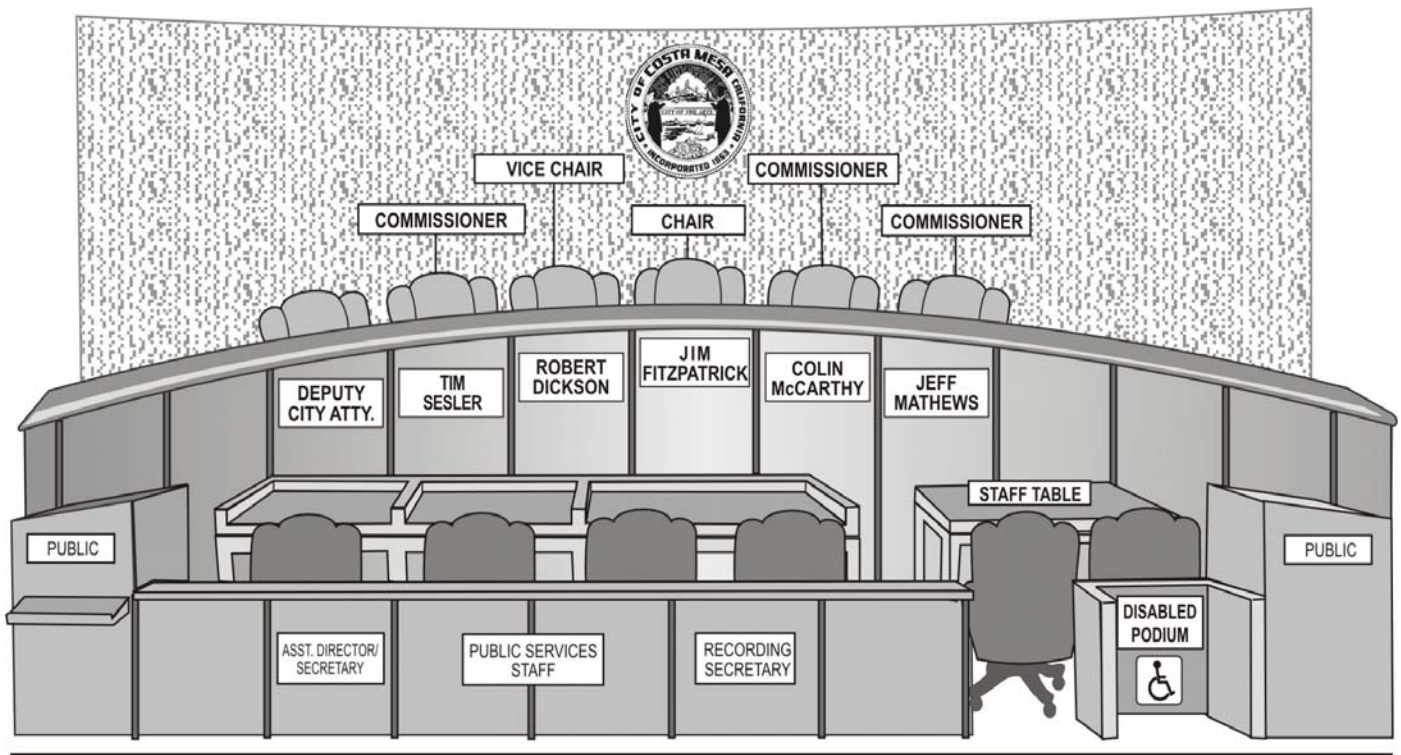


Planning Commission Agenda

June 24, 2013

*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:

RECOMMENDATIONS:

1. **Minutes for meeting of June 10, 2013.** Approve.
2. [General Plan Conformity Resolution for vacation of excess public right-of-way along Fullerton Avenue adjacent to 1826 Fullerton Avenue.](#) Adopt resolution.

PUBLIC HEARINGS:

RECOMMENDATIONS:

1. **Application No.** [PA-12-25, TT-17509](#) Continue to July 8, 2013 Planning Commission meeting.
Applicant: Peter Zehnder
Site Address: 2519 ½ and 2525 Santa Ana Avenue
Zone: R2-MD
Project Planner: Mino Ashabi
Environmental Determination: Exempt

Description:

The proposed project involves an 8-unit two-story detached, residential development on a 0.708-acre site at 2519½ and 2525 Santa Ana Avenue (APNs: 43919242 and 43919241) north of Monte Vista Avenue. The project includes the following:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
 - a. Variance from open space requirement (40% required, 38% proposed);
 - b. Variance from common lot requirement and establishment of a homeowners association;
 - c. Variance from minimum driveway length (19 feet required, 16 feet proposed for two front units);
 - d. Variance from parkway landscaping (3 feet required on one side, 2 feet proposed)

PUBLIC HEARINGS:

RECOMMENDATIONS:

- e. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
- f. Administrative Adjustment to reduce the rear second floor setback (20 feet required, 15 feet proposed);
- g. Administrative Adjustment to reduce the distance between buildings (10 feet required, 8 feet proposed);
- h. Minor Modification to reduce the side yard setback requirement for main buildings (5 feet required, 4 feet proposed);
- i. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,
- j. Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 4 feet proposed).

2) ***Tentative Parcel Map No. 17509*** to subdivide a 0.708-acre parcel for an 8-unit fee simple residential development.

2. **Application No.** [GPA-13-01, R-13-01, & CO-13-01, PA-13-14](#)
Applicant: Rod McDonald of KDF Communities, LLC.
Site Address: Approximately 11.68-acre development site area at 2501 Harbor Boulevard (Fairview Developmental Center property)
Zone: I&R (Institutional and Recreational)
Project Planner: Antonio Gardea
Environmental Determination: Initial Study/Mitigated Negative Declaration

Open the public hearing to receive public comments on the proposed project and continue to July 22, 2013 Planning Commission meeting.

PUBLIC HEARINGS:

RECOMMENDATIONS:

Description:

- **Initial Study/Mitigated Negative Declaration (IS/MND).** This report is being prepared and will be circulated for a 30-day review period prior to the July 22, 2013 Planning Commission hearing.
- **General Plan Amendment GP-13-01:** Change the land use designation of the 11.68-acre development site area from Public/Institutional to High Density Residential. In addition to the Land Use Map amendment, a text amendment to the City's General Plan Land Use Element would also be necessary to reflect a site-specific density of 21 dwelling units per acre.
- **Rezone R-13-01:** Rezone the zoning classification of the 11.68-acre development site area from Institutional & Recreational (I&R) to Planned Development Residential – High Density (PDR-HD).
- **Zoning Code Amendment CO-13-01:** Amendment to Title 13 (Zoning Code) for a site-specific density of 21 dwelling units per acre.
- **Master Plan PA-13-14:** Master Plan application for a 242-unit residential development project. The Master Plan review includes site coverage, parking and architectural/landscape design of the new two and three-story, multiple-family residential buildings.

PUBLIC HEARINGS:

3. **Application No.** [GP-13-02](#)
Applicant: City of Costa Mesa
Site Address: Citywide
Zone: Citywide
Project Planner: Hilda Veturis/Minoo Ashabi
Environmental Determination: Exempt

Description:

PROPOSED 2013-2021 DRAFT HOUSING ELEMENT UPDATE GP-13-03.

The City of Costa Mesa has prepared a technical update to the Housing Element of the Costa Mesa General Plan as required by California Law Government Code Section 65588 (e). In the previous Housing Element cycle 2008-2014, the City of Costa Mesa had a RHNA obligation of 1,682 units. The City of Costa Mesa's RHNA obligation for Housing Element cycle 2013-2021 is **2 units**.

ADDENDUM TO PROGRAM EIR. The Addendum to the General Plan Program EIR, as it relates to the 2013-2021 Housing Element update, will be circulated in conjunction with the Draft Housing Element for a 60-day Review. The Housing Element Update does not change the environmental conclusions of the original Program EIR (SCH#200031120) certified in January, 2002, nor does the Housing Element update result in new impacts/mitigation measures.

RECOMMENDATIONS:

Recommend that City Council forward the draft Housing Element to HCD for a 60-day review.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR ON THEREAFTER, ON JULY 8, 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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