

**PLANNING COMMISSION MEETING OF
MONDAY – SEPTEMBER 11, 2006 AT 6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

II. SEPTEMBER 11, 2001 REMEMBRANCE

- (a) Costa Mesa High School Choral performance
- (b) Moment of silence.

III. ROLL CALL: Chair: Bill Perkins
Vice Chair: Donn Hall
Commissioners: Eleanor Egan, James Fisler, and Bruce Garlich

IV. MINUTES: Minutes for the meeting of August 14 and August 28, 2006.

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:

- (a) Chair Bill Perkins
- (b) Vice Chair Donn Hall
- (d) Commissioner Eleanor Egan
- (e) Commissioner James Fisler
- (f) Commissioner Bruce Garlich

VII. PUBLIC HEARINGS:

1. **ONE-YEAR EXTENSION OF TIME FOR PLANNING APPLICATION PA-01-03/PA-01-04** for Patrick Shea, authorized agent for Beacon Bay Enterprises, Inc., for a one-year extension of time to allow motor vehicle sales with an administrative adjustment to deviate from front landscape setbacks for auto display; and to allow outdoor storage of motor vehicles on the rear half of the lot, located at 2059 Harbor Boulevard, in a C2 zone. Environmental determination: exempt.

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

CONTINUED →

**PLANNING STAFF
RECOMMENDATION**

ITEM

2. NORTH COSTA MESA HIGH-RISE RESIDENTIAL PROJECTS:

(a) FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 1052 (STATE CLEARING HOUSE NO. 2006011077) for the North Costa Mesa High-Rise Residential projects generally bounded by Sunflower Avenue to the north, Bristol Street to the west, Sakioka Drive to the east, and the I-405 Freeway to the south and totaling 1,269 dwelling units with ancillary retail uses.

Recommend to City Council, certification of Final Program EIR No. 1052, by adoption of Planning Commission resolution.

(b) GENERAL PLAN AMENDMENT GP-06-02 to amend the Land use Element and Noise Element of the Costa Mesa 2000 General Plan to incorporate provisions for high-rise residential development in the project area; and to specify the application of exterior noise standards to certain areas of high-rise residential development. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of General Plan Amendment GP-06-02, by adoption of Planning Commission resolution.

(c) SPECIFIC PLAN AMENDMENT SP-06-02 to amend the North Costa Mesa Specific Plan to incorporate provisions for a high-rise residential development option in the project area which would increase density and intensity beyond already existing allowances. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of the North Costa Mesa Specific Plan Amendment SP-06-02, by adoption of Planning Commission resolution.

(d) ZONING CODE AMENDMENT CO-06-05 to amend Title 13 of the Municipal Code to incorporate provisions for high-rise residential development in the project area including higher residential densities as set forth in the North Costa Mesa Specific Plan. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of Zoning Code Amendment CO-06-05, by adoption of Planning Commission resolution.

(e) PRELIMINARY MASTER PLAN PA-05-53 for **SITE 1, SEGERSTROM TOWN CENTER** by South Coast Plaza Partners, for demolition of 84,025 square-feet of office buildings; conversion of a maximum of 103,355 square feet of an unbuilt office entitlement for the construction of a maximum of 225 high-rise residential units (resulting in 233,170 square-feet of office space), located at 3420 Bristol Street in a TC zone; demolition of 31,500 square feet of theaters and construction of a maximum of 50 additional high-rise residential units atop an unbuilt 200-room hotel entitlement, located at 3400 Bristol Street in a TC zone. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of Preliminary Master Plan PA-05-53 for Site 1, Segerstrom Town Center, by adoption of Planning Commission resolution.

CONTINUED →

ITEM

**PLANNING STAFF
RECOMMENDATION**

(f) PRELIMINARY MASTER PLAN PA-05-52 for **SITE 2, ORANGE COUNTY MUSEUM OF ART** by the Orange County Performing Arts Center for construction of a maximum of 80 high-rise residential units atop an unbuilt 140,000 square-foot museum building entitlement, located at 605 Town Center Drive in a TC zone. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of Preliminary Master Plan PA-05-52 for Site 2, the Orange County Museum of Art, by adoption of Planning Commission resolution.

(g) PRELIMINARY MASTER PLAN PA-05-47 for **SITE 4, SYMPHONY TOWERS** by J.K. Sakioka Company/Stockbridge/South Coast/AMS Craig for demolition of 17,529 square feet of existing restaurants; conversion of an unbuilt 300-room hotel entitlement; and construction of a maximum of 484 high-rise residential units within two 24-story high rises and two 6-story mid-rises; with additional 6,000 square feet of ancillary retail, located at 585 Anton Boulevard in a PDC zone. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of preliminary Master Plan PA-05-47, Site 4, the Symphony Towers, by adoption of Planning Commission resolution.

(h) PRELIMINARY MASTER PLAN PA-05-50 for **SITE 5, PACIFIC ARTS PLAZA** by Maguire Properties for demolition of a 67,450 square-foot office building and construction of a maximum 180 high-rise residential units, located at 675 Anton Boulevard in a TC zone. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of Master Plan PA-05-50, for Site 5, the Pacific Arts Plaza, by adoption of Planning Commission resolution.

3. FINAL MASTER PLAN PA-05-48/VESTING TENTATIVE TRACT MAP VT-17017 for **SITE 3, THE CALIFORNIAN AT TOWN CENTER** by Fifield Properties for demolition of 21,349 square feet of Lakes Pavilions Retail Center and construction of a maximum of 250 high-rise residential units within two, 25-story high-rises; with additional 2,350 square feet of ancillary retail; and approval of Vesting Tentative Tract Map VT-17017, located at 580 Anton Boulevard in a PDR-HD zone. Environmental determination: Final Program EIR No. 1052.

Recommend to City Council, approval of Final Master Plan PA-05-48/Vesting Tentative Tract map VT-17017 for Site 3, The Californian at Town Center, by adoption of Planning Commission resolution.

VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

VIII. REPORT OF THE CITY ATTORNEY'S OFFICE.

IX. ADJOURNMENT TO THE MEETING OF MONDAY SEPTEMBER 25, 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..