



PLANNING COMMISSION AGENDA

October 23, 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 SEPTEMBER 11, 2017

Recommended Action: Approve the minutes of a regular meeting of the Planning Commission held on September 11, 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. REVIEW OF ZONING APPLICATION ZA-16-37 TO PERMIT FOUR SHIPPING CONTAINERS FOR STORAGE AT THE REAR OF THE PROPERTY AND TO ALLOW REDUCED REAR AND SIDE SETBACKS AT 777 AND 779 WEST 19TH STREET

Project Description: A review of the Zoning Administrator's approval of a minor conditional use permit (MCUP) to allow four shipping containers for storage at the rear of the property and to allow a 10-foot setback from the rear and 5-foot setback from one side.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

Recommended Action: The Planning Commission may either uphold, uphold with revisions, or reverse the Zoning Administrator's decision to approve a minor conditional use permit to allow four shipping containers for storage at the rear of the property and to allow a 10-foot setback from the rear and 5-foot setback from one side.

2. PLANNING APPLICATION PA-17-36 TO ALLOW AN ANIMAL SHELTER FOR DOGS AND CATS TO BE OPERATED BY THE ORANGE COUNTY HUMANE SOCIETY (OCHS) AT 642 BAKER STREET

Project Description: Planning Application PA-17-36 involves the following requests:

1. Conditional Use Permit to allow an animal shelter for dogs and cats that will be operated by the Orange County Humane Society (OCHS). The shelter will be open to the public and receive and hold stray animals to be put up for adoption (no animals will be destroyed at this location). Outdoor walking and exercising of leashed animals is also proposed within the confines of the site, along with veterinary services for the animals brought to the facility (no veterinary services will be provided to the public). Hours of operation will be 10 a.m. to 6 p.m. Monday through Friday, and 9 a.m. to 5 p.m. Saturday and Sunday.
2. Minor Conditional Use Permit to allow a reduction in the number of required on-site parking spaces based on unique operating characteristics (11 spaces required; 8 spaces proposed).

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

Recommended Action:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301; and
 2. Adopt a resolution to approve Planning Application PA-17-36, subject to conditions of approval.
3. [PLANNING APPLICATION PA-17-09 AND TENTATIVE PARCEL MAP PM-2016-172 FOR A THREE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 134 SANTA ISABEL AVENUE](#)

Project Description: The proposed project involves the following requests for:

1. **Planning Application (Design Review) PA-17-09** for the construction of three, two-story detached single-family residences. The front residence is proposed to be 1,939 square feet in area, including 3-bedrooms and 2.5 bathrooms; the middle residence is a proposed to be 2,721 square feet, including 4 bedrooms and 3.5 bathrooms; and the rear residence is proposed to be 2,826 square feet in area, including 4 bedrooms and 3.5 bathrooms. All residences will provide attached two-car garages and two open parking spaces leading to each garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map PM-2016-172** for the subdivision of a 11,176 square-foot lot into three separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction.

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15303; and
2. Adopt a resolution to approve Planning Application PA-17-09 and Tentative Parcel Map PM-2016-172, subject to conditions of approval.

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, NOVEMBER 13, 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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