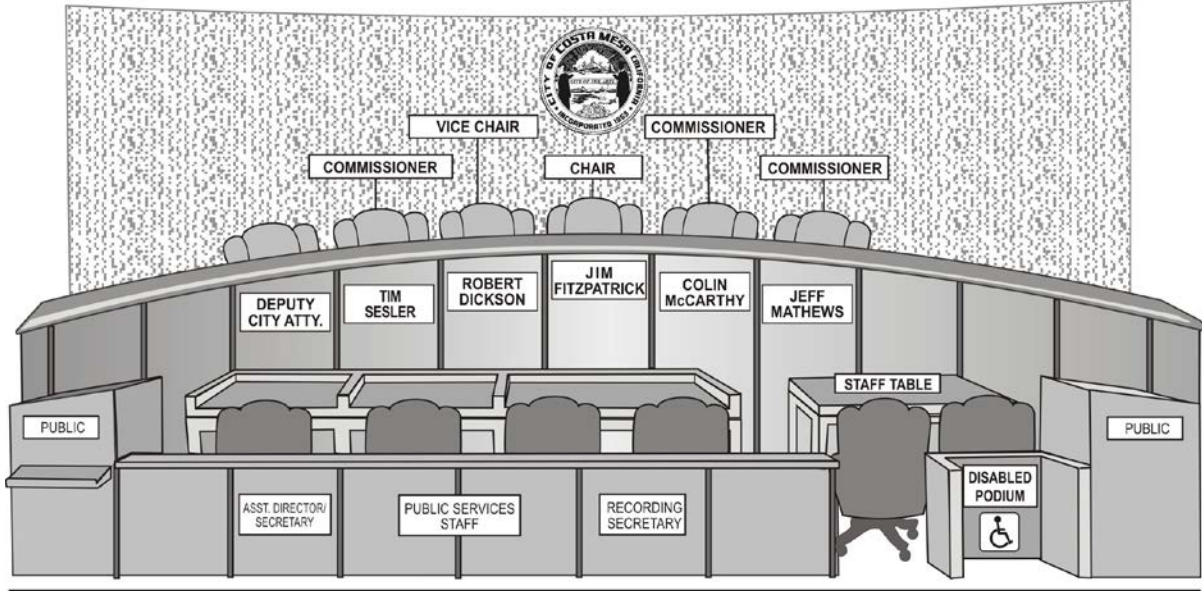


Planning Commission Agenda

January 26, 2015

*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 January 12, 2015](#)
2. [A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING YELLOWSTONE RECOVERY'S REASONABLE ACCOMMODATION TO ALLOW 15 INDIVIDUALS IN A RESIDENTIAL CARE FACILITY IN A R1 ZONE](#)

Applicant: Yellowstone Recovery
Site Address: 3132 Boston Way
Zone: R1
Project Planner: Jerry Guarracino
Environmental Determination:

This project is categorically exempt under Section 15321 of the California Environmental Quality Act (CEQA) Guidelines – Class 21 (Enforcement Action by Regulatory Agencies).

Description:

Approve a Resolution of the Planning Commission denying a reasonable accommodation request pursuant to 42 U.S.C § 3604 to allow Yellowstone Recovery, located at 3132 Boston Way, to house up to 15 adult recovering alcoholics and substance abusers in a residential care facility in an R1 zone, where residential care facilities are limited to 6 residents and 1 house manager.

RECOMMENDATION(S):

Approve.

Adopt resolution to uphold the denial of the Reasonable Accommodation Request.

PUBLIC HEARINGS:

1. [PA-06-75/VT-17172: A TWO-YEAR TIME EXTENSION FOR A MASTER PLAN FOR A HIGH-RISE RESIDENTIAL BUILDING AT 3350 AVENUE OF THE ARTS](#)

Applicant: Rosana, Inc.
Site Address: 3350 Avenue of the Arts
Zone: PDR-HD
Project Planner: Mino Ashabi
Environmental Determination:

Final EIR No. 1054, previously certified on September 14, 2007 by City Council.

Description: A request for a two-year time extension for PA-06-75, a Master Plan for development of a 200-room hotel with meeting

RECOMMENDATION(S):

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

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

rooms, restaurant, spa and fitness center, and a 23-story high-rise residential building with 120 condominium units, a 3,450 square feet lounge/bar, 1,740 square feet of ancillary retail uses, and a seven-level 480-space parking structure. The project includes Vesting Tentative Tract Map 17172 for subdivision of the residential units for condominium purposes.

2. **PA-13-19: A TWO-YEAR TIME EXTENSION FOR A PROPOSED MID-RISE RESIDENTIAL BUILDING AT 580 ANTON BOULEVARD** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Timothy O'Brien
Site Address: 580 Anton Boulevard
Zone: PDR-HD
Project Planner: Stephanie Roxas

Environmental Determination:
Addendum to the Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council.

Description: A request for a two-year time extension for PA-13-19 for the proposed Anton Mid-Rise Residential Building at 580 Anton Boulevard in the PDR-HD zone. The proposed project involves: Final Master Plan PA-13-19 involving: (a) demolition of 21,349 sq. ft. of The Lakes Pavilions Retail Center; (b) construction of a maximum 250-unit midrise residential building consisting of seven stories above grade and one subterranean level. The five story, Type III, fully sprinklered residential building is over a three level parking garage (one parking level below grade). The building is proposed at a height of 87 feet. It includes 438 parking spaces with additional ancillary retail and amenity spaces; (c) variance from parking requirements [minimum 450 required; 438 spaces proposed]; (d) variance from the open space perimeter setback requirement for the corner of the building at Avenue of the Arts and Anton Boulevard [20 foot setback required; 10-11 foot setback proposed]; and (e) reduction in the landscape easement.

PUBLIC HEARINGS:

RECOMMENDATION(S):

3. [CO-15-01: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING ARTICLE 2.5, RESIDENTIAL SMALL LOT SUBDIVISIONS, OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE](#)

Recommend that City Council approve and give first reading to the ordinance.

Applicant: City of Costa Mesa
Site Address: Citywide
Project Planner: Mino Ashabi
Environmental Determination:
The project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines.

Description: Code Amendment CO-15-01 to amend the Zoning Code regulations related to small lot subdivisions. The proposed code amendment relates to modifying certain development standard requirements for new residential small lot subdivisions.

4. [PA-14-09: DESIGN REVIEW FOR A DUPLEX WITH AN EXISTING DETACHED SINGLE FAMILY RESIDENCE AT 530 HAMILTON STREET](#)

Approve or deny by adoption of Planning Commission Resolution, subject to conditions (as applicable).

Applicant: PH&D Co.
Site Address: 530 Hamilton Street
Zone: R2-MD
Project Planner: Chelsea Crager
Environmental Determination:
The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: Design Review for the construction of a duplex behind an existing detached single family residence. The Design Review includes the following deviations from code requirements:

- Variance from overall open space (40% required; 35% proposed).
- Variance from parkway landscaping requirements (minimum 10-foot width total with three feet on one side required; zero-foot total width proposed).
- Variance to allow an open parking space to be located in the front setback in an area not leading to a garage.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

- Minor modification for minimum shared driveway width (16 feet required; 13.5 feet proposed).

5. PA-14-32: CONDITIONAL USE PERMIT FOR A VINTAGE AUTOMOTIVE MUSEUM AT 729 FARAD STREET

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

Applicant: Jerauld Clarke
Site Address: 729 Farad Street
Zone: MG
Project Planner: Antonio Gardea
Environmental Determination:

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

Description: Conditional use permit for an existing 9,869 square foot industrial building to be used as a vintage automotive museum with a café, on-site valet parking for club meetings and special events. The museum and café will be open from noon to 11:00 pm Monday through Saturday and club meetings & special events would occur on evenings and weekends throughout the year. Major special events are proposed about 4 times a year.

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, FEBRUARY 9, 2015.

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 (2nd floor) prior to 5:00 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 5:00 PM.**
- 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 5:00 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.

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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