

**PLANNING COMMISSION MEETING OF  
MONDAY-SEPTEMBER 13, 2004-6:30 PM  
AGENDA**

**I. PLEDGE OF ALLEGIANCE TO THE FLAG.**

- II. ROLL CALL:** Chair: Bruce Garlich  
Vice Chair: Bill Perkins  
Commissioners: Katrina Foley, Dennis DeMaio and Eric Bever

**III. MINUTES:** Minutes for the meeting of August 23, 2004.

**IV. 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.

**V. PLANNING COMMISSIONERS COMMENTS AND SUGGESTIONS:**

- (a) Chair Bruce Garlich
- (b) Vice Chair Bill Perkins
- (c) Commissioner Katrina Foley
- (d) Commissioner Dennis DeMaio
- (e) Commissioner Eric Bever

**VI. OLD BUSINESS:**

**ITEM**

1. **[ADOPT RESOLUTION AND FINDINGS FOR A ONE-YEAR EXTENSION OF CONDITIONAL USE PERMIT PA-04-12](#)** for the County of Orange/Bristol Street Mini Storage, LLC, for outdoor storage of recreational vehicles and mini-storage facility (PA-94-24), to expire September 1, 2005, located at 1100 Bristol Street in a C1 zone. Environmental determination: exempt.

**PLANNING STAFF  
RECOMMENDATION**

Adopt Planning Commission resolution, subject to conditions.

**VII. CONSENT CALENDAR:**

1. **[DEVELOPMENT AGREEMENT DA-04-01 \(DA-94-01\)](#)**. Annual Review of Automobile Club of Southern California Development Agreement (DA-94-01) for Jeffery Prokop, authorized agent for Interinsurance Exchange of the Automobile Club, located at 3333 Fairview Road. Environmental determination: exempt.

Find that the applicant and City have demonstrated good faith compliance with the terms and conditions of Development Agreement DA-94-01.

ITEM	PLANNING STAFF RECOMMENDATION
<p>2. <u><a href="#">DEVELOPMENT AGREEMENT DA-04-02 (DA-00-01)</a></u>. Annual Review of Home Ranch Development Agreement (DA-00-01) for Paul Freeman, authorized agent for C. J. Segerstrom and Sons, located at 1201 South Coast Drive. Environmental determination: exempt.</p>	<p>Recommend to City Council: (1) that they determine the applicant and City have demonstrated good faith compliance with the terms and conditions of Development Agreement DA-00-01; and (2) direct staff to limit future reviews to outstanding development agreement obligations only.</p>
<p><b>VIII. PUBLIC HEARINGS:</b></p>	
<p>1. <b>PACIFIC MEDICAL PLAZA</b> for Cora Newman/Government Solutions, authorized agent for Joseph Brown, for the conversion of two existing trailer parks to allow the construction of a 76,500 square-foot, 4-story medical office building; with a three-level parking structure, located at 1626/1640 Newport Boulevard.</p>	
<p>(a) <u><a href="#">FINAL ENVIRONMENTAL EIR IMPACT REPORT NO. 1051 (SCH#2003071089)</a></u> for the Pacific Medical Plaza.</p>	<p>Adopt resolution recommending to City Council certification of Final EIR No. 1051.</p>
<p>(b) <u><a href="#">GENERAL PLAN AMENDMENT GP-02-06/R-02-03</a></u> for a site-specific floor area ratio (FAR) for a moderate-traffic generating land use (0.30 FAR allowed; 0.40 FAR maximum proposed), and a Rezone Petition from C2 (General Business District) to PDC (Planned Development Commercial). Environmental determination: Final EIR No. 1051.</p>	<p>Adopt resolution recommending to City Council denial of GP-02-06 and R-02-03.</p>
<p>(c) <u><a href="#">MOBILE HOME PARK CONVERSION PERMIT PA-02-37</a></u> to convert two existing trailer arks, El Nido and Snug Harbor Village, to a medical office land use. Environmental determination: Final EIR No. 1051.</p>	<p>Recommend approval as modified by adoption of staff, to City Council, by adoption of Planning Commission resolution.</p>
<p>(d) <u><a href="#">MASTER PLAN AMENDMENT PA-02-36</a></u> for the construction of a 4-story, 76,500 square-foot, medical office building and a three-level parking structure on 4.4 acres. Environmental determination: Final EIR No. 1051.</p>	<p>Recommend denial to City Council, by adoption of Planning Commission resolution.</p>

ITEM	PLANNING STAFF RECOMMENDATION
<p>2. <a href="#"><u>EXTENSION OF TIME FOR PA-01-03 &amp; PA-01-04 PLUS POSSIBLE MODIFICATION OF CONDITIONS</u></a> for Wesley Taylor, authorized agent for Beacon Bay Enterprises, for conditional use permits to allow motor vehicle sales on the front half of the lot with an administrative adjustment to deviate from front landscape setbacks for auto display (20-foot landscape setback required; 15-foot landscape setback proposed); and to allow outdoor storage of motor vehicles on the rear half of a commercial property, located at 2059 Harbor Boulevard in a C2 zone. Environmental determination: exempt.</p>	<p>Approve extension to September 4, 2005, by adoption of Planning Commission resolution, subject to conditions.</p>
<p>3. <a href="#"><u>PLANNING APPLICATION PA-04-14</u></a> for Stan Sax, authorized agent for John Saunders, Doug Morehead and Jason Golding, to allow a restaurant/bar/nightclub to serve alcoholic beverages after 11 p.m. (midnight Sunday through Thursday and 2 a.m. Friday and Saturday), to allow live entertainment/ dancing within 200 ft. of a residential use, and to allow off-site parking at 2801 Bristol Street for a restaurant, located at 2831 Bristol Street in a CL zone. Environmental determination: exempt.</p>	<p>Deny by adoption of Planning Commission resolution.</p>
<p>4. <a href="#"><u>MINOR DESIGN REVIEW PA-04-17</u></a> for LamTristan Nguyen, authorized agent for Nguyen &amp; Dhong, for a design review for an 822 sq. ft. second-floor addition to a single-story, single-family residence and to construct a new 2,734 sq. ft., two-story duplex at the rear of the property with a variance from driveway parkway landscaping (10' required; 0' proposed) and a minor modification to allow a 12' wide driveway (16' required), located at 1992 Anaheim Avenue in an R2-HD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>5. <a href="#"><u>DESIGN REVIEW PA-04-22</u></a> for Bradford L. Smith, authorized agent for Linda Steifel, for a design review to construct a 3-unit, 2-story, small-lot common interest development with variances from minimum and av-</p>	<p>Deny by adoption of Planning Commission resolution.</p>

ITEM	PLANNING STAFF RECOMMENDATION
<p>erage lot sizes (3,000 sq. ft. minimum with 3,500 sq. ft. average required; 2,884 sq. ft. minimum with 3,131 sq. ft. average proposed), located at 330 East 15<sup>th</sup> Street in an R2-MD zone. Environmental determination: exempt.</p>	
<p>6. <a href="#"><u>PLANNING APPLICATION PA-04-28</u></a> for Ali Sedghi, for a variance from driveway landscaping requirements (10' required; 0' proposed) in conjunction with a minor design review to construct a new, two-story residence behind an existing residence and a minor modification to reduce the driveway width (16' required; 10' proposed), located at 134 East Wilson Street, in an R2-MD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution subject to conditions.</p>
<p>7. <a href="#"><u>PLANNING APPLICATION PA-04-30</u></a> for Jason Beebout, authorized agent for Greg Beebout, for an auto detailing business to operate inside an existing industrial building, located at 981 W. 18<sup>th</sup> Street in an MG zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>8. <a href="#"><u>PLANNING APPLICATION PA-04-32</u></a> for Marcia Dossey, authorized agent for Levon Gugasian, for a conditional use permit to allow a members-only cigar lounge with sales of alcoholic beverages for on-site consumption, with a minor conditional use permit to deviate from shared parking based upon off-set hours of operation, located at 750 West 17<sup>th</sup> Street, #A, in an MG zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p><b>IX. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT:</b></p>	
<p><b>X. REPORT OF THE SENIOR DEPUTY CITY ATTORNEY:</b></p>	
<p><b>X1. ADJOURNMENT TO THE STUDY SESSION OF MONDAY, SEPTEMBER 20, 2003.</b></p>	

## ACRONYMS

<b>ADT</b>	<u>Average Daily Traffic</u> : The measure of the average volume of traffic in both directions on a particular street during a 24-hour period.
<b>ALUC</b>	<u>Airport Land Use Commission</u> : The County commission which coordinates compatible zoning and land uses adjacent to John Wayne airport.
<b>AQMD</b>	<u>Air Quality Management District</u> : A regional agency which has the responsibility of monitoring air quality and the authority to adopt and enforce all rules and regulations necessary to control nonvehicular sources of air contaminants.
<b>CEQA*</b>	<u>California Environmental Quality Act</u> : This act requires all state and local agencies to consider the environmental impact of any discretionary project proposed.
<b>CNEL</b>	<u>Community Noise Equivalent Level</u> : An acoustical scale used as a measure of noise annoyance. In Costa Mesa, the maximum outdoor residential standard is 65 CNEL, and 45 CNEL is the indoor residential standard.
<b>CUP</b>	<u>Conditional Use Permit</u> : The Planning Commission may grant a conditional use permit to a landowner allowing a use or activity not allowed as a matter of right within a zoning district.
<b>dBA</b>	<u>Decibel, A-weighted</u> : The loudness of sound is measured in units of noise called decibels (dB). When this measure is modified by what is called an "A-weighting," abbreviated dBA, it corresponds more closely to what the human ear can hear.
<b>DR</b>	<u>Development Review</u> : The Planning Division reviews plans for certain types of development in multiple-family residential, industrial, and commercial zones. Approval under this process must be granted before building permits may be issued.
<b>EIR</b>	<u>Environmental Impact Report</u> : An informational document required by CEQA, which provides a detailed statement of the environmental effects of a proposed project. Its purpose is to provide information to the decision-makers and the general public so that a project's significant effects on the environment can be evaluated; the methods of reducing adverse impacts identified; and the alternatives to proposed project considered.
<b>FAR</b>	<u>Floor Area Ratio</u> : The gross floor area of a building or project divided by the project lot area upon which it is located.
<b>LAFCO*</b>	<u>Local Agency Formation Commission</u> : A board established within each county with the power and duty to approve or disapprove the annexation of territory to cities. LAFCO determines the "sphere of influence" (a plan for the ultimate physical boundaries and services area) of each city within a county.
<b>NOP</b>	<u>Notice of Preparation</u> : A brief notice sent by the City stating it plans to prepare an Environmental Impact Report (EIR) for a proposed project.
<b>OCFCD</b>	<u>Orange County Flood Control District</u> : The agency responsible for studies, plans, and construction-related activities for flood control channels.
<b>OCTA</b>	<u>Orange County Transportation Authority</u> : The agency responsible for public transportation in Orange County. It is also responsible for county-wide transportation planning, funding, and construction of major regional projects.
<b>PA</b>	<u>Planning Application</u> : In order to give flexibility to the City's comprehensive zoning regulations, some exceptions are allowed by the Planning Commission. These exceptions are classified as variances or conditional use permits. On approving such an exception, the Commission may impose reasonable conditions to the use of the property. In Costa Mesa, planning application is identified by an application number such as PA-99-01. The "PA" identifies the application as a Planning Application, the "99" identifies the year in which the application was filed, and "01" indicates that this was the first application in 1999.
<b>SCAG*</b>	<u>Southern California Association of Governments</u> : A regional intergovernmental organization composed of representatives from eligible cities and the six eligible counties (Orange, Los Angeles, San Bernardino, Ventura, Imperial, and Riverside).
<b>SCAQMD</b>	<u>Southern California Air Quality Management District</u> (see "AQMD")
<b>SRO</b>	<u>Single Room Occupancy Development</u> : These efficiency room residential hotels are rented primarily on a monthly basis, for the purpose of providing individuals and small households of low income, low cost housing that is easily accessible to services and employment opportunities.
<b>TAZ*</b>	<u>Traffic Analysis Zone</u> : The City of Costa Mesa is divided into 176 traffic analysis zones, or TAZ's, which form the level of analysis for recording land use and demographic data. The land use information is then used for traffic forecasting and analysis.
<b>TE</b>	<u>(Vehicle) Trip Ends</u> : A one-way vehicular journey to or from a site, or totally within the site, i.e., internal trip. Each trip has 2 trip ends, one at the beginning and the other at the destination.
<b>UBC</b>	<u>Uniform Building Code</u> : This code contains the national standards and regulations pertaining to fire, life, and structural safety aspects of all buildings and related structures. All building permits must comply with these requirements.
<b>VARIANCE</b>	<u>Variance</u> : A permit granted by the Planning Commission when the strict application of a zoning standard creates a unique hardship for a landowner because his or her parcel is different from other property in the vicinity under an identical zoning classification due to size, shape, topography, location, or surroundings.
<b>ZA</b>	<u>Zoning Administrator</u> : This person performs reviews of specific discretionary projects that are not subject to Planning Commission review. The Development Services Director or his designee is authorized to act as the Zoning Administrator.

\*These acronyms are pronounced as if the letters spelled a word, while most acronyms are pronounced as a string of individual letters.