

**PLANNING COMMISSION MEETING OF
MONDAY – AUGUST 14, 2006
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 July 10 and July 24, 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. **AN ORDINANCE** of the City Council of the City of Costa Mesa, California, amending Title 13 of the Costa Mesa Municipal Code (CO-06-06) to include current Floodplain Management Regulations and technical terminology for continued eligibility in the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program. Environmental determination: exempt. Recommend to City Council, first reading be given to the draft ordinance.

2. **DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 1052 (SCH # 2006011077) FOR THE NORTH COSTA MESA HIGH-RISE RESIDENTIAL PROJECTS** located generally north of the Interstate 405, east of Bristol Street, south of Sunflower Avenue, and west of Sakioka Drive. The 45-day public review period is from July 19 to September 1, 2006, and copies of the document are available at Costa Mesa City Hall at 77 Fair Drive, 2nd Floor, Mesa Verde Library at 2969 Mesa Verde Drive East, and Costa Mesa Library at 1855 Park Avenue. Receive public comment.

ITEM	PLANNING STAFF RECOMMENDATION
<p>3. <u>TENTATIVE PARCEL MAP PM-06-213</u> for Ali Sedghi, for parcel map to facilitate the conversion of two units to condominiums as approved under PA-06-21, 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>4. <u>ZONING APPLICATION ZA-06-48</u> for Susan A. Kline, modifying Conditional Use Permits PA-86-103 and PA-86-121 to eliminate the requirement for off-site parking for Kline School, located at 320 East 18th Street in an I & R zone. Environmental determination: exempt.</p>	<p>Deny by adoption of Planning Commission resolution.</p>
<p>5. <u>PLANNING APPLICATION PA-06-37</u> for Greg McConuaghy, authorized agent for Dennis W. Hogland Trust, for a conditional use permit to use off-site parking spaces at 1762 Newport Boulevard and to deviate from shared parking requirements (22 total spaces required; 8 on-site spaces and 12 off-site spaces proposed) for the expansion of El Matador Restaurant, located at 1768 Newport Boulevard in a C2 zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>6. <u>PLANNING APPLICATION PA-06-39</u> for John Schroder, authorized agent for Blake Brett Enterprises, for a conditional use permit to allow an administrative office and auto repair facility for a race team, with a minor conditional use permit to allow vehicle storage behind the building, located at 3036 Enterprise Street in an MG zone. Environmental determination: exempt.</p>	<p>Continue to the Planning Commission meeting of August 28, 2006.</p>
<p>7. <u>PLANNING APPLICATION PA-06-41</u> for George M. K. Sakioka, authorized agent for Roy K. Sakioka, for a conditional use permit to allow a temporary parking of vehicles on a future paved parking area, located at 425 Anton in a PDC zone. Environmental determination: exempt.</p>	<p>Pull from the Planning Commission calendar at this time.</p>
<p>8. <u>PLANNING APPLICATION PA-06-45</u> for 126 Properties LLC, for a conversion of an unoccupied duplex to condominiums, located at 550 Bernard Street, in an R2-HD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>

ITEM

**PLANNING STAFF
RECOMMENDATION**

- VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.**
- VIII. REPORT OF THE CITY ATTORNEY’S OFFICE.**
- IX. ADJOURNMENT TO THE MEETING OF MONDAY AUGUST 28, 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..