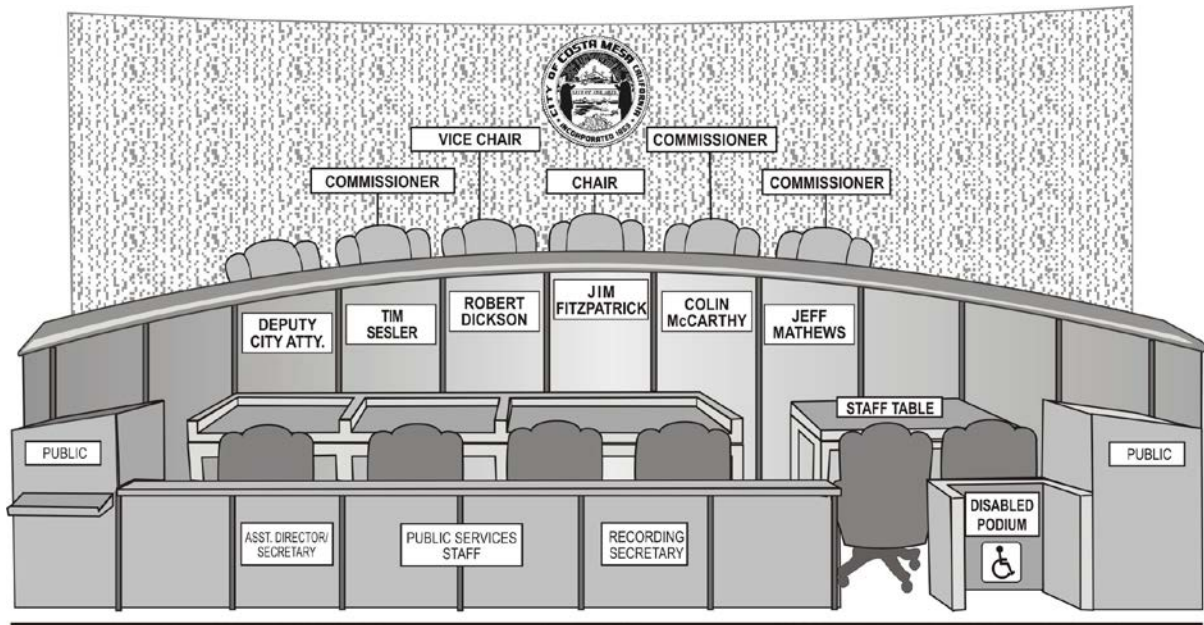


Planning Commission Agenda

May 12, 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 April 28, 2014.**
- 2. **[Code Enforcement Update.](#)**
- 3. **[Development Phasing and Performance Monitoring Program Report \(DPPMP\).](#)**
- 4. **[Proposed vacation of a portion of Superior Avenue at 1677 Superior Avenue](#)**

RECOMMENDATION(S):

- Approve.
- Receive and file.
- Approve report by minute action.
- Receive and file.

PUBLIC HEARINGS:

- 1. **Application No.:** [ZA-14-06](#)
Applicant: Rick Wallace
Site Address: 2175 Placentia
Zone: R1
Project Planner: Chelsea Crager
Environmental Determination: Exempt- per Section 15303 New Construction or conversion of small structures.

Description: Call for review by Planning Commission of minor conditional use permit to allow a detached, two story four-car garage over 700 sq. ft. (928 sq. ft. proposed; 835 sq. ft. amended proposal; second story proposed as a game room) to be constructed next to an existing single family residence.

- 2. **Application No.:** [PA-90-107 A1](#)
Applicant: Mark Hassan
Site Address: 1343 Logan Avenue
Zone: MG
Project Planner: Antonio Gardea
Environmental Determination: Exempt- per Section 15270 (a) Projects which are disapproved

Description: Amendment to Conditional Use Permit to legalize a towing service for an existing body shop approved under PA-90-107.

RECOMMENDATION(S):

- 1. Find that project is exempt from further CEQA review per Section 15303 – New Construction.
- 2. Approve by adoption of Planning Commission resolution, subject to conditions.
- 1. Find that the denial is exempt from CEQA per Section 15270 – Projects which are disapproved.
- 2. Deny the Amendment to C.U.P. PA-90-107.

PUBLIC HEARINGS:

3. **Application No.:** [PA-14-01 & TT-17709](#)
Applicant: Diamond Star Assoc.
- Site Address:** 573-591- Victoria Street
Zone: R2-MD
Project Planner: Antonio Gardea
Environmental Determination: Exempt-per Section 15332 Infill Development

Description: The proposed project involves:

- 1) Master Plan to construct a 37-unit, three-story, detached, condominium development within the Mesa West Residential Ownership Urban Plan with the following deviations from the Zoning Code and Residential Design Guidelines:
 - a) Second story rear yard setback requirement: 20 feet required, 10 proposed;
 - b) Distance between buildings, minimum ten feet required, minimum eight feet proposed;
 - c) Minimum required open space: 40 percent required, 36 percent proposed; and
 - d) Bulk/Massing - Maximum percentage of second and/or third floor to first floor gross floor area: 100 percent maximum recommended, 102 and 112 percent for second and third floor proposed.
- 2) Tentative Tract Map to subdivide a 2.28-acre parcel for condominium purposes.

RECOMMENDATION(S):

1. Find that the project is exempt from CEQA per Section 15332 – Infill Development.
2. Approve the Master Plan and Tentative Tract Map for the 37-unit condominium development.

PUBLIC HEARINGS:

4. **Application No.:** [CO-14-01](#)
Site Address: Citywide
Zone: City of Costa Mesa
Project Planner: Mel Lee
Environmental Determination: Exempt- per Section 15061(b)(3) General rule

Description:

An Ordinance of the City Council of the City of Costa Mesa amending Title 13 of the Costa Mesa Municipal Code related to Smoking Lounges:

- The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-14-01 related to Smoking Lounges. The amendments would define smoking lounges for hookah, cigars, and electronic cigarettes (also known as vapor lounges or vaping lounges) in Title 13 of the Costa Mesa Municipal Code and further would limit these types of uses to specific zoning districts within the City of Costa Mesa.

RECOMMENDATION(S):

1. Find that the project is exempt from CEQA per Section 15061(b)(3) – General Rule.
2. Recommend that the City Council approve the ordinance and give first reading.

PUBLIC HEARINGS:

5. **Application No.:** [GPA-14-02, R-14-02](#)
Site Address: Citywide
Zone: City of Costa Mesa
Project Planner: Jerry Guarracino
Environmental Determination: Exempt- per Section 15319(a) Annexation of Existing Facilities and Lots for Exempt Facilities

Description: A public hearing to establish new General Plan designation and Zoning for a 14-acre County Island commonly referred to as the Colleen-Santa Ana Annexation Area, located north of 22nd Street and east of Santa Ana Avenue; in association with the proposed annexation of this area from the County of Orange. General Plan Amendment GPA-14-02 would change the designation from MFR (Multi-Family Residential) to SFR (Single Family Residential); and R-14-02 would rezone the area to R-1) Single Family Residential. The proposed General Plan Amendment and rezoning are being considered to pre-zone the property as part of a larger effort to annex the 14-acre County Island through the Local Agency Formation Commission (LAFCO).

RECOMMENDATION(S):

- Recommend that the City Council take the following actions:
1. Find that the project is exempt from CEQA per Section 15319(a) – Annexation of Existing Facilities and Lots For Exempt Facilities.
 2. Approve by adoption of resolution GPA-14-02, subject to final approval of the General Cycle Resolution
 3. Give first reading to the ordinance approving rezone R-14-02

NEW BUSINESS:

1. [Report and discussion possible recommendations for 2014-15 Fiscal Year Planning Commission Goals.](#)

RECOMMENDATION(S):

Receive and file report and provide direction to staff regarding a list of potential Goals to be discussed with City Council at a future Joint Study Session.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON TUESDAY, MAY 27, 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. 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 rehearsings are available in the Planning Division and in the City Clerk's office.

Contact Us

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