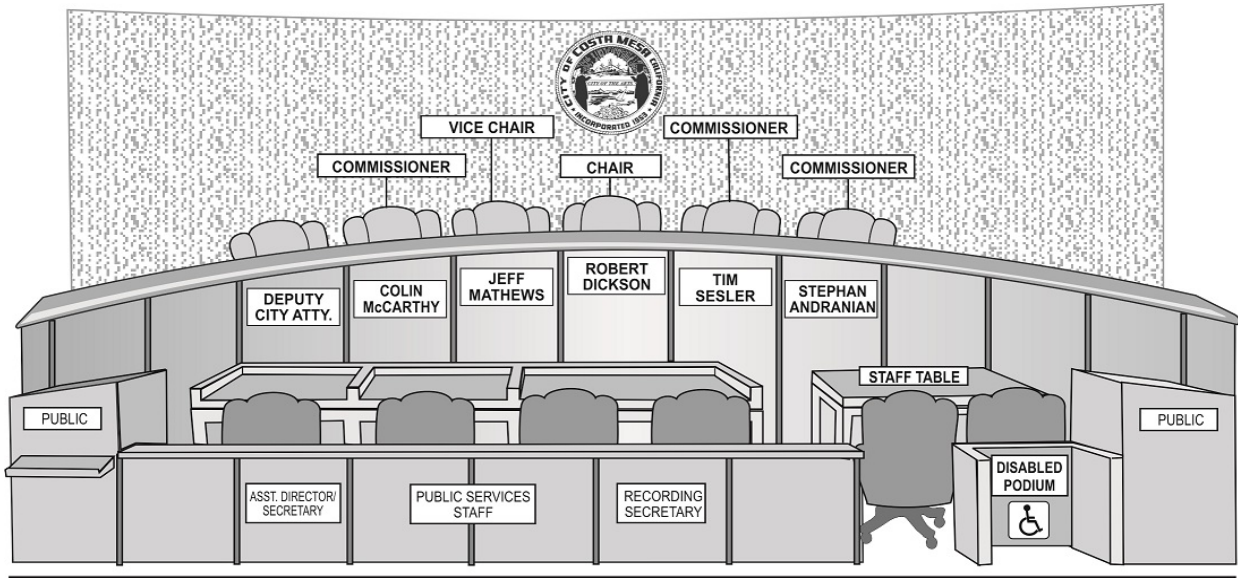


Planning Commission Agenda

September 14, 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 August 10, 2015](#)
- 2. [Fire Plan Submittal Checklist Guidelines](#)

RECOMMENDATION(S):

Approve.
 Receive and file.

PUBLIC HEARINGS:

- 1. [PA-96-14 and PA-00-45: REVOCATION OF CONDITIONAL USE PERMITS FOR THE ORCHID RESTAURANT \(NOW CLOSED\) AT 3033 BRISTOL STREET, SUITES C AND D](#)

RECOMMENDATION(S):

Continue to a future meeting and re-notice for a future date.

Applicant: City of Costa Mesa
Site Address: 3033 Bristol Street, Suites C and D

Zone: C1
Project Planner: Ryan Loomis

Environmental Determination:
 The project is categorically exempt under Section 15321 of the State CEQA (California Environmental Quality Act) Guidelines – Class 21 (Enforcement Actions by Regulatory Agencies).

Description: Revocation of conditional use permits PA-96-14 and PA-00-45 for the former Orchid Restaurant (now closed). PA-96-14 allowed Orchid Restaurant to expand in size from 2,880 square feet to 3,920 square feet (6,800 square feet total) and to have live entertainment. PA-00-45 allowed Orchid Restaurant to close at 4:00 am on Fridays and Saturdays. Both conditional use permits are being revoked due to the closure of the restaurant.

- 2. [PA-13-32: DESIGN REVIEW TO LEGALIZE THE CONVERSION OF A FOURTH UNIT IN AN EXISTING TRIPLEX LOCATED AT 141 MELODY LANE](#)

Continue to a future meeting and re-notice for a future date.

Applicant: Ryan Walton
Site Address: 141 Melody Lane
Zone: R3
Project Planner: Mel Lee

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (conversion of small structures).

Description: Design Review to legalize the conversion of an existing fourth unit with two

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

bedrooms in an existing triplex apartment building in the R3 Zone. The proposed request involves reducing this fourth unit to a one-bedroom unit and comply with the current parking requirements for the unit (three spaces required, three spaces proposed). The proposed project involves compliance with all Building and Fire Code requirements. The legalization of the fourth unit will result in an overall parking requirement of nine spaces for the property, In order to create new parking, a minor modification is required for the encroachment of one parking space in the front yard setback (20-foot setback required; 16-foot setback proposed).

- 3. **PA-15-28 & PM-15-136: DESIGN REVIEW AND SUBDIVISION OF TWO NEW 2-STORY RESIDENCES AT 288 E. 15TH STREET** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Ryan Oldham
Site Address: 288 E. 15th Street
Zone: R2-MD
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 or Conversion of Small Structures).

Description: The proposed project involves the following:

- 1. ***Planning Application PA-15-28:*** Design Review for the demolition of two existing one-story residences and construction of two new 2-story residences in the R2-MD zone. The 3-bedroom units are proposed at 2,460 and 2,357 square feet, and include an attached two-car garage for each unit.
- 2. ***Tentative Parcel Map PM-2015-136:*** To subdivide the lot into 2 fee simple lots per the Small Lot Subdivision Ordinance.

- 4. **PA-15-25 and T-17921: URBAN MASTER PLAN FOR A 10-UNIT RESIDENTIAL DEVELOPMENT AT 527 AND 531 BERNARD STREET** Approve by adoption of Planning Commission Resolution, subject to conditions.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Applicant: Planet Home Living
Site Address: 527 and 531 Bernard Street
Zone: R2-HD
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-15-25:** Urban Master Plan for a 10-unit, 2-and-3 story detached residential development located in the R2-HD zone and Mesa West Residential Ownership Urban Plan with the following deviations from the Urban Plan standards:
 - Front setback (20 feet required; 17 feet proposed); and
 - Minimum one-acre lot size requirement (1 acre required; .57-acre proposed).

The proposed project consists of four 3-story units with 2 bedrooms and six 2-story units with 3 bedrooms. Project complies with the Residential Small Lot Subdivision requirement with regard to minimum open space (30%) and parking requirements (36 on-site spaces proposed).

2. **Tentative Tract Map T-17921:** The subdivision of the .57-acre property for ownership units consisting of 10 fee simple lots in accordance with the residential 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, SEPTEMBER 28, 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

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