone: CL
Project Planner: Chelsea Crager
Environmental Determination: Exempt-per Section 15301 Existing Facilities

1. Find the project exempt from further CEQA review per section 15301 - Existing Facilities.
2. Adopt resolution to approve the Conditional Use Permit subject to conditions.

Description:

Conditional Use Permit to establish a studio for soccer training (TOCA Studio) in a 9,655 sq. ft. building space with a deviation from shared parking requirements based on unique operating characteristics; one-on-one training and small group classes (1-2 students and 1 trainer) proposed with up to 5 classes at one time. Proposed operating hours are 9:00 am-11:00 pm Monday-Friday, 9:00 am-9:00 pm Saturday, and 9:00 am-8:00 pm Sunday.

PUBLIC HEARINGS:

- 3. **Application No.:** [PA-14-15 & PM-14-03](#)
Applicant: Thomas St. Clair
Site Address: 270 Palmer Street
Zone: R2-MD
Project Planner: Antonio Gardea
Environmental Determination: Exempt- per Section 15303 New Construction or Conversion of Small Structures & 15315 Minor Land Divisions

Description: The proposed project includes:
 1. Design Review to construct two, 2-story, detached residential units on a 7,705 square foot lot.
 2. Tentative Parcel Map for subdivision of the property into two, fee simple lots, in accordance with the standards of the small lot subdivision ordinance.

- 4. **Application No.:** [GP-14-01,R-14-01, LL-14-03](#)
Applicant: Susan McDowell
Site Address: 320 E. 18th Street
Zone: I&R (Existing); R2-MD (Proposed)
Project Planner: Antonio Gardea
Environmental Determination: Exempt-CEQA Section 15061(b)(3) General Rule

Description:
 The proposed project involves the following:
 1. **General Plan Amendment GP-14-01.** Change the land use designation of a 23-foot by 63-foot strip of land within an existing church site from Public Institutional (PI) to Medium Density Residential (MDR).
 2. **Rezone R-14-01.** Rezone a 23-foot by 63 foot strip of land within an existing church site from I&R (Institutional and Recreational) to R2-MD (Multiple Family Residential – Medium Density).
 3. **Lot Line Adjustment LL-14-03.** Lot line adjustment to move the rear property line to the north by 23 feet for future residential development.

RECOMMENDATION(S):

- 1. Find that the project is exempt from further CEQA review per Section 15303 & 15315; and
 - 2. Adopt a resolution to approve the Design Review and Tentative Parcel Map subject to conditions.
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- 1. Find that the project is exempt from further CEQA review per Section 15061(b)(3); and
 - 2. Adopt a resolution recommending City Council approve GP-14-01 subject to the adoption of the General Plan cycle resolution, and give First reading to R-14-01, and approve LL-14-03.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 23, 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

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