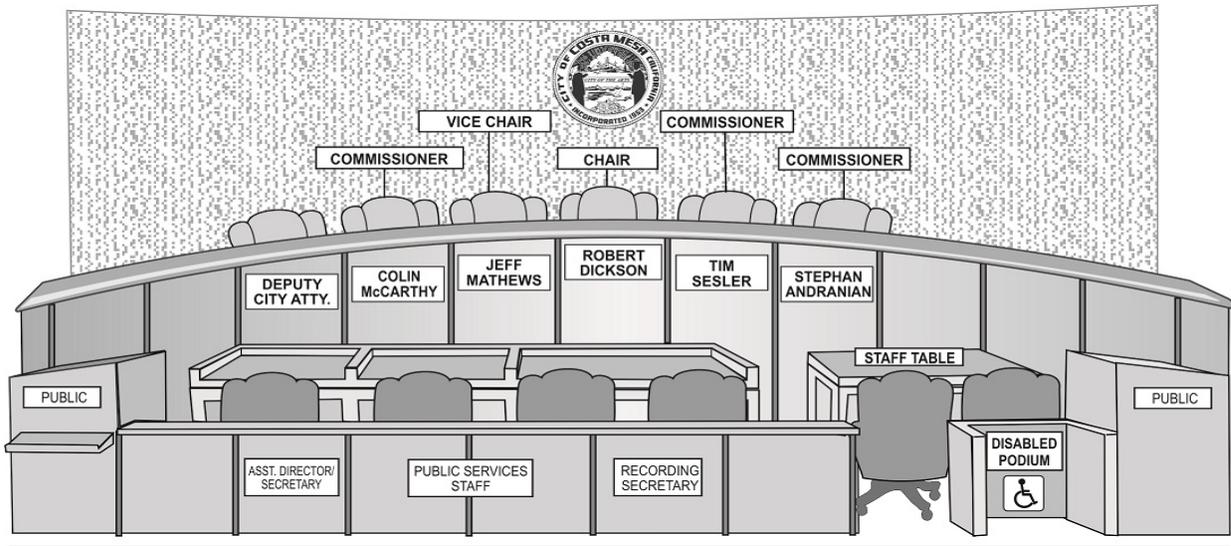


Planning Commission Agenda

December 12, 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-16-29 AND PM-2016-118: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 2053 TUSTIN AVENUE**

Applicant: Sue Rabin
Site Address: 2053 Tustin Avenue
Zone: R2-MD

RECOMMENDATION(S):

Adopt a resolution to approve Planning Application PA-16-29 and Tentative Parcel Map No. PM-2016-118.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

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:

1. **Design Review PA-16-29** application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviation from code requirements:
 - a. Variance from landscape parkway requirement along sides of the common driveway (Combined width of 10 feet, but not less than three feet on one side required; 0 feet proposed).
2. **Tentative Parcel Map PM-2016-118** for the subdivision of a 0.22-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.

2. **PA-16-65: CONDITIONAL USE PERMIT AND MINOR CONDITIONAL USE PERMIT AT 1912 THROUGH 1942 HARBOR BOULEVARD**

Adopt a resolution to approve Planning Application PA-16-65.

Applicant: Dave Ruffell

Site Address: 1912 through 1942 Harbor Boulevard

Zone: C1, Local Business

Project Planner: Justin Arios

Environmental Determination: The project is categorically exempt under Section 15301 & 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 & 3 (Existing Facilities & Accessory Structures).

Description: PA-16-65 includes the following:

1. A conditional use permit request for shared parking between the properties at 1912 through 1942 Harbor Boulevard. A total of 15,612 square feet of building area exists on-site, no additional square footage is proposed. Required parking is 70 spaces; 59 spaces are existing.
2. A minor conditional use permit request to deviate from shared parking requirements to allow an existing massage establishment to be relocated within the center and occupy two suites (1932 & 1934 Harbor Boulevard).

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, JANUARY 9, 2017.

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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Fax (714) 754-4856
PlanningCommission@costamesaca.gov