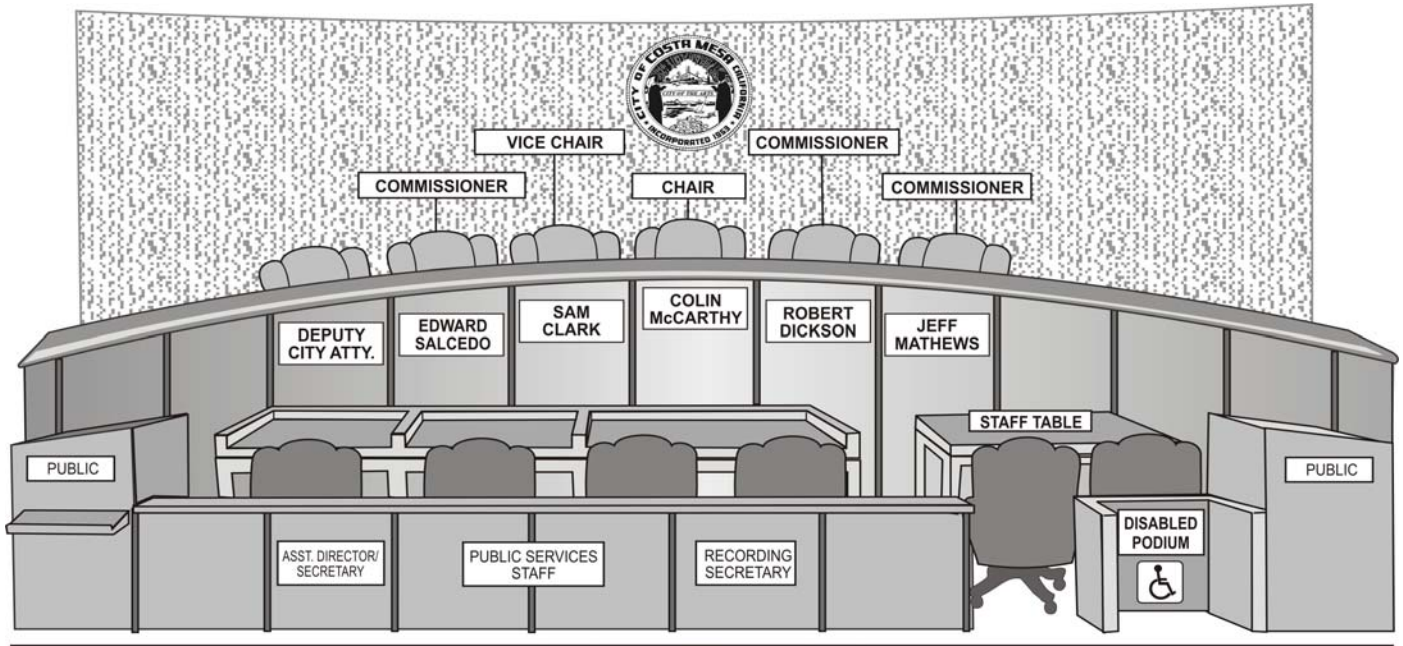


Planning Commission Agenda

Meeting Begins At 6:00 p.m.

January 14, 2013



I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. ROLL CALL:** Chair: Colin McCarthy
Vice Chair: Sam Clark
Commissioners: Robert Dickson, Edward Salcedo, and Jeff Mathews

III. 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.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

V. CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

CONSENT CALENDAR:

- 1. **Minutes for the meeting of December 10, 2012.**
- 2. [Code Enforcement Update.](#)
- 3. [Third Residential Neighborhood Enhancement Program.](#)

RECOMMENDATIONS:

- Approve.
- Receive and file.
- 1) Receive and file; and
2) Provide direction regarding fourth enhancement program.

VI. PUBLIC HEARINGS:

- 1. **Application No.:** [CO-12-06](#)
Site Address: Citywide
Zone: City of Costa Mesa
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description:

Code Amendment CO-12-06 related to Costa Mesa Municipal Code regulations for Emergency Shelters, Transitional Housing, and Supportive Housing in compliance with State Law. Amendments are proposed, but not limited to the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code: Chapter 1, Article 2, Section 13-6, Definitions; Chapter IV, Table 13-30 City of Costa Mesa Land Use Matrix; Chapter IX, Special Land Use Regulations.

- 2. **Application No.:** [PA-12-26](#)
Applicant: Jon Andrew Lee
Site Address: 2960 and 2968 Randolph
Zone: MG
Project Planner: Mel Lee
Environmental Determination: Exempt

Description: Conditional use permit to allow the following:

- 1. A bar/lounge (Commissary) to be open until 2:00am with a premise-to-premise transfer of a State Alcoholic Beverage Control License Type 48 (On-Sale General, Public Premise) and a finding of public convenience or necessity.

RECOMMENDATIONS:

Continue to Planning Commission meeting of February 11, 2013.

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

PUBLIC HEARINGS:

RECOMMENDATIONS:

The bar is currently located at the LAB (2930 Bristol Street) and is moving to the proposed new location at 2960 Randolph.

- 2. Reciprocal access and parking between 2960 and 2968 Randolph Avenue for the proposed use.

- 3. **Application No.:** [PA-12-21](#)
Applicant: Intracorp. Social-1 LLC
Site Address: 1527 Newport Boulevard
Zone: C2 and MG; Westside Urban Plans/Mixed-Use Overlay Zone
Project Planner: Minoo Ashabi
Environmental Determination: IS/MND

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

Description:The proposed project involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration;**
- 2) **Planning Application PA-12-21** – Urban Master Plan for development of a 40-unit live/work project at the site of an existing mobile home park within the 19th West Urban Plan area. The development includes attached three-story development with roof decks, two-car garages and open parking areas, commercial “work” space on ground floor, and living space and bedrooms at upper levels. The proposed live/work units are comprised of two bedrooms plus a den (about 2,000 square feet). A total of 80 garage parking spaces and 40 open parking spaces are proposed (120 parking spaces or three spaces per unit).

The project includes the following deviations:

- A deviation from the parking design standards (20’ x 20’ required, 19’ x 18’-6” proposed).
- A deviation from the minimum work space requirement (250 SF required, 190 SF proposed).

- 3) **Vesting Tentative Tract Map 17501** – Subdivision of a two-acre property for condominium purposes to allow private sale and ownership of the live/work units.

PUBLIC HEARINGS:

RECOMMENDATIONS:

4. **Application No.:** [PA-12-27 and Review of ZA-06-12 & ZA-06-44](#)
Applicant: Tom Talebi/City of Costa Mesa
Site Address: 2590 Newport Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt

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

Note: There are two resolutions for this project.

Description:

The proposed project involves:

- (1) **Planning Application PA-12-27:** Variance for reduction in the existing landscape setback requirement (20 feet existing; 10 feet proposed) and more than 10% of compact parking supply (max. three compact spaces allowed, nine compact spaces proposed) for an existing multiple tenant retail center.
- (2) **Review of Minor Conditional Use Permit ZA-06-12** to include new conditions of approval and operational requirements for Starbucks. This Minor Conditional Use Permit allows a deviation from shared parking requirements for an outdoor seating area for a Starbucks coffee shop and extended hours of operation (4:30 am to 12:00 midnight, seven days a week).
- (3) **Review of Minor Conditional Use Permit ZA-06-44** for references purposes only (no changes proposed). This Minor Conditional Use Permit allows eating and drinking establishments with less than 300 sq. ft. of public area within a shopping center containing over 30% of total floor area for similar establishments.

PUBLIC HEARINGS:

- 5. **Application No.:** [PA-12-24 & TT-17508](#)
- Applicant:** Victoria Residential Partners
- Site Address:** 1259 Victoria Street
- Zone:** R2-MD
- Project Planner:** Mel Lee
- Environmental Determination:** Exempt

Description:

The proposed project involves the following:

- (1) **Design Review** to construct a 17-unit, two-and-three-story detached (six-inch separation between units) residential common interest development clustered within four main buildings throughout the property.
- (2) **Variance** from number of stories and overall building height for Buildings 1 and 3 (two stories/27 feet allowed; three stories/35 to 37 feet proposed).
- (3) **Variance** from street landscape setback (20 feet required; 10 feet proposed).
- (4) **Administrative adjustment** from rear yard setback for the second story of one of the units in Building 4 (20 feet required; 15 feet proposed).
- (5) **Variance** from minimum and average lot sizes for small lot common interest developments (3,000 sq. ft. min., 3,500 sq. ft avg. required; 1,500 sq. ft. min., 2,038 sq. ft. avg. proposed).
- (6) **Variance** from parkway landscaping requirements (five feet min. req., 2.5 feet min. proposed).
- (7) **Deviation from Residential Design Guidelines** for building massing of upper story to first story percentage (80% recommended; 100% proposed).
- (8) **Deviation from Residential Design Guidelines** for building height for Buildings 2 and 4 (22 feet recommended; 25 feet proposed).
- (9) **Tentative tract map** for condominium purposes.

RECOMMENDATIONS:

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

VII. NEW BUSINESS:

RECOMMENDATION:

1. [Standard Conditions of Approval for Convenience Markets, Liquor Stores, and Mini-Markets](#)

Adopt by Minute Order

VIII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON FEBRUARY 11, 2013.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

Appeal Procedure

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

77 Fair Drive, Costa Mesa, CA 92626
Planning Division (714) 754-5245
Fax (714) 754-4856
PlanningCommission@costamesaca.gov