

**PLANNING COMMISSION MEETING OF
MONDAY - SEPTEMBER 26, 2005-6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. ROLL CALL:** Chair: Bill Perkins
Vice Chair: Donn Hall
Commissioners: Eleanor Egan, James Fisler, and Bruce Garlich

III. MINUTES: Minutes for the meeting of September 12, 2005.

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 COMMISSIONER COMMENTS AND SUGGESTIONS:

- (a) Chair Bill Perkins
- (b) Vice Chair Donn Hall
- (d) Commissioner Eleanor Egan
- (e) Commissioner James Fisler
- (f) Commissioner Bruce Garlich

VI. CONSENT CALENDAR:

1. **DEVELOPMENT AGREEMENT DA-05-02 (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; and approve direction to staff to limit future reviews to outstanding obligations and to recommence periodic annual reviews with final phase of building construction.
2. **DEVELOPMENT AGREEMENT DA-05-03 (DA-00-02)** Annual review of Segerstrom Town Center Development Agreement (DA-00-02), for David Wilson, authorized agent for South Coast Plaza, located east of Bristol Street, south of Sunflower Avenue, west of the Avenue of the Arts and north of Anton Boulevard, excluding the Segerstrom Center for the Arts. Environmental determination: exempt. Find that the applicant and City have demonstrated good faith compliance with the terms and conditions of Development Agreement DA-00-02.

ITEM	PLANNING STAFF RECOMMENDATION
<p>3. <u>DEVELOPMENT AGREEMENT DA-05-04 (DA-00-01)</u> Annual review of Home Ranch Development Agreement (DA-00-01) for David Wilson, authorized agent for C.J. Segerstrom and Sons, located at 1201 South Coast Drive. Environmental determination: exempt.</p>	<p>Recommend to City Council that the applicant and City have demonstrated good faith compliance with the terms and conditions of Development Agreement DA-00-01.</p>
<p>VII. PUBLIC HEARINGS:</p>	
<p>1. <u>AN ORDINANCE</u> of the City Council of the City of Costa Mesa, California, amending Title 13 of the Costa Mesa Municipal Code regarding the churches/places of religious assembly in commercial zones, incidental retail sales in industrial zones, the master plan review process in planned development zones, and chain link fencing in commercial and industrial zones. Environmental determination: exempt.</p>	<p>Withdraw ordinance.</p>
<p>2. <u>ORDINANCE REGARDING CHURCHES AND PLACES OF RELIGIOUS ASSEMBLY IN COMMERCIAL ZONES</u> for the City Council of the City of Costa Mesa California, amending Title 13 of the Costa Mesa Municipal Code. Environmental determination: exempt.</p>	<p>Recommend to City Council that the ordinance be given first reading.</p>
<p>3. <u>ORDINANCE REGARDING THE MASTER PLAN REVIEW PROCESS IN PLANNED DEVELOPMENT ZONES</u> for the City Council of the City of Costa Mesa, California, amending Title 13 of the Costa Mesa Municipal Code. Environmental Determination: exempt.</p>	<p>Recommend to City Council that the ordinance be given first reading.</p>
<p>4. <u>ORDINANCE REGARDING INCIDENTAL RETAIL SALES IN INDUSTRIAL ZONES</u> for the City Council of the City of Costa mesa, California, amending Title 13 of the Costa Mesa Municipal Code. Environmental determination: exempt.</p>	<p>Recommend to City Council that the ordinance be given first reading.</p>

ITEM	PLANNING STAFF RECOMMENDATION
<p>5. <u>ORDINANCE REGARDING THE USE OF TEMPORARY FENCING ON VACANT PROPERTIES</u> for the City of Council of the City of Costa Mesa, California, amending Title 20 of the Municipal Code. Environmental determination: exempt.</p>	<p>Recommend to City Council that the ordinance be given first reading.</p>
<p>6. <u>GENERAL PLAN AMENDMENT GP-05-05 THAT AMENDS THE MASTER PLAN OF HIGHWAYS</u> contained in the City of Costa Mesa 2000 General Plan to downgrade Arlington Drive from a primary arterial to a collector street, and to downgrade Red Hill Avenue from a major arterial to a primary arterial. Environmental determination: Final EIR (Environmental Impact Report) #1049 for the Costa Mesa General Plan.</p>	<p>Recommend to City Council approval of the resolution.</p>
<p>7. <u>PLANNING COMMISSION REVIEW OF PLANNING APPLICATIONS PA-03-39 AND PA-95-10</u> for Eric Strauss, authorized agent for Barbara & Roger Allensworth, for possible revocation and/or modification to the conditions of approval for an existing sports bar/restaurant (Corner Office Sports Bar & Grill), located at 580 Anton Boulevard, Suite 201, in an PDR-HD zone. Environmental determination: exempt.</p>	<p>Continue to the Planning Commission meeting of October 10, 2005.</p>
<p>8. <u>PLANNING APPLICATION PA-05-19/VT-16883</u> for Pacific Newport 2436, LLC, for a design review to construct 9, two-story, single-family, detached units for a common interest development; a vesting tentative tract map to accommodate the project; and a minor modification for an 8-foot perimeter block wall, located at 2436 Newport Boulevard in an R2-MD zone. Environmental determination: previously adopted Mitigated Negative Declaration (July 2005).</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>9. <u>PLANNING APPLICATION PA-05-20</u> for Blair Ballard Architects, to construct a two-story, 4-bedroom rental unit (for a total of 5 units on the property); with a variance to deviate from required parking (16 spaces required; 13 proposed), located at 2884 La Salle Avenue, in an R3 zone. Environmental determination: exempt.</p>	<p>Deny by adoption of Planning Commission resolution.</p>

ITEM

**PLANNING STAFF
RECOMMENDATION**

10. [PLANNING APPLICATION PA-05-21](#) for Tojiro Okuro, authorized agent for Bear and Baker Limited, for a conditional use permit to allow a restaurant to serve alcoholic beverages until midnight within 200 feet of residentially-zoned property; in conjunction with a minor conditional use permit to deviate from shared parking requirements due to off-set hours of operation, located 891 Baker Street, #A-2, in a CL zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.
11. [PLANNING APPLICATION PA-05-33](#) for Jeff Mayes, authorized agent for Steve & Lynn Schultz, for a conditional use permit to operate a tattoo parlor, located at 2156 Newport Blvd., in a C1 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.

VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

IX. REPORT OF THE CITY ATTORNEY’S OFFICE.

X. ADJOURNMENT TO THE MEETING OF MONDAY, OCTOBER 10, 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 or 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.