

**PLANNING COMMISSION MEETING OF
MONDAY - JANUARY 22, 2007 AT 6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

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

III. MINUTES: Minutes for the meeting of January 8, 2007

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
- (c) Commissioner Eleanor Egan
- (d) Commissioner James Fisler

VI. CONSENT CALENDAR:

1. [2005 Development Phasing and Performance Monitoring Program Annual Review](#) Approve the 2005 Development Phasing and Performance Monitoring Program Report.

VII. PUBLIC HEARINGS:

1. [Appeal of Planning Staff's Zoning Approval](#), to add an 884 sq. ft. second-floor to a single-family residence, located at 3175 Barbados Place, in an R1 zone. Environmental determination: exempt. Uphold, reverse, or modify Planning staff's approval, by adoption of Planning Commission resolution.
2. [Appeal of Zoning Administrator's Approval](#), for Anthony Geisler, representing Peter Desforges, authorized agent for WOHL/Costa Mesa, for a minor conditional use permit to allow a boxing studio (LA Boxing), to deviate from shared parking requirements located at 103 E. 17th Street, Suite 1, in a C1 zone. Environmental determination: exempt. Modify Zoning Administrator's decision, by adoption of Planning Commission resolution, subject to conditions.

3. [Planning Application PA-06-52/Rezone R-06-04](#), for T4 Associates, LLC, for the following: (1) Rezone of subject property from C1 (Local Business District) to PDR-HD (Planned Development Residential - High Density); (2) Master Plan to construct a 14-unit, 2-story, attached multi-family residential condominium development; (3) variances from open space requirements (40% required, approximately 35% proposed) and from minimum lot area (1 acre required, .90 acre proposed); and (4) a minor modification for an 8-foot high block wall (6-foot maximum allowed), for property located at 2460-2472 Newport Boulevard, in the Newport Boulevard Specific Plan area and a C1 zone. Environmental determination: exempt.

Approve by adoption of Planning Commission resolution, subject to conditions.
4. [Planning Application PA-06-57](#), for Pat Merwin, authorized agent for IKEA Property, Inc., to amend Planning Application PA-99-34, to remove Condition of Approval No. 17 requiring an on-site child care program, located at 1475 South Coast Drive, in a PDC zone. Environmental determination: exempt.

Approve by adoption of Planning Commission resolution, subject to conditions.
5. [Planning Application PA-06-60](#), for Arne Valenti, authorized agent for Jim Stern, for a design review to construct a 2-unit, 2-story common interest development which includes a front unit that does not comply with the recommended 10-foot average second-story side setback (9-foot average proposed), located at 224 Knox Street, in an R2-MD zone. Environmental determination: exempt.

Approve by adoption of Planning Commission resolution, subject to conditions.
6. [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 12, 2007.

7. [Planning Application PA-06-66](#), for John Morehart, to place the Huscroft House on the City's Local Historic Register located at 546 Bernard Street, in an R2-HD zone. Environmental determination: exempt.

Recommend approval to City Council by adoption of Planning Commission resolution, subject to conditions.

8. [Parcel Map PM-06-176/Zoning Application ZA-06-71](#), for Keith Scheinberg, for a parcel map to subdivide a lot into two parcels, with an administrative adjustment to encroach 1 ft., 4 in. into the required 5 ft. side setback for the existing residence and a minor conditional use permit for shared access to facilitate the subdivision, located at 1986 Orange Avenue, in an R1 zone. Environmental determination: exempt.

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

9. [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.

VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT:

Planning Commission Design Awards Selection for 2006

IX. REPORT OF THE CITY ATTORNEY'S OFFICE.

X. ADJOURNMENT TO THE MEETING OF MONDAY, FEBRUARY 12, 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..