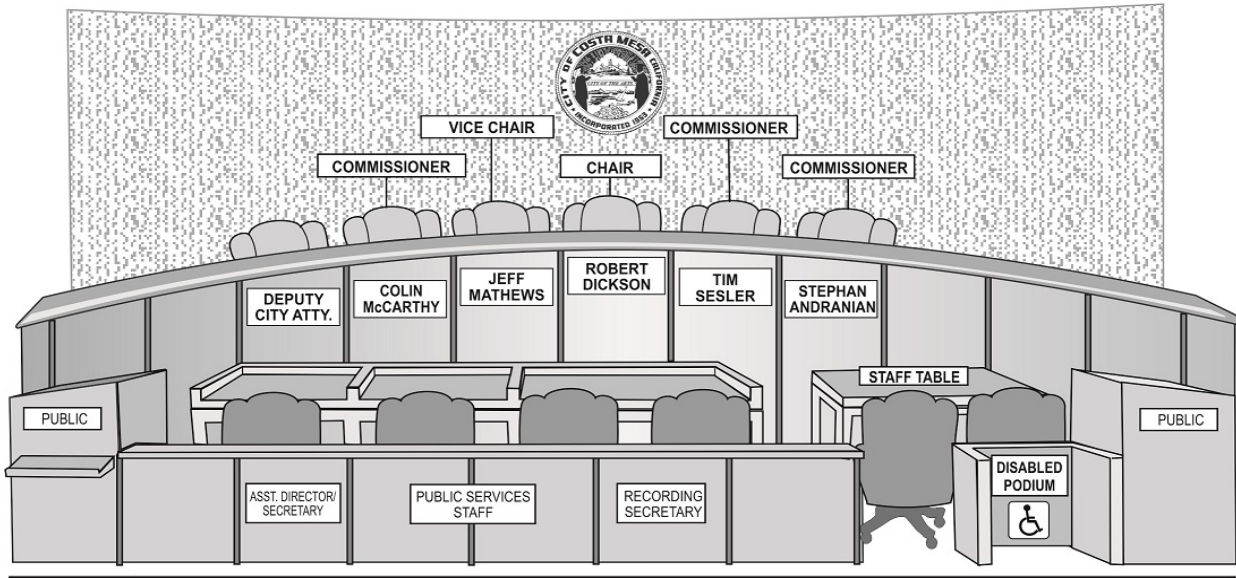


Planning Commission Agenda November 23, 2015

*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: 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 November 9, 2015](#)

RECOMMENDATION(S):

Approve.

PUBLIC HEARINGS:

- 1. [PA-15-27: DESIGN REVIEW TO DEMOLISH AN EXISTING TWO-STORY MULTI-TENANT MEDICAL BUILDING AND CONSTRUCT A TWO-STORY MULTI-TENANT BUILDING AT 350 EAST 17TH STREET](#)

RECOMMENDATION(S):

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

Applicant: John Hill
Site Address: 350 East 17th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15302 of the State CEQA (California Environmental Quality Act) Guidelines – Class 2 (Replacement or Reconstruction).

Description: Design review to demolish an existing two-story, 15,185 square foot, multi-tenant medical office building and construct a new two-story, 9,835 square foot, multi-tenant building with restaurant uses and outdoor patios on the first floor and non-medical office uses on the second floor. This item was continued from the October 26, 2015, Planning Commission meeting. The project includes the following:

- 1. Deviation from maximum allowable Floor Area Ratio (FAR) (.30 FAR allowed; .33 FAR proposed);
- 2. Variance from front and street side setbacks (20 foot front setback required; 2.5 feet proposed based on required dedication along E. 17th Street for street widening purposes; 15 foot street side setback required; 4 feet proposed);
- 3. Minor conditional use permit to allow a reduction in shared parking requirements due to unique operational characteristics (63 spaces required; 60 spaces proposed); and to allow outdoor patios to encroach into required street setbacks (0 (zero) to 14 feet on E. 17th Street; 10 feet on Raymond Avenue); and
- 4. Valet parking program is included in the CUP on an as needed basis.

PUBLIC HEARINGS:

RECOMMENDATION(S):

2. [VT-17800 A1: AN AMENDMENT TO PREVIOUSLY APPROVED VESTING TENTATIVE TRACT MAP \(VT-17800\) TO SUBDIVIDE THE PROPERTY INTO FOUR CONDOMINIUM PARCELS INSTEAD OF ONE AT 671 WEST 17TH STREET](#)

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

Applicant: Dane McDougall
Site Address: 671 West 17th Street
Zone: MG
Project Planner: Mino Ashabi

Environmental Determination:

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

Description: An amendment to previously approved Vesting Tentative Tract Map VT-17800 for a 177-unit, live/work and residential loft development originally approved by the Planning Commission on May 11, 2015, in conjunction with Master Plan PA-14-29. The purpose of the amendment is to revise the tentative tract map, originally approved as a subdivision of one lot into four condominium parcels. The four parcels each contain one of the products (detached live/work, attached live/work townhomes and residential lofts) and a portion of the common areas. No other changes to the project as originally approved are proposed.

3. [PA-15-37: CONDITIONAL USE PERMIT TO ALLOW MOTOR VEHICLE REPAIR SERVICES WITHIN THE BUILDING AT 375 LOGAN AVENUE #J](#)

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

Applicant: Justin Shears
Site Address: 375 Logan Avenue #J
Zone: MG
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 or Conversion of Small Structures).

Description: Conditional use permit to allow motor vehicle repair services in the MG zone, within 200 feet of residentially zoned

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

property. Motor vehicle repair activities are proposed within the building. The proposed hours of operation for the business are 8:00 a.m. to 5:00 p.m., Monday through Friday. The property has adequate parking (76 spaces required, 81 spaces available).

- 4. **PA-15-39 & PM-2015-170: DESIGN REVIEW FOR CONSTRUCTION OF TWO ATTACHED 2-STORY CONDOMINIUM UNITS AND SUBDIVISION FOR OWNERSHIP PURPOSES AT 217 CABRILLO STREET** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Joe Kaneko / Windmill Investment LLC
Site Address: 217 Cabrillo Street
Zone: R2-MD
Project Planner: Dan Inloes

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 for the demolition of an existing 1300 SF single story residence and construction of two new 2-story condominium units in the R2-MD zone. The 4-bedroom units are proposed at 1,108 square feet, and include an attached two-car garage for each unit. In addition, the project includes a tentative parcel map, PM-2015-170, to facilitate the subdivision of the building to allow the units to be sold independent from one another.

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, DECEMBER 14, 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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