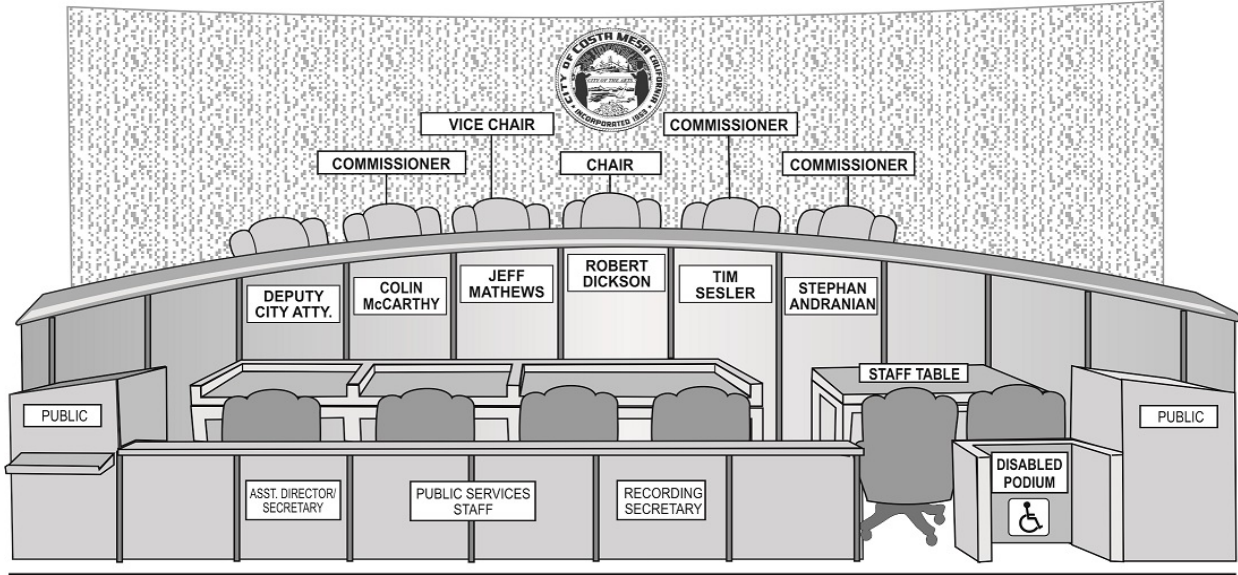


Revised on 9/23/15

# Planning Commission Agenda September 28, 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 September 14, 2015](#)
2. [2015 Status Update of Building Division Activity and Trends](#)

**RECOMMENDATION(S):**

- Approve.
- Receive and file.

**PUBLIC HEARINGS:**

1. [SECOND AMENDMENT TO DA-00-02 \(DA-15-02\) AND NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-15-01 AT 3400 AND 3420 BRISTOL STREET](#)

**RECOMMENDATION(S):**

Recommend that City Council approve the proposed project and give first reading of the Ordinance, by adoption of the Planning Commission resolution, subject to conditions.

**Applicant:** Segerstroms and Sons

**Site Address:** 3400 and 3420 Bristol Street

**Zone:** TC

**Project Planner:** Mino Ashabi

**Environmental Determination:**

The project is categorically exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act).

**Description:**

1. Second amendment to Development Agreement DA-00-02 (Segerstrom Town Center):
  - Extending the term of the development agreement (originally executed in 2001) for additional 20 years until 2035.
  - Provide consistency between the development agreement and the entitlements approved on January 16, 2007 by General Plan Amendment (GP-06-02) as included in North Costa Mesa Specific Plan that allowed development of a maximum non-residential FAR of 1.88 with maximum 275 high-rise units or a maximum of non-residential FAR of 1.98 with a decrease in the maximum allowable high-rise residential units.
2. The proposed project also includes a SP-15-01 North Costa Mesa Specific Plan Amendment. The NCMSP was adopted in July 1994. The proposed amendment will provide clarifying language related to, but not limited to, the following:
  - General description of the purpose, policy, and regulations set forth in the North Costa Mesa Specific Plan.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

- Expanded description of the preliminary and final master plan process required for development in the Specific Plan areas.
- New clarifying language regarding approved and available entitlements in the Segerstrom Town Center area of the Specific Plan.
- Add new map exhibits and related exhibits for Area 4, South Coast Plaza Town Center.
- NO CHANGES to existing trip budgets are proposed as part of this Specific Plan amendment

2. [PA-11-03: CONDITIONAL USE PERMIT TO INSTALL A HELISTOP ON THE ROOF OF AN EXISTING INDUSTRIAL BUILDING AT 3132 AIRWAY AVENUE](#) Recommend approval or denial of the helistop to the City Council by adoption of Planning Commission resolution.

**Applicant:** Kevin Coleman  
**Site Address:** 3132 Airway Avenue  
**Zone:** MP  
**Project Planner:** Mel Lee

**Environmental Determination:**  
 The project is categorically exempt under Section 15311 of the State CEQA (California Environmental Quality Act) Guidelines – Class 11 (Accessory Structures).

**Description:** Conditional Use Permit to install a 40-foot (long) x 40-foot (wide) helipad/helistop on the roof of an existing industrial building. The helistop will be located on a 6' high platform on the roof of an existing 19' high building. The proposed helistop was conceptually approved in 2011 by the Airport Land Use Commission (ALUC) and conditionally approved by the Federal Aviation Administration (FAA).

This project was originally heard by the Planning Commission on August 8, 2011, who recommended denial of the project to the City Council, and subsequently withdrawn by the applicant prior to being heard by the City Council. The applicant is re-submitting the project for consideration by the Planning Commission and City Council.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

3. **PA-13-16 AND TT-17640: TWO YEAR TIME EXTENSION FOR A 10-UNIT DEVELOPMENT AT 522 AND 526 BERNARD STREET**

Approve two year time extension by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** MDM Investment Group Holdings LLC  
**Site Address:** 522 and 526 Bernard Street  
**Zone:** R2-HD  
**Project Planner:** Minoo Ashabi

**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:** Two-year time extension for a 10-unit, three story condominium development in the Mesa West Ownership Urban Plan area. The project includes a tentative tract map to subdivide a 0.53-acre parcel for condominium purposes. The Planning Commission approved the project on October 14, 2013 with the following deviations:

- Lot size (one acre required, 0.53-acre proposed);
- Garage size standard (20' x 20' required, 19'- 4" x 19' proposed);
- Open space requirement (40 percent required, 22.4 percent proposed);
- Front setback requirement (20 feet required, 10'- 5" proposed);
- Side yard setback for corner lots (10 feet required, 8' - 3" proposed);
- Interior side setback (10 feet required abutting residential, 6 feet proposed);
- Minimum distance between buildings (10 feet required, 7 feet proposed); and,
- Privacy wall setback on Charle Street (5 feet required, 3 feet proposed).

4. **PA-15-05 and TT-17839: DESIGN REVIEW TO CONSTRUCT A FIVE-UNIT SMALL LOT SUBDIVISION AT 2333 ELDEN AVENUE**

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

**Applicant:** Ray Dorame  
**Site Address:** 2333 Elden Avenue  
**Zone:** R2-MD  
**Project Planner:** Dan Inloes

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**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:** Design Review to construct a five-unit small lot subdivision on a 20,134 sq. ft. lot in an R2-MD zone. The project consists of two-story detached residences with two-car garages. The project requires the following deviations from R2-MD development standards:

- a. Minor Modification from the front yard setback requirement (20 feet required; 17 feet proposed).
- b. Minor Modification from the side yard setback requirement (5 feet required; 4 feet proposed for garage portion of 4 of the 5 residences).

**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, OCTOBER 12, 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 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](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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Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)