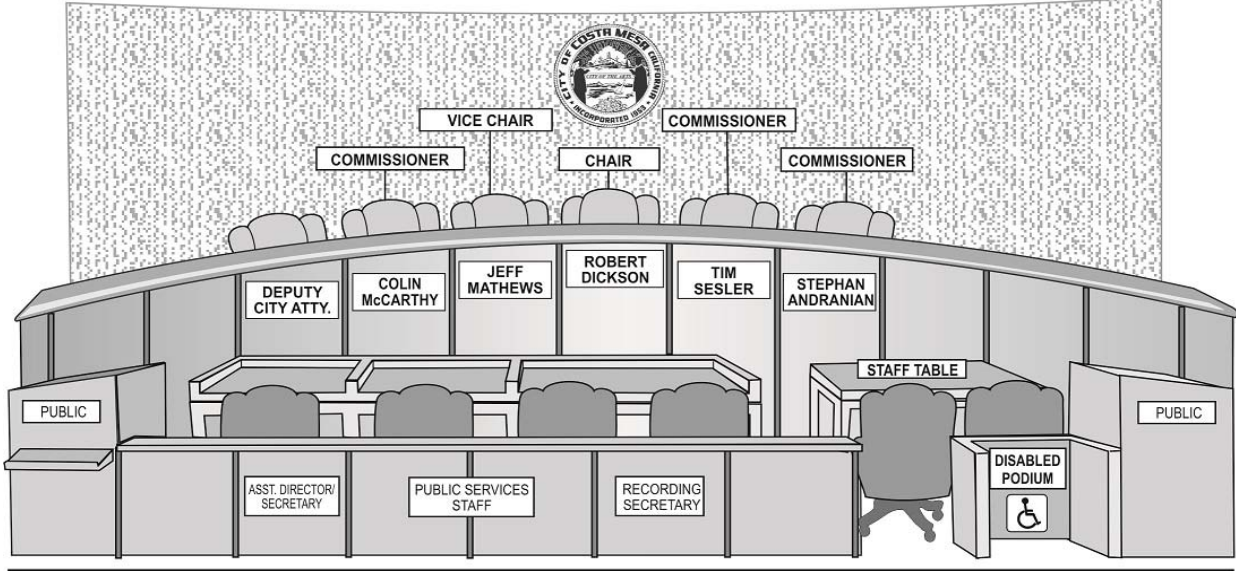


Revised on 08-04-16

# Planning Commission Agenda August 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. 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 25, 2016](#)

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

- 1. [PA-07-18 & VT-17207; PA-07-29: A ONE YEAR TIME EXTENSION AT 585, 595, AND 531 ANTON BOULEVARD](#)

**RECOMMENDATION(S):**

Approve the one-year time extension to expire on October 8, 2017 by adoption of Planning Commission resolution.

**Applicant:** Wilson Meany  
**Site Address:** 585, 595 and 531 Anton Boulevard  
**Zone:** PDC  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:**  
 Final Program EIR No. 1052 previously certified on November 21, 2016 by City Council.

**Description:** A one-year time extension is requested for the following entitlements:

- Final Master Plan (PA-07-18) and Vesting Tentative Tract Map VT-17207: (a) demolition of 17,529 square feet of existing restaurant buildings, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise buildings; two, six-level parking structures containing a total of 1040 parking spaces; and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard; and
- Final Master Plan (PA-07-29) for three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone with a Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements (34 permitted; 37 approved).

- 2. [PA-16-20 & TT-18034: URBAN MASTER PLAN FOR A FIVE-UNIT, THREE-STORY DETACHED RESIDENTIAL DEVELOPMENT AT 752 & 756 WEST 19<sup>TH</sup> STREET](#)

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

**Applicant:** Umbrella Capital Group,  
c/o Michael Alladawi  
**Site Address:** 752 & 756 West 19<sup>th</sup> Street  
**Zone:** C1

**(Continued)**

**Project Planner:** Ryan Loomis

**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. **Planning Application PA-16-20:** Urban Master Plan for a five-unit, three-story detached (two-units side by side) residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Live/Work Development Standards (reference Mesa West Bluffs Urban Plan):
  - Deviation from required distance between main buildings (10 feet required; 7 feet-8 inches proposed between Units 2 and 3; 9 feet- 6 inches proposed between Unit 4 and 5).
  - Deviation from front setback abutting a public street (15 feet required; 14.5 feet proposed).
  - Deviation from one-acre minimum project site (0.27 acre proposed).
  - Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
  - Deviation from required street side setback (10 feet required; 5 feet- 2 inches proposed).
  - Deviation from required open guest parking (8 spaces required; 5 proposed). The project, however, includes 10 garage parking spaces and meets overall parking requirements (15 spaces required; 15 proposed).
2. **Tentative Tract Map 18034:** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential Small Lot Ordinance standards.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

- 3. [PA-16-42 AND PA-16-43: APPEALS OF THE DECISION OF THE ECONOMIC AND DEVELOPMENT SERVICES DIRECTOR TO DENY A REQUEST FOR REASONABLE ACCOMMODATION](#)

Continue to a future date to be determined.

Public Noticing will be reissued.

**Applicant:** Windward Way Recovery  
**Site Address:** 351 and 357 Victoria Street  
**Zone:** R2-HD  
**Project Planner:** Sheri Vander Dussen

**Environmental Determination:**

The project has been found not to be a project, as defined in Section 15378 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

**Description:** Appeal of the decision of the Economic and Development Services Director to deny a request for Reasonable Accommodation to obtain relief from Title 13, Chapter XVI (Group Homes) of the Costa Mesa Zoning Code, to allow a group home, sober living home or state licensed sober living facility to be located within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

**NEW BUSINESS ITEM(S):**

**RECOMMENDATION(S):**

- 1. [2015 Annual Review of the Costa Mesa General Plan](#)

Recommend City Council Approval of the 2015 Annual Report of the Costa Mesa General Plan.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

- 1. **Public Services Report**
- 2. **Development Services Report**

Receive and file.

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 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**.
- 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](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)