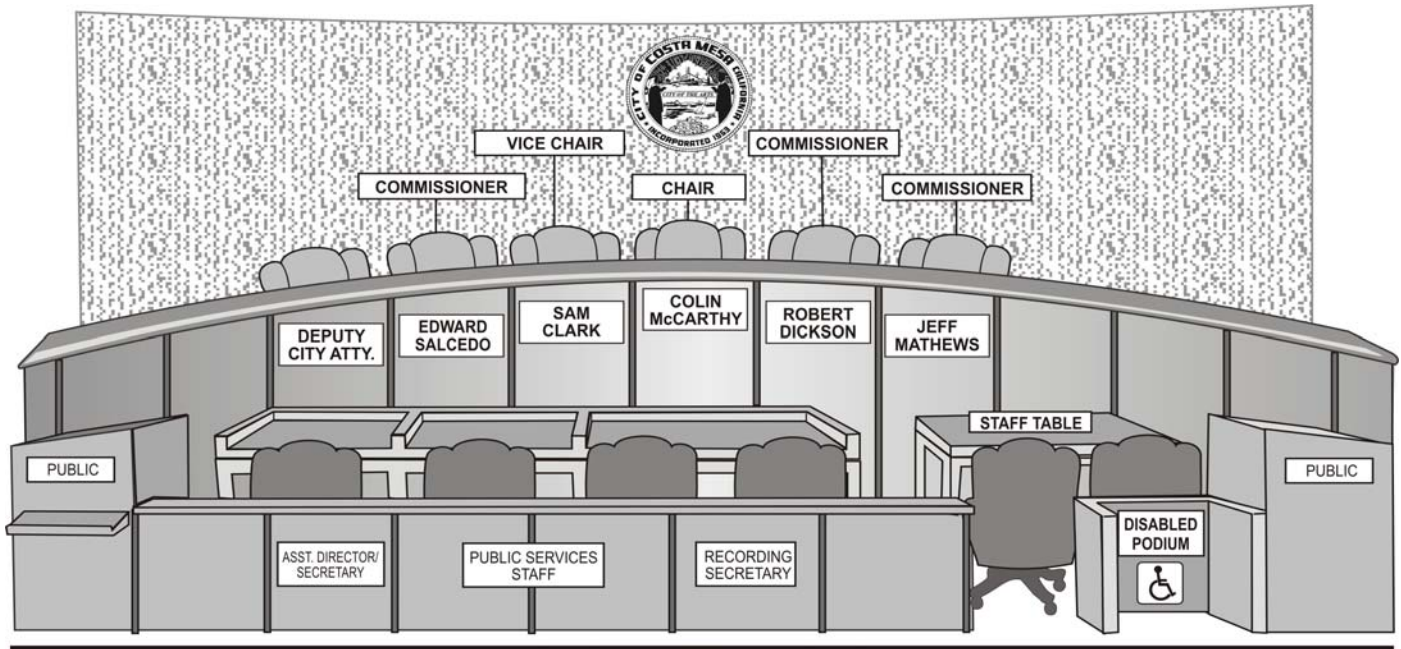


Planning Commission Agenda

Meeting Begins At 6:00 p.m.

December 10, 2012



I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. **ROLL CALL:** Chair: Colin McCarthy
Vice Chair: Sam Clark
Commissioners: Robert Dickson, Edward Salcedo, and Jeff Mathews

III. 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.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

V. 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 13, 2012.**
- 2. **[Code Enforcement Update.](#)**

RECOMMENDATIONS:

Approve.

Receive and file.

VI. PUBLIC HEARINGS:

RECOMMENDATIONS:

- 1. **Application No.:** [PA-12-23 & PM-12-149](#)
Applicant: Harbinger Homes, Inc.
Site Address: 135 and 141 Monte Vista Avenue
Zone: R2-MD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

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

Description:

- 1) Design Review to construct four two-story, detached single-family homes with the following:
 - A variance from common lot requirement for residential common interest developments.
 - Deviation from the Residential Design Guidelines related to average second floor side yard setback (10 feet recommended, five feet proposed).
- 2) Tentative parcel map to facilitate subdivision of the property into four lots with a variance from common lot requirement.

- 2. **Application No.:** [PA-12-17](#)
Applicant: Ralph Deppisch
Site Address: 1904-1906 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

Deny by adoption of Planning Commission resolution.

Description:

Conditional use permit for a 24-hour convenience store (7-Eleven) in conjunction with a finding of public convenience or necessity to allow a premise-to-premise transfer of a State Alcoholic Beverage Control License Type 20 (Off-Sale Beer and Wine) for the proposed convenience store.

PUBLIC HEARINGS:

RECOMMENDATIONS:

3. **Application No.:** [PA-12-12 & TTM 17456](#) Approve by adoption of Planning Commission resolution, subject to conditions.
Applicant: SCEL properties
Site Address: 785 and 795 Paularino Avenue
Zone: R2-HD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description: The proposed project involves:

- 1) A 10-unit residential common interest development including a variance to reduce the visible landscape setback along Randolph Avenue from 10 feet to zero feet for a block wall, and a deviation from Residential Design Guidelines related to average side yard setback for interior lots (10 feet recommended, five feet proposed).
- 2) A tentative parcel map to subdivide a 1.7-acre parcel for residential development.

4. **Application No.:** [CO-12-06](#) Recommend that the City Council approve the ordinance and give it first reading.
Site Address: Citywide
Zone: City of Costa Mesa
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description:

Code Amendment CO-12-06 related to Costa Mesa Municipal Code regulations for Emergency Shelters, Transitional Housing, and Supportive Housing in compliance with State Law. Amendments are proposed, but not limited to the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code: Chapter 1, Article 2, Section 13-6, Definitions; Chapter IV, Table 13-30 City of Costa Mesa Land Use Matrix; Chapter IX, Special Land Use Regulations.

VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON JANUARY 14, 2012.

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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