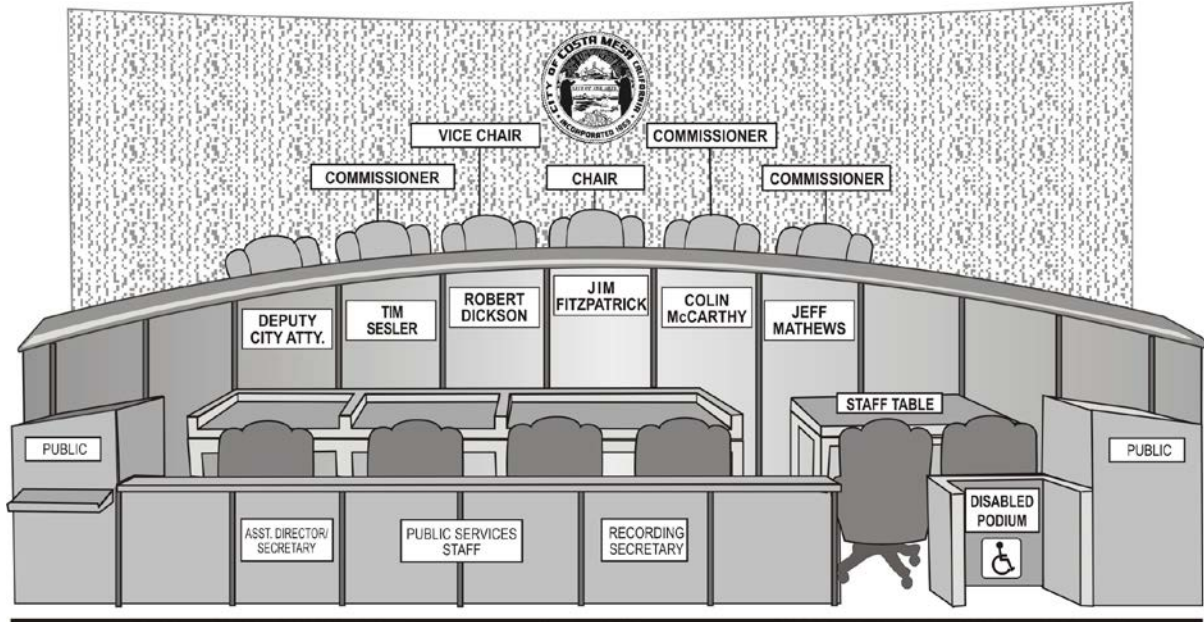


# Planning Commission Agenda

## October 13, 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 BY BOY SCOUT TROOP 316.**

**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 September 22, 2014**
- 2. [Code Enforcement Update](#)
- 3. [Costa Mesa Connect Update](#)

**RECOMMENDATION(S):**

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

**PUBLIC HEARINGS:**

- 1. **Application No.:** [PA-07-18/VT-17207 and PA-07-29](#)  
**Applicant:** Wilson Meany  
**Site Address:** 585 /595 Anton Boulevard,  
531 Anton Boulevard  
**Zone:** PDC  
**Project Planner:** Mino Ashabi  
**Environmental Determination:**  
Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council:  
The North Costa Mesa High-Rise Residential Final Program Environmental Impact Report (EIR) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 ("CEQA"), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). City Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93.

**RECOMMENDATION(S):**

Approve two-year time extension for Final Master Plan PA-07-18/VT-17207 and Final Master Plan PA-07-29, by adoption of Planning Commission Resolution, subject to conditions.

**Description:** Two-year time extension requested for the following:

- **Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207:** (a) demolition of 17,529 square feet of existing restaurants, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26- story and 16-story high-rise building; two six-level parking structures containing a total of 1,040 parking spaces; and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

- **Final Master Plan PA-07-29** for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone and Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements.

2. **Application No.:** [PA-14-11](#)  
**Applicant:** Wilson Meany  
**Site Address:** 585 and 595 Anton Boulevard  
**Zone:** PDC  
**Project Planner:** Minoo Ashabi

Recommend City Council approval, by adoption of the Planning Commission resolution for the Addendum to the Program EIR No. 1052 and Final Master Plan PA-14-11, subject to conditions.

**Note:** *Due to the request for a reduction in the landscape easement which must be decided by the City Council, the Final Master Plan and related discretionary requests shall be forwarded to the City Council along with the Planning Commission’s recommendation, as applicable.*

**Environmental Determination:**

Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council: The North Costa Mesa High-Rise Residential Program Environmental Impact Report (EIR) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 (“CEQA”), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). City Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93. An Addendum to the Program EIR was prepared by CAA Planning in September 2014 for the proposed project. The Addendum validated the original conclusions of the Program EIR as it relates to the revised project, in that environmental impacts could be mitigated to below a level of significance with the exception of air quality and library service impacts.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:** The proposed project at 595 Anton Boulevard in the PDC zone involves the following:

- 1) **Addendum to Program EIR No. 1052.**
- 2) **Final Master Plan PA-14-11** for development of a 393-unit mid-rise residential development including:
  - Demolition of two restaurant buildings (17,529 square feet) and 373 surface parking spaces;
  - Construction of two midrise residential buildings consisting of 393 apartment units connected with a pedestrian bridge; six stories high above grade (75 feet maximum building height) with one subterranean level parking. A total of 731 parking spaces (699 standard, 15 tandem and 17 compact spaces) will be provided to accommodate the residential units and the 4,104 square feet of retail space at ground level (722 parking spaces required). The project includes multiple on-site amenities such as three outdoor decks, two pools and spas, and fitness rooms.
  - Deviation from the perimeter open space requirement along Anton Boulevard (20 feet required, 7 feet proposed) and Avenue of the Arts (20 feet required, 8'6" proposed) proposed for patios, low walls, and stoops;
  - Administrative Adjustment to allow encroachment of upper levels of buildings and balconies (Level 3 and above) in the perimeter open space (20 feet required, 12 feet proposed);
  - Encroachment into 25-foot Landscape and Sidewalk Easement along Anton Boulevard frontage (7 feet landscaped setback proposed, 20 feet setback provided to building on the ground floor containing stoops and landscape walls);

**Note:** *Development Agreement DA-14-03 shall be considered separately by the City Council.*

**DEPARTMENTAL REPORT(S):**

1. **Public Services Report**
2. **Economic and Development Services Report**

**RECOMMENDATION(S):**

Receive and file.  
Receive and file.

**CITY ATTORNEY'S OFFICE REPORT(S):**

1. **City Attorney**

**RECOMMENDATION(S):**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, OCTOBER 27, 2014.**

## **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 (2<sup>nd</sup> 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](http://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](http://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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[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)