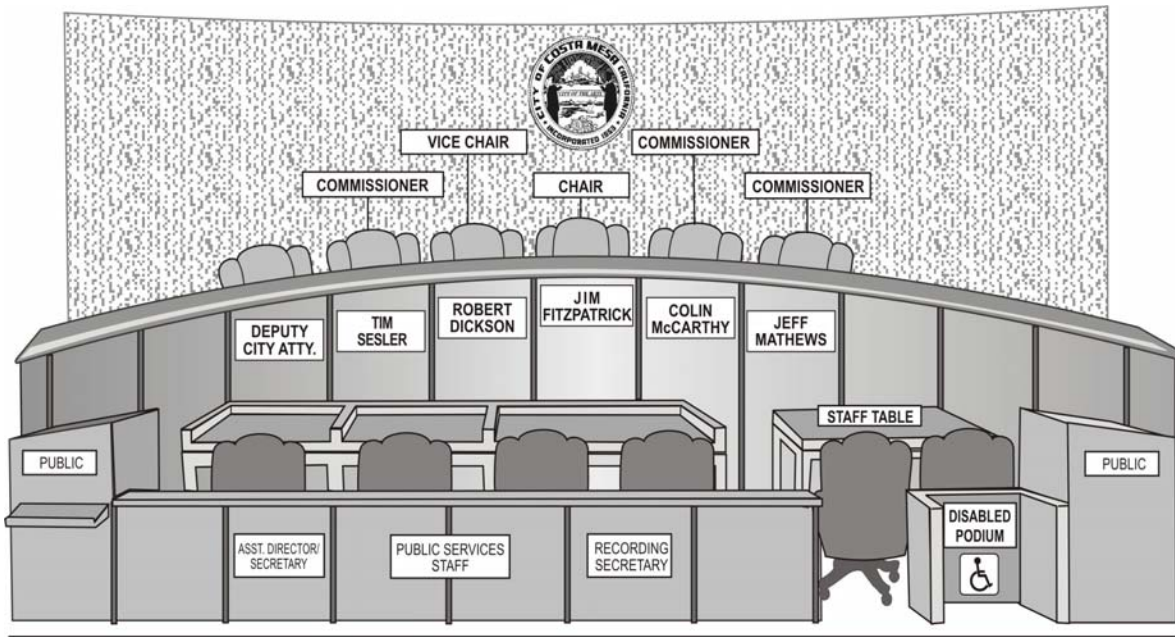


Planning Commission Agenda

Meeting Begins At 6:00 p.m.

May 13, 2013



I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. **ROLL CALL:** Chair: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

III. 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.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

V. 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 April 8, 2013.**
- 2. [Code Enforcement Update](#)
- 3. [Update/Closure of Fourth Residential Neighborhood Enhancement Program](#)

RECOMMENDATIONS:

- Approve.
- Receive and file.
- Receive and file.

VI. PUBLIC HEARINGS:

- 1. **Application No.** [DA-13-02 \(DA-00-04\)](#)
Applicant: Jason Knudson
Site Address: 3201 Park Center Drive.
Zone: TC
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

RECOMMENDATIONS:

Based on the evidence in the record, determine and find The Irvine Company in good faith compliance with the terms and conditions of Development Agreement.

Description: Two-year review of the development agreement executed between the City of Costa Mesa and The Irvine Company. The Agreement was approved in conjunction with a Preliminary Master Plan for South Coast Plaza Town Center and Final Environmental Impact Report No. 1047 for construction of an

18-story high-rise (400,000 sq. ft.) and a five-level parking structure (770 new spaces) in addition to the demolition of the South Coast Cinema Building (12,000 sq. ft.) and two-level parking structure.

- 2. **Application No.** [PA-05-48 and ZA-08-02](#)
Applicant: Eric Strauss
Site Address: 580 Anton Blvd.
Zone: PDR-HD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

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

Description: A three-year time extension request for master plan (PA-07-58 and Amendment ZA-08-02) for development of a 250-unit residential high-rise project. The approved project includes two high-rise residential buildings, and a five-level parking structure with 525 spaces.

PUBLIC HEARINGS:

RECOMMENDATIONS:

3. **Application No.** [PA-12-20 and TT-17551](#) Deny by adoption of Planning Commission resolution.
Applicant: Fernando Miagany/
Tritech Associates
Site Address: 2573 Elden Avenue
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination: Exempt

Description: The proposed project involves:

- 1) Design Review to construct five two-story residential units, including the following:
 - a. Variance from open space requirement (40% required, 28% proposed);
 - b. Variance from front setback/front landscape requirement for the location of a parking space (20 feet required, 10 feet proposed);
 - c. Variance from parkway landscaping (10 feet total, three feet on one side required; 8 feet total, 3 feet on one side proposed);
 - d. Deviation from Residential Design Guidelines for average second story side yard setback (average 10 foot side yard setback recommended; 9 foot average side yard setback proposed);
- 2) A tentative tract map for condominium purposes.

4. **Application No.** [PA-13-03 & PM-13-114](#) Approve by adoption of Planning Commission Resolution; subject to conditions.
Applicant: Pete Volbeda
Site Address: 2590 Orange Avenue
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination: Exempt

Description: The proposed project involves:

- 1) Minor design review to construct two, two-story, detached residential units with a deviation from the City's Residential Design Guidelines related to average second story side yard setback for the interior of the development lot (10-foot average second story side setback required, 5-foot average proposed).
- 2) A tentative parcel map to facilitate the

PUBLIC HEARINGS:

RECOMMENDATIONS:

subdivision of the property into two fee-simple lots with a variance from the common lot requirement. A common lot is defined as one lot to be held in common ownership and maintained by a homeowner’s association. The subdivision will allow the units to be sold independent of one another.

- 3) Minor modification from the first and second floor front yard setback requirements for the unit on Parcel 1 (20 feet required; 16 feet proposed).
- 4) Minor modification from the second floor rear yard setback requirement for the unit on Parcel 2 (20 feet required; 16 feet proposed).

- 5. **Application No.** [PA-13-07 and VTT-17554](#)
- Applicant:** Intracorp Socal-1
- Site Address:** 132, 134, and 140 Industrial Way
- Zone:** MG and C2
- Project Planner:** Minoo Ashabi
- Environmental Determination:** Exempt

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

Description: The proposed project involves:

- 1) A master plan for construction of 22, three-story attached live/work units in the 19th West Urban Plan area adjacent to the Anchor Mobile Home site; and,
- 2) A vesting tentative tract map for condominium purposes.

The plan is similar in site and architectural design to the 40- unit live/work project approved at 1527 Newport Blvd. The two sites are proposed to be connected by an interior street accessed from Industrial Way. The following deviations are requested:

- Standard size garage (19’ x 18’-6” proposed; 20’ x 20’ required),
- Ground floor work space (250 square feet required; 190 square feet proposed), and,
- On-site open parking spaces requirement (22 spaces required; 19 spaces provided on-site, with 3 spaces provided on the approved project site on north). The 19 on-site open parking spaces include 6 compact parking

PUBLIC HEARINGS:

RECOMMENDATIONS:

spaces (8' by 15' proposed, 8'-6" by 18' required).

6. [An Ordinance of the City Council of the City of Costa Mesa to amend Title 20 of the Costa Mesa Municipal Code. The Code Amendment to Title 20-Property Maintenance Code— involves repealing Chapter I \(in general\) and providing substituted language in Chapter 1 \(in general\), Chapter II \(property maintenance standards\) and Chapter III \(public nuisance abatement\) relating to the Abatement of Public Nuisances.](#) Recommend that City Council approve the ordinance and give first reading.

VII. NEW BUSINESS

1. Westside Improvements along W. 17th and W.19th Street presentation by David Volz Design (Verbal Presentation)

VIII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SOON THEREAFTER, ON MAY 28, 2013.

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.

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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