

Revised 02-22-19
Added Consent Calendar Item No. 4



PLANNING COMMISSION **AMENDED AGENDA**

February 25, 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: Byron de Arakal
Vice Chair: Jeffrey Harlan
Commissioners: Carla Navarro Woods, Jon Zich, Kedarious Colbert

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 FEBRUARY 11, 2019](#)**

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on February 11, 2019.

2. **[GENERAL PLAN CONFORMITY REPORT AND RESOLUTION THEREOF FOR THE PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED IN FRONT OF 227 EAST 22ND STREET](#)**

Recommended Action: Adopt a Resolution that adopts this report for purposes of reporting on general plan conformance; find that the proposed vacation of excess right-of-way fronting 227 East 22nd Street is in conformance with the City of Costa Mesa General Plan, serves the public interest, and is a public benefit; and is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

3. **[GENERAL PLAN CONFORMITY REPORT AND RESOLUTION THEREOF FOR THE PROPOSED ACQUISITION OF REAL PROPERTY LOCATED AT 3175 AIRWAY AVENUE \(ASSESSOR'S PARCEL NUMBER 427-091-12\)](#)**

Recommended Action: Adopt a Resolution that adopts this report for purposes of reporting on general plan conformance; find that the proposed acquisition of real property at 3175 Airway Avenue is in conformance with the City of Costa Mesa General Plan; and is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

4. **[GENERAL PLAN CONFORMITY REPORT AND RESOLUTION THEREOF FOR THE TEMPORARY ACQUISITION OF REAL PROPERTY AND THE CONSTRUCTION AND/OR AUTHORIZATION OF PUBLIC BUILDINGS OR STRUCTURES LOCATED AT 1885 ANAHEIM AVENUE \(ASSESSOR'S PARCEL NUMBER 424-211-12\)](#)**

Recommended Action: Adopt a Resolution that adopts this report for purposes of reporting on general plan conformance; find that the temporary acquisition of real

property and the construction and/or authorization of public buildings or structures at 1885 Anaheim Avenue is in conformance with the City of Costa Mesa General Plan; and is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

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. TENTATIVE PARCEL MAP 2018-136 FOR THE SUBDIVISION OF A SINGLE PARCEL INTO TWO PARCELS AT 2183 TUSTIN AVENUE

Project Description: Tentative Parcel Map 2018-136 is a request for the subdivision of a 14,350-square-foot parcel into two separate parcels to allow for the future development of a residential project containing a single-family dwelling unit on the front parcel and a single-family dwelling unit with an attached Accessory Dwelling Unit (ADU) on the rear parcel. The proposed subdivision is consistent with the Subdivision Map Act and development standards.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions.

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) under CEQA Guidelines Section 15315 (Class 15), Minor Land Divisions; and
2. Approve Tentative Parcel Map 2018-136, subject to conditions of approval.

NEW BUSINESS:

1. RESOLUTION FOR YOLANDA SUMMERHILL

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to recognize Yolanda Summerhill for her service to the 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 Meeting: Planning Commission regular meeting, March 11, 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 !@cmsc99

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.

CONTACT US:

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