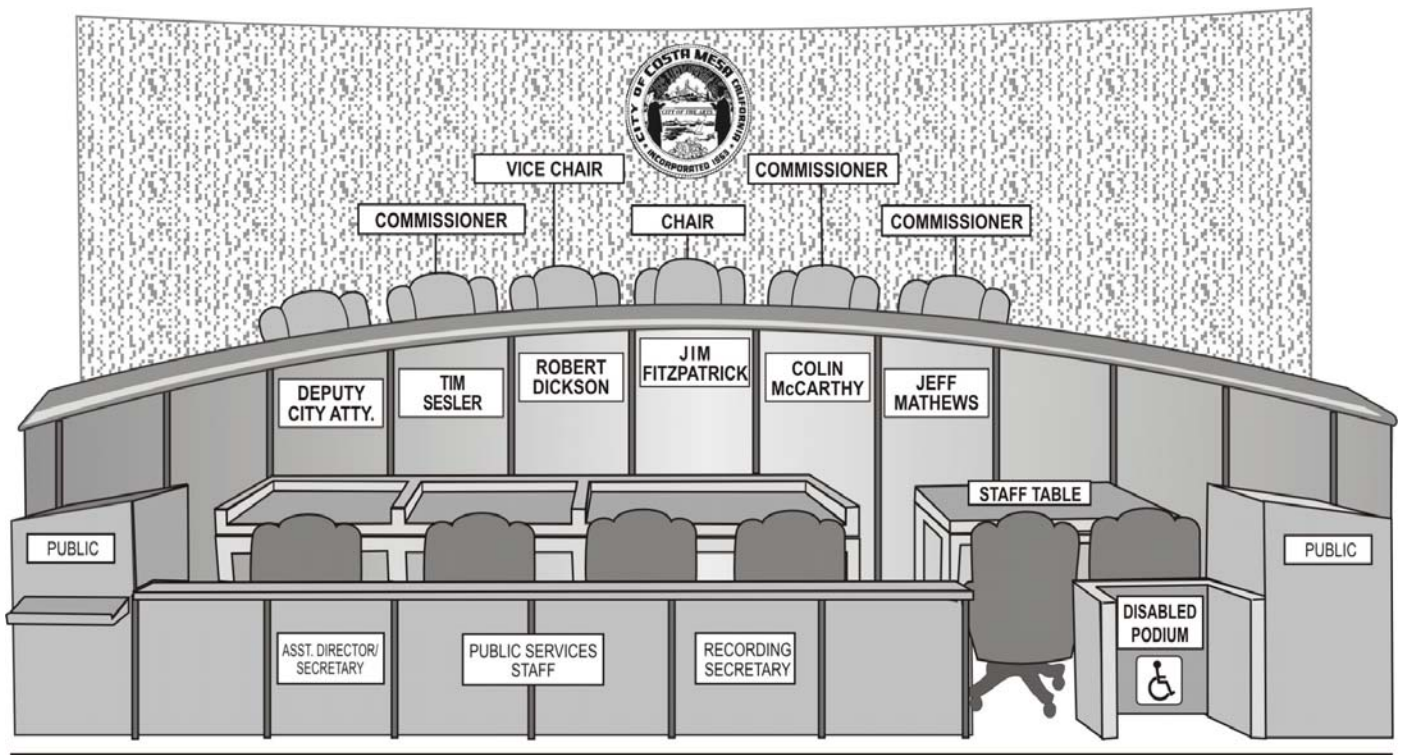


Planning Commission Agenda

September 09, 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 August 26, 2013. | Approve. |
| 2. <u>Code Enforcement Update.</u> | Receive and file. |

PUBLIC HEARINGS:

RECOMMENDATIONS:

- | | |
|---|---|
| 1. Application No. <u>PA-87-154</u>
Applicant: Roy Hasson/
Erika Hernandez
Site Address: 2180 Newport Blvd.
Zone: C1
Project Planner: Mel Lee
Environmental
Determination: Exempt
Description:
Description: Review of conditional use permit for an existing recycling center (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for possible modifications to the recycling facility including, but not limited to, the following:
1. Modification to the location of the recycling facility within the Stater Bros. parking lot;
2. Possible changes to the conditions of approval for the operation of the recycling facility; or
3. Possible revocation of the conditional use permit for the recycling facility. | Continue to meeting of November 12, 2013. |
| 2. Application No. <u>PA-12-25, TT-17509</u>
Applicant: Peter Zehnder
Site Address: 2519 ½ and 2525
Santa Ana Avenue
Zone: R2-MD
Project Planner: Mino Ashabi
Environmental
Determination: Exempt | Remove from agenda and re-notice for public hearing at a future date. |

(Continued from August 26, 2013 Planning Commission Meeting.)

PUBLIC HEARINGS:

Description:

The proposed project involves:

1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:

- a) Variance from common lot requirement and establishment of a homeowners association;
- b) Variance from parking requirements (41 foot back up area required, 38'6" proposed for two units; and two standard parking stalls required per unit, two compact stalls proposed for two units);
- c) Variance from minimum driveway length (19 feet required, 18'6" proposed for two front units);
- d) Variance from parkway landscaping (3 feet required on one side/10 feet total on both sides, 2 feet proposed one side / 7 feet total on both sides);
- 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 the buildings (10 feet required, 8 feet proposed);
- h) Minor Modification to reduce front setback requirement for a perimeter wall along Santa Ana Avenue (10 feet required; 8 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, 5 feet proposed).

2) **Tentative Parcel Map No. 17509** to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision

RECOMMENDATIONS:

PUBLIC HEARINGS:

- 3. **Application No.** [PA-13-19](#)
- Applicant:** Tim O'Brien
- Site Address:** 580 Anton Blvd
- Zone:** PDR-HD
- Project Planner:** Claire Flynn
- Environmental Determination:** Addendum to EIR

RECOMMENDATIONS:

Approve by adoption of Planning Commission Resolution, subject to conditions

Description: The proposed Anton Residential Mid-Rise Building at 580 Anton Boulevard in the PDR-HD zone involves the following: A 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]. Note: A preliminary master plan establishing the maximum density and building height had previously been approved.

The final master plan review allows consideration of the structures' scale, site planning, landscaping, and appearance, with the goal of promoting design excellence while giving consideration to the project's compatibility with existing uses and consistency with the North Costa Mesa Specific Plan.

Environmental Determination: 2013 Addendum to the Final Program EIR No. 1052 (Previously Certified on November 21, 2006 by City Council).

FINAL ACTION ON MASTER PLAN REQUIRED BY: Planning Commission

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON SEPTEMBER 23, 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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