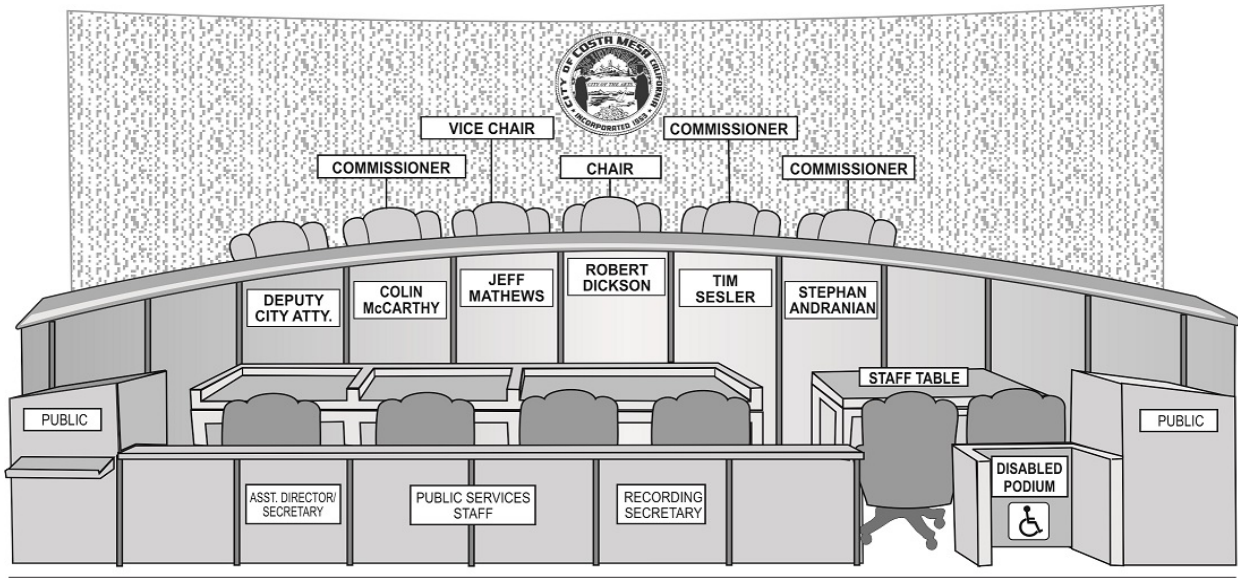


Planning Commission Agenda

July 11, 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 June 13, 2016](#)
- 2. [General Plan Conformity for Capital Improvement Project Annual Report](#)

RECOMMENDATION(S):

Approve.

Approve by adoption of Planning Commission resolution.

PUBLIC HEARINGS:

- 1. [PM-2015-185: PARCEL MAP FOR SUBDIVISION OF A PARCEL INTO 2 LOTS AT 1951 TUSTIN AVENUE](#)

RECOMMENDATION(S):

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

Applicant: Justin Henderson –
Mastercraft Homes

Site Address: 1951 Tustin Avenue

Zone: R1

Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act Guidelines – Class 15 (Minor Land Divisions)).

Description: Parcel Map 2015-185 for the subdivision of a 0.29-acre lot into two R1 zoned fee simple lots (minimum 6,000 sq. ft.) in accordance with the R1 zone development standards. No code deviations are requested. The proposed lot sizes are: Parcel 1 - 6,051 sq. ft. and parcel 2 - 6,714 sq. ft. This application involves the subdivision of the property only. Any proposed single-family residence on the subdivided property will be submitted at a future date and subject to the appropriate review process at that time and may not require a public hearing for approval.

- 2. [PA-09-15 A1: A REQUEST TO AMEND MASTER PLAN PA-09-15 AT 1640 MONROVIA](#)

Approve by adoption of Planning Commission resolution, subject to conditions of approval.

Applicant: Rob Eres, Nexus
Development

Site Address: 1640 Monrovia

Zone: MG – Mixed-Use Overlay

Project Planner: Dan Inloes

Environmental Determination: There are no changes to the original environmental impact conclusions of the Initial Study/Mitigated Negative Declaration adopted in November 15, 2007. The Addendum to the previously adopted Mitigated Negative Declaration is attached in the staff report.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Description: The proposed Vivante Phase II includes a request to amend the Master Plan PA-09-15 to allow the replacement of the previously approved 42,000 square feet of office building with a proposed 111-unit independent and assisted living facility, 1700 square foot Club Fitness Center, and a 3,900 square foot Community Event Center. The proposed assisted living facility would be housed within a four-story structure and accommodate 15 studio units, 77 one-bedroom units, and 19 two-bedroom units. The project also would contain a surface parking lot, one level underground parking on the easterly portion of the property, and multiple amenities such as a kitchen/restaurant style dining room, dance studio, café, bar/lounge, activity rooms, library/computer room, art room, outdoor plaza park and some ancillary office space for management services. The project requires a deviation from the required street setback of 10 feet from the Mesa West Bluffs Urban Plan to a proposed 0 foot setback to maximize the number of parking spaces within the underground parking structure.

- 3. [PA-16-27 & PM 2016-122: DESIGN REVIEW TO CONSTRUCT A TWO-UNIT, TWO STORY, DETACHED SMALL LOT SUBDIVISION AT 155 FLOWER STREET](#) Approve by adoption of Planning Commission resolution, subject to conditions of approval.

Applicant: Gavin Sermon
Site Address: 155 Flower Street
Zone: R2-HD
Project Planner: Dan Inloes

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 two-unit, two story, detached small lot subdivision on a 9,033 sq. ft. lot in the R2-HD zone. The two units are 2,297 sq. ft. and 2,513 sq. ft. in area including two-car garages and meet all parking requirement (8 required: 8 proposed) and applicable development standards.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

- 2. Parcel Map for the subdivision of the property into two fee simple lots, in accordance with the small lot subdivision standards.

- 4. [PA-16-28 & PM-2016-123: DESIGN REVIEW TO CONSTRUCT A TWO-UNIT, TWO STORY, DETACHED SMALL LOT SUBDIVISION AT 163 FLOWER STREET](#) Approve by adoption of Planning Commission resolution, subject to conditions of approval.

Applicant: Gavin Sermon
Site Address: 163 Flower Street
Zone: R2-HD
Project Planner: Dan Inloes

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 two-unit, two story, detached small lot subdivision on a 7,410 sq. ft. lot in the R2-HD zone. Two units are 3,043 sq. ft. and 3,070 sq. ft. in area including two-car garages and meet all parking requirements (8 required: 8 proposed) and applicable development standards.
- 2. 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 Director Report – Potential Special Meetings** 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, JULY 25, 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 (2nd 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**.
- Please note that records submitted by the public **will not be redacted** in any way and will be posted online as submitted, including any personal contact information.
- 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. 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