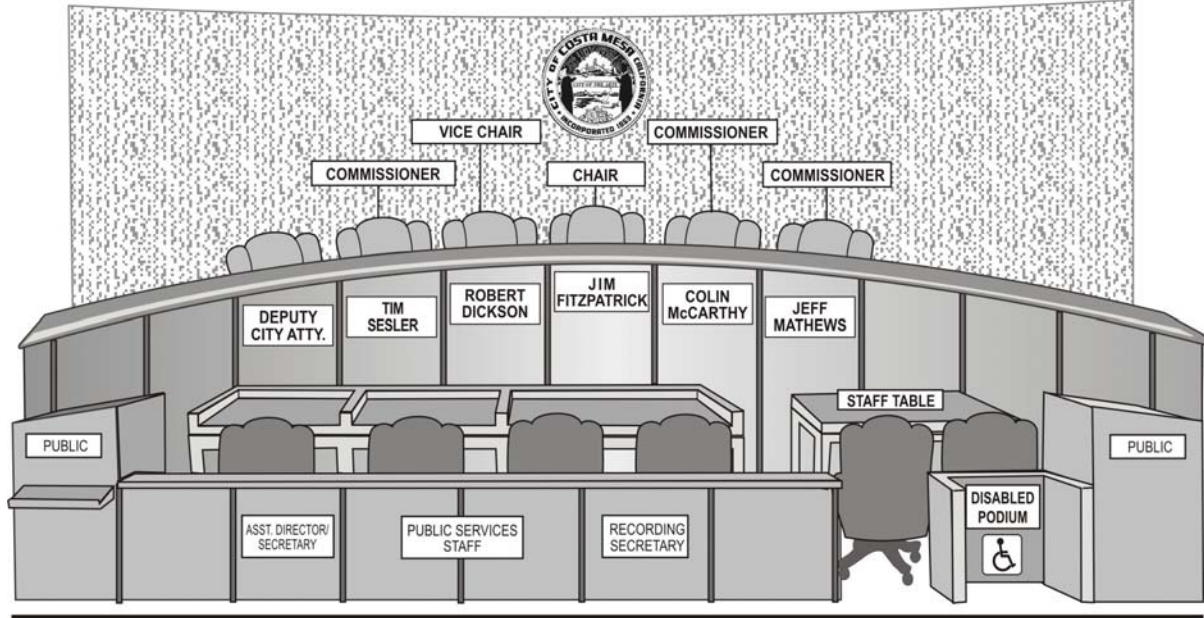


Planning Commission Agenda

December 9, 2013

*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: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

PRESENTATION OF PLANNING COMMISSION GREEN DESIGN AWARD FOR BEACH HOUSE IMPORTS AT 1884 PLACENTIA AVENUE

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 25, 2013.**
2. [Code Enforcement Update.](#)

RECOMMENDATIONS:

Approve.

Receive and file.

PUBLIC HEARINGS:

1. **Application No.:** [PA-08-12 A1](#)
Applicant: Abid Ali Malik
Site Address: 1512 Bristol Street
Zone: C2
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

1. Amend conditional use permit (PA-08-12) to allow concurrent sales of beer and wine for off-site consumption (Type 20 State Alcoholic Beverage Control license) at an existing gasoline station.
2. A finding of public convenience or necessity in conjunction with the proposed ABC license.

2. **Application No.:** [PA-94-14 A1](#)
Applicant: Gary Turner
Site Address: 1562 Newport Boulevard
Zone: C2
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

Amend conditional use permit (PA-94-14) to change an existing State Alcoholic Beverage Control License for an existing bar (Pub 33) located within 200 feet of residentially zoned property from a type 40 (On-Sale Beer and Wine) to a type 48 (On-Sale General) license.

RECOMMENDATIONS:

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

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

PUBLIC HEARINGS:

RECOMMENDATIONS:

3. **Application No.** [PA-89-36 A2/ PA-87-133](#)
A1/ ZA-13-22
Applicant: Barbara Cohen
Site Address: 901 South Coast Drive &
905 South Coast Drive
Zone: PDC
Project Planner: Antonio Gardea
**Environmental
Determination:** Exempt

Approve replacement of the monument signs and installation of the two new project identification signs and the new directional sign; and Deny the request for the electronic reader boards and the banners.

Description: Amendments to the existing Planned Sign Programs PA-89-36 & PA-87-133 for the Metro Pointe office and retail center.

The amended sign program includes the following signs:

1. Two new 53-foot high pylon signs, which include a 9-foot high by 18-foot wide electronic changeable copy sign;
2. Three freestanding signs to replace existing signs (13 feet, 4 inches wide and approximately 24 feet in height);
3. Fourteen temporary banners mounted on 7 poles (2 feet, 6 inches wide by 10 feet in height each); and
4. Two project identification signs:
 - a. Replacement of the sign at the corner of Bear Street and South Coast Drive with individual letters 18-inches in height and a logo 5-feet, 2-inches in height; and
 - b. A new sign, 44 feet in width, with individual letters, 6-feet in height and a logo 12-feet in height mounted to the parking structure facing the freeway.

The sign program also includes a directional sign at the affiliated office complex across the street from the Metro Pointe retail center. The freestanding, illuminated sign is greater than 7 feet in height (approximately 12 feet in height by 6 feet, 3 inches in width) and is located within 200 feet of residentially -zoned properties.

PUBLIC HEARINGS:

RECOMMENDATIONS:

- 4. **Application No.** [PA-13-30, TTM 17649](#)
- Applicant:** BJ Delzer Melia Homes
- Site Address:** 687 Victoria Street
- Zone:** R2-MD
- Project Planner:** Minoo Ashabi
- Environmental Determination:** Exempt

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

Description:

The proposed project involves:

- 1) Design Review to construct an 11-unit, two-story detached residential development including the following:
 - a) Variance from open space requirement (40 percent required; 34 percent proposed);
 - b) Variance from common lot requirement (no common lot proposed);
 - c) Variance from minimum lot size and average lot size requirements (3,000 SF required; 2,645 SF proposed);
 - d) Administrative Adjustment to reduce the second floor rear yard setback (20 feet required; 12.5 feet proposed);
 - e) Administrative Adjustment to reduce distance between buildings (10 feet required; 7 feet proposed);
 - f) Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended; 110 percent proposed); and,
 - g) Deviation from Residential Design Guidelines requested for average side yard setback for second floor (10 feet required; 8 feet proposed).

- 2) **Tentative Tract Map No. 17649** to subdivide a 0.8-acre parcel for a residential common interest development.

PUBLIC HEARINGS:

RECOMMENDATIONS:

5. **Application No.:** [125 East Baker Street](#)
Apartments Environmental
Impact Report (EIR)
Applicant: Red Oak Investments
Site Address: 125 East Baker Street
Zone: CL
Project Planner: Mel Lee
**Environmental
Determination:** Environmental Impact
Report (EIR)

Receive public comment.

Description:

The purpose of the hearing is to receive public comment on the Draft Environmental Impact Report (DEIR) for the 125 East Baker Street Apartment project. The proposed project consists of a five-story, 240-unit residential apartment building (63 feet overall height) that wraps around a six-level parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces. The proposed project will involve a General Plan Amendment to change the land use designation from Industrial Park (MP) to High Density Residential (HDR) and a Zoning Change from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD). Other entitlements include a Zoning Code amendment and Master Plan to accommodate the proposed project.

6. **Application No.:** [PA-99-09 \(Review\)](#)
Applicant: City of Costa Mesa
Site Address: 1967 & 1977 Newport
Boulevard
Zone: C2
Project Planner: Mel Lee
**Environmental
Determination:** Exempt

Continue to the January 13, 2014
Planning Commission meeting.

Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Sandpiper Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Sandpiper Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

PUBLIC HEARINGS:

RECOMMENDATIONS:

- 7. **Application No.** [PA-98-73 \(Review\)](#)
Applicant: City of Costa Mesa
Site Address: 2277 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee

Continue to the January 13, 2014 Planning Commission meeting.

Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Costa Mesa Motor Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Costa Mesa Motor Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

- 8. [**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13, ARTICLE 8, SECTION 13-172, ET. AL., OF THE COSTA MESA MUNICIPAL CODE RELATED TO MOTELS**](#)

Continue to the January 13, 2014 Planning Commission meeting.

Code Amendment CO-13-03 related to Motels. The amendments would reduce the total number of rooms that could be utilized as extended occupancy rooms at any motel site from 25% to 10%. Environmental Determination: Exempt.

- 9. [**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO SMALL LOT SUBDIVISIONS**](#)

Recommend that the City Council approve the ordinance and give first reading.

OR

Code Amendment CO-13-04 to amend the Zoning Code for new regulations related to small lot subdivisions. Amendments are proposed, but not limited to, the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code:

Continue the item to January 13, 2014 and provide direction to staff.

- Chapter I – Add new definitions related to small lot subdivisions;
- Chapter IV, Table 13-30 (Land Use Matrix) – Allowing small lot subdivisions of up to 15 dwelling units in multiple family residential zones; and,

PUBLIC HEARINGS:

- Chapter V, Article 2.5 – add new development standards for small lot subdivisions.

Environmental Determination: Exempt.

RECOMMENDATIONS:

10. GENERAL PLAN ADMENDMENT GP-13-03 IS A CITY-INITIATED AMENDMET TO THE 2000 GENERAL PLAN CONSISTING OF:

- a) Addendum to Final Program Environmental Impact Report (EIR): To satisfy the requirements of the California Environmental Quality Act (CEQA), the City prepared an addendum to the original General Plan Final Program EIR (certified in January 2002).
- b) Proposed 2013-2021 Housing Element: A technical update of the Housing Element of the 2000 General Plan as required by California Law Government Code Section 65588.

The Planning Commission recommends that City Council:

- 1. Adopt Addendum to Final Program Environmental Impact Report for Proposed 2013-2014 Housing Element.
- 2. Approve General Plan Amendment GP-13-03 – Proposed 2013-2021 Housing Element.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JANUARY 13, 2014.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second 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.

Any written communications, photos, or other material for distribution to the Planning Commission must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** 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.**

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

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