



PLANNING COMMISSION AGENDA

April 23, 2018

*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 Stephan Andranian
Vice Chair Byron de Arakal
Commissioners: Jeffrey Harlan, Isabell Kerins, Carla Navarro Woods

ANNOUNCEMENTS AND PRESENTATIONS:

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 (optional), and item number to be addressed.

CONSENT CALENDAR:

1. MINUTES FOR THE SPECIAL MEETING OF MARCH 5, 2018

Recommended Action: Approve the minutes of a special meeting of the Planning Commission held on March 5, 2018.

2. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR 2018-2019 AND SEVEN-YEAR 2018-2025 CAPITAL IMPROVEMENT PROGRAMS

Recommended Action:

1. Find that the General Plan conformance finding for the Capital Improvement Program is not a "project" and is not subject to the California Environmental Quality Act (CEQA); and
2. Adopt a Resolution finding the City's proposed Capital Improvement Programs are in conformance with the 2015-2035 General Plan.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. PLANNING APPLICATION 17-48 (PA-08-27 A2) FOR A SECOND AMENDMENT TO CONDITIONAL USE PERMIT PA-08-27 TO REMOVE CERTAIN CONDITIONS OF APPROVAL FOR A JEWELRY STORE, WITH ANCILLARY PAWNBROKER SERVICES, (JEWELRY-N-LOAN) AT 1872 NEWPORT BOULEVARD

Project Description: Planning Application 17-48 (PA-08-27 A2) is a request for a second amendment to Conditional Use Permit PA-08-27 for a jewelry store, with ancillary pawnbroker services, (Jewelry-N-Loan), to remove the following conditions of approval:

- No loans less than \$1,000 shall be permitted. (Condition of Approval #10)
- Security measures described in the security plans shall be maintained, including:
 - Installation of 27 surveillance cameras covering the interior and exterior of the building, with 6 months of stored footage,
 - An armed security guard on the premises during operating hours, and
 - Installation of an alarm system. (Condition of Approval #13)

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Recommended Action:

1. The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities; and
2. Adopt a Resolution to approve certain amended conditions for Planning Application 17-48 (PA-08-27 A2).

2. [PLANNING APPLICATION 17-46 AND TENTATIVE TRACT MAP NO. 18149 FOR A FIVE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1966 WALLACE AVENUE](#)

Project Description: Planning Application 17-46 is a request for:

1. Design Review for the construction of five, two-story, detached single-family residences on an 18,418-square-foot lot. Each single-family residence is approximately 2,200 square feet and includes two beds / 2.5 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Tract Map No. 18149 for the subdivision of an 18,418-square-foot lot into five separate parcels with one residence on each parcel consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332, Infill Development; and
2. Adopt a Resolution to approve Planning Application 17-46 and Tentative Tract Map No. 18149, subject to conditions of approval.

3. [PLANNING APPLICATION 18-10 AND TENTATIVE PARCEL MAP NO. 2018-114 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 170 CABRILLO STREET](#)

Project Description: Planning Application 18-10 is a request for:

1. Design Review to construct a two-unit, two-story, small lot subdivision on an 8,507-square-foot parcel. The two-story detached single-family residence at the front of the property is proposed to be approximately 2,857 square feet with three bedrooms; the two-story detached single-family residence at the rear of the property is proposed to be approximately 3,001 square feet with three bedrooms. Each residence includes an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. Tentative Parcel Map No. 2018-114 for the subdivision of an 8,507-square-foot parcel into two separate parcels, one residence on each parcel, consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction; and

2. Adopt a Resolution to approve Planning Application 18-10 and Tentative Parcel Map No. 2018-114, subject to conditions of approval.

4. **PLANNING APPLICATION 17-11 FOR THE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE**

Project Description: Planning Application 17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval, mitigation measures and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

Recommended Action:

Continue the hearing to the May 14, 2018 Planning Commission meeting to allow staff time to coordinate additional details with the applicant's architect.

DEPARTMENTAL REPORTS:

1. **Public Services Report**
Recommended Action: Receive and file
2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MAY 14, 2018.

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.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

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.

AGENDA REPORTS:

Reports may be obtained 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.

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 re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

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