

**PLANNING COMMISSION MEETING OF
MONDAY – JUNE 26, 2006-6:30 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 June 12, 2006.

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. Rezone Petition R-06-01 and Specific Plan Amendment SP-06-03 for inclusion of seven additional parcels into the 19th West Urban Plan Area.

(a) REZONE PETITION R-06-01 FOR MIXED USE OVERLAY ZONING DISTRICT: An ordinance of the City Council of the City of Costa Mesa, California amending the Zoning Map to include the following seven parcels in the 19 West Mixed-Use Overlay District: 2115, 2121, 2131, 2139, and 2145 Placentia Avenue, and 811 and 817 Victoria Street. Environmental determination: Addendum to adopted Initial Study/Mitigated Negative Declaration (SCH#2006021045).

(b) SPECIFIC PLAN AMENDMENT SP-06-03 FOR 19 WEST URBAN PLAN (SP-05-07): Resolution of the City Council amending the 19 West Urban Plan (SP-05-07) to include the following seven parcels: 2115, 2121, 2131, 2139, and 2145 Placentia Avenue and 811 and 817 Victoria Street. Addendum to adopted Initial Study/Mitigated Negative Declaration: (SCH#2006021045).

Recommend to City Council: (1) Approval of addendum to Initial Study/Mitigated Negative Declaration for Westside Urban Plans (State Clearinghouse No. 200602-1045); (2) Approval of Rezone Petition R-06-01; and (3) Approval of Specific Plan Amendment SP-06-03 for the amended project area, by adoption of Planning Commission resolution.

ITEM	PLANNING STAFF RECOMMENDATION
<p>2. <u>REQUEST FOR REVIEW OF PLANNING STAFF'S APPROVAL</u> of building plans (B05-02486) to allow a 1,725 square-foot, second-story addition to an existing single-family residence, located at 2264 Meyer Place. Environmental determination: exempt.</p>	<p>Conduct public hearing and either uphold, reverse, or modify Planning staff's approval, by adoption of Planning Commission resolution.</p>
<p>3. <u>REQUEST FOR REVIEW OF PLANNING STAFF'S DENIAL OF DEVELOPMENT REVIEW DR-06-01</u> to legalize the installation of a mobilehome on a lot with an existing home; and a minor modification for an 11-foot wide driveway (16 feet required), located at 2333 Elden Avenue in an R2-MD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions..</p>
<p>4. <u>PLANNING APPLICATION PA-06-11</u> for Javad Andalibian, for a conditional use permit to allow ISC/lecture hall, with a minor conditional use permit for a deviation from shared parking due to off-set hours of operation, located at 3198 Airport Loop Drive, #J, in an MP zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>5. <u>PLANNING APPLICATION PA-06-14 AND PARCEL MAP PM-06-142</u> for Tim De Cinces, for a design review to construct a four-unit, small-lot, common interest development; and a parcel map for a four-lot subdivision with one common lot to facilitate the project, located at 2463 Elden Avenue in a R2-MD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>6. <u>PLANNING APPLICATION PA-06-21</u> for Ali Sedghi, for a residential common interest development conversion of 2 apartment units into condominiums, located at 134 East Wilson Street, in an R2-MD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>7. <u>PLANNING APPLICATION PA-06-22</u> for Jared Cefalia, authorized agent for John Locker, for a variance from minimum lot width requirements (50 ft. required; 49.5 ft. proposed) for two parcels of a future four-lot subdivision to facilitate the construction of four, single-family residences on the separate lots, located at 227 Monte Vista in an R1 zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>

ITEM

**PLANNING STAFF
RECOMMENDATION**

8. **PLANNING APPLICATION PA-06-23** for Zachary Sham, authorized agent for Dawnielle Kelley, for variances to allow a second-floor deck to encroach into the rear setback (20 feet required; 10 feet 7 inches proposed); and to deviate from rear lot coverage (approximately 410 square feet permitted; approximately 700 square feet proposed), located at 193 The Masters Circle in an R1 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.
9. **PLANNING APPLICATION PA-06-25** for Frank L. Custer, authorized agent for Leigh Harrison, to modify hours of operation for the preschool at the Lighthouse Coastal Community Church, originally approved under Master Plan PA-00-56, 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.
10. **PLANNING APPLICATION PA-06-27** for Farhad Edward Khosravi, for a variance to legalize a 29.5-foot building height for two single-family houses (27 feet permitted), located at 258 and 260 Santa Isabel Avenue in an R1 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.

VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

VIII. REPORT OF THE CITY ATTORNEY’S OFFICE.

IX. ADJOURNMENT TO THE MEETING OF MONDAY JULY 10, 2006.

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..