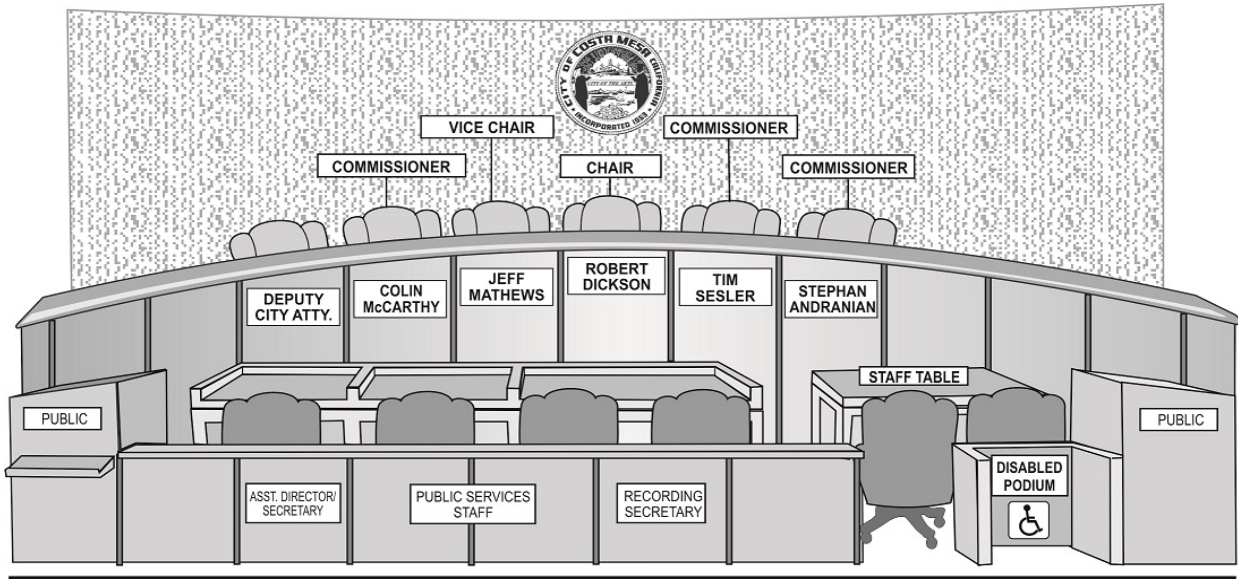


Planning Commission Agenda

May 11, 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: Chair: Robert Dickson
Vice Chair: Jeff Mathews
Commissioners: Colin McCarthy, Tim Sesler, and Stephan Andranian

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 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:

- 1. [Minutes for the meeting of April 27, 2015](#)

RECOMMENDATION(S):

Approve.

PUBLIC HEARINGS:

- 1. [PA-15-06: DESIGN REVIEW FOR A TWO-UNIT, TWO-STORY RESIDENTIAL DEVELOPMENT AT 1620 ORANGE AVENUE](#)

RECOMMENDATION(S):

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

Applicant: Brett Ettinger
Site Address: 1620 Orange Avenue
Zone: R2-HD
Project Planner: Ryan Loomis

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: Design review application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviations from code requirements:

- a. Rear yard setback (10 feet required, 5 ft. allowed on case by case basis; 5 feet proposed).
- b. Minor modification for front yard setback distance (20 feet required; 17'-6" proposed).

The project will require a tentative parcel map to facilitate the subdivision of the property into two fee simple lots for ownership purposes; project is conditioned on recordation of the final map.

- 2. [ZA-15-09 \(Appeal\): APPEAL OF THE ZONING ADMINISTRATOR'S DENIAL OF A MINOR CONDITIONAL USE PERMIT AT 440 FAIR DRIVE, SUITE 217](#)

Uphold the Zoning Administrator's denial by adoption of Planning Commission resolution.

Applicant: Mary L. Luna
Site Address: 440 Fair Drive, Suite 217
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

If approved, the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities). If denied, project is statutorily exempt under Section 15270 (projects which are disapproved).

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Description: A public hearing will be conducted to consider an appeal of the Zoning Administrator’s decision. The following proposal, Zoning Application ZA-15-09, was denied by the Zoning Administrator on March 19, 2015:

Minor Conditional Use Permit for a Low Power FM radio station at 440 Fair Drive, Suite 217, and a 70-foot tall exterior ground-mounted radio tower and antenna. The tower is variously described in the application as a ham radio tower or “CB” (citizens band) tower. Screening of the proposed structure is not currently proposed. The appellant is the International Crusade of the Penny.

- 3. [PA-12-02 A2: SECOND AMENDMENT TO THE TRIANGLE’S MASTER PLAN AT 1870 HARBOR BOULEVARD AND 1875 NEWPORT BOULEVARD](#) Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Diamond Star Associates, Inc.
Site Address: 1870 Harbor Boulevard and 1875 Newport Boulevard
Zone: PDC
Project Planner: Mel Lee

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

Description: Second amendment to Master Plan PA-12-02 for the Triangle for the following:

1. Relocate Sutra Lounge from Suite L2-200 (current location) to Suite L1-245 (former Niketown space). This includes an increase for the nightclub from 8,580 square feet in the current space to 11,804 square feet in the new space, or a net increase of 3,224 square feet. Sutra currently operates from 9:00 pm to 2:00 am, three days a week.
2. Conversion of 8,580 square feet of retail square footage to a restaurant use. The Master Plan requires an amendment to allow this square footage to be converted from retail to restaurant to reconfigure the existing Sutra space.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

- 3. Conversion of the 7,000 square feet of approved wine storage use to a retail use.
- 4. Amendment to the shared parking study and valet parking plan reflecting the above changes.
- 5. Variance from perimeter open space requirements for an outdoor patio area along W. 19th Street frontage for Sutra Lounge (20-foot setback required; 6-feet proposed).

4. [PA-14-29/VT-17800: MASTER PLAN FOR A 177-UNIT DEVELOPMENT AT 671 WEST 17TH STREET](#)

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

Applicant: Diamond Star Associates, Inc.
Site Address: 671 West 17th Street
Zone: MG
Project Planner: Mino Ashabi

Environmental Determination:

The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration has been available for review and comment from April 9, 2015 to May 8, 2015. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project’s potential significant adverse impacts would be reduced to a less than significant level.

Description: The proposed project involves the following:

- 1. Adoption of **an Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2. **Planning Application PA-14-29** – A Master Plan for development of a 177-unit development at the site of an existing industrial office complex (former Argo-tech). The project consists of demolition of the existing industrial buildings and construction of 177 units including 42 detached live/work units at 0.68 FAR, 89 attached live/work units at 1.14 FAR, and 46 residential lofts at 13 du/acre.
 All units are three-story buildings with two-car garages and a top-story roof deck. The project includes a 0.61-acre private park; 11 percent open space for live/work units

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

and 41 percent for loft units; with 354 garage parking spaces, and 154 open parking spaces for a total of 508 parking spaces. Compact parking is proposed at 4 percent of total parking supply or 14 percent of uncovered parking supply. The Master Plan includes a minimum of 196 open guest parking required for live/work units. The total parking supply (508 spaces) complies with the overall parking requirement; however, a portion of open parking spaces is provided in two-car garages.

The proposed project includes the following deviations:

- **Interior Garage Dimensions.** Minimum 20 feet by 20 feet dimension required; 19 feet by 20 feet proposed.
- **Minimum Building Separation.** Minimum 10 feet between buildings required; 6 feet proposed.
- **Floor Area Ratio for Attached Live/Work Units.** Maximum 1.0 allowed and up to 1.25 FAR subject to specific findings; 1.15 FAR proposed.

3. **Vesting Tentative Tract Map VT-17800 –** Subdivision of a 9.0-acre property to allow sale of the units for ownership purposes.

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 TUESDAY, MAY 26, 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 (2nd floor) prior to 3:00 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 3:00 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 3:00 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.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day of the meeting.

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. 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.

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

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PlanningCommission@costamesaca.gov