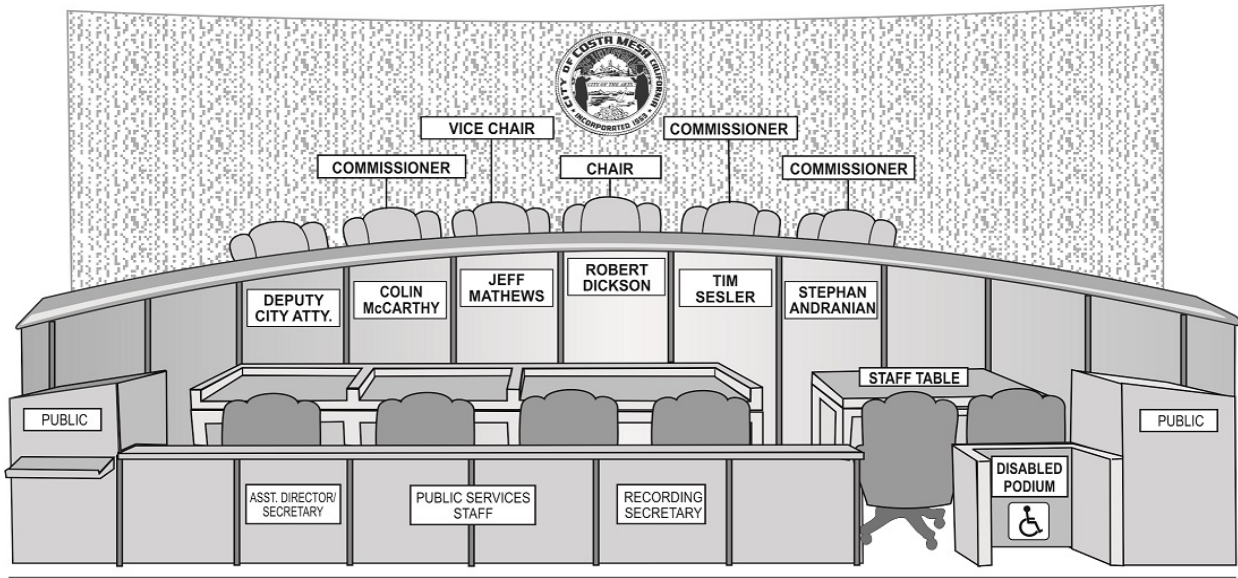


# Planning Commission Agenda

## March 28, 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. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

### 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 March 14, 2016](#)

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

1. [2015-2035 GENERAL PLAN AND DRAFT ENVIRONMENTAL IMPACT REPORT \(DEIR\) - SCH# 2015111068](#)

**RECOMMENDATION(S):**

1. Receive presentation of General Plan and Draft EIR and public comments.
2. Continue to the April 11, 2016 Planning Commission meeting.

**Applicant:** City of Costa Mesa  
**Site Address:** Citywide  
**Project Planner:** Mino Ashabi  
**Environmental Determination:**

The General Plan and Draft Environmental Impact Report and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 at 8:00 am and ending on April 18, 2016 at 5:00 pm. Written comments on the Draft EIR must be submitted by April 18, 2016 by 5:00pm to the City of Costa Mesa.

**Description:** The proposed project involves the following:

- 2015-2035 General Plan – an update to current General Plan including all ten elements with the exception of the 2013-2021 Housing Element which was adopted in 2014. The proposed amendment is related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources.
- Draft Environmental Impact Report (DEIR) - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.

2. [PA-15-45 & TT-17958: URBAN MASTER PLAN AND TENTATIVE TRACT MAP TO CONSTRUCT A 6-UNIT, TWO-STORY, DETACHED SMALL LOT DEVELOPMENT AT 592 HAMILTON STREET](#)

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

**Applicant:** Nick Louis  
**Site Address:** 592 Hamilton Street  
**Zone:** R2-MD  
**Project Planner:** Mel Lee

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Environmental Determination:** The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development). The project is proposing the construction of 6 detached residences in an urbanized area and therefore is categorically exempt under this provision.

**Description:** The proposed project involves:

1. **Planning Application PA-15-45:** Urban master plan to construct a 6-unit, two-story, detached small lot development on a lot size of 19,635 sq. ft. in an R2-MD zone. The project is also within the Mesa West Residential Ownership Urban Plan. The project also includes the following:
  - a. Deviation from minimum required open parking spaces (12 open spaces required; the 12 required open spaces are proposed as 6 open spaces and 6 garage spaces). Overall number of parking spaces for the project meets code requirements (21 spaces required; 21 spaces proposed).
  - b. Minor modification to deviate from front building setback (20 feet required; 16 feet proposed).
2. **Tentative Tract Map TT-17958:** Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.

3. **PA-16-02 & TT-17640: A MASTER PLAN AND TENTATIVE TRACT MAP TO CONSTRUCT A 10-UNIT, TWO-STORY AND THREE-STORY, DETACHED SMALL LOT SUBDIVISION DEVELOPMENT AT 522 AND 526 BERNARD STREET**

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

**Applicant:** Patric Lynam, Planet Home Living  
**Site Address:** 522 and 526 Bernard Street  
**Zone:** R2-HD  
**Project Planner:** Mino Ashabi

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Environmental Determination:**

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development). The project is proposing the construction of 10 detached residences in an urbanized area and therefore is categorically exempt under this provision.

**Description:** The proposed project involves:

1. A Master Plan to construct a 10-unit, two-story and three-story, detached small lot subdivision development on a lot size of 23,142 sq. ft. in an R2-MD zone in the Mesa West Residential Overlay with the following Deviations:
  - Minimum lot size (one acre required, 0.53-acre proposed);
  - Front setback (20 feet required, 10'6" proposed on Bernard);
  - Side setback (10 feet required, 8'3" on Charle Street);
  - Side yard privacy wall setback (5 feet required, 3 feet proposed);
  - Front yard privacy wall setback (10 feet required, 3 feet proposed);
  - Parking (34 spaces total - 14 garage spaces and 20 open parking required, 20 garage spaces and 14 open parking proposed for a total of 34 spaces) and;
  - Two compact spaces at rear (8'- 6" wide required 8'- 0" proposed).
2. Tentative Tract Map for the subdivision of the property into 10 fee simple lots, in accordance with the small lot subdivision standards.

The project site was previously approved in 2013 for development of 10 attached three-story condominiums and a time extension was granted in 2015.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**4. PA-15-48 & VT-17981: DESIGN REVIEW AND VESTING TENTATIVE TRACT MAP FOR A 33-UNIT, TWO-STORY, DETACHED RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 2626 HARBOR BOULEVARD**

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

**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.

**Description:** The proposed 33-unit residential project is an amendment to 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 residential development 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 33-unit detached condominium project with specified deviations from the residential common interest development standards, including the following:
  - Administrative Adjustment to allow deviation from required distance between main buildings (10 feet required; 6 feet proposed).
3. **Vesting Tentative Tract Map 17981:** Vesting Tentative Tract Map 17981 for residential subdivision for condominium purposes.

**DEPARTMENTAL REPORT(S):**

1. **Public Services Report**
2. **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, APRIL 11, 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  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)