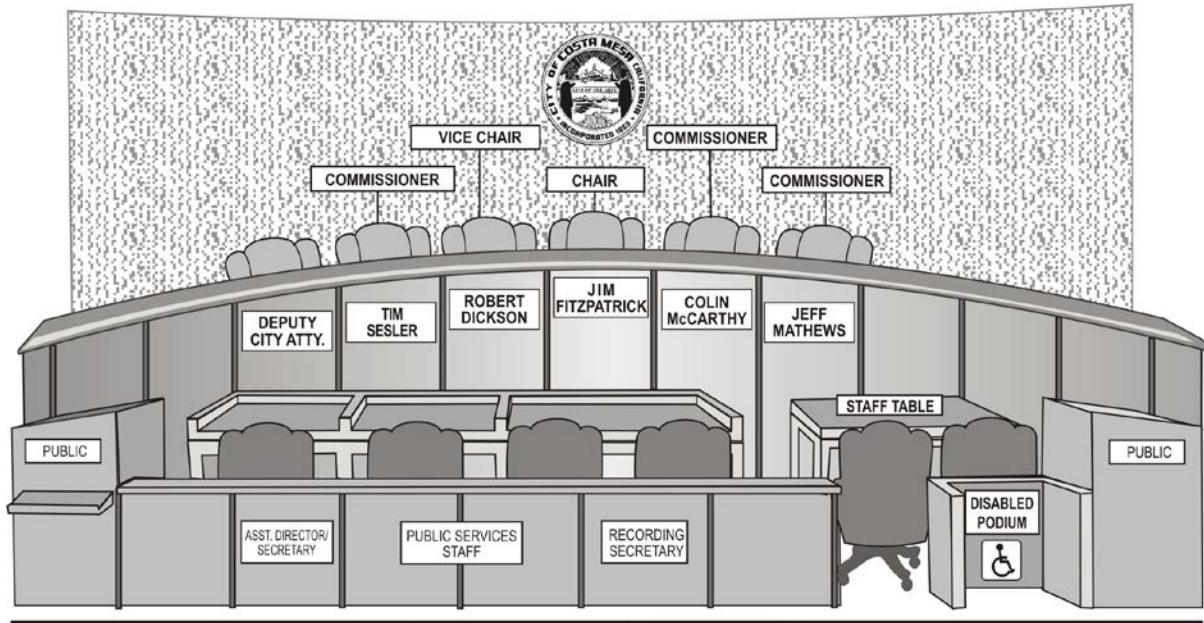


# Planning Commission Agenda

## February 24, 2014

\*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: Jim Fitzpatrick  
Vice Chair: Robert Dickson  
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

### 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.

### 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 February 10, 2014.**
- 2. **[Proposed Vacation of a portion of Fullerton Avenue at 1854 Fullerton Avenue.](#)**

**RECOMMENDATIONS:**

Approve.

Adopt resolution, finding consistency with the City's General Plan.

**PUBLIC HEARINGS:**

- 1. **Application No.:** [PA-13-08](#)  
**Applicant:** Patrick Fielder  
**Site Address:** 751 Baker Street  
**Zone:** C2  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**RECOMMENDATIONS:**

Approve by adoption of Planning Commission resolution, subject to conditions (continued from the January 27, 2014 Planning Commission meeting).

**Description:**

- 1. Conditional use permit for the sale of alcoholic beverages (beer, wine, distilled spirits) and motor vehicle fuel at an existing service station/convenience market with a State Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale General). Current hours of operation are 24 hours, 7 days a week.
- 2. A finding of Public Convenience or Necessity (PC or N) in conjunction with a premise-to-premise transfer of an existing ABC License from within the City to allow the sales of alcoholic beverages at the proposed location.

- 2. **Application No.:** [GP-13-02, R-13-02, CO-13-02, and PA-13-11](#)  
**Applicant:** Red Oak Investments  
**Site Address:** 125 East Baker Street  
**Zone:** CL (Existing); PDR-HD (Proposed)  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

Continue to the March 24, 2014 Planning Commission meeting.

## **PUBLIC HEARINGS:**

## **RECOMMENDATIONS:**

**Description:** The proposed project is a five-story, 240-unit apartment complex (63-foot maximum height proposed) at a density of 58 dwelling units per acre with a six-story parking structure (57-foot maximum height proposed) with 465 parking spaces and four outdoor on-grade parking spaces, along with the following specific entitlements:

1. **General Plan Amendment GP-13-02.** Change the land use designation of the 4.17-acre development site from Industrial Park to High Density Residential. In addition to the change in land use designation, the general plan amendment also involves text amendment(s) to the City's General Plan to reflect a site-specific density of 58 dwelling units per acre, and a site-specific height of six stories.
2. **Zoning Code Amendment CO-13-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 for a site-specific density of 58 dwelling units per acre. The site is proposed to be designated PDR-HD (Planned Development Residential-High Density) in the City's Zoning Code. The designation allows up to 20 dwelling units per acre, or 83 dwelling units maximum for the site. The proposed 240-unit project would require an amendment to Table 13-58 (Planned Development Standards) to allow a site-specific density of 58 dwelling units per acre for this project.
3. **Rezone R-13-02.** A rezone (or change) of the zoning classification of the 4.17-acre development site from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD).
4. **Master Plan PA-13-11.** A Master Plan application for the proposed development of the five-story 240-unit residential apartment building (63 feet overall height) that wraps around a six-story parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces with a deviation from: on-site parking requirements (541 parking spaces required; 469 parking spaces proposed).

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- 5. **Final Environmental Impact Report (SCH# 2013081051).** Certification of the Final EIR for the project.

- 3. **Application No.:** [PA-13-36 & TTM 17708](#)  
**Applicant:** Bryan Coggins  
**Site Address:** 2075 Placentia Avenue  
**Zone:** MG  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** Exempt

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

**Description:**

The proposed project involves development of 14 three-story live/work units with roof decks. The project site is 40,283 square feet (0.93-acre) and the proposed Floor Area Ratio (FAR) is 0.68. A total of 46 parking spaces (28 enclosed and 18 open) are provided on site. The project is within the Mesa West Bluffs Mixed Use Overlay District. The project includes the following:

- 1. **Planning Application PA-13-36** – Urban Master Plan for development of a 14-unit live/work project on an industrially zoned parcel within the Mesa West Bluffs Urban Plan area. The project includes a deviation from the building separation requirement (ten feet required, six feet, three inches provided).
- 2. **Tentative Tract Map 17708** – Subdivision of a 0.93-acre property for condominium purposes to allow private sale and ownership of the 14 live/work units.

**NEW BUSINESS:**

**RECOMMENDATION:**

- 1. [Update/Status of the Fourth Residential Neighborhood Enhancement Program.](#) Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MARCH 10, 2014.**

## **ADDITIONAL INFORMATION**

### **Planning Commission Meetings**

Costa Mesa Planning Commission meets the second 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.

Any written communications, photos, or other material for distribution to the Planning Commission must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** 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.**

### **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**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)