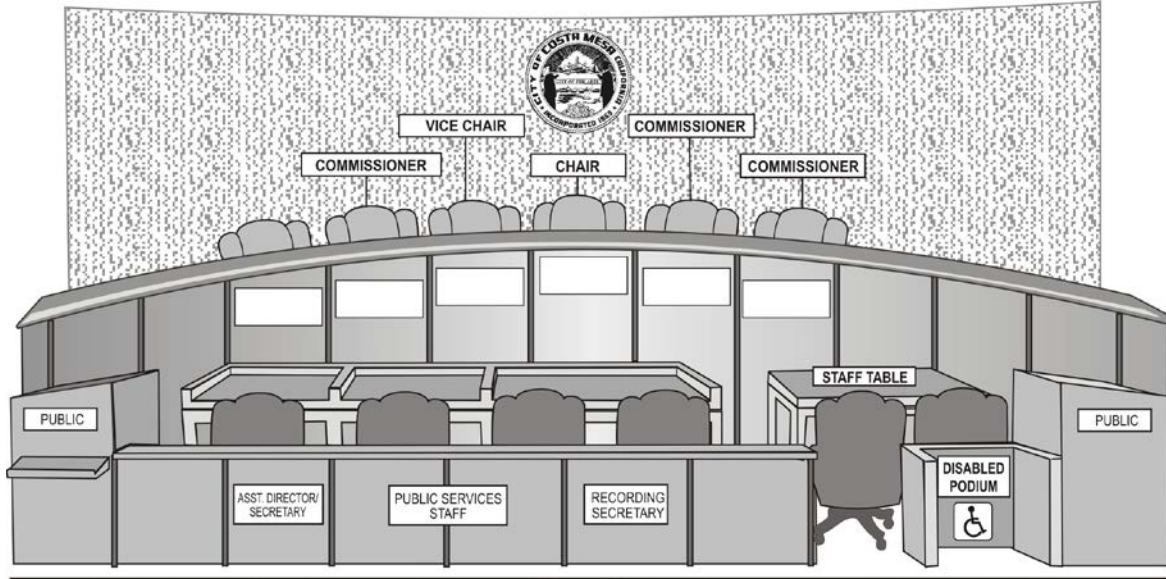


REVISED ON 02/18/15

# Planning Commission Agenda February 23, 2015

\*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



## PLEDGE OF ALLEGIANCE TO THE FLAG.

**ROLL CALL:** Vice Chair: Robert Dickson  
Commissioners: Colin McCarthy, Jeff Mathews, Tim Sesler, and  
Stephan Andranian

## ELECTION OF OFFICERS:

- (a) Election of Chair
- (b) Election of Vice Chair
- (c) Appointment to City/NMUSD Liaison Committee

## 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.

## 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

**REVISED ON 02/18/15**

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, city in which they reside, and item number to be addressed.

**CONSENT CALENDAR:**

**RECOMMENDATION(S):**

- |   |  |
|---|--|
| 1. <a href="#"><u>Minutes for the meeting of February 9, 2015</u></a>   | Approve.   |
| 2. <a href="#"><u>General Plan Conformity Resolution for vacation of a portion of right-of-way of Fullerton Avenue on the property located at 155 Flower Street</u></a> | Approve by adoption of Planning Commission Resolution. |

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

- |   |  |
|---|--|
| 1. <a href="#"><u>PA-14-48, R-14-05, AND TT-17824: MASTER PLAN DEVELOPMENT FOR A 13-UNIT, TWO-STORY RESIDENTIAL DEVELOPMENT WITH A REZONE AND TENTATIVE TRACT MAP AT 2880 MESA VERDE DRIVE EAST</u></a> | Continue to the March 9, 2015 Planning Commission meeting. |
|---|--|

**Applicant:** Pinnacle Residential  
**Site Address:** 2880 Mesa Verde Drive  
East  
**Zone:** I&R  
**Project Planner:** Mel Lee

**Environmental Determination:**  
The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development Projects).

**Description:** The proposed project involves the following:

1. **Rezone R-14-05:** An ordinance to rezone the 2-acre site from I&R (Institutional and Recreational) to PDR-LD (Planned Development Residential—Low Density). The maximum allowable General Plan density would be 16 dwelling units at a density of 8 dwelling units per acre.
2. **Planning Application PA-14-48:** Master Plan for the development of a 13-unit, two-story detached residential development at a density of 6.5 dwelling units per acre. The Master Plan also includes the following requested deviations from Zoning Code requirements:

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

(Continued)

- Variance from perimeter open space requirement for location of block walls (20 feet required, 3 feet proposed on Mesa Verde Drive East);
  - Administrative Adjustment from perimeter open space requirement for buildings (20 feet required, 13 feet proposed on Andros Street);
3. **Tentative Tract Map T-17824:** Subdivision of property into fee simple lots for homeownership.

2. **PA-14-40: GANAHL LUMBER HARDWARE STORE AND OUTDOOR STORAGE YARD AT A SITE OWNED BY THE COUNTY OF ORANGE AT 1100 SOUTH BRISTOL STREET**

**Applicant:** Patrick Ganahl  
**Site Address:** 1100 Bristol Street  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:**  
 Initial Study/Mitigated Negative Declaration

**Description:**

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** The environmental document was completed in accordance with the Lead Agency’s Guidelines implementing the California Environmental Quality Act and has been made available for public review from January 23, 2015, to February 22, 2015. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures. This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.

Adopt Planning Commission resolution to:

1. Adopt the Initial Study/Mitigated Negative Declaration (IS/MND) for the project;
2. Approve the project, subject to conditions of approval and mitigation measures.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

(Continued)

**2. *Planning Application PA-14-40:***

- *Development Review* for the construction of a 65,263 square foot building materials retail store
- with administrative offices (Main Building A). A total of 286 parking spaces are proposed; 108 parking stalls would be provided on the roof of the retail building; and 178 at-grade parking stalls would be provided throughout the project site;
- *Variance* from front setback requirement for the parking lot, B Shed and Mill Shed along Bristol Street (20-foot setback required; 10-foot setback proposed);
- *Variance* from maximum building height for the solar photovoltaic canopy and elevator overrun on Main Building A (30-foot maximum height allowed; 34 feet to the solar canopy and 41 feet to the top of the elevator proposed);
- *Variance* from maximum building height for the B Shed (30-foot maximum allowed; 34 feet proposed);
- *Conditional Use Permit* for the proposed outdoor storage yard consisting of three sheds (B Shed, Mill Shed, and Pole Shed) totaling 40,925 square feet; and
- *Planned Signing Program* to allow the proposed 24-foot high freestanding sign (12 feet allowed, 24 feet proposed).

**3. PA-14-49: VARIANCE FROM A REAR YARD SETBACK FOR A TWO-STORY SINGLE FAMILY RESIDENCE AND ATTACHED SECOND UNIT AT 456 ABBIE WAY**

Approve by adoption of Planning Commission Resolution, subject to conditions.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

(Continued)

**Applicant:** Phil Nielsen  
**Site Address:** 456 Abbie Way  
**Zone:** R1  
**Project Planner:** Stephanie Roxas  
**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**Description:** The proposed project involves the following:

- **Variance** to reduce the rear yard setback requirements for a single-family residence and attached second unit (10 feet minimum required for one-story structures and 20 feet for two-story structures; 5 feet 11 inches proposed for one-story and two-story additions).

**NEW BUSINESS ITEM(S):**

**RECOMMENDATION(S):**

1. [Proposed amendment to the City's Municipal Code regarding vaping, smoking, and hookah establishments](#) Provide feedback on the proposed regulations pertaining to vaping, smoking, and hookah establishments.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

1. **Public Services Report** Receive and file.
2. **Development Services Report** Receive and file.

**CITY ATTORNEY'S OFFICE REPORT(S):**

**RECOMMENDATION(S):**

1. **City Attorney** Receive and file.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MARCH 9, 2015.**

**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.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2<sup>nd</sup> floor) prior to 5:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 5:00 PM.**
- Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **no later than 15 minutes prior to the start of the meeting (no copies, for the Commission, will be made unless the materials are submitted prior to 5:00 PM).**
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.

**Agenda Reports**

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or 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).

**Public Comments**

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

**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 rehearings are available in the Planning Division and in the City Clerk's office.

**Contact Us**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)