



# PLANNING COMMISSION AGENDA

January 22, 2018

\*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:**

[Presentation regarding status of Code Enforcement Activities.](#)

**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:** None

**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. [PLANNING APPLICATION PA-17-30 AND TENTATIVE PARCEL MAP 2017-153 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 302 CABRILLO STREET](#)

**Project Description:** Planning Application PA-17-30 is a request for:

1. Design Review to construct a two-unit, two-story small lot subdivision on an 8,505-square-foot parcel. The existing single-story residence is proposed to be demolished for a new, four bedroom / three bathroom detached single-family residence of approximately 2,442 square feet in size; and a new three bedroom / three and one-half bathroom detached single-family residence of approximately 2,088 square feet in size. Each residence will include an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Parcel Map 2017-153 to subdivide an 8,505-square-foot parcel into two 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 CEQA Guidelines 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 (CEQA) per CEQA Guidelines Section 15303 (New Construction); and
2. Adopt a Resolution to approve Planning Application PA-17-30 and Tentative Parcel Map 2017-153, subject to conditions of approval.

2. [PLANNING APPLICATION PA-17-37 AND TENTATIVE PARCEL MAP 2017-163 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1593 RIVERSIDE PLACE](#)

**Project Description:** Planning Application PA-17-37 is a request for:

1. Design Review PA-17-37 to construct a two-unit two-story small lot subdivision on a 7,910 square foot parcel. The two-story detached single –family residence at the front of the property is proposed to be approximately 2,700 square feet with four bedrooms; the two-story detached single–family residence at the rear of the property is proposed to be approximately 2,300 square feet with three bedrooms. Each residence includes an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. Tentative Parcel Map 2017-163 for the subdivision of a 7,910-square-foot parcel into two 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 CEQA Guidelines 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 (CEQA) per CEQA Guidelines Section 15303, New Construction; and

2. Adopt a Resolution to approve Planning Application PA-17-37 and Tentative Parcel Map 2017-163, subject to conditions of approval.

3. **PLANNING APPLICATION PA-17-41 AND PARCEL MAP NO. 2017-174 FOR A FOUR-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 2573 ELDEN AVENUE**

**Project Description:** Planning Application PA-17-41 is a request for:

1. Design Review to construct a four-unit, two-story, small lot subdivision on a 20,141-square-foot parcel in the R2-MD zone. The two-story detached single-family residential homes, each with an attached two-car garage, are 2,665 square feet in size on Parcels 1 through 3, and 2,768 square feet in size on Parcel 4. The proposed residences have four bedrooms and three to three and one-half bathrooms. The development meets all Small Lot Subdivision Development Standards and Residential Design Guidelines.
2. Tentative Parcel Map PM 2017-174 to subdivide a 20,141-square-foot parcel into four separate residential parcels and one common ownership parcel in accordance with the Small Lot Subdivision standards.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

**Recommended Action:**

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Infill Development); and
2. Adopt a Resolution to approve Planning Application PA-17-41 and Tentative Parcel Map 2017-174, 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, FEBRUARY 12, 2018.**

## **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](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).

**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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