



# **PLANNING COMMISSION AGENDA**

**March 11, 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: None**

**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 18-47 AND TENTATIVE TRACT MAP 18034 FOR A THREE-STORY MIXED-USE DEVELOPMENT WITHIN THE 19 WEST URBAN PLAN AREA LOCATED AT 752 & 756 WEST 19TH STREET**

**Project Description:** The proposed project includes the following:

- 1) *Planning Application 18-47* is a request for approval of an Urban Master Plan to allow construction of a three-story mixed-use development located in the C1 zone and in the 19 West Urban Plan area. The request includes the following deviations from the Urban Plan standards:
  - Deviation to allow for a less than one-acre minimum development lot (a one-acre development lot is required; the existing lot is 0.27-acre (11,533 square feet).
  - Deviation from the standard for required open guest parking. Nineteen parking spaces are required with a minimum of 15 open guest parking spaces. The project meets the overall parking requirement by providing six garage spaces including two mechanical lifts, three carports and ten open guest parking spaces.
- 2) *Tentative Tract Map 18034:* The subdivision of the 11,533-square-foot lot (0.27-acre) to establish a four-unit condominium map for ownership purposes.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

**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) per CEQA Guidelines Section 15332 (Infill Development); and
2. Approve Planning Application 18-47 and Tentative Tract Map 18034, subject to conditions of approval.

**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 25, 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 19<sup>th</sup> 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 19<sup>th</sup> 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](mailto: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](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 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](http://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:**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division 714.754.5245  
Fax 714.754.4913  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)