

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

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

II. ROLL CALL: Chair: Bruce Garlich
Vice Chair: Bill Perkins
Dennis DeMaio

III. MINUTES: Minutes for the meeting of November 22, 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
- (d) Commissioner Dennis DeMaio

VI. CONSENT CALENDAR:

- 1. [2003 DEVELOPMENT PHASING AND PERFORMANCE MONITORING PROGRAM REPORT.](#) Approve 2003 Development Phasing and performance Monitoring Program Report.

VII. PUBLIC HEARINGS:

- 1. [DRAFT ORDINANCE](#) amending the Zoning Code to modify the Land Use Matrix, public notice requirements, and various permit processes. Environmental determination: exempt. Recommend to City Council that the draft ordinance be given first reading.
- 2. [DRAFT ORDINANCE](#) amending the Zoning Code to clarify existing zoning definitions and standards and add regulations for seasonal events and landscaping requirements in the R1, single-family residential district. Environmental determination: exempt. Recommend to City Council that the draft ordinance be given first reading.

ITEM	PLANNING STAFF RECOMMENDATION
<p>2.2 PLANNING APPLICATION PA-04-33 for John DeFrenza, authorized agent for D’Alessio Investments, for a proposed 4,245 sq. ft. restaurant within 200 feet of residential property to be open until 2 a.m., 7 days a week, with live entertainment and dancing, located at 1777 Newport Blvd. in a C2 zone with off-site valet parking at 1764 Anaheim Avenue in an R2-HD zone, and 640 W. 17th Street in a C2 zone. Environmental determination: exempt.</p>	<p>Continue to the Planning Commission meeting of January 10, 2005.</p>
<p>3. PLANNING APPLICATION PA-04-39 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 2nd dwelling unit, located at 703 Center Street in an R2-HD zone. Environmental determination: exempt.</p>	<p>Continue to the Planning Commission meeting of January 10, 2005.</p>
<p>4. PLANNING APPLICATION PA-04-42 AND TENTATIVE PARCEL MAP PM-04-114 for Joseph Cefalia, for a design review to construct 3, 2-story single-family detached residences with a minor modification to allow 4’-1” side yard setbacks (5’ required) in conjunction with variances from minimum lot size requirements (12,000 sq. ft. required; 4,666 sq. ft. proposed) and minimum lot width requirements (100’ required; 47’ proposed) to facilitate a parcel map to subdivide the property into 3 lots, located at 2307 and 2325 Orange Avenue in an R2-MD zone. Environmental Determination: exempt.</p>	<p>Continue to the Planning Commission meeting of January 10, 2005.</p>
<p>5. <u>PLANNING APPLICATION PA-04-43</u> for Michael Buckels, authorized agent for T.S.&K. Associates, for a conditional use permit to allow a martial arts studio in an industrial building with a minor conditional use permit to reduce the parking required for the studio based on off-set hours of operation, located at 1304 Logan Avenue, Suite J, in an MG zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>

ITEM

**PLANNING STAFF
RECOMMENDATION**

VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

(1) [Rental Housing Inspection Program Status Report.](#)

IX. REPORT OF THE ASSISTANT CITY ATTORNEY.

X. ADJOURNMENT TO THE STUDY SESSION OF MONDAY, JANUARY 3, 2005.

ACRONYMS

ADT	<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.
ALUC	<u>Airport Land Use Commission</u> : The County commission which coordinates compatible zoning and land uses adjacent to John Wayne airport.
AQMD	<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.
CEQA*	<u>California Environmental Quality Act</u> : This act requires all state and local agencies to consider the environmental impact of any discretionary project proposed.
CNEL	<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.
CUP	<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.
dBA	<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.
DR	<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.
EIR	<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.
FAR	<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.
LAFCO*	<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.
NOP	<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.
OCFCD	<u>Orange County Flood Control District</u> : The agency responsible for studies, plans, and construction-related activities for flood control channels.
OCTA	<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.
PA	<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.
SCAG*	<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).
SCAQMD	<u>Southern California Air Quality Management District</u> (see "AQMD")
SRO	<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.
TAZ*	<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.
TE	<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.
UBC	<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.
VARIANCE	<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.
ZA	<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.