

**PLANNING COMMISSION MEETING OF  
MONDAY-NOVEMBER 22, 2004-6:30 PM  
AGENDA**

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

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

**III. MINUTES:** Minutes for the meeting of November 8, 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. CONSENT CALENDAR:**

1. [DEVELOPMENT AGREEMENT DA-04-05](#) for George Sakioka, authorized agent for Roy K. Sakioka and Sons/Marjack/RTS-Sunflower/Iscina-Sunflower/Sakioka Farms for an Annual Review of the Sakioka Farms Development Agreement (DA-99-02), located at 14850 Sunflower Avenue. Environmental determination: exempt.

Recommend to City Council: (1) that based on the evidence in the record, they determine and find that Roy K. Sakioka and Sons/Marjack/RTS-Sunflower/Iscina-Sunflower/Sakioka Farms has demonstrated good faith compliance with the terms and conditions of Development Agreement DA-04-05 (DA-99-02); (2) that future periodic reviews be delegated to Planning Commission and that a formal periodic review be conducted every two years; and (3) that separate annual reviews be conducted for individual ownership interests.

**VII. PUBLIC HEARINGS:**

1. [DEVELOPMENT REVIEW DR-04-06](#) for Eric Hull of Tait and Associates, authorized agent for C.J. Segerstrom and Sons, for the construction of a 14,868 sq. ft. retail building with a pharmacy drive-thru (Sav-On) and a request for a public convenience or necessity finding for the sale of alcoholic beverages, located at 1150 and 1170 Baker Street in a C1 zone. Environmental Determination: Mitigated Negative Declaration.

Adopt the mitigated Negative Declaration and approve DR-04-06, by adoption of Planning Commission resolution, subject to conditions.

<b>ITEM</b>	<b>PLANNING STAFF RECOMMENDATION</b>
<p>2. <a href="#">PLANNING APPLICATION PA-03-42</a> for John Garrison, authorized agent for ABCO Realty/Al Mozayeni, for a design review to construct a 2-story (with basement), 26 unit, residential townhouse development with a variance from building height (27’ allowed, 31’ proposed) and minor modification to encroach into the front yard setback (20’ allowed, 16’ proposed), located at 2013-2029 (odd numbers only) Anaheim Avenue in an R3 zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>3. <b>PLANNING APPLICATION PA-04-39</b> for Melissa J. Fox, authorized agent for Solter Family Trust, for variances from parking (7 spaces required; 4 spaces provided) and from landscape setback requirements (10’ required; 5’ proposed) to legalize a 2<sup>nd</sup> dwelling unit, located at 703 Center Street in an R2-HD zone. Environmental determination: exempt.</p>	<p>Continue to the Planning Commission meeting of December 13, 2004.</p>
<p>4. <a href="#">REVIEW of existing Zoning Permit Processing regulations</a> and alternatives for permit streamlining. Environmental determination: exempt.</p>	<p>Provide direction to staff regarding the proposed amendments to the permit processing regulations and the preparation of a draft ordinance.</p>
<p>5. <a href="#">REVIEW of possible Zoning Code amendments</a> to clarify existing zoning definitions and standards, including a revision to the definition of “mobilehome park conversion” to include a mobilehome park closure. Environmental determination: exempt.</p>	<p>Provide staff direction regarding any additional minor zoning code amendments.</p>

**VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.**

**IX. REPORT OF THE SENIOR DEPUTY CITY ATTORNEY.**

**X. ADJOURNMENT TO THE STUDY SESSION OF MONDAY, DECEMBER 6, 2004.**

## 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.