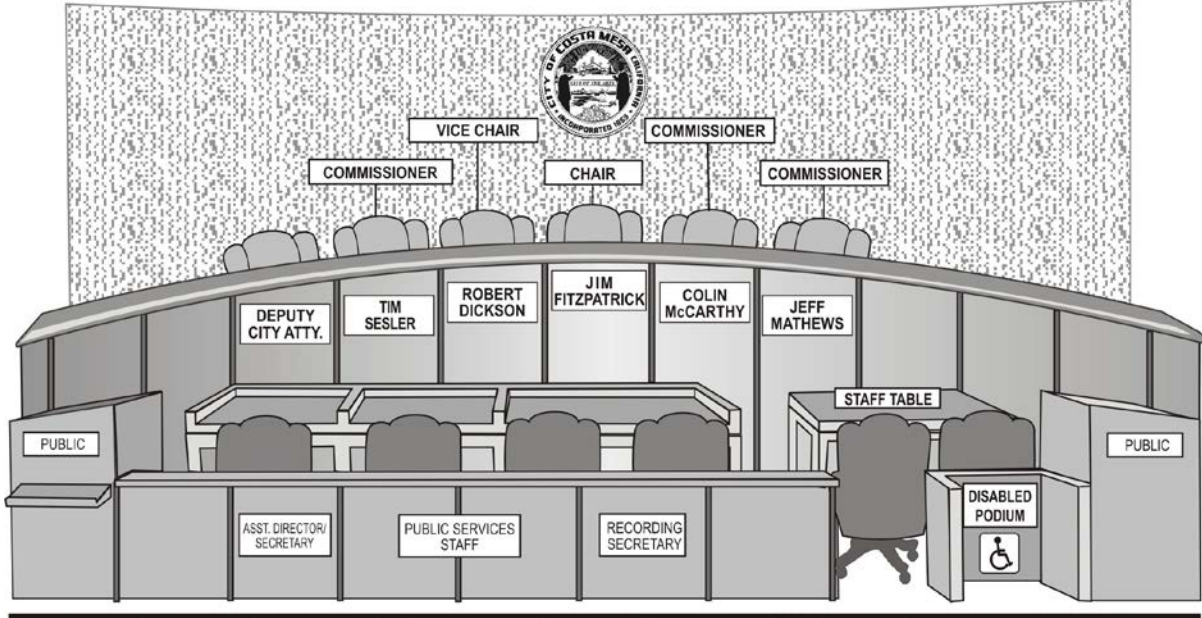


Planning Commission Agenda March 10, 2014

- *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

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 February 24, 2014.**
- 2. [Code Enforcement Update.](#)

RECOMMENDATIONS:

Approve.
 Receive and file.

PUBLIC HEARINGS:

- 1. **Application No.:** [PA-13-34, TTM 17663](#)
Applicant: Ray Dorame
Site Address: 2183, 2187, and
 2191 Miner Street
Zone: R2-MD
Project Planner: Chelsea Crager
**Environmental
 Determination:** Exempt

RECOMMENDATIONS:

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

Description:

The proposed project involves:

- 1) Design review to construct a 6-unit, two-story detached residential common interest development including the following:
 - a) Variance from common lot requirement;
 - b) Administrative Adjustment to reduce the second floor rear yard setback (20 feet required, 12 feet proposed);
 - c) Administrative Adjustment to reduce the front yard setback (20 feet required, 13 feet proposed);
 - d) Administrative Adjustment to reduce distance between buildings (10 feet required, 8 feet proposed); and,
 - e) Minor Modification to reduce required front yard landscape setback (10 feet required; 9 feet proposed).
- 2) **Tentative Tract Map No. 17663** to subdivide a 0.5-acre parcel for a residential common interest development.

PUBLIC HEARINGS:

RECOMMENDATIONS:

2. **Application No.:** [PA-87-154](#)
(6-Month Review)
Applicant: Brian Jackson
Site Address: 2180 Newport Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

Provide direction to staff.

Description:

Six-month review of conditional use permit for an existing neighborhood recycling facility (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for possible modification or revocation of the conditional use permit for the recycling facility.

3. **Application No.:** [PA-13-10](#)
Applicant: Sheldon Group
Site Address: 430 and 436 East 17th Street
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

Continued to the March 24, 2014 Planning Commission meeting.

Description:

1. Conditional use permit to expand an existing bar/restaurant (Wild Goose) from 1,517 square feet to 5,185 square feet as part of a new two-story, 8,720 square foot multi-tenant retail/office building.
2. Conditional use permit to provide 15 valet parking spaces in the evenings Friday through Sunday.
3. Minor conditional use permit to allow an expanded outdoor seating area for the bar/restaurant to encroach within the required front landscape setback (20 feet required; 7 feet proposed).
4. Minor conditional use permit for shared driveway access with 440 East 17th Street.
5. A request to deviate from shared parking requirements based on unique operating characteristics (72 spaces required; 50 spaces proposed).

PUBLIC HEARINGS:

6. A request to deviate from the number of on-site compact parking spaces (7 maximum compact spaces allowed; 10 compact spaces proposed).

RECOMMENDATIONS:

NEW BUSINESS:

1. [Design Award Nomination.](#)

RECOMMENDATION:

Nominate Officer Brumbaugh as requested.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MARCH 24, 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

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