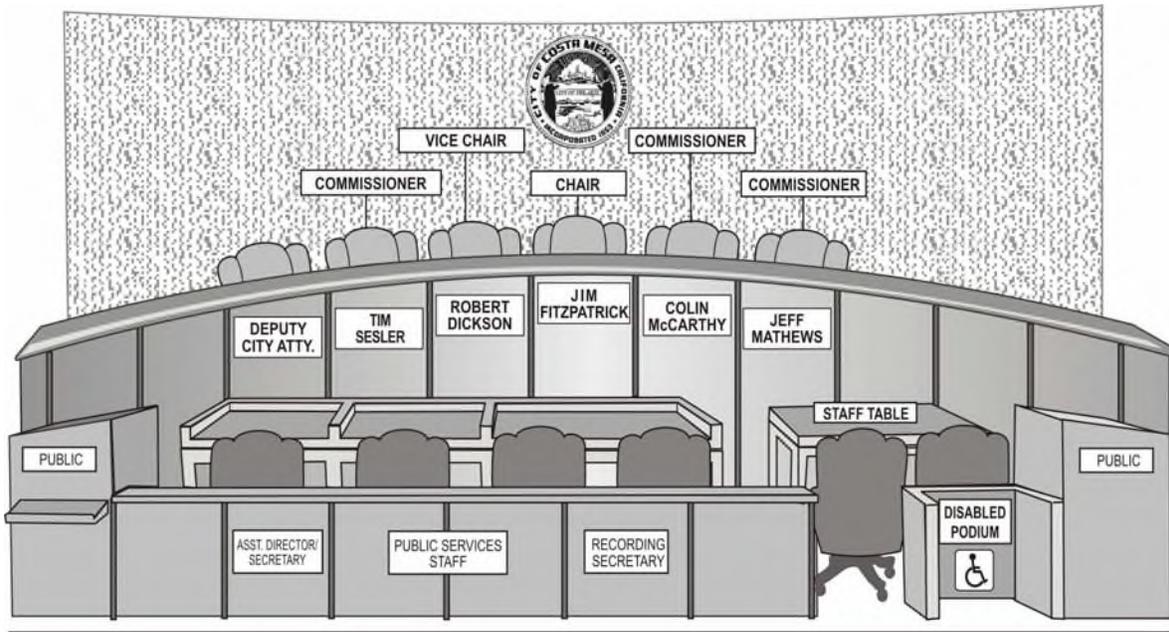


# Planning Commission Agenda

Meeting Begins At 6:00 p.m.

April 8, 2013



## I. PLEDGE OF ALLEGIANCE TO THE FLAG.

- II. **ROLL CALL:** Chair: Jim Fitzpatrick  
Vice Chair: Robert Dickson  
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

## 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 March 11, 2013.**
- 2. [Code Enforcement Update.](#)
- 3. [Development Phasing and Performance Monitoring Program Report \(DPPMP\).](#)

**RECOMMENDATIONS:**

- Approve.
- Receive and file.
- Approve report.

**VI. PUBLIC HEARINGS:**

- 1. **Application No.:** [PA-13-05](#)  
**Applicant:** Bill Munce  
**Site Address:** 2204 Newport Boulevard  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Description:**

Conditional use permit to relocate a tattoo parlor to the existing commercial building (Blue Collar Tattoo). Hours of operation are 12:00 noon to 10:00 p.m., 7 days a week.

**RECOMMENDATIONS:**

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

- 2. **Application No.:** [DA-13-01](#) (DA-99-02)  
**Applicant:** George Sakioka  
**Site Address:** 14850 Sunflower Street  
**Zone:** TC  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

**Description:**

Two-year review of the development agreement between the City of Costa Mesa and Roy K. Sakioka & Sons for Sakioka Lot 2.

Based on the evidence in the record, determine and find Roy K. Sakioka & Sons in good faith compliance with the terms and conditions of Development Agreement DA-99-02.

- 3. **Application No.:** [PA-04-17 A1 & PM-13-103](#)  
**Applicant:** Rob Hamers  
**Site Address:** 1992 Anaheim Avenue  
Units A-C  
**Zone:** R2-HD  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

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

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

**Description:**

- 1) A residential common-interest development conversion of an unoccupied, two-story, three-unit, residential development approved under PA-04-17. The conversion will facilitate the sale of the units for condominium purposes.
- 2) A tentative parcel map for subdivision of the property for condominium purposes.

- 4. **Application No.:** [PA-13-04 & TT-17519](#)
- Applicant:** Matt White
- Site Address:** 2157-2159 Tustin Avenue
- Zone:** R2-MD
- Project Planner:** Minoo Ashabi
- Environmental Determination:** Exempt

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

**Description:**

- 1) Design review to construct a 14-unit, two-story detached single-family residential development, including the following:
  - a. Variance from open space requirement (40% required, 39% proposed);
  - b. Variance from minimum lot size (3,000 SF required, 2954 SF proposed);
  - c. Variance from average lot size (3,500 SF required, 3,351 SF proposed);
  - d. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 11 to 13 feet proposed);
  - e. Administrative Adjustment to reduce the distance between main buildings (10 feet required, 6 feet proposed);
  - f. Minor Modification to reduce front setback requirement for a perimeter wall along Tustin Avenue (10 feet required, 8 feet proposed);
  - g. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 99 % to 108 % proposed).
- 2) Tentative Tract Map for the subdivision of the property for condominium purposes

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

5. **Application No.** [PA-12-20 and TT-17551](#)  
**Applicant:** Fernando Miagany/  
Tritech Associates  
**Site Address:** 2573 Elden Avenue  
**Zone:** R2-MD  
**Project Planner:** Mel Lee  
**Environmental  
Determination:** Exempt

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

**Description:**

- 1) Design Review to construct five two-story residential units, including the following:
  - a. Variance from open space requirement (40% required, 28% proposed);
  - b. Variance from front setback/front landscape requirement for the location of a parking space (20 feet required, 10 feet proposed);
  - c. Variance from parkway landscaping (10 feet total, three feet on one side required; 8 feet total, 3 feet on one side proposed);
  - d. Deviation from Residential Design Guidelines for average second story side yard setback (average 10 foot side yard setback recommended, 9 foot average side yard setback proposed);
- 2) A tentative tract map for condominium purposes.

**VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON APRIL 22, 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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Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)