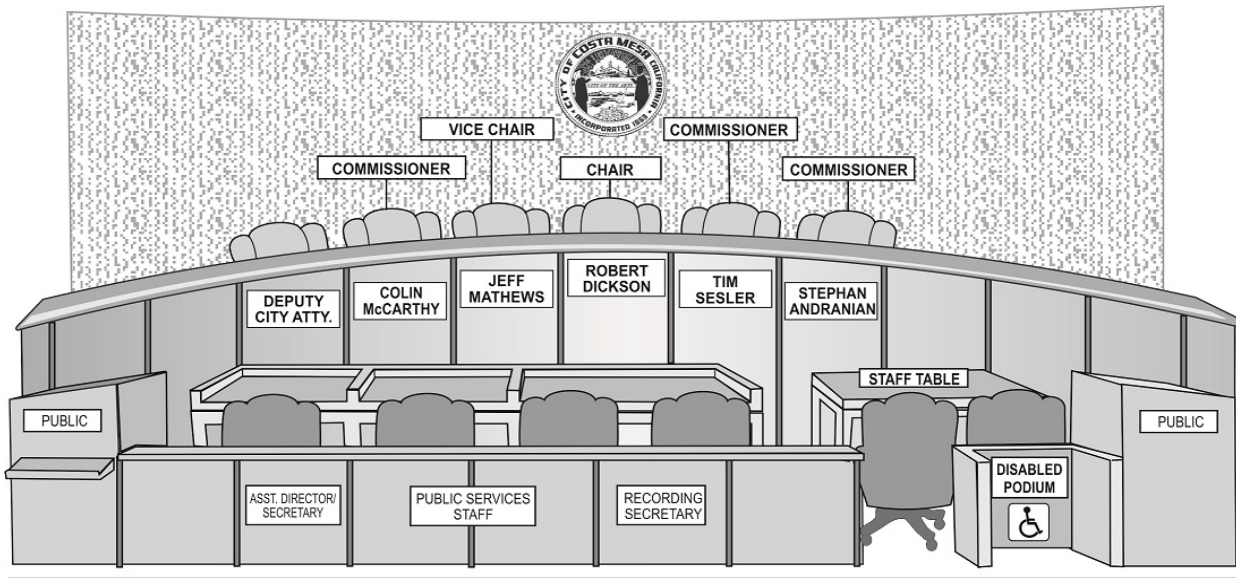


# Planning Commission Agenda

## October 12, 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:**

**RECOMMENDATION(S):**

- 1. [Minutes for the meeting of September 28, 2015](#) Approve.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

- 1. [PM-15-114 \(PM-15-08\): TENTATIVE PARCEL MAP TO SUBDIVIDE AND CREATE FOUR TWO-STORY CONDOMINIUM UNITS AT 2136 THURIN STREET](#) Approve by adoption of Planning Commission Resolution, subject to conditions.

**Applicant:** Jim Cefalia  
**Site Address:** 2136 Thurin Street  
**Zone:** R2-HD  
**Project Planner:** Mel Lee

**Environmental Determination:**

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

**Description:** Tentative Parcel Map to subdivide and create four two-story condominium units. The four-unit, two-story residential project was previously approved by Planning Commission on January 12, 2015 (PA-14-44).

- 2. [CO-15-04: AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE BY ADDING CHAPTER XVI \(GROUP HOMES, SOBER LIVING HOMES, AND RESIDENTIAL CARE FACILITIES\) IN THE R2-MD, R2-HD AND R3 RESIDENTIAL ZONES AND THE PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, AND PDI.](#) Recommend that the City Council give first reading to Ordinance.

**Application No.:** CO-15-04  
**Applicant:** City of Costa Mesa  
**Site Address:** Citywide  
**Project Planner:** Mel Lee

**Environmental Determination:**

This project is categorically exempt under Section 15061(b)(3), General Rule, of the California Environmental Quality Act (CEQA) Guidelines.

**Description:**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA TO AMEND TITLE 13 OF THE COSTA MESA MUNICIPAL CODE BY ADDING CHAPTER XVI (GROUP**

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

(Continued)

**HOMES, SOBER LIVING HOMES, AND RESIDENTIAL CARE FACILITIES) IN THE R2-MD, R2-HD AND R3 RESIDENTIAL ZONES AND THE PDR-LD, PDR-MD, PDR-HD, PDR-NCM, PDC, AND PDI (PLANNED DEVELOPMENT ZONES) OF TITLE 13 AND AMENDING SECTION 13-6 (DEFINITIONS) OF ARTICLE 2 (DEFINITIONS) OF CHAPTER I (GENERAL) AND SECTION 13-30 TABLE 13-30 (LAND USE MATRIX) OF CHAPTER IV AND REPEALING SECTION 13-32.2 (REFERRAL FACILITIES) OF ARTICLE 1 OF CHAPTER V OF TITLE 13.**

**3. [GP-14-04/R-14-04/CO-14-02/PA-14-27: A 224-UNIT LUXURY APARTMENT COMPLEX AT 2277 HARBOR BOULEVARD](#)**

Recommend that the City Council take the following actions, by adoption of the resolutions described below.

**Applicant:** Diamond Star Associates, Inc.  
**Site Address:** 2277 Harbor Boulevard  
**Zone:** C1  
**Project Planner:** Ryan Loomis  
**Environmental Determination:**

The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Negative Declaration is available for review and comment from September 11, 2015 to October 10, 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.

1. Approve IS/MND and Adopt General Plan Amendment GPA-14-04.
2. Approve/Give first reading to the Ordinances for Rezone R-14-04 and Zoning Code Amendment CO-14-02.
3. Approve Master Plan PA-14-27, subject to conditions of approval (Exhibit B) and mitigation measures contained in the IS/MND.

**Description:**

1. Adoption of an ***Initial Study/Mitigated Negative Declaration (IS/MND)***;
2. **Proposed Project:** The 4.15-acre project site is currently occupied by the 236-room (94,500 square foot) Costa Mesa Motor Inn motel at 2277 Harbor Boulevard in the General Commercial land use designation and C1 zone (Local Business District). The proposal involves demolition of the existing motel and the construction of a four-story,

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

224-unit luxury apartment project, inclusive of twenty affordable units for moderate-income households. Parking onsite would be accommodated within a proposed five level parking structure containing 503 parking spaces. The proposed project consists of the following discretionary requests:

- a. **General Plan Amendment GP-14-04** to change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a density incentive for an additional 58 dwelling units to be justified by (a) provision of 20 affordable units for moderate-income households and (b) complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
- b. **Rezone R-14-04** from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) with site-specific height and density.
- c. **Zoning Code Amendment CO-14-02** to make specific reference to the parcel, where appropriate, and the site-specific height and density for the development site in the PDR-HD zone in Title 13 (Zoning Code) of the Costa Mesa Municipal Code, as well as any other related changes.
- d. **Planning Application PA-14-27**, a Master Plan for the 224-unit apartment project.

- 4. [PA-14-36: CONDITIONAL USE PERMIT FOR SKATEBOARD RAMP, SHIPPING CONTAINERS AND SPECIFIED OUTDOOR CORPORATE EVENTS AT 126 ROCHESTER STREET](#) Approve by adoption of Planning Commission Resolution, subject to conditions.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Applicant:** Matt Ward  
**Site Address:** 126 Rochester Street  
**Zone:** C2  
**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:** Conditional Use Permit requested by a corporate office tenant in a 10,530 square foot building (Element Skateboards) for the following:

- Legalize a 31 foot long by 34 foot wide skateboard ramp for the use of employees and clients of Element. The ramp is not proposed for use by the general public.
- Legalize 9 shipping containers located in the parking lot which do not comply with the following outdoor storage requirements in the C2 zone: (a) Parking spaces are reduced; (b) The containers are visible from Rochester Street; (c) FAR beyond the maximum permitted (0.40 permitted, 0.42 proposed); (d) and feature a zero side yard setback (15 foot setback required);
- Specified outdoor corporate events and functions, including events utilizing the skateboard ramp.

**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, OCTOBER 26, 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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