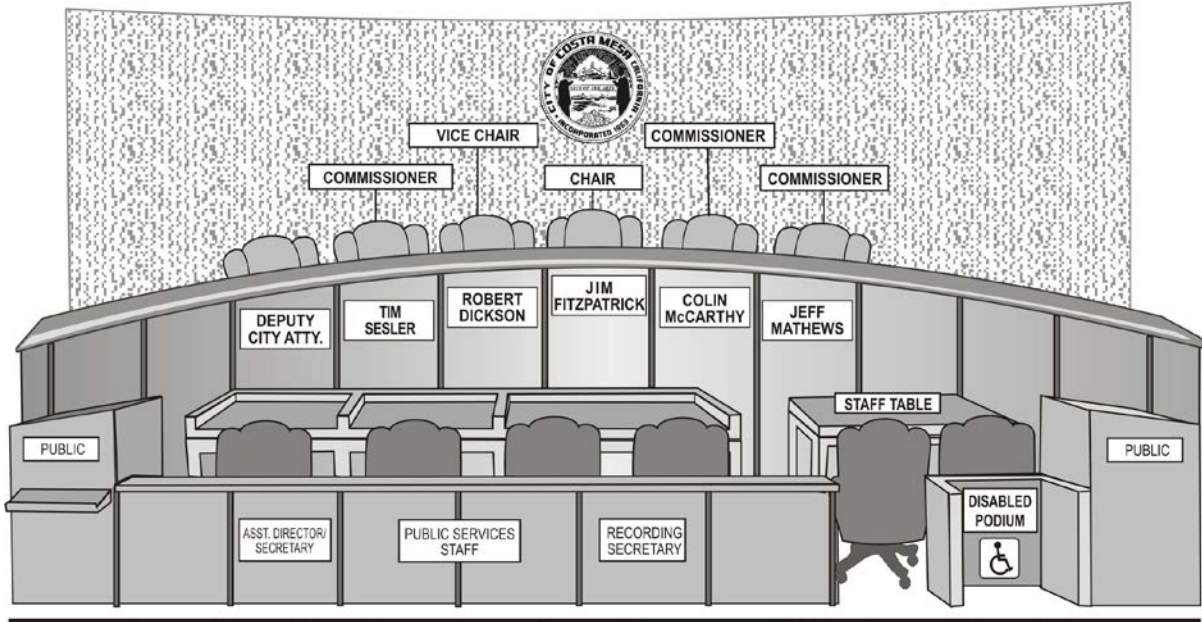


# Planning Commission Agenda November 10, 2014

\*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 October 27, 2014**

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

- 1. **PA-14-25: CONDITIONAL USE PERMIT FOR A PROPOSED CHURCH AT 1901 NEWPORT BOULEVARD**

**RECOMMENDATION(S):**

Continue to the Planning Commission meeting of December 8, 2014. (Continued from October 27, 2014 Planning Commission meeting)

**Applicant:** Steve Camp, AIA  
**Site Address:** 1901 Newport Blvd.,  
 Suites 100, 177, 261,  
 and 271A

**Zone:** PDC  
**Project Planner:** Antonio Gardea

**Environmental Determination:**

This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines related to existing facilities.

**Description:**

Conditional use permit to establish a church with a deviation from the shared parking requirements due to off-set hours of operation. Saddleback Church is proposed to occupy 19,312 sq. ft. of tenant space within the 1901 Newport office building; uses include a 10,651 sq. ft. assembly/worship hall in Suite 100, 3,690 sq. ft. religious education in Suite 177, 2,000 sq. ft. youth education in Suite 261, and 2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00 a.m. to 2:00 p.m. for the main services, and evenings Monday through Saturday from 6:30 p.m. to 10:00 p.m. for ministry services.

- 2. **PA-14-06/VT-17747: PLANNING APPLICATION FOR AN URBAN MASTER PLAN FOR THE DEVELOPMENT OF AN 89-UNIT, THREE-STORY MIXED-USE DEVELOPMENT AND A VESTING TENTATIVE TRACT MAP AT 1620-1644 WHITTIER AVENUE**

- 1. Adopt the Initial/Mitigated Negative Declaration (IS/MND) for the project;
- 2. Approve the project, subject to conditions of approval and mitigation measures.

**Applicant:** MW Bluff Owner, LLC  
**Site Address:** 1620-1644 Whittier Avenue  
**Zone:** MG  
**Project Planner:** Mel Lee

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Environmental Determination:**

A Mitigated Negative Declaration is required to be adopted for the Project. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level.

**Description:** The proposed project includes:

- 1. Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.
- 2. Planning Application PA-14-06:** The Urban Master Plan is for the development of an 89-unit, three-story mixed-use development, and it consists of 49 residential units and 40 live/work units within the Mesa West Bluffs Urban Plan area.

The mixed-use development has a density of 13 dwelling units per acre (residential component) and a Floor Area Ratio (FAR) of 0.87 (live/work component). The buildings are designed with 3-story residential units within the northern portion of the project, and 3-story live/work units within the southern portion. The project exceeds the minimum parking requirements of the Urban Plan (316 spaces required, 332 spaces proposed). A total of 276 garage/covered parking spaces and 56 open parking spaces are proposed (a rate of four parking spaces per residential unit and three parking spaces per live/work unit). About 2 acres of common open space are provided in addition to the private roof decks for each unit.

Deviation request: The project requires a deviation from the building separation

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

requirement (10 feet required; minimum 6 feet proposed). Except for the distance between main buildings, the project complies with the Mesa West Bluffs Urban Plan development standards:

- 3. **Vesting Tentative Tract Map VT-17747:**  
The subdivision of the 5.7-acre property involves the following: (a) creation of fee simple parcels for the private sale and ownership of 49 residential lots and 40 live/work lots, (b) creation of 1.9 acres of private streets, and (c) 2 acres of common open space.

- 3. **PA-14-30: CONDITIONAL USE PERMIT FOR MOTOR SCOOTER SALES AND SERVICE AT 1536 NEWPORT BOULEVARD**

Continue to the Planning Commission meeting of December 8, 2014.

**Applicant:** Marice White  
**Site Address:** 1536 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Antonio Gardea

**Environmental Determination:**  
 The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (construction of small structures) if approved, or the project is statutorily exempt under Section 15270 of the State CEQA (California Environmental Quality Act) Guidelines if denied.

**Description:** The proposed project involves:

- 1. Conditional use permit for motor scooter sales and service including outdoor display of motor vehicles for sale within 200 feet of residentially-zoned properties. The CUP also includes a proposed use of storage containers that exceed the Floor Area Ratio standards and other development standards, as applicable;
- 2. Planned Signing Program for signs that deviate from the allowable sign area and sign location requirements.

**DEPARTMENTAL REPORT(S):**

1. **Public Services Report**
2. **Economic and Development Services Report**

**RECOMMENDATION(S):**

Receive and file.  
Receive and file.

**CITY ATTORNEY'S OFFICE REPORT(S):**

1. **City Attorney**

**RECOMMENDATION(S):**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, NOVEMBER 24, 2014.**

## **ADDITIONAL INFORMATION**

### **Planning Commission Meetings**

Costa Mesa Planning Commission meets the second and fourth 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.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2<sup>nd</sup> floor) prior to 5:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 5:00 PM.**
- 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 (no copies, for the Commission, will be made unless the materials are submitted prior to 5:00 PM).**
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.

### **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](http://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](http://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](mailto:PlanningCommission@costamesaca.gov)