



CITY OF COSTA MESA
ADJOURNED SPECIAL JOINT MEETING
OF THE COST MESA CITY COUNCIL
AND PLANNING COMMISSION
AGENDA

May 13, 2013, 4:30 p.m.

Conference Room 1A
City Hall
77 Fair Drive

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

*Public comment is permitted, but only on the items that have been described on this agenda (GC §54954.3). Members of the public wishing to address the City Council will be given three (3) minutes to speak.**

**These time limitations may be extended for good cause by the mayor or the majority vote of the City Council.*

ITEM FOR DISCUSSION

- Planning Commission Goals and Objectives

ADJOURNMENT

Note regarding agenda-related writings or documents provided to a majority of the City Council after distribution of the special meeting agenda packet (GC §54957.5):

Any related writings or documents provided to a majority of the City Council regarding any item on this agenda will be made available for public inspection during normal business hours at the City Clerk's Office at City Hall located at 77 Fair Drive, 1st Floor, Costa Mesa. In addition, such writings and documents may be posted on the city's website at www.costamesaca.gov.

**Joint Study Session of City Council
and Planning Commission
May 13, 2013
4:30PM to 6:00PM (90 Minutes)**

1. **Adoption of a Small Lot Subdivision Ordinance.** This is intended to promote development of single family detached homes and ownership housing by providing flexible development standards for lot size, open space, etc. and allowing forming a maintenance association instead of a homeowners association.
2. **Proactive Enforcement of Convenience market and Liquor stores.** This is to address most markets and liquor stores that were established decades ago, that are non-conforming and not operating under a conditional use permit. Zoning Code includes extensive conditions that apply to new and expanded businesses.
3. **Modification of Fire Prevention Turnaround requirements in site planning for properties.** The intent is to comply with all safety requirements and provide most flexible site planning tools for lots that are up to 300 feet deep consistent with other agencies and the Orange County Fire Authority.
4. **"Motel Solutions and Enforcement".** Incentives and flexible development and land use standards to promote and encourage motel conversions and redevelopment.
5. **Additional parking requirements for nightclubs, coffee shops with wifi access, and small food & beverage establishments.** Evaluate the parking demand to address these uses and develop standard operational conditions to regulate the parking.
6. **Updating of sign standards and requirements.**
7. Develop landscape pallets for market windows and arterials.
8. Review "enhancement" project--did it accomplish goals? Were hardship cases treated respectfully? Were there many hardship cases?
9. Commissioner participation in the General Plan meetings....How many?
10. **With the liquor store, bars, restaurants morphing into night spots, does Costa Mesa have alcohol related arrests/problems due to these establishments?** Look at what SLO has done to curb alcohol related issues.