

**PLANNING COMMISSION MEETING OF
MONDAY – NOVEMBER 14, 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 October 24, 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. PUBLIC HEARINGS:

1. Mick Mezdrum/ICI Development Company Inc., for Harbor Center Partners L.P., to operate a recreational vehicle storage facility on a 1.49-acre parcel, located at 2300 Harbor Boulevard/380 West Wilson Street, currently in a C1-S and R3 zone. Environmental determination: Negative Declaration.

(a) GENERAL PLAN AMENDMENT GP-05-04/REZONE PETITION R-05-03

to change the General Plan land use designation from High Density Residential to General Commercial and to rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) for property located at 380 W. Wilson Street.

(b) PLANNING APPLICATION PA-05-22

for a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed), for properties located at 2300 Harbor Boulevard in a C1-S zone and 380 W. Wilson Street in an R3 zone, (rezone request to C1-S pending).

(a) Adopt the Negative Declaration and recommend to City Council approval of the general plan amendment and rezone by adoption of Planning Commission resolution.

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

ITEM

**PLANNING STAFF
RECOMMENDATION**

2. For Richmond American Homes of California, Inc., to construct a 37-unit, two-story, detached, residential common interest development on a 5-acre parcel, located at 2501 Harbor Boulevard, currently in a PDR-HD and I&R zone. Environmental determination: Negative Declaration.

(a) GENERAL PLAN AMENDMENT GP-05-01/REZONE PETITION R-05-01

to change the General Plan land use designation from High Density Residential and Public/Institutional to Medium Density Residential, and a rezone from Planned Development Residential-High Density (PDR-HD) and Institutional & Recreational (I & R) to Planned Development Residential-Medium Density (PDR-MD) for property located at 2501 Harbor Boulevard.

(a) Adopt Negative Declaration and recommend to City Council approval of the general plan amendment and rezone by adoption of Planning Commission resolution.

(b) PLANNING APPLICATION PA-05-36 AND VESTING TENTATIVE TRACT MAP VT-16937

for a master plan amendment to construct a 37-unit, two-story, detached, residential common interest development with a vesting tentative map for common interest purposes.

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

3. **PLANNING APPLICATION PA-05-37** for Fadia Ghobry, authorized agent for Tri Harmony Properties, LLC, DBA Harbor Plaza, for a conditional use permit to allow a 1,100 square-foot liquor store and Planning Commission to make the required public convenience or necessity finding for an off-sale liquor license, located at 2790 Harbor Boulevard, Suites 101-102, in a C1 zone. Environmental determination: exempt.

Continue to the Planning Commission meeting of November 28, 2005.

4. **PLANNING APPLICATION PA-05-44** for Jim Wedgeworth, authorized agent for William Wedgeworth Trust, to modify Minor Conditional Use Permit ZA-04-23 to allow outdoor storage of vehicles in addition to the recreational vehicles and boats originally allowed; and to permit outdoor work and auto

Revoke ZA-04-23 and deny PA-05-44, by adoption of Planning Commission resolution, subject to conditions.

ITEM

**PLANNING STAFF
RECOMMENDATION**

repair, located at 830 and 834 West 18th Street, in an MG zone. Environmental determination: exempt.

VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

VIII. REPORT OF THE CITY ATTORNEY'S OFFICE.

IX. ADJOURNMENT TO THE MEETING OF MONDAY, NOVEMBER 28, 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.