

PLANNING COMMISSION MEETING
MONDAY-JULY 12, 2004-6:30 PM
AGENDA

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

II. ROLL CALL: Chair: Bruce Garlich
Vice Chair: Bill Perkins
Commissioners: Katrina Foley, Dennis DeMaio and Eric Bever

III. MINUTES: Minutes of the meeting of June 14, 2004. Minutes for the meeting of June 28, 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) Chairman Bruce Garlich
- (b) Vice Chair Bill Perkins
- (c) Commissioner Katrina Foley
- (d) Commissioner Dennis DeMaio
- (e) Commissioner Eric Bever

VI. PUBLIC HEARINGS:

ITEM	PLANNING STAFF RECOMMENDATION
<p>1. <u>GENERAL PLAN AMENDMENT GP-04-02/REZONE R-04-02/ LOT LINE ADJUSTMENT LL-04-01</u> for Eugene Stirbu, property owner, to change the General Plan land use designation from Light Industry to Neighborhood Commercial; rezone from CL/MG to Local Business District (C1) for the property located at 1695 Superior Avenue and 635 W. 17th Street; and combine two parcels into one parcel. Environmental determination: Mitigated Negative Declaration.</p>	<p>Recommend to City Council: (1) adoption of mitigated negative declaration and mitigation monitoring program; (2) approval of General Plan Amendment GP-04-02; (3) give first reading to the ordinance for Rezone R-04-02, and (4) approve Lot Line Adjustment LL-04-01, by adoption of Planning Commission resolution; or, continue this item to expand the General Plan amendment to include adjacent industrial parcels.</p>

ITEM

**PLANNING STAFF
RECOMMENDATION**

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| <p>2. <u>PACIFIC MEDICAL PLAZA DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) NO. 1051 (SCH#2003071089)</u> located at 1626/1640 Newport Boulevard. The proposed project includes the conversion of two existing trailer parks to allow the construction of a 76,500 square-foot, 4-story medical office building with a three-level parking structure. Discretionary actions include a general plan amendment to create a site-specific floor area ratio, rezone from C2, General Business District, to PDC, Planned Development Commercial, mobilehome park conversion permit, and final master plan. Environmental determination: EIR #1051.</p> | <p>Receive public comment on Draft EIR.</p> |
| <p>3. PLANNING APPLICATION PA-03-42 for John Garrison, authorized agent for ABCO Realty/Al Mozayeni, for a design review to construct a 26-unit residential town house project with variances from building height (2 stories, 27' allowed; 3 stories, 36' proposed), chimney height (29' allowed; 42' proposed), and off-street parking (84 spaces required; 58 spaces proposed), with a minor conditional use permit to allow up to 6 compact parking spaces, and a minor modification to reduce the front landscape setback (20' required; 16' proposed), located at 2013-2029 Anaheim Avenue in an R3 zone. Environmental determination: exempt.</p> | <p>Continue to the Planning Commission meeting of July 26, 2004, at applicant's request.</p> |
| <p>4. <u>TENTATIVE PARCEL MAP VPM-03-250</u> for Karen Selleck, authorized agent Selleck, authorized agent for John Krappman/CommonWealth Partners, to subdivide approximately 20 acres into 14 parcels (10 for building footprints and 4 for common areas) for Two Town Center Development (3200 Bristol Street: 3199, 3200, and 3210 Park Center Drive; and 601, 611, 633, and 675 Anton Boulevard), in a TC zone. Environmental determination: exempt.</p> | <p>Approve by adoption of Planning Commission resolution, subject to conditions.</p> |

ITEM

**PLANNING STAFF
RECOMMENDATION**

5. [TENTATIVE PARCEL MAP PM-04-126](#) for Robert Sundstrom, authorized agent for Patty Yuan, for a one-lot subdivision for air-space condominium purposes, located at 240 and 250 Briggs Avenue, in an MP zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.

6. [CONDITIONAL USE PERMIT PA-04-24](#) for Mohammed Ghiassi, authorized agent for Islamic Educational Center of Orange County, to expand the existing Islamic Educational Center by expanding the assembly (worship) area, located at 3194-B Airport Loop in an MP zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.

7. [PLANNING APPLICATION PA-04-25](#) for Kenneth J. Wiant, authorized agent for Mr. and Mrs. Klein, for variances from front and rear setback requirements (20' required; 10' proposed for the front; 20 feet required, 7 feet proposed for the rear) and for the eave overhang to encroach into the front setback (5' permitted; 12' proposed), in conjunction with a minor design review for an 845 sq. ft., second-story addition to a single-family residence, located at 219 Pauline Place, in an R1 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.

VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT:

[Planning Commission Objective PC-01-G \(Design Awards Program\).](#)

VIII. REPORT OF THE SENIOR DEPUTY CITY ATTORNEY:

IX. ADJOURNMENT TO THE STUDY SESSION OF MONDAY, JULY 19, 2004.

ACRONYMS

ADT	Average Daily Traffic: The measure of the average volume of traffic in both directions on a particular street during a 24-hour period.
ALUC	Airport Land Use Commission: The County commission which coordinates compatible zoning and land uses adjacent to John Wayne airport.
AQMD	Air Quality Management District: 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*	California Environmental Quality Act: This act requires all state and local agencies to consider the environmental impact of any discretionary project proposed.
CNEL	Community Noise Equivalent Level: 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	Conditional Use Permit: 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	Decibel, A-weighted: 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	Development Review: 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	Environmental Impact Report: 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	Floor Area Ratio: The gross floor area of a building or project divided by the project lot area upon which it is located.
LAFCO*	Local Agency Formation Commission: 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	Notice of Preparation: A brief notice sent by the City stating it plans to prepare an Environmental Impact Report (EIR) for a proposed project.
OCFCD	Orange County Flood Control District: The agency responsible for studies, plans, and construction-related activities for flood control channels.
OCTA	Orange County Transportation Authority: 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	Planning Application: 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, an application number such as PA-99-01 identifies planning application. 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*	Southern California Association of Governments: 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	Southern California Air Quality Management District (see "AQMD")
SRO	Single Room Occupancy Development: 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*	Traffic Analysis Zone: 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	(Vehicle) Trip Ends: 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	Uniform Building Code: 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	Variance: 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	Zoning Administrator: 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.