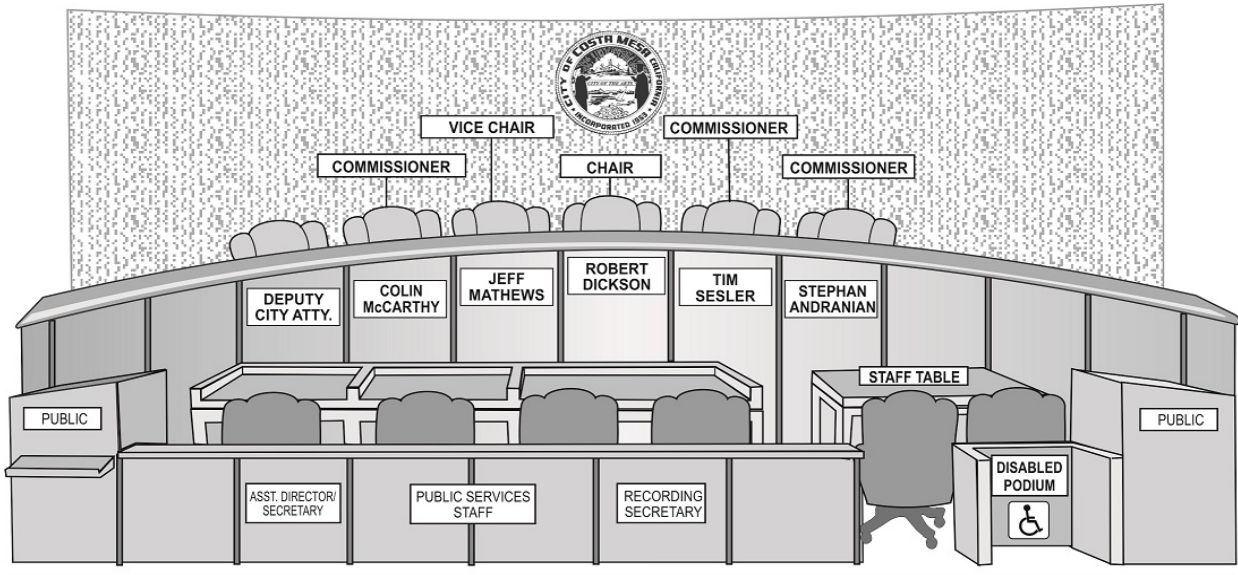


Planning Commission Agenda

June 22, 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

PRESENTATIONS:

Presentation on the state of housing, commerce, and the economy by the Orange County Business Council.

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:

RECOMMENDATION(S):

- | | | |
|----|----------------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 1. | <u>Fiscal Year 2014/2015 Operational Status of the Code Enforcement Division</u> | Receive and file. |
| 2. | <u>Proposed Vacation of Excess Right-of-way at 970 West 16th Street</u> | Approve by adoption of Planning Commission Resolution. |
| 3. | <u>Proposed Vacation of Flowage Easement at 970 West 16th Street</u> | Approve by adoption of Planning Commission Resolution. |
| 4. | <u>Request to cancel the Planning Commission meeting of July 13, 2015</u> | Approve cancellation. |

PUBLIC HEARINGS:

RECOMMENDATION(S):

- | | | |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|
| 1. | <u>PA-08-27 A1: AMEND CONDITIONAL USE PERMIT PA-08-27 ALLOWING A JEWELRY STORE TO OPERATE WITH A PAWNBROKER LICENSE LOCATED AT 1872 NEWPORT BOULEVARD</u> | Deny by adoption of Planning Commission Resolution. |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------|

Applicant: Dan Stansell
Site Address: 1872 Newport Boulevard
Zone: C2
Project Planner: Chelsea Crager

Environmental Determination:

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

Description: Amend Conditional Use Permit PA-08-27 allowing a jewelry store to operate with a pawnbroker license (Jack’s Jewelry and Loan) to remove the conditions of approval requiring that pawnbroker services be limited to watches and jewelry only and prohibiting loans for less than \$2,500.00.

- | | | |
|----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| 2. | <u>R-14-05, PA-14-48, TT-17824: MASTER PLAN DEVELOPMENT FOR A 13-UNIT, TWO-STORY RESIDENTIAL DEVELOPMENT WITH A REZONE AND TENTATIVE TRACT MAP LOCATED AT 2880 MESA VERDE DRIVE EAST</u> | Adopt resolution recommending that City Council: |
| | | 1. Adopt the Initial Study/Negative Declaration (IS/ND); |

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Applicant: Pinnacle Residential
Site Address: 2880 Mesa Verde Drive East
Zone: I&R (Existing); R1 (Proposed)
Project Planner: Mel Lee

2. Give first reading to Rezone R-14-05; and
3. Approve the Planning Application PA-14-48/TT-17824, subject to conditions of approval.

Environmental Determination:

The City of Costa Mesa proposes to adopt a Negative Declaration for the Project. The Initial Study/Negative Declaration was available for review and comment from March 27, 2015 to April 25, 2015. It was extended for public review and comment for a period of 20 days from June 11, 2015, to July 1, 2015 due to the amended project description which did not change the mitigation measures (none) or the environmental conclusions. The Negative Declaration is 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: The proposed project at 2880 Mesa Verde Drive East involves the following:

- 1) Adoption of an **Initial Study/Negative Declaration (IS/ND)**;
- 2) **Rezone R-14-05** - A Rezone (or change) of the zoning classification of 2-acre site from I&R (Institutional and Recreational) to R1 (Single Family Residential District) (8 dwelling units per acre maximum allowed);
- 3) **Planning Application PA-14-48** – A Design Review for the development of a 10-unit, two-story, single-family residential development (5 dwelling units per acre proposed). The units would take access from a 40-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 8,712 sq. ft. to 6,902 sq. ft., excluding the private street (minimum 6,000 sq. ft. required);
- 4) **Tentative Tract Map TT-17824** – Subdivision of the property into 10 fee simple lots for homeownership.

PUBLIC HEARINGS:

RECOMMENDATION(S):

3. [PA-15-10 & TT-17870: DESIGN REVIEW FOR A SIX-UNIT, TWO STORY, SMALL LOT SUBDIVISION LOCATED AT 2366 ORANGE AVENUE](#)

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

Applicant: Eric Trabert
Site Address: 2366 Orange Avenue
Zone: R2-MD
Project Planner: Ryan Loomis

Environmental Determination:

The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction. This exemption allows for the construction of up to six multi-family residential structures in urbanized areas, which have been determined not to have a significant effect on the environment.

Description: The proposed project involves:

1. **Design Review** to construct a six-unit, two-story, small lot subdivision on a 23,159 sq. ft. lot in an R2-MD zone. The project will include an automatic gate off the Orange Avenue entrance. In addition, the project requests the following deviations from the R2-MD development standards:
 - a. Administrative adjustment from front yard setback for Lot 6/ Plan C (20 feet required; 12 feet proposed off Norse Avenue).
 - b. Minor modification for front yard setback for a front porch on Lot 1/ Plan A (20 feet required; 16 feet proposed).

The property is a through lot with access from Orange Avenue and Norse Avenue. The two-story detached homes consist of 3 to 4 bedrooms and two-car garage with a minimum interior dimension of 20' x 20'.

2. **Tentative Tract Map TT-17870:** A Residential Small Lot Subdivision consisting of six fee simple lots.

PUBLIC HEARINGS:

RECOMMENDATION(S):

- 4. [PA-15-13 AND T-17869: URBAN MASTER PLAN DEVELOPMENT FOR A 32 THREE-STORY LIVE/WORK UNITS LOCATED AT 1672 PLACENTIA AVENUE](#)

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

Applicant: Melia Homes/Chad Brown
Site Address: 1672 Placentia Avenue
Zone: MG
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-15-13:** Urban Master Plan development for 32 three-story live/work units located in the MG zone and Mesa West Bluffs Urban Plan with the following deviation from the Mesa West Bluffs Urban Plan standards:
 - A deviation from main building separation standards (10 feet required; 8'-2" proposed for interior units and 8'-0" for exterior units proposed).

The proposed project consists of three-story units with a minimum 250 sq. ft. work space on the ground floor. Roof Decks are also proposed. The project exceeds the City's minimum parking requirement for live/work developments (96 spaces required, 98 spaces proposed). The overall FAR is 0.97.

- 2. **Tentative Tract Map T-17869:** The subdivision of the 1.8-acre property for ownership units in accordance with the common interest development 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, JULY 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 (2nd floor) prior to 3:00 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 3:00 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 3:00 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.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day 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 rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

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Fax (714) 754-4856
PlanningCommission@costamesaca.gov