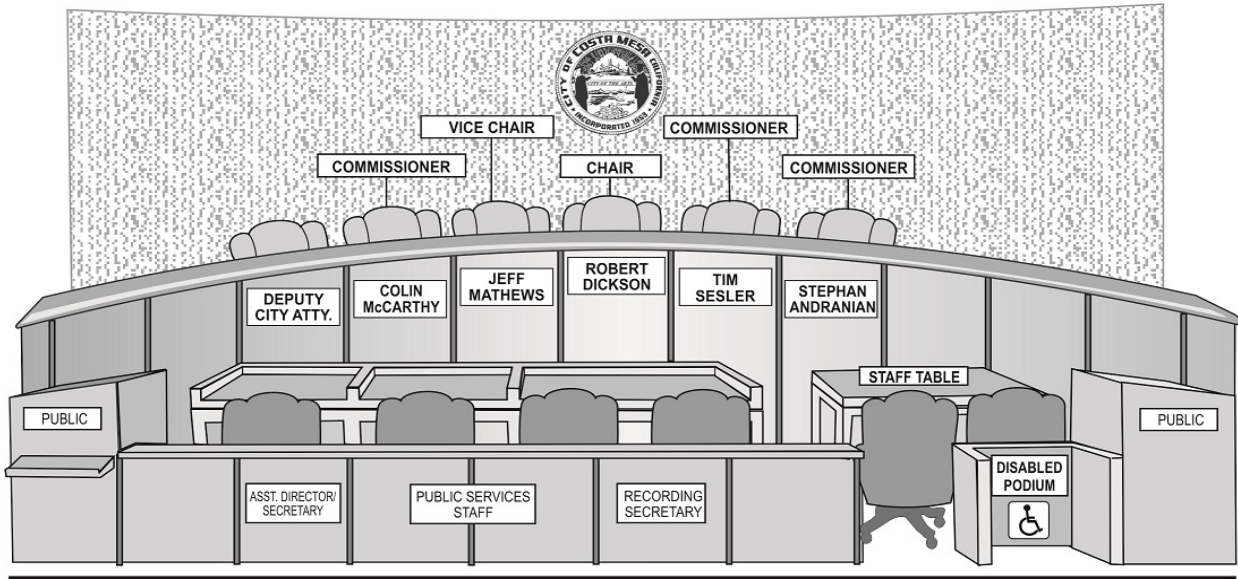


Planning Commission Agenda

April 27, 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 April 13, 2015](#)
- 2. [2015 Development Phasing and Performance Monitoring Report](#)
- 3. [Review of Conditional Use Permit PA-14-25: Saddleback Church \(1901 Newport Boulevard\)](#)
- 4. [Capital Improvement Program \(CIP\) 1 year Annual Report & 7 Year CIP](#)

RECOMMENDATION(S):

- Approve.
- Receive and file.
- Receive and file.
- Adopt a resolution to find the CIP in conformance with the General Plan.

PUBLIC HEARINGS:

- 1. [PA-11-06 and TT-17423: A TWO-YEAR TIME EXTENSION FOR A 33-UNIT DEVELOPMENT AT 2626 HARBOR BOULEVARD](#)

RECOMMENDATION(S):

Approve a two-year time extension by adoption of Planning Commission resolution, subject to conditions and mitigation measures.

Applicant: Peter Naghavi
Site Address: 2626 Harbor Boulevard
Zone: R2-HD
Project Planner: Mino Ashabi

Environmental Determination:
 An Initial Study/ Mitigated Negative Declaration was adopted for the project on September 6, 2011. The Negative Declaration was based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

Description: A two-year Time Extension request for Planning Application PA-11-06 and Tentative Tract Map 17423, for development of 33 detached units of common interest development on a 3.7-acre site in R2-MD zone (Multiple Family Residential- Medium Density) originally approved on September 6, 2011.

- 2. [PA-14-50 & PM-2015-109: DESIGN REVIEW FOR A 2-UNIT, TWO STORY DETACHED RESIDENTIAL SMALL LOT DEVELOPMENT AT 162 EAST 18TH STREET](#)

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

Applicant: Stephen A. Brahs, Urban Viking Properties
Site Address: 162 East 18th Street

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Zone: R2-HD
Project Planner: Ryan Loomis
Environmental Determination:

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

Description: The proposed project at 162 East 18th Street involves the following:

1. **Planning Application PA-14-50** - Design Review to construct a 2-unit, two-story, detached residential small lot development on a 6,263 sq. ft. lot.
2. **Tentative Parcel Map PM-2015-109**– Subdivision of the property for ownership units in accordance with the small lot subdivision standards.

3. **PA-15-04 and VT-17848: DESIGN REVIEW FOR A 24-UNIT, TWO-STORY RESIDENTIAL COMMON INTEREST DEVELOPMENT AT 650 HAMILTON**

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

Applicant: John Thomas/Shea Homes
Site Address: 650 Hamilton
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development Projects).

Description: The proposed project involves the following:

1. **Planning Application PA-15-04:** Design Review for the development of a 24-unit, two-story, residential common interest development (12 dwelling units per acre proposed) with the following deviations from the R2-MD development standards:
 - Administrative adjustment from rear yard setback for two-story buildings (20 feet required; 13 feet proposed).
2. **Vesting Tentative Tract Map T-17848:** The subdivision of the 2-acre property for

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

ownership units in accordance with the common interest development subdivision standards.

- 4. **PA-15-11: CONDITIONAL USE PERMIT TO ALLOW CONSTRUCTION OF A HYDROGEN FUEL STATION AT 2050 HARBOR BOULEVARD** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: First Element Fueling
Site Address: 2050 Harbor Boulevard
Zone: C1
Project Planner: Dan Inloes

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 the following:

- 1. A Conditional Use Permit to allow for the construction of a hydrogen fuel cell dispensing station for hydrogen fuel cell vehicles on a lot with an existing gas station. The Conditional Use Permit also involves the consolidation of an existing CUP under Planning Application PA-98-95 for the gas station, smog check, and convenience store ; with
- 2. Variance to allow deviation for compact parking spaces (6 standard spaces required; 8 spaces proposed inclusive of 3 compact stalls).

- 5. **PA-15-09: CONDITIONAL USE PERMIT TO ESTABLISH A SWIM SCHOOL AT 2200 HARBOR BOULEVARD** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Michelle Baldwin
Site Address: 2200 Harbor Boulevard
 #P-120
Zone: C1-S
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).

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Description: The proposed project involves: Conditional Use Permit to establish a swim school (Aqua Tots) in a 6,939 sq. ft. tenant space. Proposed hours of operation are Monday-Friday 9:00 a.m. to 8:00 p.m. and Saturday-Sunday 9:00 a.m. to 5:00 p.m. Maximum class size is 4 students and 1 teacher, with up to seven classes running simultaneously. The proposed space was formerly occupied by retail uses. The Conditional Use Permit will also include a request to deviate from shared parking requirements due to the unique operational characteristics of the proposed use and the application of a previously-adopted shared parking program for the K-Mart Plaza.

DEPARTMENTAL REPORT(S):

RECOMMENDATION(S):

1. **Public Services Report**

Receive and file.

2. **Development Services Report**

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, MAY 11, 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 (2nd 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. 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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