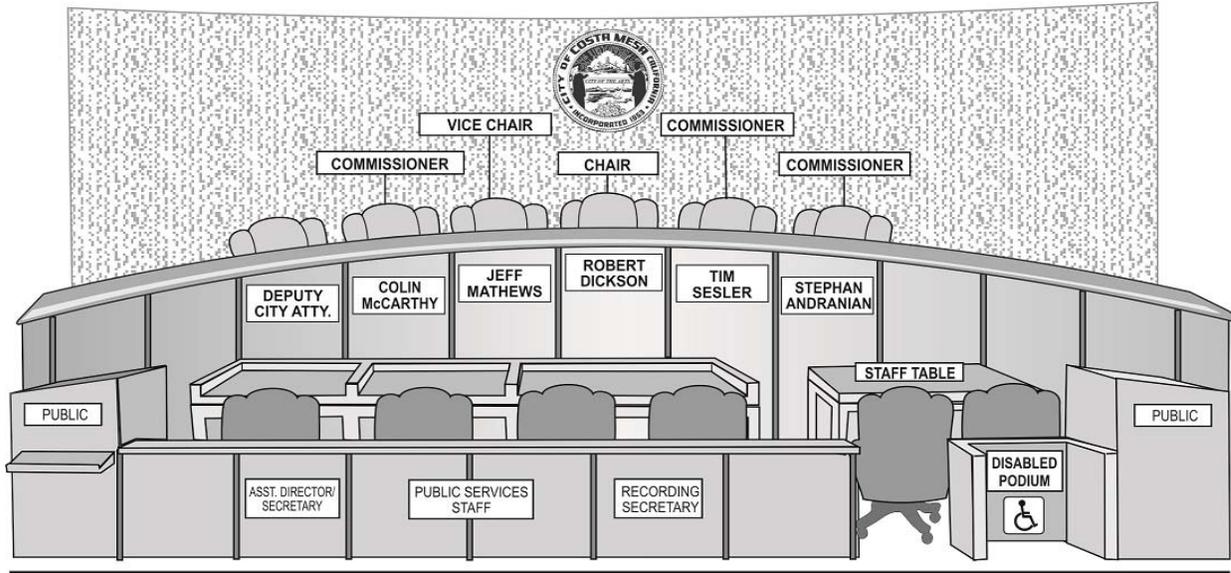


Planning Commission Agenda

July 25, 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 July 11, 2016](#)

RECOMMENDATION(S):

Approve.

PUBLIC HEARINGS:

- 1. [PA-16-23 & PM-2016-141: DESIGN REVIEW TO CONSTRUCT FOUR NEW TWO-STORY DETACHED SINGLE-FAMILY RESIDENCES AND SMALL LOT SUBDIVISION AT 127 23RD STREET](#)

RECOMMENDATION(S):

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

Applicant: David Claudon
Site Address: 127 23rd Street
Zone: R2-MD
Project Planner: Dan Inloes
Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

Description: The proposed project includes the following:

- 1. Design Review, PA-16-23, for the demolition of an existing single family two story dwelling unit and the construction of four new two-story detached single-family residences. The proposed dwelling units will include four bedrooms and three baths with an attached two-car garage. The project meets all residential development standards and residential design guidelines; including the Small Lot Subdivision parking standards (16 required and 16 proposed).
- 2. A Small Lot Subdivision, PM-2016-141, to subdivide the 16,552 SF (0.38 acres) lot into four fee simple (i.e. separate) lots per the Small Lot Subdivision Ordinance.

- 2. [PA-15-58 & VTT-17980: DESIGN REVIEW FOR A SUBDIVISION OF A LOT INTO A RESIDENTIAL DEVELOPMENT WITH TWO-STORY 56-UNITS LOCATED AT 929 BAKER STREET](#)

Staff recommends that the Planning Commission:

Applicant: C & V Consulting
Site Address: 929 Baker Street
Zone: R2-MD
Project Planner: Mel Lee

- 1. Adopt the Initial Study/Mitigated Negative Declaration for the project and;
- 2. Approve Planning Application PA-15-58 and VTT-17980 by adopting a resolution to approve the project, subject to conditions of approval.

(Continued)

Environmental Determination:

The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

Description: The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.
2. **Planning Application PA-15-58:** Design Review to allow for the consolidation and subdivision of a 4.71 acre (205,168 square foot) lot located at 929 Baker Street into a residential development with 56-units of two-story, detached, common interest residential development including a 0.10-acre private park. The project site provides the required 224 parking spaces and 13 surplus guest parking spaces for a total of 237 spaces. The following deviations are requested:
 - a. **Administrative Adjustment** to reduce the rear building setback along the Paularino Channel (20 feet required; 12 feet proposed), and reduce the distance between the buildings within the development (10 feet required; 6 feet proposed).
 - b. **Variance from Open Space due to Proposed Surplus Guest Parking:** The Applicant is proposing 13 surplus guest parking spaces to exceed the minimum required parking for an overall total of 237 spaces. The surplus guest parking would reduce the size of on-site park from 0.11 acre to 0.10 acre in size. The surplus guest parking requires a variance to deviate from the open space requirement (40 percent open space required; 39.5% open space proposed).

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

NOTE: Code does not require the 13 surplus guest parking spaces. If these surplus spaces are not approved as part of the proposed project, a variance from open space would not be required. For CEQA purposes, the IS/MND also evaluated an alternative plan with 5 guest parking spaces and code compliant 40% open space.

- 3. ***Vesting Tentative Tract Map VTT-17980:*** to subdivide the property for condominium purposes for home ownership.

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, AUGUST 8, 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

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