

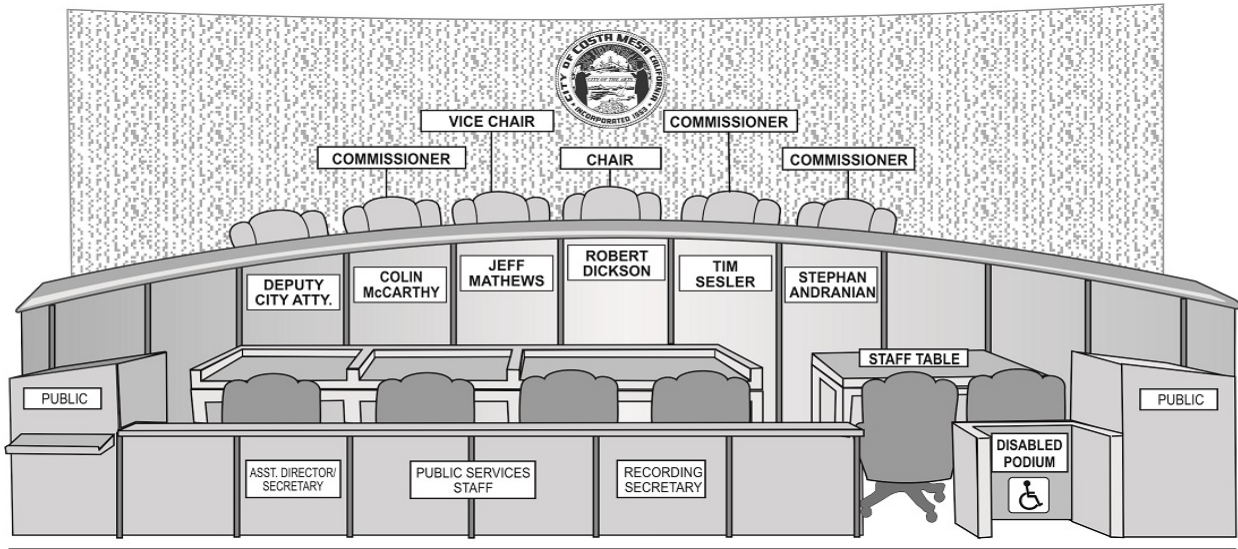
Planning Commission Agenda

SPECIAL MEETING

November 21, 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



CALL TO ORDER.

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: None

PUBLIC HEARINGS:

1. **PA-16-54 AND PM-2016-167: DESIGN REVIEW AND SUBDIVISION AT 166 ROCHESTER STREET**

Applicant: Gavin Sermon
Site Address: 166 Rochester Street
Zone: R2-HD

RECOMMENDATION(S):

Adopt a resolution to approve Planning Application PA-16-54 and Tentative Parcel Map No. PM-2016-167.

(Continued from the November 14, 2016 Planning Commission meeting)

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

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 PA-16-54** for the demolition of an existing single-family residence and construction of two residences (one with 4 bed/3.5 bath 2,393 square foot and one with 3 bed / 2.5 bath 2,049 square foot) with attached two-car garages.
2. **Tentative Parcel Map PM-2016-167** for the subdivision of a 0.16-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.

2. **PA-16-57: PLANNING APPLICATION FOR VARIANCE REQUEST AND MINOR MODIFICATION FOR A NEW DETACHED TWO STORY ACCESSORY STRUCTURE AT 321 ROCHESTER STREET**

Adopt a resolution to approve Planning Application PA-16-57.

(Continued from the November 14, 2016 Planning Commission meeting)

Applicant: Mark Rogers

Site Address: 321 Rochester Street

Zone: R2-MD

Project Planner: Ryan Loomis

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 the development of a 1,350 square-foot two-story detached accessory structure in the R2-MD zone to be used as an exercise room and storage on the first floor, and office on the second floor, with the following requests:

1. **Variance** from rear yard setback requirements (20 feet required; 5 feet proposed); and
2. **Minor Modification** from building separation requirements (6 feet minimum required; 5 feet – 6 inches proposed).

PUBLIC HEARINGS:

RECOMMENDATION(S):

3. **ZA-16-34: MINOR CONDITIONAL USE PERMIT TO ALLOW RESERVED PARKING SPACES AT 3033 BRISTOL STREET, UNIT A**

Adopt a resolution to deny ZA-16-34.

(Continued from the November 14, 2016 Planning Commission meeting)

Applicant: Marc Martine
Site Address: 3033 Bristol Street, Unit A
Zone: C1
Project Planner: Ryan Loomis
Environmental Determination:

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

Description: The applicant is requesting approval of a Minor Conditional Use Permit to allow two reserved parking spaces in front of Suite A at the 3033 Bristol Street retail plaza to accommodate patrons of the Watch Connection as follows: **Days:** Tuesday through Saturday and **Hours:** 11 a.m. to 2 p.m.

4. **GP-16-01/R-16-01/PA-16-46/TT-18064: GENERAL PLAN AMENDMENT, REZONE, PLANNING APPLICATION FOR MASTER PLAN AND TENTATIVE TRACT MAP TO ALLOW THE DEMOLITION OF THE EXISTING TWO-STORY RETAIL/OFFICE CENTER AND THE CONSTRUCTION OF 8 NEW THREE-STORY DETACHED SINGLE-FAMILY UNITS AND 20 FOUR-STORY DUPLEX UNITS AT 440 FAIR DRIVE**

1. Receive any additional public comments
2. Close the public hearing.
3. Direct the applicant to meet again with the residents to address their concerns and/or revise the project.
4. Direct the applicant to continue to work with Code Enforcement staff to clear all violations on the property.

(Continued from the November 14, 2016 Planning Commission meeting)

Applicant: Sheldon Development, LLC
Site Address: 440 Fair Drive
Zone: C1 (Local Business District)
Project Planner: Ryan Loomis
Environmental Determination:

An IS/MND was prepared for the project in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act. The IS/MND was available for public review and comment from October 4, 2016 to October 24, 2016. The IS/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. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Description: The project involves the demolition of the existing two-story retail/office center, and the construction of 28 single-family new residential units. The proposed project involves the following discretionary requests:

1. Adoption of an Initial Study/Mitigated Negative Declaration **(IS/MND)**.
2. **General Plan Amendment GP-16-01** to change the land use designation from Neighborhood Commercial (NC) to High Density Residential (HDR).
3. **Rezone 16-01** to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
4. **Planning Application PA-16-46** to implement a Master Plan for the 28-unit residential project with specified deviations from the PDR-HD development standards, for the following:
 - Variance to allow deviation from required open space requirements (42% required; 36.8% proposed);
 - Variance for encroachment of block walls into required perimeter open space area (20 feet required; 6 feet proposed on Fair Drive and 4.7 feet proposed on Carnegie Avenue);
 - Variance to allow deviation from required landscaped parkway requirements (10 feet with no dimension less than 5 feet on house side of private street required; 10 feet/3.6 feet proposed);
 - Administrative Adjustment for encroachment of building into required perimeter open space area along Fair Drive (20 feet required; 15 feet proposed);
 - Minor Modification for encroachment of building into required perimeter open space area along Carnegie (20 feet required; 18 feet proposed); and
 - Deviation from Residential Design Guidelines for multi-story to first floor ratio (100% multi-story to first floor ratio recommended; 150% for 4-story units and 114% for 3-story units proposed).

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

5. **Tentative Tract Map 18064** for a single lot subdivision for condominium purposes.

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, NOVEMBER 28, 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.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

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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