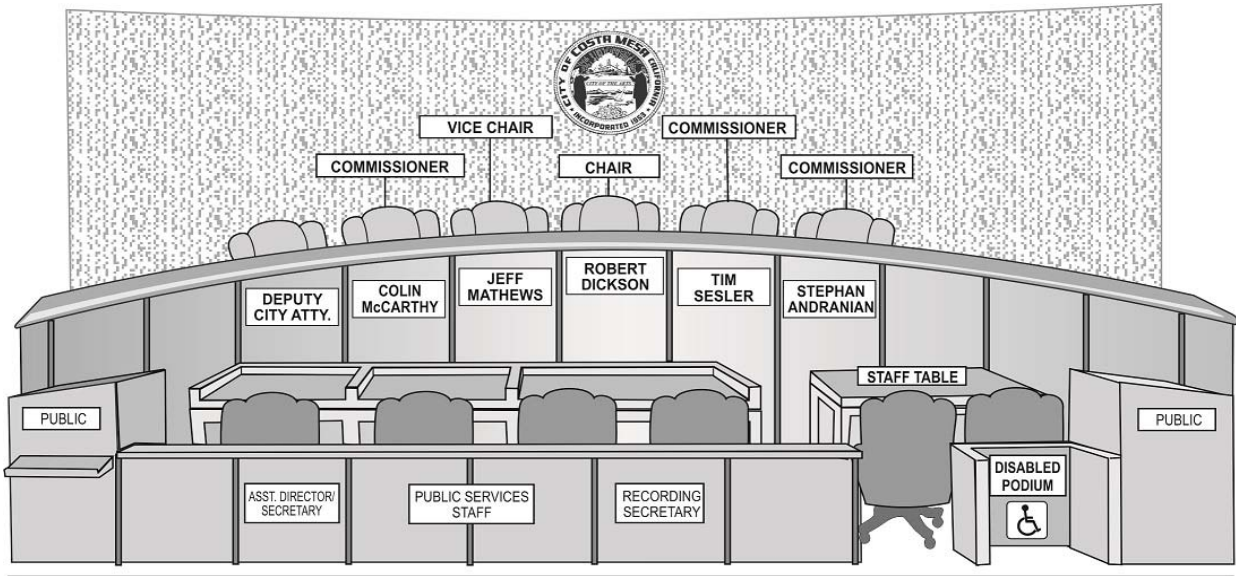


Planning Commission Agenda

February 22, 2016

*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 February 8, 2016](#)
2. [General Plan Conformity Resolution for proposed relocation of the Costa Mesa Sanitary District Headquarters to 290 Paularino Avenue](#)

RECOMMENDATION(S):

Approve.

Approve by adoption of Planning Commission Resolution.

PUBLIC HEARINGS:

1. [PA-13-29 & TT- 17668: REQUEST FOR A TWO-YEAR TIME EXTENSION AT 2089, 2095 AND 2099 HARBOR BOULEVARD, 511 HAMILTON STREET](#)

RECOMMENDATION(S):

Adopt resolution to approve a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map No. 17668 to be valid until May 27, 2018 by adoption of Planning Commission resolution, subject to conditions.

Applicant: Red Mountain Asset Fund II, LLC

Site Address: 2089, 2095 and 2099 Harbor Boulevard, 511 Hamilton

Zone: PDC

Project Planner: Mino Ashabi

Environmental Determination:

An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. 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 the IS/MND prepared by the City of Costa Mesa.

Description: Request for a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map 17668. The 28-unit, three-story common interest development project on a 1.53-acre site in PDC zone (Planned Development Commercial) was originally approved on May 27, 2014. The project included the following:

1. **PA-13-29** - Master Plan for a 28-unit detached three-story townhouse development including seven live/work units with ground floor workspace with the following deviation:
 - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
 - A Variance to reduce the perimeter open space along Hamilton Street

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

- from 20 feet to 10 feet.
- Deviation from Residential Design Guidelines to allow 104% -110% second floor and third floor ratio to first floor (100% recommended).

2. **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

2. **PA-15-31 & TPM-2015-137: DESIGN REVIEW AND TENTATIVE PARCEL MAP TO CONSTRUCT A TWO-UNIT, TWO STORY DETACHED RESIDENTIAL DEVELOPMENT AT 146 EAST 18TH STREET**

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

Applicant: TAG Design Works-
Shawn Chang

Site Address: 146 East 18th Street

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 involves the following:

1. **Planning Application PA-15-31:** Design review to construct a two-unit, two-story, small lot subdivision on an 8,839 sq. ft. lot in the R2-HD zone. The two-story detached homes consist of 3 bedrooms, 3 and ½ bathrooms, and a two car garage with minimum interior dimensions of 20 feet by 20 feet. The two-story residential development will be developed per the residential small lot development standards with the following deviation from code requirements:
 - a. Minor modification for front yard setback distance along 18th Street (20 feet required; 16 feet proposed for covered front porch).
2. **Tentative Parcel Map TPM 2015-137:** A subdivision in accordance with the small lot subdivision standards to create two fee simple lots.

PUBLIC HEARINGS:

RECOMMENDATION(S):

3. [PA-15-57 & TT-17998: DESIGN REVIEW AND TENTATIVE PARCEL MAP TO CONSTRUCT AN 8-UNIT, TWO STORY DETACHED RESIDENTIAL DEVELOPMENT AT 133 TO 139 EAST 21ST STREET](#)

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

Applicant: Zabeth Shuman
Site Address: 133 to 139 East 21st Street
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). The project is proposing the construction of 8 detached residences in an urbanized area and therefore is categorically exempt under this provision.

Description: The proposed project involves:

1. Design Review to construct an 8-unit, two-story, detached small lot subdivision development on a lot size of 31,526 sq. ft. in an R2-MD zone. No zoning code deviations are proposed for this project.
2. Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.

4. [PA-15-59 & PM-15-189: DESIGN REVIEW AND TENTATIVE TRACT MAP TO CONSTRUCT A 4-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AT 165 TO 171 22ND STREET](#)

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

Applicant: Warren Caves
Site Address: 165 to 171 22nd Street
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). The project is proposing the construction of 4 detached residences in an urbanized area and therefore is categorically exempt under this provision.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Description: The proposed project involves:

1. Design Review to construct a 4-unit, two-story, detached small lot subdivision development on a lot size of 13,506 sq. ft. in an R2-MD zone.
2. Variance from front building setback due to required dedications for right-of-way and a bike lane (20 feet required; 9 feet proposed).
3. Tentative Tract Map for the subdivision of the property into fee simple lots, in accordance with the small lot subdivision standards.

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, MARCH 14, 2016.

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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