



NOTICE OF ADDITIONAL AGENDA RELATED  
WRITINGS OR DOCUMENTS  
GOVERNMENT CODE 54957.5

**OCTOBER 10, 2011**

Additional writings or documents related to the following agenda items were received and provided to the Planning Commission after distribution of the Planning Commission Agenda Packet.

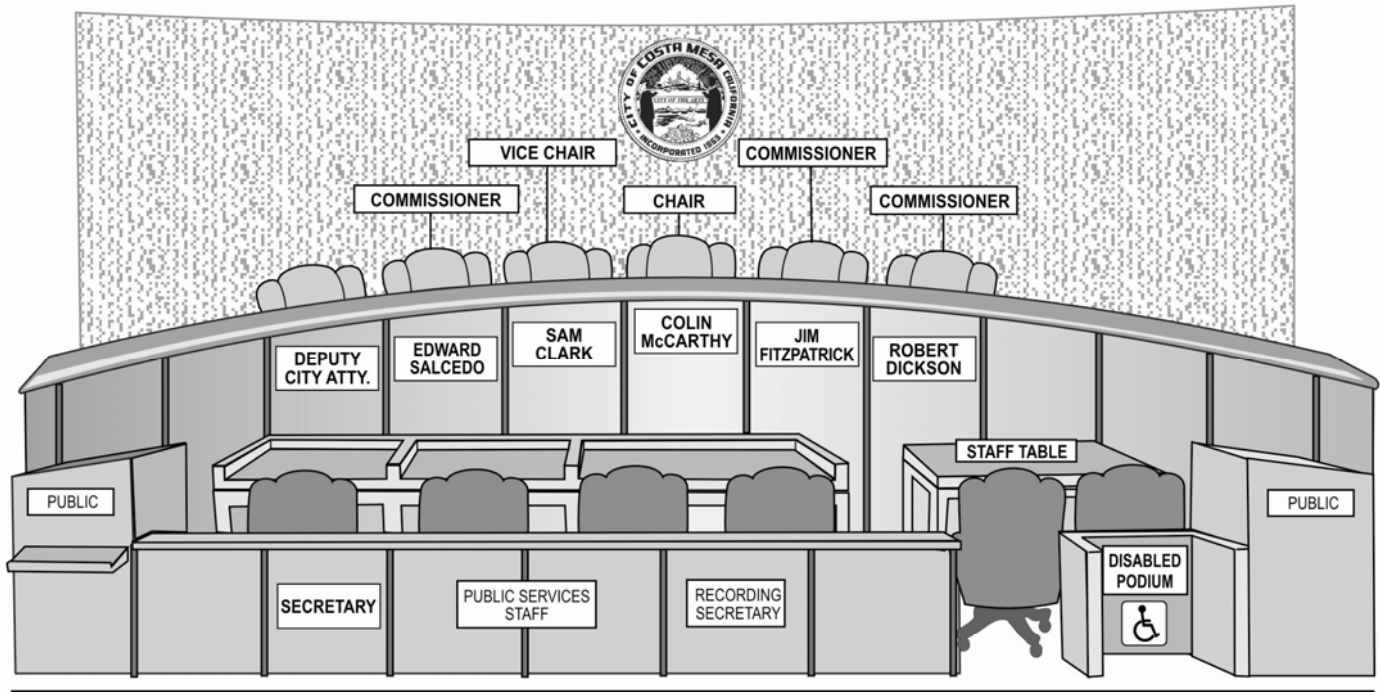
[Public Hearing Item VI.5](#)

[Public Hearing Item VI.7](#)

# Planning Commission Agenda

Meeting Begins At 6:00 p.m.

**OCTOBER 10, 2011**



## **WELCOME TO THE COSTA MESA PLANNING COMMISSION**

### **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.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (714) 754-5245.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in the 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. A maximum overall time of ten (10) minutes will be permitted for public comments. The agenda for the study session is the same as the agenda for the regular meeting. Note that no action may be taken by the Planning Commission prior to the 6:00 p.m. meeting.

### **Agenda Reports**

Written reports are available for all items on this agenda. 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). For further information regarding items on this agenda, including results of Planning Commission action, please call (714) 754-5245. Agenda-related written communications or documents provided to a majority of the Planning Commission after distribution of the Planning Commission Agenda Packet are available for public review in 3-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).

Any written communications or documents provided to the Planning Commission by a member of the public regarding any item on this agenda during the meeting will be made available for public review on the following business day at the Planning Division Counter at City Hall located on the second floor.

### **Planning Commission Membership**

The Planning Commission consists of five members appointed by the City Council. The Commissioners are residents of Costa Mesa and are appointed for four-year terms. The Chair and the Vice-Chair are elected by the Planning Commission to serve two-year terms.

### **Planning Commission Authority**

The Planning Commission functions as an advisory body to the City Council on issues related to the long-term growth and development of the community. In this regard the Planning Commission holds public hearings and provides recommendations to the Council on requests for general plan amendments, rezones, specific plans, environmental impact reports and amendments to the City's Zoning Ordinance. The Commission also acts as an advisory body to the Redevelopment Agency for projects located in the Redevelopment Area.

The Planning Commission has authority to take final action on a variety of Planning Applications, including conditional use permits, variances, planned development projects, and tentative tract and parcel maps. Commission action on these items becomes final in seven days unless appealed to the City Council.

### **Public Hearing Process**

For each agenda item, the Planning Staff will present a brief description of the request and a recommendation for Planning Commission action. The Commissioners will then have the opportunity to question staff. The applicant or authorized agent will then be invited to make a presentation and to respond to any questions from the Commission. Members of the audience wishing to speak in favor or in opposition, will then be invited by the Chair to provide testimony. At the conclusion of the general public testimony, the Chair will give the applicant the opportunity to make any additional comments. Afterward receiving the applicant's final comments, the Chair will close the public hearing and the Commission will discuss and take action on the request. No additional testimony can be given after the public hearing is closed.

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers; to speak into the microphone, 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 prior to leaving the Chambers.

The Planning Commission is eager to hear all persons wishing to give testimony. Therefore, the Commission respectfully requests that all speakers limit their comments to the item under consideration and that each new speaker add new information and not repeat points which previous speakers have made. The Chair may establish time limits on individual speakers for those items for which a large number of people are anticipated to provide testimony.

Members of the audience who wish to speak on any item NOT on the agenda will be invited to come forward during the "Public Comments" portion of the agenda.

### **Appeal Procedure**

Unless otherwise indicated on the agenda, 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. For further information, please call (714) 754-5245.

### **E-mail Address**

You may e-mail comments to the Planning Commission at [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov).

### **List of Acronyms**

Please see last page of agenda.



**PLANNING COMMISSION MEETING OF  
MONDAY - OCTOBER 10, 2011 AT 6:00 P.M.  
AGENDA**

**I. PLEDGE OF ALLEGIANCE TO THE FLAG.**

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

**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:**

- (a) Chair Colin McCarthy
- (b) Vice Chair Sam Clark
- (c) Commissioner Robert Dickson
- (d) Commissioner Jim Fitzpatrick
- (e) Commissioner Edward Salcedo

**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.

1. **Minutes for the meeting of September 12, 2011.** Approve.
2. **[Code Enforcement Update](#)** Receive and file.

**VI. PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- 1. **Application No.:** [PA-07-35](#) (Time Ext.)  
**Site Address:** 1509 Orange Avenue  
**Applicant:** Grant Fluegge  
**Zone:** R2-MD  
**Project Planner:** Wendy Shih  
**Environmental Determination:** Exempt

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

**Description:**

Time extension for a two-unit, two-story residential common interest development. Parcel Map PM-07-181, allowing the units to be sold independent of one another, remains in effect for this project.

- 2. **Application No.:** [PM-11-128](#)  
**Site Address:** 1970 Maple Avenue  
**Applicant:** Alison Nguyen  
**Zone:** R2-HD  
**Project Planner:** Wendy Shih  
**Environmental Determination:** Exempt

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

**Description:**

Parcel map to facilitate the subdivision for a two-unit residential common-interest development (condominiums) project approved under Planning Application PA-10-38.

- 3. **Application No.:** [GP-11-02 and SP-11-01](#)  
**Site Address:** 14850 Sunflower Avenue  
**Applicant:** City of Costa Mesa  
**Zone:** PDC (Planned Dev. Comm'l.)  
**Project Planner:** Claire Flynn  
**Environmental Determination:** Exempt

Recommend City Council approval by adoption of Planning Commission resolution.

**Description:**

The proposed City-initiated applications are for a 33-acre property at 14850 Sunflower Avenue in the Urban Center Commercial designation and Planned Development Commercial (PDC) zone:

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

1) **General Plan Amendment GP-11-02** to amend the Land Use Element of the City’s 2000 General Plan related to Sakioka Lot 2 in the Urban Center Commercial land use designation. The proposed amendment will include changes involving the maximum allowable building square footage, floor area ratios, and residential density for the property. No changes in the existing trip budget allocations or development agreement are proposed.

2) **North Costa Mesa Specific Plan Amendment SP-11-01** to amend Area 8, Sakioka Lot 2, of the Specific Plan to provide development flexibility related to the development and density standards described above. No changes to the existing trip budget allocations or development agreement are proposed.

- 4. **Application No.:** [PA-02-33](#)  
**Site Address:** 3200 Bristol Street  
**Applicant:** Jason Knudson  
**Zone:** TC (Town Center)  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

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

**Description:**

Time Extension for a previously-approved 18-story high-rise building. A request for a two-year time extension of Planning Application PA-02-33 for Final Master Plan and Vesting Tentative Parcel Map VPM-03-250. The project is located in the Pacific Arts Plaza at the southwest corner of Bristol Street and Anton Boulevard (3200 Bristol Street; 3199, 3200, and 3210 Park Center Drive; and 601, 611, 633, 655, and 675 Anton Boulevard). The project involves construction of an 18-story office building (400,000 square feet), a 5-level parking structure, demolition of two existing structures, and reconfiguration of surface parking. A variance from Bristol Street setback requirements (0’ proposed; 20’required) is requested for the proposed 5-level parking structure.

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- 5. **Application No.:** [PA-11-21](#)  
**Site Address:** 3200 Bristol Street  
**Applicant:** Jason Knudson  
**Zone:** TC (Town Center)  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

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

**Description:**

New Interim Parking Structure. A request to amend the Pacific Arts Plaza Master Plan at the southwest corner of Bristol Street and Anton Boulevard (3200 Bristol Street; 3199, 3200, and 3210 Park Center Drive; and 601, 611, 633, 655, and 675 Anton Boulevard) to include a new three-level, 356-car, parking structure to replace an existing parking lot with 189 parking spaces for surplus parking of new tenants. The structure will provide interim parking at the site of a future high rise project. The proposal requires approval of a deviation from Ramp Slope Standards (12.5% allowed; 16% proposed).

- 6. **Application No.:** [PA-11-18](#)  
**Site Address:** 1599 Superior Ave., #B2  
**Applicant:** Theresa Vaughan  
**Zone:** MG  
**Project Planner:** Wendy Shih  
**Environmental Determination:** Exempt

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

**Description:**

Conditional use permit for a dog day care and overnight boarding facility for small dogs (21 pounds and under) in a 1,600 square-foot suite.

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- 7. **Application No.:** [PA-11-22](#)  
**Site Address:** 2775 Mesa Verde Dr. East  
**Applicant:** Peak West  
**Zone:** R3  
**Project Planner:** Wendy Shih  
**Environmental Determination:** Exempt

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

**Description:**

A Design Review with a variance from maximum number of stories and building height (2 stories/27-foot maximum allowed; 3 stories/44-foot proposed) and deviation from the City's Residential Design Guidelines for 2<sup>nd</sup> to 1<sup>st</sup> floor ratio (80% maximum recommended; 86% proposed) for a new 23,109 square-foot community building with below-grade parking for tenants of both Villa Venetia and Pine Brook Village Apartments. This is a revised submittal from the previously proposed building height of 61 feet under Planning Application PA-11-15.

- 8. **Application No.:** [PA-11-23](#)  
**Site Address:** 2937 Bristol St., #A101B  
**Applicant:** ChrisAnn Richards  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

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

**Description:**

Conditional use permit to allow retail sales of beer and wine for off-site consumption with a Type 20 State Alcoholic Beverage Control (ABC) license, as well as on-site consumption of beer and wine with a Type 42 ABC license, for a boutique beer and wine store with a tasting room and wine and cheese bar at The Camp.

**VII. BUSINESS ITEMS:**

- 1. [Select Alternates to the Ad Hoc Committees](#)



2. [Update of SR-55 Project](#)

**RECOMMENDATION:**

Receive and file.

**VIII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON NOVEMBER 14, 2011.**

## PLANNING TERMS & ACRONYMS

<b>ADT</b>	<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.
<b>ALUC</b>	<u>Airport Land Use Commission</u> : The County commission which coordinates compatible zoning and land uses adjacent to John Wayne airport.
<b>AQMD</b>	<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.
<b>CEQA*</b>	<u>California Environmental Quality Act</u> : This act requires all state and local agencies to consider the environmental impact of any discretionary project proposed.
<b>CNEL</b>	<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.
<b>CUP</b>	<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.
<b>dBA</b>	<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.
<b>DR</b>	<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.
<b>EIR</b>	<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.
<b>FAR</b>	<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.
<b>IBC</b>	<u>International 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.
<b>LAFCO*</b>	<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.
<b>NOP</b>	<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.
<b>OCFCD</b>	<u>Orange County Flood Control District</u> : The agency responsible for studies, plans, and construction-related activities for flood control channels.
<b>OCTA</b>	<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.
<b>PA</b>	<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.
<b>SCAG*</b>	<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).
<b>SCAQMD</b>	<u>Southern California Air Quality Management District</u> (see "AQMD")
<b>SRO</b>	<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.
<b>TAZ</b>	<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.
<b>TE</b>	<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.
<b>VARIANCE</b>	<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.
<b>ZA</b>	<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.