



PLANNING COMMISSION AGENDA

January 14, 2019

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Meeting Room 102,
Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

Planning Commission Meeting begins at **6:00 p.m. in Grand Hall 1,
Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

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. **MINUTES FOR THE MEETING OF DECEMBER 10, 2018**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on December 10, 2018.

2. **MINUTES FOR THE SPECIAL MEETING OF DECEMBER 17, 2018**

Recommended Action: Approve the minutes of a special meeting of the Planning Commission held on December 17, 2018.

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 18-28, A MASTER PLAN FOR THE DEVELOPMENT OF THE ORANGE COUNTY MUSEUM OF ART AT 655 TOWN CENTER DRIVE**

Project Description: Planning Application 18-28 is a request for a Master Plan for the construction of the Orange County Museum of Art (OCMA). The project-specific master plan proposes the construction of a 53,875-square-foot structure and a future 10,000-square-foot expansion. The OCMA building will include a permanent and special exhibition space, an exhibition corridor with storefront glass facing the pedestrian walkway along Avenue of the Arts, a landscaped second floor outdoor terrace, a café, a museum shop, and the associated administration area. The project will leverage the existing parking structures onsite for employee and patron parking and is proposing a bus turnout along the Avenue of the Arts to support school bus traffic.

Environmental Determination: Development on the project site was previously analyzed under Final Program Environmental Impact Report (PEIR) No. 1047 (State Clearinghouse No. 200041100) for the South Coast Plaza Town Center Project. The PEIR concluded that significant environmental impacts would result from the previously-approved project, but were mitigated to less than significant levels except in the areas of Transportation and Circulation, Air Quality, Population, Employment and Housing. Findings and a Statement of Overriding Considerations were adopted at that time. The

proposed museum is a smaller less intense development than was originally analyzed. Therefore, there are no changes to the conclusions of the previously-approved PEIR. Per CEQA Guidelines Section 15162, an addendum to the previously-approved PEIR has been prepared and will be provided to the Planning Commission for consideration.

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

1. Approve an Addendum to the previously-approved Final Program Environmental Impact Report (PEIR) No. 1047; and
2. Approve the Master Plan, subject to conditions of approval.

2. **PLANNING APPLICATION 18-23 VARIANCES FROM INTERIOR LANDSCAPING AND SETBACK REQUIREMENTS WITH A MINOR CONDITIONAL USE PERMIT FOR COMPACT PARKING TO ACCOMMODATE THE EXPANSION OF A PRIVATE PARKING LOT INTO PUBLIC RIGHT-OF-WAY WITH AN ENCROACHMENT PERMIT AT 234 EAST 17TH STREET**

Project Description: Planning Application 18-23 is a request for variances and a minor conditional use permit to allow for the expansion of a private commercial center parking lot into public right of-way. The expansion of the parking lot would allow the provision of an additional 16 parking stalls onsite. No building expansions are proposed.

To accommodate the parking lot expansion, a variance from street setback landscape requirements is being requested (Cabrillo Street frontage: required - 15 feet / proposed - no setback with a 5 foot, 10-inch encroachment into the public right-of-way: Westminster Avenue frontage: required - 20 feet / proposed - 11 feet). A variance from site interior landscape requirements (required - 2,300 square feet / proposed - 1,634 square feet) is also being requested, along with a minor conditional use permit to add one additional compact parking space (10 were previously approved for the site under Minor Conditional Use Permit ZA-11-11) for a total of 11 compact parking spaces. An encroachment permit would also be required and is being processed concurrently.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15304 (Class 4), Minor Alterations to Land.

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

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15304 (Minor Alterations to Land); and
2. Approve, subject to conditions of approval; approve with modifications, subject to conditions of approval; or deny Planning Application 18-23. If Planning Commission wishes to approve the project, a recommendation to City Council to approve the Encroachment Permit should be included in the Planning Commission's motion.

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, January 28, 2019, 6 PM, Costa Mesa Senior Center, 695 West 19th Street, 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. While the Costa Mesa Council Chambers are under construction, the Planning Commission meetings will be held at the Costa Mesa Senior Center located at 695 West 19th Street, Costa Mesa, California. 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 Meeting Room 102 at the Costa Mesa Senior Center located at 695 West 19th Street, Costa Mesa, California. 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 materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to PlanningCommission@costamesaca.gov. If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this 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 Costa Mesa Senior Center to conduct a phone conversation.
3. Free Wi-Fi is available at the Costa Mesa Senior Center during the meetings. The username is SCWIFI. Password is !@cm99

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Costa Mesa Senior Center are available at all Costa Mesa Planning Commission meetings and can be checked out from the Planning Department. If you need special assistance to participate in this meeting, please contact the Planning Department at 714.754.5245. 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 714.754.5245 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al 714.754.5245 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 at 77 Fair Drive, Costa Mesa, California on the second floor during normal business hours and at the Costa Mesa Senior Center during the Planning Commission 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 Department and in the City Clerk's office.

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