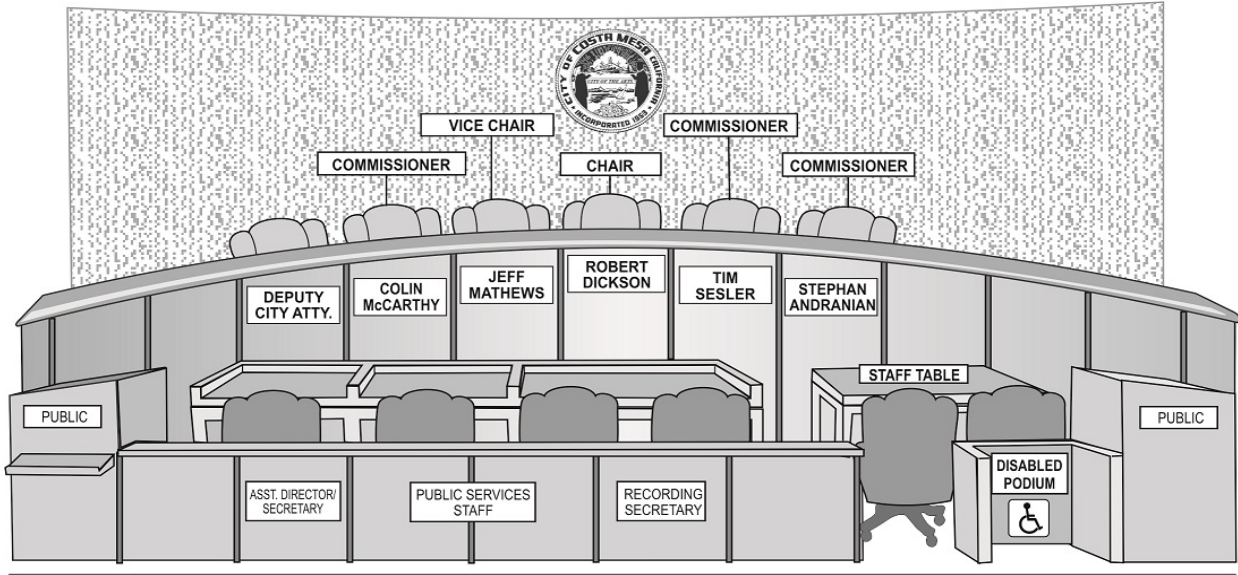


# Planning Commission Agenda February 8, 2016

\*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: Robert Dickson  
Vice Chair: Jeff Mathews  
Commissioners: Colin McCarthy, Tim Sesler, and Stephan Andranian

## 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:**

**RECOMMENDATION(S):**

- 1. [Minutes for the meeting of January 25, 2016](#)

Approve.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

- 1. [ZA-15-38: REQUEST FOR A REVIEW OF A MINOR CONDITIONAL USE PERMIT AT 3184 AIRWAY AVENUE, SUITE J](#)

Uphold the Zoning Administrator’s approval of ZA-15-38 by adoption of Planning Commission resolution, subject to conditions.

**Applicant:** Salim Rahemtulla  
**Site Address:** 3184 Airway Avenue,  
 Suite J  
**Zone:** MP  
**Project Planner:** Mel Lee

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** Request for a review of a minor conditional use permit for a deviation from shared parking requirements due to off-set hours of operation for a religious education and cultural assembly use:

- Monday through Sunday 4:00 a.m. – 6:00 a.m. and 7:00 p.m. – 9:30 p.m.
- Saturday 10:00 a.m. – 2:00 p.m.
- Sunday 10:00 a.m. – 2:00 p.m. (10 times per year).

A total of 55 parking spaces are required for the 1,914 sq. ft. religious assembly use. The proposal involves off-set operational hours in order to utilize the parking lot when other business are closed.

The request was approved by the Zoning Administrator on December 10, 2015, and called up for review by the Planning Commission on December 11, 2015.

- 2. [PA-10-30 A1: AMENDMENT TO PREVIOUSLY APPROVED MASTER PLAN FOR PROPOSED VALET PARKING WHICH WILL INCREASE THE PARKING AT 1534 ADAMS AVENUE, SUITE B](#)

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

**Applicant:** John Hill  
**Site Address:** 1534 Adams Avenue,  
 Suite B  
**Zone:** C1  
**Project Planner:** Mel Lee

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** First amendment to previously approved master plan for an existing retail shopping center to allow the following:

- 1) Conversion of a 2,334 square foot tenant space located at 1534 Adams Avenue, Suite B, from a retail to a restaurant space;
- 2) A deviation from shared parking requirements for the proposed restaurant space (240 spaces existing; 248 spaces required); and
- 3) Proposed valet parking plan to provide 12 valet spaces to offset increased parking demand for the new restaurant space. The original master plan required 240 parking spaces based on unique operational characteristics and adjusted shared parking. The net increase in parking for the new restaurant space is 8 spaces (248 spaces required; 252 spaces proposed by valet).

- 3. [PA-15-48 & VT-17981: DESIGN REVIEW AND VESTING TENTATIVE TRACT MAP FOR A 43-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD](#)

Continue to the February 22, 2016 Planning Commission meeting.

**Applicant:** C&V Consulting  
**Site Address:** 2626 Harbor Boulevard  
**Zone:** R2-MD  
**Project Planner:** Ryan Loomis

**Environmental Determination:** Addendum to previously adopted Initial Study/Mitigated Negative Declaration. The City of Costa Mesa adopted an Initial Study/Mitigated Negative Declaration for the originally approved 33-unit Project located at 2626 Harbor Boulevard. The City of Costa Mesa proposes to adopt an Addendum to the Initial Study/Mitigated Negative Declaration for the proposed 43-unit project based on the findings of California Code of Regulations Section 15162 and Section 15164. Per California Code of Regulations Section 15164, the City, as

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

the Lead Agency, shall prepare an Addendum to an adopted Mitigated Negative Declaration if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent Mitigated Negative Declaration have occurred. Also, per California Code of Regulations Section 15164, an Addendum need not be circulated for public review, but can be included in or attached to the adopted Mitigated Negative Declaration. The Mitigated Negative Declaration was 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. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

**Description:** The proposed 43-Unit residential project amends the previously approved 33-Unit Residential Common Interest Development analyzed in the Final IS/MND, which included a General Plan Amendment, Rezone, Design Review, and Tentative Map for detached residential development located on a 3.71-acre lot at 2626 Harbor Boulevard. The proposed amended project consists of the following discretionary requests:

- 1) ***Adoption of an Addendum to Initial Study/Mitigated Negative Declaration (IS/MND);***
  
- 2) ***Planning Application PA-15-48:*** Design Review for the development of a 43-unit condominium project with specified deviations from the Residential Common Interest development standards, including the following:
  - Variance to allow deviation from required development lot minimum open space requirements (40% required; 38% proposed).
  - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

- Minor Modification to allow deviation from required development lot rear setback (20 feet required; 16 feet proposed).

3) ***Vesting Tentative Tract Map 17981:***  
 Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

4. **PA-15-49 and PM-15-165: DESIGN REVIEW AND TENTATIVE TRACT MAP TO CONSTRUCT A 2-UNIT, TWO-STORY, DETACHED RESIDENTIAL DEVELOPMENT AT 1808 POMONA AVENUE**

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

**Applicant:** Ryan Walker  
**Site Address:** 1808 Pomona Avenue  
**Zone:** R2-HD  
**Project Planner:** Mel Lee

**Environmental Determination:**  
 The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

**Description:** The proposed project involves:  
 1) Design Review to construct a 2-unit, two story, detached residential development on a 7,500 sq. ft. lot in an R2-HD zone.  
 2) Tentative Parcel Map PM-15-165 for the small lot subdivision of the property into two fee simple lots. The project complies with the City’s Small Lot Ordinance standards with regard to building setbacks, open space, and on-site parking, and no code deviations are proposed.

5. **PA-15-52 & PM-15-158: DESIGN REVIEW AND TENTATIVE PARCEL MAP TO CONSTRUCT A 2-UNIT, TWO STORY, DETACHED DEVELOPMENT AT 2156 MYRAN DRIVE**

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

**Applicant:** Sam Khedraki  
**Site Address:** 2156 Myran Drive  
**Zone:** R2-MD  
**Project Planner:** Dan Inloes

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Environmental Determination:**

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

**Description:** The proposed project involves:

- 1) Design Review to construct a 2-unit, two-story, detached small lot subdivision development on a 10,300 sq. ft. lot in an R2-MD zone.
- 2) Tentative Parcel Map for the subdivision of the property into two, fee simple lots, in accordance with the small lot subdivision standards.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

1. **Public Services Report**

Receive and file.

2. **Development Services Report**

Receive and file.

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

**RECOMMENDATION(S):**

1. **City Attorney**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, FEBRUARY 22, 2016.**

## **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 3:00 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 3:00 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 3:00 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.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day 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](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**

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Fax (714) 754-4856  
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