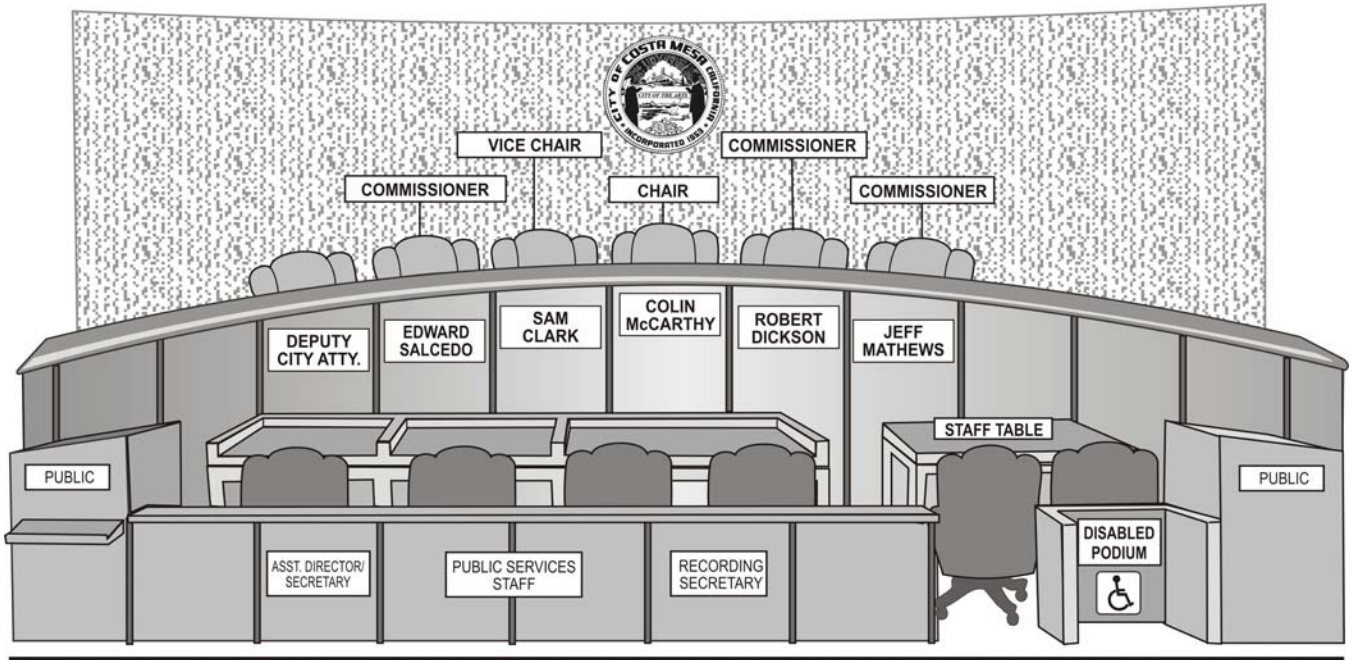


# Planning Commission Agenda

Meeting Begins At 6:00 p.m.

February 11, 2013



- I. PLEDGE OF ALLEGIANCE TO THE FLAG.
- II. ANNOUNCEMENT BY CHAIR REGARDING PLANNING COMMISSION APPOINTMENTS.
- III. ROLL CALL: Chair: Colin McCarthy  
Vice Chair: Sam Clark  
Commissioners: Robert Dickson, Edward Salcedo, and Jeff Mathews

#### IV./V. 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.

#### VI. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

#### VII. 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:**

**RECOMMENDATIONS:**

- |   |                   |
|---|-------------------|
| 1. <b>Minutes for the meeting of January 14, 2013.</b>    | Approve.          |
| 2. <b><u><a href="#">Code Enforcement Update.</a></u></b> | Receive and file. |

**VIII. PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- |  |   |
|--|---|
| 1. <b>Application No.:</b> <u><a href="#">PA-12-27 and Review of ZA-06-12 &amp; ZA-06-44</a></u><br><b>Applicant:</b> Tom Talebi/City of Costa Mesa<br><b>Site Address:</b> 2590 Newport Boulevard<br><b>Zone:</b> C1<br><b>Project Planner:</b> Mel Lee<br><b>Environmental Determination:</b> Exempt | 1. Approve PA-12-27 by adoption of Planning Commission resolutions, subject to conditions.<br>2. Approve the review and modification of ZA-06-12. |
|--|---|

**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 excess compact parking spaces (10% maximum allowed; 36% proposed) for an existing multiple tenant retail center.
- (2) Review, modification, or revocation of Minor Conditional Use Permit ZA-06-12 allowing 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, modification, or revocation of Minor Conditional Use Permit ZA-06-44 allowing 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:**

**RECOMMENDATIONS:**

2. **Application No.:** [PA-13-01](#)  
**Applicant:** Kim Koch/Farpointe  
**Site Address:** 1143 Aviemore Terrace  
**Zone:** R1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

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

**Description:**

- (1) Variance from front yard setback requirements for a one-story single-family residence (20 feet required; eight feet to covered entry foyer proposed).
- (2) Minor conditional use permit to construct an unenclosed deck that encroaches into the required bluff crest setback (10-foot setback from bluff crest required; proposed deck extends approximately eight feet over the bluff crest).

3. **Application No.:** [PA-12-28](#)  
**Applicant:** Justin Brown  
**Site Address:** 440 Fair Drive, Suite 212  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

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

**Description:**

Conditional use permit to establish a tattoo parlor within an existing multiple tenant commercial building. Operating daily from 1pm to 9pm, by appointment only.

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

Recommend that City Council introduce and give first reading to ordinance.

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

**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.

**IX. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON FEBRUARY 25, 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](http://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](http://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**

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