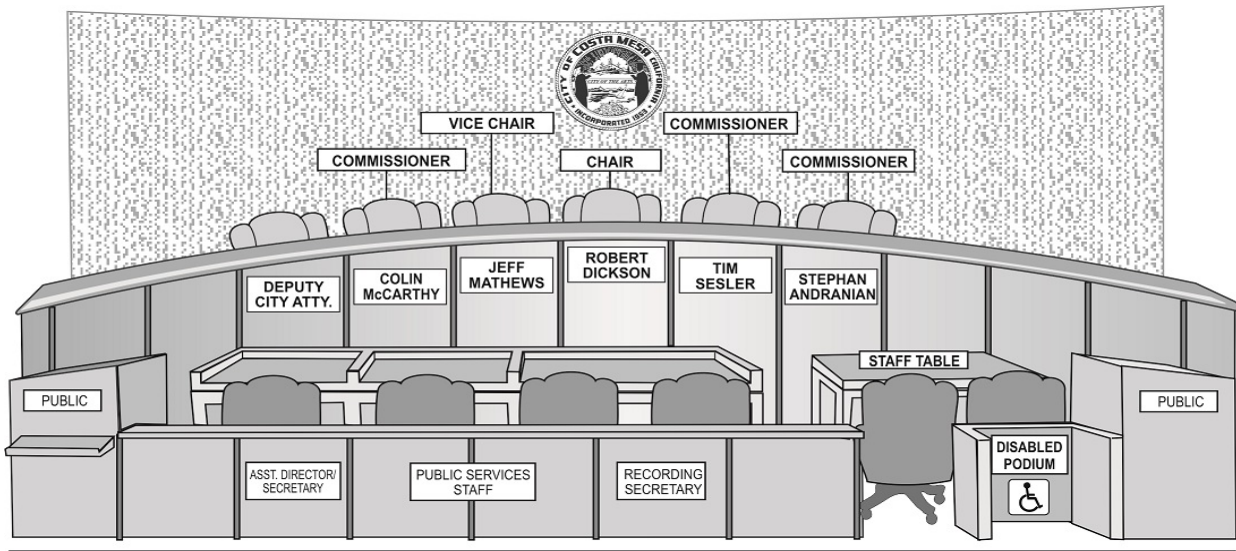


Planning Commission Agenda

October 10, 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. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

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 26, 2016](#) Approve.
- 2. [Minutes for the meeting of September 12, 2016](#) Approve.

PUBLIC HEARINGS:

RECOMMENDATION(S):

- 1. [R-16-02 & CO-16-05: REZONE A 24-ACRE PROPERTY AND AN AMENDMENT TO TITLE 13, CHAPTERS IV AND V, TO DEVELOPMENT STANDARDS PERTAINING TO OFFICE AN](#) Adopt a resolution to recommend that City Council approve and give first reading to Ordinance No. 16-xx.

COMMERCIAL DEVELOPMENT AT 1375 SUNFLOWER AVENUE AND 3370 HARBOR BOULEVARD

Applicant: Hoonie Kang, Kearny Real Estate Company
Site Address: 1375 Sunflower Avenue
 3370 Harbor Boulevard
Zone: From Industrial Park (MP) to Planned Development Commercial (PDC)

Project Planner: Mino Ashabi

Environmental Determination:

This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines.

Description: The proposed project involves:

- 1. **Rezone R-16-02** to change the zoning of the 24-acre property consisting of three parcels (APNs: 140-041-24, 140-041-40, 140-041-62) from Industrial Park (MP) to Planned Development Commercial (PDC) to allow office development at 0.64 FAR and commercial/retail development at 0.54 FAR and;
- 2. **Code Amendment CO-16-05** to amend Title 13, Chapter IV (Citywide Land Use Matrix) and Chapter V, Article 6 (Planned Development), and Chapter V, Article 8 (Floor Area Ratio) related to development standards pertaining to office and commercial development at 1375 Sunflower Ave. and 3370 Harbor Blvd.

PUBLIC HEARINGS:

- 2. **R-15-01 AND PA-15-30: FOR A REZONE AND CONDITIONAL USE PERMIT TO DEMOLISH AN EXISTING AUTOMOTIVE CENTER AND THE DEVELOPMENT OF A TWO-STORY, 719-UNIT MINI STORAGE FACILITY AND A 12,500 SQUARE-FOOT RETAIL BUILDING AT 375 BRISTOL STREET**

Applicant: Annette Wiley
Site Address: 375 Bristol Street
Zone: Existing: PDC (Planned Development Commercial)
 Proposed: C2 (General Business District)

Project Planner: Mel Lee

Environmental Determination:

An IS/MND was prepared for the project in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act. The IS/MND was available for public review and comment from May 14, 2016 to June 12, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

Description: The proposed project involves the following:

- 1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**);
- 2. **Rezone R-15-01** for the rezone of a 3.2-acre site from PDC (Planned Development Commercial) to C2 (General Business District); and
- 3. **Conditional Use Permit PA-15-30** for the demolition of a portion of the existing automotive strip mall (Bristol Autoplex) and the development of a two-story, 719-unit mini-storage facility and 12,500 square-foot retail building. The existing 3 buildings on the site total 38,430 sq. ft.; 2 buildings and a portion of one building totaling 25,930 sq. ft. will be demolished and the remaining 12,500 sq. ft. retail and tenants will be retained with minor renovations. No code deviations are requested.

RECOMMENDATION(S):

Adopt a resolution to recommend that the City Council take the following actions:

- 1. Adopt the Initial Study/Mitigated Negative Declaration for the project;
- 2. Give first reading to an ordinance approving Rezone R-15-01; and
- 3. Approve Planning Application PA-15-30.

DEPARTMENTAL REPORT(S):

1. **Public Services Report**
2. **Development Services Report**

RECOMMENDATION(S):

Receive and file.
Receive and file.

CITY ATTORNEY'S OFFICE REPORT(S)

1. **City Attorney**

RECOMMENDATION(S):

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, OCTOBER 24, 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**.
- Please note that records submitted by the public **will not be redacted** in any way and will be posted online as submitted, including any personal contact information.
- 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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