

**PLANNING COMMISSION MEETING OF
MONDAY – FEBRUARY 13, 2006-6:30 PM
AGENDA**

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

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

III. MINUTES: Minutes for the meetings of January 9 and January 23, 2006.

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 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

VI. PUBLIC HEARINGS:

1. City-initiated projects to create a Mixed-Use Overlay District for the Bristol Street corridor area (SoBECA Urban Plan-Negative Declaration Part I); (SoBECA Urban Plan-Negative Declaration Part II) and Westside Costa Mesa area (Westside Urban Plans-Negative Declaration Part I); (Westside Urban Plans-Negative Declaration Part II) as follows:

(a) GP-05-11 GENERAL PLAN AMENDMENT - A Resolution of the City Council of the City of Costa Mesa to: (1) to amend the description of specified land use designations (i.e. General Commercial, Commercial Center, Neighborhood Commercial, Light Industrial, and Medium/High Density Residential) to allow mixed-use development and/or residential land uses within a mixed-use overlay district; (2) to include references to Urban Plans; (3) to amend the Noise Element to describe acceptable exterior residential noise standards for specified areas of a residential or mixed-use development in the overlay district. Environmental determination: Mitigated Negative Declaration.

Receive public comment on the following items and continue the meeting to Monday, March 13, 2006.

ITEM

**PLANNING STAFF
RECOMMENDATION**

(b) CO-05-05 ZONING CODE AMENDMENT - An Ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code to establish provisions and review procedures for a mixed-use overlay district and to identify acceptable exterior residential noise standards for specified areas of a residential or mixed-use development in the overlay district. Environmental determination: Mitigated Negative Declaration.

(c) REZONE PETITION R-05-07 FOR MIXED-USE OVERLAY ZONING DISTRICT – Application of the Mixed-Use Overlay Zoning District on Zoning Map to areas included Urban Plan(s). Environmental determination: Mitigated Negative Declaration.

(d) SOBECA URBAN PLAN SP-05-06 – Urban Plan to allow all types of mixed-use development (vertical, horizontal, and live/work) in the plan area pursuant to an approved Master Plan. Environmental determination: Mitigated Negative Declaration.

(e) 19 WEST URBAN PLAN SP-05-07: Urban Plan to allow horizontal and vertical mixed-use development pursuant to an approved Master Plan. Live/work developments are conditional uses in this plan area. Environmental determination: Mitigated Negative Declaration.

(f) MESA WEST URBAN PLAN SP-05-08 - Urban Plan to allow live/work or residential development pursuant to an approved Master Plan process. Environmental determination: Mitigated Negative Declaration. Environmental determination: Mitigated Negative Declaration.

(g) MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN SP-05-09 - Urban Plan to allow specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan application. Environmental determination: Mitigated Negative Declaration.

ITEM	PLANNING STAFF RECOMMENDATION
<p>2. <u>NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-06-01</u> – amending Appendix E of the Theater and Arts District Plan that identifies additional public improvements in the public right-of-way and funding sources. Environmental determination: exempt.</p>	<p>Recommend by minute order to City Council, adoption of the resolution.</p>
<p>3. <u>PLANNING APPLICATION PA-95-10</u> for Eric Strauss, authorized agent for Barbara and Roger Allensworth, for a 90-day review conditions of approval for a conditional use permit for the expansion of an existing sports bar into the adjacent space to allow 6 billiards tables and 4 or more electronic game machines, located at 580 Anton Boulevard #201, in a PDR-HD zone. Environmental determination: exempt.</p>	<p>Revoke CUP by adoption of Planning Commission resolution.</p>
<p>4. <u>PLANNING APPLICATION PA-05-42</u> for Pete Volbeda, authorized agent for Joe Cefalia, for a variance from minimum lot size requirements (12,000 sq. ft. required, approximately 4,000 sq. ft. per lot proposed) and lot width requirements (100 ft. required, 58 ft. and 62 ft. proposed); and consider Susannah Place instead of Orange Avenue as the front of Parcel #2; in conjunction with a development review for the construction of 2, two-story, single-family residences, located at 2590 Orange Avenue, in an R2-MD zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>
<p>5. <u>PLANNING APPLICATION PA-05-55</u> for Ron Cruz, authorized agent for Deutsch SDL, LTD, and Legacy Partners, for a conditional use permit to provide overflow off-site parking (interior and exterior) at 102 Kalmus Drive, for offices located at 2955-2995 Red Hill Avenue, in an MG zone. Environmental determination: exempt.</p>	<p>Approve by adoption of Planning Commission resolution, subject to conditions.</p>

VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

VIII. REPORT OF THE CITY ATTORNEY’S OFFICE.

IX. ADJOURNMENT TO THE MEETING OF MONDAY, FEBRUARY 27, 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..