

# Planning Commission Agenda

Meeting Begins At 6:00 p.m.

**October 8, 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 September 10, 2012.**
2. **[Code Enforcement Update.](#)**

**RECOMMENDATIONS:**

Approve.  
Receive and file.

**VI. PUBLIC HEARINGS:**

1. **Application No.:** [PA-01-39 A1](#)  
**Applicant:** Steven Furman  
**Site Address:** 1731 Superior Avenue,  
Unit C  
**Zone:** C2  
**Project Planner:** Mel Lee  
**Environmental  
Determination:** Exempt

**Description:**

Amend Conditional Use Permit PA-01-39 allowing the storage of limousines to also include service and repair of limousines within 200 feet of residentially-zoned property

2. **Application No.:** [PA-12-16 & TTM 17457](#)  
**Applicant:** SCEL Properties  
**Site Address:** 1856 Placentia Avenue  
and 791 Center Street  
**Zone:** R-3/Overlay Zone  
**Project Planner:** Minoo Ashabi  
**Environmental  
Determination:** Exempt

**Description:**

- **Master Plan PA-12-16** for development of a five-unit Residential Common Interest Development. The project site is within Mesa West Residential Ownership Urban Plan and the following deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines are requested:

**RECOMMENDATIONS:**

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

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**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- (1) Lot size (one acre lot required, 0.48-acre proposed);
- (2) Rear yard setback requirement for 2<sup>nd</sup> story (20 feet required, 10 feet proposed);
- (3) Front setback requirement (20 feet required, 12 feet proposed);
- (4) Street side yard setback along Center Street (10 feet required, five feet proposed )
- (5) Wall setback in the front yard along Placentia Avenue (min. 10 feet allowed, five feet proposed);
- (6) Wall setback along Center Street (min. five feet required, zero setback proposed);
- (7) Minimum distance between buildings (10 feet required, five feet proposed);
- (8) Deviation from Residential Design Guidelines requested for average second story side yard setback (average 10 feet side yard setback required, 9.5 feet proposed).

- **Tentative Tract Map No. 17457** for residential subdivision of the parcel for condominium development.

3. **Application No.:** [PA-11-20](#)  
**Applicant:** Sarah Boyd  
**Site Address:** 1805 Placentia Avenue  
**Zone:** MG  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

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

**Description:**

Conditional use permit to allow outdoor display of motor vehicles for sale for Newport Beach Auto Gallery in an MG (General Industrial) zone.

**PUBLIC HEARINGS:**

4. **Application No.:** [PA-12-19](#)  
**Applicant:** Jerry Haddad  
**Site Address:** 1930 Newport Blvd.  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental  
Determination:** Exempt

**Description:**

Conditional use permit to allow motor vehicle sales with outdoor display of motor vehicles in a C1 zone (Local Business District). The proposed use involves sales of pre-owned vehicles and does not include motor vehicle service or repair.

**RECOMMENDATIONS:**

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

**VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON NOVEMBER 13, 2012.**

**(NOTE: CITY HALL WILL BE CLOSED IN OBSERVANCE OF VETERAN'S DAY ON NOVEMBER 12, 2012.)**