

**PLANNING COMMISSION MEETING OF
MONDAY - FEBRUARY 12, 2007 AT 6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

II. ROLL CALL: Commissioners: Sam Clark, Eleanor Egan, James Fisler, Donn Hall, and James Righeimer

III. PRESENTATIONS TO BRUCE GARLICH AND BILL PERKINS

IV. PLANNING COMMISSION BYLAWS

(a) Amendment to Planning Commission bylaws related to Article II (Officers, Elections, and Variances)

V. ELECTION OF OFFICERS

- (a) Election of Chair
- (b) Election of Vice Chair
- (c) Appointment of Assistant Secretaries

VI. MINUTES: Minutes for the meeting of January 22, 2007

VII. 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.

VIII. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

- (a) Chair
- (b) Vice Chair
- (c) Commissioner
- (d) Commissioner
- (e) Commissioner

IX. CONSENT CALENDAR

1. [General Plan Conformity Resolution](#), for the City of Costa Mesa for the purchase and acquisition of property for public parkland purposes located at 261 Monte Vista Avenue in an R1 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution.

2. [Proposed Vacation of Alley No. 128](#) (excess right-of-way between Tustin Avenue and Irvine Avenue). Approve by adoption of Planning Commission resolution.

X. PUBLIC HEARINGS:

1. [Planning Application PA-06-50/Tentative Tract Map T-17112](#), for The Saywitz Company, to allow common interest development conversion of ten apartment units to condominiums, including two density bonus rental units, with a variance from private open space requirements (10 ft. minimum dimension required; 7 ft. provided) and a tentative tract map to facilitate the conversion, located at 685 West 18th Street and 686 Park Drive, in an R3 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.
2. [Planning Application PA-06-63](#), for Corrie Kates, authorized agent for Hope Leon, for a conditional use permit for off-site parking and storage located on an industrially-zoned property containing two non-conforming residential units, located at 843 W. 17th Street, in an MG zone. Environmental determination: exempt. Continue to the meeting of February 26, 2007.
3. [Planning Application PA-06-25](#), for Frank L. Custer and Leigh Harrison, authorized agents for Lighthouse Coastal Community Church, for a six-month review of the operation of the preschool, originally approved under Master Plan PA-00-56, with a request to increase the afternoon enrollment from 30 students to 60 students, located at 300 and 301 Magnolia Street, in an I & R zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.
4. [Planning Application PA-06-67](#), for Morse-Boudreaux Architects, authorized agent for property owners Craig and Jeff Hermann, for a master plan of a 5-unit, three-story, attached multi-family residential condominium development, located at 1974 Meyer Place, in the Mesa West Residential Ownership Urban Plan, Mixed-Use Development overlay zone, and R2-HD zone. Deviations from minimum lot size, parking, lot coverage, open space, rear yard coverage, landscape Approve by adoption of Planning Commission resolution, subject to conditions.

parkway, and front/side/rear setback requirements are requested. Environmental determination: exempt.

5. [Planning Application PA-06-68](#), for Jim Cefalia, authorized agent for Joe and Stella Cefalia, for a design review of a 2-unit, 2-story residential common interest development with variances from front yard setback requirements (20 ft. required; 10 ft. proposed), rear yard setback requirements (20 ft. required; 5 ft. proposed), and rear yard lot coverage requirements (355 sq. ft. allowed; 585 sq. ft. proposed), located at 2590 Orange Avenue, in an R2-MD zone. Environmental determination: exempt. Deny by adoption of Planning Commission resolution.
6. [Planning Application PA-06-71](#), for Robert Shine, for a variance from required minimum garage width requirements (10 ft. minimum required; 8 ft., 9 in. proposed) to allow the conversion of a 2-car garage and 1-car garage to 3, 1-car garages, located at 773 Scott Place, in an R3 zone. Environmental determination: exempt. Deny by adoption of Planning Commission resolution.
7. [Rezone Application R-06-05](#), for Peter Zehnder, authorized agent for Danny, John, and Stephen Foley, to rezone property from R2-HD to R3 to accommodate a future 18-unit residential project, located at 811 Paurarino Avenue. Environmental determination: exempt. Recommend City Council give first reading by adoption of Planning Commission resolution.
8. [Parcel Map PM-06-286](#), for Kirstin Emershaw, authorized agent for Telford A. Walker, to subdivide an existing industrial development (51 units) for condominium purposes, located at 755-785 W. 17th Street and 1690 Placentia Avenue, in an MG zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.

XI. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

XII. REPORT OF THE CITY ATTORNEY'S OFFICE.

XIII. ADJOURNMENT TO THE MEETING OF MONDAY, FEBRUARY 26, 2007.

PLANNING TERMS & 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 certain uses identified in the Zoning Code that require individual review and consideration because of their location in relation to other sensitive uses (i.e., proximity to residences), or their operational characteristics (i.e., business hours). A CUP cannot be used to permit a land use not allowed by the Zoning Code or inconsistent with the General Plan.
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 TAZs, 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. A variance cannot be used to approve a use not authorized by the Zoning Code or inconsistent with the General Plan.
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..