



# **PLANNING COMMISSION AGENDA**

**September 10, 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, Carla Navarro Woods, Jon Zich

## **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. **GENERAL PLAN CONFORMITY RESOLUTION FOR THE PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED AT 292 EAST 19TH STREET**

**Recommended Action:** Adopt a Resolution finding that the proposed vacation of excess right-of-way fronting 292 East 19<sup>th</sup> Street is in conformance with the City of Costa Mesa General Plan, serves the public interest, and is a public benefit.

**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. **GENERAL PLAN AMENDMENT GP-18-02, REZONE R-18-01, MASTER PLAN PA-18-05 AND VESTING TENTATIVE TRACT MAP 18156 FOR DEVELOPMENT OF A 38-UNIT THREE-STORY CONDOMINIUM DEVELOPMENT LOCATED AT 390 FORD ROAD AND 1957 NEWPORT BOULEVARD**

**Project Description:** The proposed project includes the following:

- (1) Initial Study/Mitigated Negative Declaration (IS/MND): This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance;
- (2) General Plan Amendment to change the land use designation from General Commercial (GC) to High Density Residential (HDR) with a site-specific density of 20.4 du/acre;
- (3) Rezone to change the zoning from General Business District (C-2) to Planned Development Residential High Density (PDR-HD) with a site-specific density of 20.4 du/acre;
- (4) Master Plan for site and building design for 38 attached townhome units including a deviation from the minimum open space requirement (42-percent required, 40-percent proposed including balconies), a deviation from maximum site coverage (30-percent allowed, 40-percent proposed including carports), and seven of 19 required open guest parking are proposed as carports (in total nine additional parking spaces are provided in excess of required spaces);
- (5) Vesting Tentative Tract Map for the subdivision of the 1.86-acre site into a 38-unit condominium development for home ownership; and,
- (6) Abandonment of Ford Road from the existing residential uses to the west to Newport Boulevard on the east and replacing it with a one-way, 16-foot-wide privately-owned access from Newport Boulevard.

**Environmental Determination:** An IS/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act (CEQA). 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 Code requirements and mitigation measures.

**Recommended Action:** Staff recommends that the Planning Commission adopt a Resolution to:

1. Recommend that the City Council adopt the IS/MND, including the Mitigation Monitoring and Reporting Program, for the proposed project.
2. General Plan Amendment and Planning Application:  
Recommend that the City Council approve General Plan Amendment GP-18-02 with a site-specific density of 20.4 du/acre as requested by the applicant; PA-18-05 with deviations related to open space, site coverage requirements, and providing open guest parking as carports; and Vesting Tentative Tract Map 18156 for the development of a 38-unit three-story condominium development; or,  
Recommend that the City Council approve the requested entitlements with a maximum density of 20 du/acre consistent with the density allowed under the High Density Residential (HDR) land use designation for a 37-unit development.
3. Rezone:  
Recommend that the City Council give first reading to an Ordinance approving a Rezone (R-18-01) and Zoning Map Amendment for the properties located at 1957 Newport Boulevard and 390 Ford Road from General Business District (C-2) to Planned Development – High Density Residential (PDR-HD) with a maximum density consistent with the action for the General Plan Amendment.

**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 Meeting: Planning Commission regular meeting, September 24, 2018, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.

## **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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