

**PLANNING COMMISSION MEETING OF
MONDAY-JANUARY 24, 2005-6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. ROLL CALL:** Chair: Bruce Garlich
Vice Chair: Bill Perkins
Acting Commissioner Sandra Genis

III. MINUTES: Minutes for the meeting of December 13, 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) Chair Bruce Garlich
- (b) Vice Chair Bill Perkins
- (c) Acting Commissioner Sandra Genis

VI. CONSENT CALENDAR:

1. [ACQUISITION OF EXCESS RIGHT-OF-WAY](#) at 628 West 19th Street for the Costa Mesa Sanitary District. Environmental determination: exempt. Adopt resolution finding that the proposed acquisition of excess right-of-way is in conformity with the City of Costa Mesa 2000 General Plan.

VII. PUBLIC HEARINGS:

1. [GENERAL PLAN AMENDMENT GP-04-03 AND REZONE PETITION R-04-05](#) for the City of Costa Mesa for a general plan amendment to change the land use designation from High Density Residential to Public/Institutional; and a Rezone Petition to change the zoning district from PDR-HD (Planned Development Residential-High Density) to I&R (Institutional and Recreational) for the approximately 6.5-acre vacant area located at 2501 Harbor Boulevard (Fairview Developmental Ctr.). Environmental determination: Negative Declaration. Recommend to City Council, approval of the Negative Declaration, and adoption of General Plan Amendment GP-04-03 and Rezone Petition R-04-05, by adoption of Planning Commission resolution.

ITEM	PLANNING STAFF RECOMMENDATION
<p>2. PARCEL MAP PM-04-287 for Danjon Engineering, authorized agent for Cathryn De Fazio/Scripps Red Hill Associates, LLC, to subdivide an existing 11-acre property into 3 parcels ranging in size from 3 to 4 acres; with a conditional use permit for shared access and parking, located at 2955, 2975, and 2995 Red Hill Avenue in an MP zone. Environmental determination: exempt.</p>	<p>Continue to the Planning Commission meeting of February 14, 2005.</p>
<p>3. <u>TENTATIVE TRACT MAP T-16801</u> for Scott Meserve/Burke Real Estate Groups, for a one-lot airspace subdivision of a future three-building, office/condominium complex, located at 250 Baker Street in an MP zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>4. TENTATIVE TRACT MAP T-16819 for Rene Varga of DRC, authorized agent for Steve Christie of BKM Development Company, LLC, to further subdivide a property (originally approved under PM-02-195) into two lots for condominium purposes; with a minor conditional use permit for shared driveway access between the lots, located at 3184-3188 Pullman Street and 3189-3193 Red Hill Avenue in an MP zone. Environmental determination: exempt.</p>	<p>Withdrawn.</p>
<p>5. APPEAL OF ZONING ADMINISTRATOR'S DENIAL OF MINOR DESIGN REVIEW ZA-04-76 for Eric Negrete, authorized agent for Don Rimmel, to enclose a previously approved second-floor deck with a solarium-style patio enclosure at the front of the residence at 1372 Garlingford Street in an R1 zone. Environmental determination: exempt.</p>	<p>Withdrawn.</p>
<p>6. <u>EXTENSION OF TIME OF APPROVAL FOR PLANNING APPLICATION PA-01-34/TENTATIVE TRACT MAP T-16070</u> for United Pacific Development LLC, authorized agent for Pacific Builders LP, for a design review to construct an 18- unit, two- to three-story, small-lot, common interest development; with variances from front setback requirements (20 ft. required; minimum 10 ft. proposed); from rear setback</p>	<p>Approve a one-year extension of time to expire on January 13, 2006, by adoption of Planning Commission resolution, subject to conditions.</p>

ITEM

**PLANNING STAFF
RECOMMENDATION**

- requirements (20 ft. required; minimum 10 ft. proposed); from building height requirements (2 stories, maximum 27 ft. allowed; 3 stories, 34 ft. proposed); chimney height requirements (29 ft. allowed; 37 ft. proposed); and setback for a 6-foot wall and common front landscape area (10 ft. required; minimum 4.5 ft. proposed); with an 18-lot tentative tract map, located at 2100 Canyon Drive in an R2-MD zone. Environmental determination: Mitigated Negative Declaration.
7. **EXTENSION OF TIME AND POSSIBLE MODIFICATIONS TO CONDITIONS OF APPROVAL FOR PLANNING APPLICATION PA-03-33** for Tim Roberts, authorized agent for Lissoy Family Trust, for a minor design review to construct a 5-unit, two-story, small-lot common interest development; with a variance from average individual lot area requirements (3,500 sq. ft. average required; 3,245 sq. ft. average proposed), located at 168, 172, and 176 Merrill Place in an R2-MD zone. Environmental determination: exempt.

Approve a one-year extension of time to expire on December 8, 2005, by adoption of Planning Commission resolution, subject to conditions.
 8. **PLANNING APPLICATION PA-04-33** for John DeFrenza, authorized agent for D’Alessio Investments, for a proposed 4,245 sq. ft. restaurant/lounge within 200 feet of residential property to be open until 2 a.m., 7 days a week, with live entertainment and dancing, located at 1777 Newport Blvd. in a C2 zone with off-site valet parking at 1764 Anaheim Avenue in an R2-HD zone, and 640 W. 17th Street in a C2 zone. Environmental determination: exempt.

Deny by adoption of Planning Commission resolution.
 9. **PLANNING APPLICATION PA-04-37 & VESTING TENTATIVE TRACT MAP VT-16694** for Hersel Zahab of Land Development Consultants, authorized agent for Richard Dick, for a design review to construct a 32-unit, two-story, small-lot, common interest development; including a minor modification for an 18-foot front setback (20’ required); and a vesting tentative tract map containing 32 lots and 6 common lots, located at 330/340 West Bay Street in an R2-MD

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

ITEM	PLANNING STAFF RECOMMENDATION
zone. Environmental determination: Mitigated Negative Declaration.	
10. PLANNING APPLICATION PA-04-39 for Melissa J. Fox, authorized agent for Solter Family Trust, for variances from parking (7 spaces required; 4 spaces provided) and from landscape setback requirements (10’ required; 5’ proposed) to legalize a 2 nd dwelling unit, located at 703 Center Street in an R2-HD zone. Environmental determination: exempt.	Withdrawn.
11. <u>PLANNING APPLICATION PA-04-41</u> for Johnny Lu/Loft 18 LLC, to construct a 6-unit, 2-story, common-interest development (air-space condominiums) with minor modifications for a 4-foot (5 feet required) left side setback for one of the garages, and a 12-foot wide (16 ft. required), common driveway, located at 654 West 18 th Street in an R2-HD zone. Environmental determination: exempt.	Approve by adoption of Planning Commission resolution, subject to conditions.
12. <u>PLANNING APPLICATION PA-04-42 AND TENTATIVE PARCEL MAP PM-04-114</u> for Joseph Cefalia, for a design review to construct a 3-unit, 2-story, small-lot, common interest development, and a 4-lot parcel map, located at 2307 and 2325 Orange Avenue in an R2-MD 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.

IX. REPORT OF THE CITY ATTORNEY’S OFFICE.

X. ADJOURNMENT TO THE STUDY SESSION OF MONDAY, FEBRUARY 7, 2005.

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 a landowner allowing a use or activity not allowed as a matter of right within a zoning district.
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 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	<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.
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.