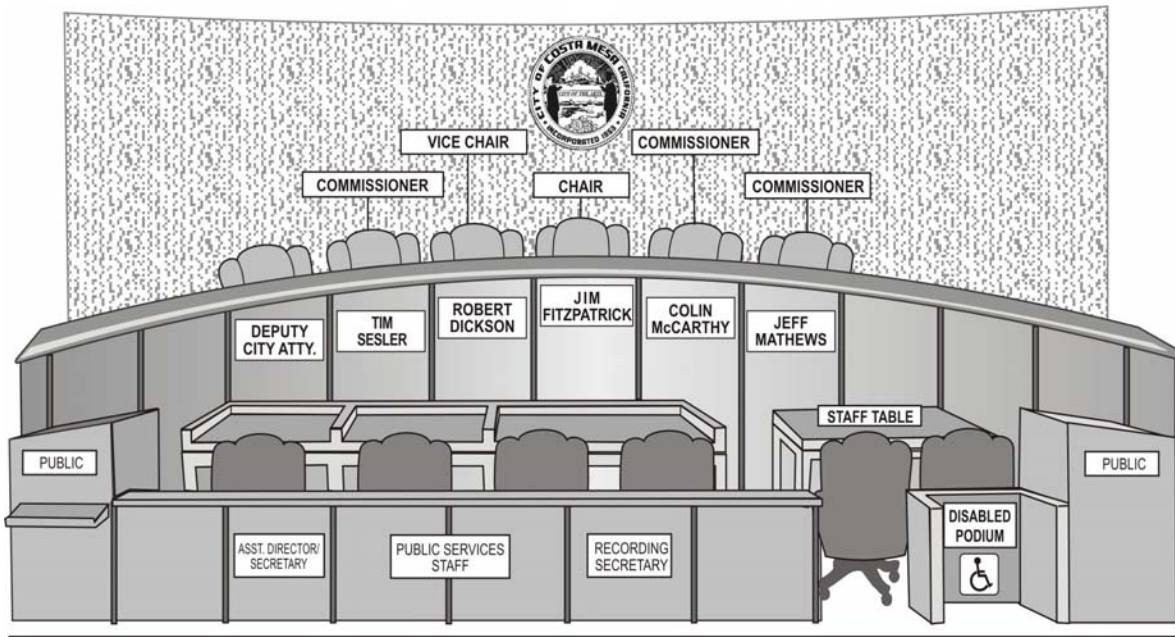


Planning Commission Agenda

Meeting Begins At 6:00 p.m.

March 11, 2013



I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. ROLL CALL:** Chair: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

III. PROCLAMATION FOR LEADERSHIP AND SERVICE TO FORMER VICE CHAIR SAM CLARK AND FORMER PLANNING COMMISSIONER ED SALCEDO.

- IV. PLANNING COMMISSION GREEN DESIGN AWARD:**
- **SOLAR AND ELECTRIC VEHICLE PERMIT PROCESS**

V. 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.

VI. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

VII. 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:

RECOMMENDATIONS:

- | | |
|--|-------------------------------------|
| 1. Minutes for the meeting of February 25, 2013. | Approve. |
| 2. <u>Code Enforcement Update.</u> | Receive and file. |
| 3. <u>Informational Report on Parking-Related Measures at the CAMP.</u> | Receive and file. |
| 4. <u>2012 Annual Review of General Plan.</u> | Recommend approval by City Council. |

VIII. PUBLIC HEARINGS:

RECOMMENDATIONS:

- | | |
|---|---|
| 1. Application No. <u>PA-12-31</u>
Applicant: Phil Schwartze
Site Address: 353 E. 17 th Street
Zone: C1
Project Planner: Minoo Ashabi
Environmental Determination: Exempt | Approve by adoption of Planning Commission resolution, subject to conditions. |
| Description:
Conditional use permit to operate a restaurant (Pitfire Pizza) past 11:00 pm seven days a week within 200 feet of residentially zoned property (2:00 am proposed) with a State ABC License Type 47 (On-Sale General, Eating Place) and on-site valet parking service will be provided from Friday through Sunday from 5 p.m. to 9 p.m. for the proposed use. | |
| 2. Application No.: <u>ZA-96-24 A1</u>
Applicant: Dale Falasco
Site Address: 488 E. 17 th Street, Suite A100
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt | Approve by adoption of Planning Commission resolution, subject to conditions. |

PUBLIC HEARINGS:

RECOMMENDATIONS:

Description:

Amend Minor Conditional Use Permit ZA-96-24 to allow the sale of beer and wine with a State Alcoholic Beverage Control License Type 41 (On-Sale Beer and Wine, Eating Place) for a restaurant (Beach Hut Deli) and modify the parking-related requirements for the outside dining patio. Hours of operation are 10:00 am to 10:00 pm Monday through Saturday and 10:00 am to 8:00 pm Sunday.

3. **Application No.:** [PA-13-02](#) and PM-12-167
Applicant: Robin B. Hamers
Site Address: 2160 Pacific Avenue,
Units A and B
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination: Exempt

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

Description:

- (1) Residential common interest development conversion of two unoccupied two-story residential units approved under Development Review DR-11-08.
- (2) A tentative parcel map for subdivision of the property for condominium purposes.

IX. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON APRIL 8, 2013.

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.

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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