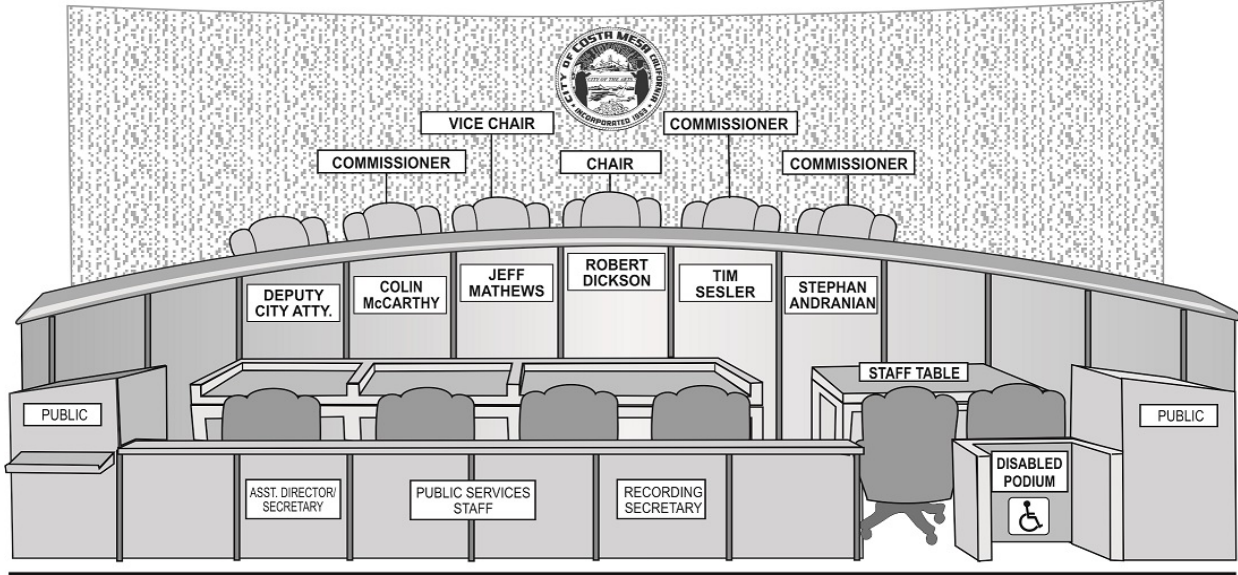


Revised 4/6/15

# Planning Commission Agenda April 13, 2015

\*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: Robert Dickson  
Vice Chair: Jeff Mathews  
Commissioners: Colin McCarthy, Tim Sesler, and Stephan Andranian

## 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 March 23, 2015](#)

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

- 1. **PA-14-33: [AN AMENDMENT TO MASTER PLAN PA-06-75 FOR DEVELOPMENT OF A 23-STORY HIGH-RISE RESIDENTIAL TOWER AND 6.5 LEVEL PARKING STRUCTURE AT 3350 AVENUE OF THE ARTS](#)**

**RECOMMENDATION(S):**

Adopt Planning Commission resolution to:

- 1. Approve the Addendum to the Project Environmental Impact Report (EIR) No. 1054; and
- 2. Approve Final Master Plan PA-14-33, subject to conditions and mitigation measures.

**Applicant:** Rosanna Inc.  
**Site Address:** 3350 Avenue of the Arts  
**Zone:** PDR-HD  
**Project Planner:** Mino Ashabi  
**Environmental Determination:**  
 Addendum to the Final Program EIR No. 1054/Previously Certified on November 20, 2007 by City Council.

Continued from the March 23, 2015 Planning Commission meeting.

**Description:** The proposed project involves the following:

- 1) Amend the proposed hotel room count from a 200-room to a 238-room hotel to reflect retention of all of the rooms of the existing Wyndham hotel.
- 2) Reduce the originally approved density of the high-rise condominium building from 120 units (44 dwelling units per acre) to 100 dwelling units (34 dwelling units per acre).
- 3) Variance from North Costa Mesa Specific Plan to allow overall mix of 238 hotel rooms and 100 residential units. Approval of the requested variance shall be subject to conformance with Specific Plan findings.
- 4) Variance from open space perimeter setback requirement (20 feet originally approved, 6 feet proposed for outdoor seating and 4 feet for perimeter walls and pilasters). Note: The proposed building is located at a 26-foot setback.
- 5) Variance from open space perimeter setback and encroachment into sidewalk and landscape easement for the northwest corner of proposed high-rise building (20 feet required; 5'-3" feet proposed); balconies located about 30 feet above grade level (20 feet required; 6'-3"

**PUBLIC HEARINGS:**

**(Continued)**

encroachment over public sidewalk proposed).

- 6) Variance from minimum private open space requirement for two, two-bedroom units on Level Two (minimum 100 sq. ft. required; no balconies proposed for these units).

**2. GP-14-03, R-14-03, PA-14-19, VT-17779: [MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET](#)**

**Applicant:** Eric Nelson  
**Site Address:** 1239 Victoria Street  
**Zone:** AP (Existing); R2-HD (Proposed)

**Project Planner:** Mel Lee  
**Environmental Determination:**

The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration available for review and comment from February 25, 2015 to March 27, 2015. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project’s potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

**Description:** The proposed project involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND);**
- 2) **General Plan Amendment GP-14-03** – General Plan amendment to change of Land Use Designation from Neighborhood Commercial to High Density Residential;
- 3) **Rezone R-14-03** - A Rezone (or change) of the zoning classification of the site from Administrative and Professional District (AP) to R2-HD (Multiple-Family Residential District, High Density), up to 14.5 dwelling units per acre;
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential

Adopt resolution recommending that City Council:

- 1. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND);
- 2. Adopt the General Plan Amendment and give first reading to the Rezone Ordinance; and
- 3. Approve the project, subject to conditions of approval and mitigation measures.

Continued from the March 23, 2015 Planning Commission meeting.

**(Continued)**

existing commercial/light industrial use. The project consists of the development of 28 single-family, detached residences with a net density of 14 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, or four spaces per unit). The following variances are requested:

- a) Open Space - A minimum of 40 percent required, 34.9 percent proposed;
- b) Rear Setback - (20 feet required for second story; 10 feet proposed for second and third stories);
- c) Building Height (max. 2 stories/27 feet required; 3 stories/roof deck/37 feet proposed).

An Administrative Adjustment is required for the Front Setback (20 feet required; 14 feet proposed); A Minor Modification required to deviate from the distance from main buildings requirement (10 feet required, 8 feet proposed).

- 5) ***Vesting Tentative Tract Map 17779*** – Subdivision of a 2.04-acre property.

**3. PA-15-07: VARIANCE TO REDUCE REAR YARD SETBACK AT 2967 CEYLON DRIVE**

Approve by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** Rolly Pulaski  
**Site Address:** 2967 Ceylon Drive  
**Zone:** R1  
**Project Planner:** Chelsea Crager

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**Description:** The proposed project involves:

- 1) Variance to reduce the rear yard setback requirements for an addition to an existing detached garage and attached second unit (10 feet minimum required for one-story

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

- structures and 20 feet for two-story structures; 5 feet 8 inches proposed for one-story and two-story additions); and
- 2) Reasonable Accommodation request to obtain zoning relief for equal opportunity housing due to special circumstances.

**4. PA-14-45 & PM-14-144: DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AT 334 EAST 16<sup>TH</sup> STREET**

Approve by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** Brian L. Noble  
**Site Address:** 334 East 16<sup>th</sup> Street  
**Zone:** R2-MD  
**Project Planner:** Daniel Inloes

**Environmental Determination:**

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction) and under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (minor land division).

**Description:** The proposed project involves a:

- 1) Design Review to construct a two-unit, two-story, detached residential development on an 8,104 sq. ft. lot in an R2-MD zone; and a
- 2) Tentative Parcel Map for the subdivision of the property into two, fee simple lots, in accordance with the small lot subdivision standards.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

- 1. **Public Services Report**
- 2. **Development Services Report**

Receive and file.  
Receive and file.

**CITY ATTORNEY’S OFFICE REPORT(S):**

**RECOMMENDATION(S):**

- 1. **City Attorney**

Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, APRIL 27, 2015.**

## **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**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)