



PLANNING COMMISSION AGENDA

June 12, 2017

*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

CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair Stephan Andranian
Vice-Chair Byron de Arakal
Commissioners: Jeffrey Harlan, Isabell Kerins, Carla Navarro Woods

ANNOUNCEMENTS AND PRESENTATIONS:

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 (optional), and item number to be addressed.

CONSENT CALENDAR

1. MINUTES FOR THE MEETING OF MAY 22, 2017

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on May 22, 2017.

2. MINUTES FOR THE SPECIAL STUDY SESSION MEETING OF MAY 22, 2017

Recommended Action: Approve the minutes of a special study session meeting of the Planning Commission held on May 22, 2017.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. CODE AMENDMENT CO-17-04: TO AMEND SECTIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING AND DEVELOPMENT), RELATING TO APPLICATION SUBMITTAL REQUIREMENTS AND NOTICING FOR PUBLIC HEARINGS

Description: The proposed ordinance will modify the submittal requirements for all discretionary applications. In addition, the amendment will expand the notice provided for public hearings held by the Planning Commission and City Council.

Environmental Determination: The ordinance is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3); and
2. Recommend that the City Council approve Code Amendment CO-17-04.

2. PLANNING APPLICATION PA-17-08 AND TENTATIVE TRACT MAP TT-18109 FOR AN 11-UNIT DETACHED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2850 MESA VERDE DRIVE EAST

Project Description: The proposed project involves the following:

1. **Planning Application PA-17-08:** A Design Review for the development of an 11-unit, two-story, detached single-family residential development on a 2.05-acre lot. A density of 5.3 dwelling units per acre proposed (8 units per acre maximum density allowed). The units would take access from a 36-foot wide private street from Mesa Verde Drive East. R1 lot sizes range from 6,009 square feet to 7,983 square feet, excluding the private street (minimum 6,000 square feet required). No deviations from the zoning code are proposed for this project.

2. **Tentative Tract Map TT-18109:** Subdivision of the property into 11 parcels for homeownership in accordance with the R1 (Single-Family Residential) subdivision standards.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was previously prepared for the project for Rezone R-16-05 and General Plan Amendment GP-16-05, which was adopted by the City Council on September 26, 2016.

Recommended Action:

1. Find that the Initial Study/Negative Declaration (IS/ND) previously prepared for Rezone R-16-05 and General Plan Amendment GP-16-05 remains applicable to the proposed project; and
2. Adopt a resolution to approve Planning Application PA-17-08 and Tentative Tract Map TT-18109, subject to the conditions of approval.

3. **[AN ORDINANCE TO ADOPT CODE AMENDMENT CO-17-01 AMENDING TITLE 13, ARTICLE 2 CHAPTER I, IV, V, VI OF THE COSTA MESA MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS](#)**

Description: The proposed Code Amendment CO-17-01 will amend Title 13 of Costa Mesa Municipal Code related to second units for compliance with new state regulations (Senate Bill SB 1069 and Assembly Bill 2299 approved by the Governor on September 27, 2016). Specifically, the amendment would establish regulations permitting the development of Accessory Dwelling Units (ADUs) in single-family residential zoning districts and multiple family residential zoning where the parcel is developed with a single residential unit.

Environmental Determination: Statutorily exemption from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines, which states that “the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code” relating to “granny” housing and “second unit ordinances” are exempt from the requirements of CEQA.

Recommended Action:

Recommend that City Council:

1. Find this project statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines, which states that “the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code” relating to “granny” housing and “second unit ordinances” are exempt from the requirements of CEQA; and
2. Recommend City Council approve Code Amendment CO-17-01 for the following:
 - Chapter I, Article 2, Section 13-6 - Replace Second Unit definition with Accessory Dwelling Units (ADU);
 - Chapter IV, Section 13-30 - Create consistent reference to ADU as a land use category for R-1, R2-MD zones;

- Chapter V, Article 1, Section 13-31 related to development standards of Second Units (parking, owner occupancy, maximum size, etc.);
- Chapter VI, Section 13.85; amend residential parking requirements to include a minimum of one parking space for detached ADUs with certain exceptions to allow for carpool, transit use, etc.

4. **ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-14-50 AND TENTATIVE PARCEL MAP 2015-109 FOR A TWO-UNIT RESIDENTIAL SMALL LOT DEVELOPMENT AT 162 EAST 18TH STREET**

Project Description: The proposed project is a request for a one-year time extension to June 12, 2018, for the approved Planning Application and subdivision map as follows:

1. **Design Review PA-14-50** for a small lot subdivision consisting of two, two-story three bedroom detached single family residences of 1,963 square feet (Unit 1) and 2,090 square feet (Unit 2) with attached two-car garages and off-street open parking at 162 East 18th Street. The proposed project complies with the Residential Small Lot Subdivision standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2015-109** to subdivide a 6,263 square-foot parcel into two separate parcels consistent with the requirements of the Residential Small Lot Subdivision Ordinance.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 for New Construction.

Recommended Action:

1. Find that pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been denied and will not be carried out; and
2. Adopt a resolution to deny a one-year time extension for Planning Application PA-14-50 and Tentative Parcel Map 2015-109, and require the applicant to resubmit the project to Planning Commission.

DEPARTMENTAL REPORTS

1. **Public Services Report**
Recommended Action: Receive and file
2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JUNE 26, 2017.

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.

PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 p.m.** Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained 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.

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 re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

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