



CITY COUNCIL AGENDA REPORT

MEETING DATE: January 18, 2005

ITEM NUMBER:

SUBJECT: DRAFT ORDINANCE AMENDING THE ZONING CODE TO MODIFY THE LAND USE MATRIX, PUBLIC NOTICE REQUIREMENTS, AND VARIOUS PERMIT PROCESSES

DATE: JANUARY 4, 2005

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT (714) 754-5604

RECOMMENDATION:

1. Give first reading to the draft ordinance, which amends the Zoning Code (Title 13), modifying the land use matrix, public notice requirements, and various land use zoning permit processes.
2. Direct staff to prepare a Council Policy regarding the review and adoption, or amendment, of any park master plan; the policy shall indicate that park master plans will be considered at joint study sessions and joint public hearings with the Planning Commission and Parks and Recreation Commission.

BACKGROUND:

At the June 21, 2004 meeting, City Council discussed a number of budget-related programs and service efforts. One of the items selected for further review was the permit processing regulations.

On September 7, 2004, the Council reviewed several proposals recommended by staff, and then Council referred the report to the Planning Commission for review and recommendations on a 4-1 vote (Cowan voting no).

On November 8, 2004, Commission continued this item for two weeks to allow Commissioners additional time to review staff's proposals. On November 22, 2004 Commission reviewed the proposed changes and directed staff to prepare an ordinance incorporating the recommended amendments. On December 13, 2004, Commission recommended that Council give first reading to the attached draft ordinance on a 3-0 vote.

The Planning Commission meeting minutes and staff reports are contained in Attachments 2 and 3.

ANALYSIS:

An explanation of each of the proposed changes is provided below. The subsection reference corresponds to the attached draft strike-through version of the ordinance.

Residential accessory buildings (Subsection a.) This amendment will allow new residential 1-story accessory buildings (such as garages or carports) in the multi-family zones to be reviewed and approved by the Planning Division “over-the-counter”.

Master plan approvals and amendments (Subsections b, h, i, and j.) These amendments would delegate the approval of all master plans to the Planning Commission. In addition, major amendments would be delegated to the Zoning Administrator. It should be noted that the Planning Division already has review authority over minor changes to master plans. Additionally, the Zoning Administrator has the authority to forward a master plan amendment to the Planning Commission. In respect to delegating authority of Master Plan amendments to the Zoning Administrator, the Commission was split (2-2) on this item at their November 22, 2004 meeting, with Commissioners Garlich and Foley in favor of the Planning Commission being the review authority for master plan amendments.

Commission also recommended that no change occur in the review and adoption of any park master plan, and that these master plans be considered at a joint study session and public hearing with the Parks and Recreation Commission. Staff notes that this is a procedural recommendation that can be addressed in a Council Policy, and it does not require any Zoning Code changes.

Minor design review (Subsection c.) The proposed amendment modifies the threshold for when two-story residential construction in the R1 zone is subject to Minor Design Review. As drafted, new two-story construction will only be subject to Minor Design Review if it is inconsistent with the City’s Residential Design Guidelines. The other threshold, “results in a second-story floor area that exceeds 50% of first floor area”, is proposed to be eliminated. If adopted, Planning staff would be responsible for approving new two-story residential construction that complies with guidelines, and the Zoning Administrator would only review projects that were inconsistent with the guidelines. This is reflected in Subsection c.

Lot line adjustments (Subsections a and d.) These amendments delegate approval of lot line adjustments to the Planning Division.

Public notice requirements (Subsections e and f.) These amendments decrease the City’s current public noticing radius requirement from 500 feet to the state mandated minimum of 300 feet and eliminate onsite posting. The Commission was split (2-2) on both of these items at their November 22, 2004 meeting. Commissioners Garlich and Foley were in favor of retaining the 500-foot public notice radius and posting notices and Commissioners Bever and Perkins supported the proposed amendments. See Attachment 2 for the meeting minutes.

Land use matrix (Subsection g.) A variety of amendments are proposed to the land use matrix. The changes are summarized below:

New land uses identified: The following “land uses” are proposed to be added to the matrix: “Antique Malls (48a.)” and “Storage of motor vehicles-indoor only (139a)”.

Land uses consolidated with other uses: “Breweries, micro (59)” is already addressed in another row (Establishments where food and beverages are served); and “Offices: Management; consulting and public relations (112) is consolidated into “Offices: Engineering; architectural; and survey services (110)”.

Review process is streamlined from a Conditional Use Permit to a Minor Conditional Use Permit in certain zones: “Ambulance services (45)”, “Coffee roasting (65)”; “Grocery stores (80)”; “Landscape services (84)”; “Medical laboratories (95)”; “Offices: medical and dental (113)”; “Printing and publishing (125)”; “Recording studios (126)”; “Studios: dance, martial arts; music (142)”; “Supermarkets (143)”; “Tattoo parlors (144)”.

Review process is streamlined from a Conditional Use Permit to a Permitted Use in certain zones: “Banks (52)”; “Barber and Beauty shops (54)”; “Building supplies; hardware stores (60); “Department stores (72)”; “Furniture repair (79)”; “Laundry, cleaning, and garment services (85)”; “Retail: general (130)”.

Review process is streamlined from a Minor Conditional Use Permit to a Permitted Use in certain zones: “Commercial art; graphic design (67)”; “Photography, commercial (122)”.

Review process is changed from Prohibited to Conditional Use Permit in certain zones: “Motion picture and television studios (98)”.

Review process is changed from Prohibited to a Permitted Use or Minor Conditional Use Permit in certain zones: “Home Occupation Permits (21 and 22)”.

ALTERNATIVES CONSIDERED:

Council may choose to do any of the following:

1. Give first reading to the draft ordinance as recommended by the Planning Commission;
2. Modify any of the recommended changes to the zoning permit process; or
3. Take no action on the draft ordinance, and thereby retain the City’s existing zoning processes.

FISCAL REVIEW:

Permit processing fees are designed to be “revenue neutral” with the application fee covering staff costs. However, the aggregate of all these incremental savings may allow for a staffing reduction in future fiscal years.

LEGAL REVIEW:

The City Attorney's office has reviewed the draft ordinance and approved it as to form.

ENVIRONMENTAL DETERMINATION

These code amendments have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and have been found to be exempt.

CONCLUSION:

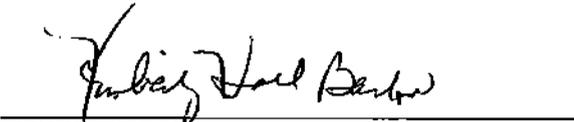
The draft ordinance contains several Zoning Code amendments that will streamline the zoning permit process, while still complying with State law and maintaining the Commission's and Council's ability to call projects up for review if desired. The Zoning Administrator's ability to refer projects to the Planning Commission is also retained.


KIMBERLY BRANDT

Principal Planner


DONALD D. LAMM

Deputy City Mgr. – Dev. Svcs. Director


KIMBERLY HALL BARLOW

City Attorney

DISTRIBUTION: City Manager
Assistant City Manager
City Attorney
Deputy City Manager – Dev. Svcs. Dir.
Public Services Director
City Clerk (2)
Staff (4)
File (2)

ATTACHMENTS: 1 Draft strike-through ordinance
2 Planning Commission meeting minutes
3 Planning Commission staff reports

ATTACHMENT 1

DRAFT STRIKE-THROUGH ORDINANCE

ORDINANCE NO. 05-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE TO MODIFY THE LAND USE MATRIX, PUBLIC NOTICE REQUIREMENTS, AND THE DEVELOPMENT REVIEW, MASTER PLAN, MINOR DESIGN REVIEW, AND LOT LINE ADJUSTMENT PERMIT PROCESSES.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. Title 13 of the Costa Mesa Municipal Code is hereby amended to read as follows:

a. Amend Section 13-28(e)(1) and (5) to read as follows:

“(e) **Development review.** The following shall be subject to development review:

- (1) Single-story residential construction: In the R2-MD, R2-HD, and R3 zones, any single-story construction of 2 or fewer new single-story dwelling units ~~and/or new buildings such as garages or carports.~~ New single-story accessory buildings, such as garages or carports, single-story room additions, and other minor construction that comply with all applicable development standards shall not be subject to development review.
- (5) ~~Reserved for future use~~ Lot line adjustment; and”

b. Amend 13-28(g)(1) through (g)(2) to read as follows:

“(g) **Master plan.** Prior to development in the Planned Development (PD), Town Center (TC), Shopping Center (C1-S), and both Institutional and Recreational (I&R and I&R-S) zoning districts, a master plan is required. Preliminary master plans are required in the TC zone, are optional in PD zones, and are not required in C1-S, I&R-S, and I&R zones.

(1) ~~Amendments~~ Minor changes to the master plan.: Minor changes in the location, siting or character of buildings and structures may be authorized by the Planning Division if required by the final engineering or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:

- a. A change in the use or character of the development;
- b. An increase in the overall density or floor area ratio of the development;
- c. An increase in overall coverage of structures;
- d. A reduction or change in character of approved open space;
- e. A reduction of required off-street parking;
- f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks; or
- g. A reduction in required street pavement widths.

- (2) Major amendments: Substantial amendments to the master plan encompassing one or more of the ~~above-listed minor changes~~ listed in subparagraphs (1a) through (1g), or any proposed change determined by the Development Services Director as a major amendment, shall be ~~processed and reviewed pursuant to the provisions for new master plans subject to review and approval by the Zoning Administrator.~~ Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the Zoning Administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the General Plan, as applicable.

c. Amend Section 13-28(i)(1) to read as follows:

"i. Minor design review. The following shall be subject to minor design review.

- (1) Two-story residential construction: In the R1 zone, any two-story construction or second-floor addition; and in the R2-MD, R2-HD, and R3 zones, any two-story construction on a lot which results in 2 or fewer dwelling units, or second-story additions on lots with more than 2 dwelling units that does not comply with residential design guidelines adopted by the City Council, meets any of the following criteria:

i. ~~Results in a second story floor area that exceeds 50% of the first story floor area; and/or~~

ii. ~~Does not comply with residential design guidelines adopted by the City Council.~~

d. Amend the following row of Table 13-29(c) to read as follows:

| TABLE 13-29(c) PLANNING APPLICATION REVIEW PROCESS | | | | | |
|---|------------------------|-------------------------|------------------------|---|-----------------------------|
| PLANNING APPLICATIONS | PUBLIC NOTICE REQUIRED | PUBLIC HEARING REQUIRED | RECOMMENDING AUTHORITY | FINAL REVIEW AUTHORITY | NOTICE OF DECISION REQUIRED |
| Lot Line Adjustment | No | No | None | Zoning Administrator Planning Division | Yes No |

e. Amend Section 13-29(d)(1) to read as follows:

"(1) Mailed notice required. Notices of the hearing shall be mailed to all property owners within a 300 500-foot radius of the project site, except for applications for the construction of a building(s) 75 feet or more in height; these applications shall require a greater notice radius:

| <u>Building Height in Feet</u> | <u>Notice Requirement</u> |
|---|---------------------------|
| More than 75 and less than or equal to 150 | 500 700-foot radius |
| More than 150 and less than or equal to 225 | 700 900-foot radius |
| More than 225 and less than or equal to 300 | 900 1,100-foot radius |
| More than 300 | 1,100 1,300-foot radius" |

f. Delete Section 13-29(d)(2) and reserve for future use:

(2) ~~On-site posting required.~~ Additional notice shall be provided by posting a notice on each street frontage of the project site, no less than 10 days prior to the date set for the hearing or determination on the application. Reserved.

- g. Amend certain rows of Table 13-30 to read as shown in Attachment A.
- h. Amend the following row of Table 13-44 to read as follows:

| "TABLE 13-44 COMMERCIAL PROPERTY DEVELOPMENT STANDARDS | | | | | | | |
|---|--------------|----|----|----|----|--|----|
| DEVELOPMENT STANDARDS | P | AP | CL | C1 | C2 | C1-S | TC |
| Master Plan | Not required | | | | | Required- The final review authority is the Planning Commission in the C1-S zone and the City Council in the TC zone (see CHAPTER III PLANNING APPLICATIONS)." | |

- i. Amend Section 13-56 to read as follows:

"Sec. 13-56. MASTER PLAN REQUIRED

All development proposed in the Planned Development districts requires approval of a master plan pursuant to CHAPTER III PLANNING APPLICATIONS. The final review authority for the master plan shall be the City Council. Planning Commission."

- j. Amend Section 13-56(b) to read as follows:

"(b) Amendments to the master plan.

- (1) **Minor changes:** Minor changes in the location, siting or character of buildings and structures may be authorized by the Planning Division if required by engineering specifications or other circumstances not foreseen at the time the master plan was approved. No change authorized under this section may cause any of the following:
 - a. A change in the use of character of the development;
 - b. An increase in the overall density of the development;
 - c. An increase in overall coverage of structures;
 - d. A reduction or change in character of approved open space;
 - e. A reduction of required off-street parking;
 - f. A detrimental alteration to the pedestrian, vehicular and bicycle circulation and utility networks; or
 - g. A reduction in required street pavement widths.
- (2) **Major amendments.** Substantial amendments to the development master plan encompassing one or more of the above-listed minor changes listed in subparagraphs (1a) through (1g), or any other proposed change determined by the Development Services Director as a major amendment, shall be processed and reviewed pursuant to the provisions for new master plans contained in CHAPTER III PLANNING APPLICATIONS, subject to review and approval by the Zoning Administrator. Furthermore, if the major amendment results in an overall building square footage that exceeds the maximum density or building square footage allowed by the approved master plan, the Zoning Administrator must find that the major amendment is consistent with the density, floor area ratio, and trip budget standards established by the General Plan, as applicable.

Section 2. Environmental Determination. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to the extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any chapter, article, section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance, or the application thereof to any person, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Ordinance or its application to other persons. The City Council hereby declares that it would have adopted this Ordinance and each chapter, article, section, subsection, subdivision, sentence, clause, phrase or portion thereof, irrespective of the fact that any one or more subsections, subdivisions, sentences, clauses, phrases, or portions of the application thereof to any person, be declared invalid or unconstitutional. No portion of this Ordinance shall supersede any local, State, or Federal law, regulation, or codes dealing with life safety factors.

Section 5: Publication. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

PASSED AND ADOPTED this ____ day of _____, 2005

Mayor

ATTEST:

APPROVED AS TO FORM:

City Clerk of the
City of Costa Mesa

City Attorney

I, Julie Folcik, Deputy City Clerk and ex-officio clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Ordinance No. 05-__ was introduced and considered section by section at a regular meeting of said City Council held on the ___ day of _____, 2005, and thereafter passed and adopted as a whole at a regular meeting of said City Council held on the ___ day of _____, 2005, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2005.

Deputy City Clerk and ex-officio
Clerk of the City Council of the
City of Costa Mesa

ATTACHMENT A

**TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX**

| LAND USES | ZONES | | | | | | | | | | | | | | | | | | | | | |
|---|------------------|------------------|------------------|------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|------------------------|--------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|---------------------------------|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S | T C | M G | M P | P D R L D ₁ | P D R H D ₁ | P D R N C M ₁ | P D C ₁ | P D I | I & R | I & R S ₁ | P | | |
| RESIDENTIAL USES | | | | | | | | | | | | | | | | | | | | | | |
| 21. Home occupations (subject to the requirements of CHAPTER IX, ARTICLE 6, HOME OCCUPATIONS) | P ² | P ² | P ² | P ² | P ^{2,3} | P ² / ₃ | P ² | P ² | P ² / ₃ | P ² / ₃ | P ² |
| 22. Home occupations that generate traffic and do not involve more than one customer/client at a time or more than 8 customers/clients per day (subject to the requirements of CHAPTER IX, ARTICLE 6, HOME OCCUPATIONS) | M C ² / ₃ | M C ² | M C ² | M C ² / ₃ |

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1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
4. For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; P² - Permitted; P²/₃ - Prohibited

TABLE 13-30

CITY OF COSTA MESA LAND USE MATRIX

| LAND USES | ZONES | | | | | | | | | | | | | | | | | | | |
|---|-------|---------|---------|-----|-----|-----|-----|-----|--------------------|------------------|-----|-----|------------------------|------------------------|--------------------------|--------------------|--------------------|--------------------|----------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | |
| COMMERCIAL AND INDUSTRIAL USES | | | | | | | | | | | | | | | | | | | | |
| 45. Ambulance services | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 48a. Antique malls | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 52. Banks; Savings and Loans; and other Financial institutions | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 54. Barber and beauty shops | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 59. Reserved. Breweries, micro-fn enjunction with establishments where food or beverages are served | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 60. Building supplies; Hardware stores (retail) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 65. Coffee roasting | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
4. For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; • - Prohibited

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX

| LAND USES | ZONES | | | | | | | | | | | | | | | | | | | | |
|--|-------|---------|---------|-----|-------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|------------------------|------------------------|------------------------|--------------------------|---------------------|---------------------|--------------------|----------------------|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | C T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | |
| 67. Commercial art; Graphic design | • | • | • | • | M C P | P | P | P | P | P | P | P | • | • | • | • | P | P | • | • | • |
| 72. Department stores (retail) | • | • | • | • | • | P | P | P | P | P | • | • | • | • | • | • | C P | • | • | • | • |
| 73. Electronic game machines (4 or more), incidental to the primary use, (subject to the requirements of CHAPTER IX, ARTICLE 5, ELECTRONIC GAME MACHINES) - See-also Excluding Amusement centers listed separately | • | • | • | • | • | M C ² | • | M C ² | M C ² | M C ² | M C ² | M C ² | • | • | • |
| 79. Furniture repair and refinishing with incidental sales | • | • | • | • | • | • | • | • | • | • | P | P | • | • | • | • | • | • | • | • | • |
| 80. Grocery stores - See also Supermarkets; Excluding Convenience stores; or and Liquor stores listed separately | • | • | • | • | • | • | P | P | P | P | • | • | • | • | • | • | • | • | • | • | • |
| 83. Hotels - See-also- Excluding Motels listed separately | • | • | • | • | • | • | C | C | C | C | • | • | • | • | • | • | • | • | • | • | • |

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
4. For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; • - Prohibited

TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX

| LAND USES | Z O N E S | | | | | | | | | | | | | | | | | | | | | | |
|--|-----------|---------|---------|-----|-----|-----|-----|-----|--------|--------|-----|-----|------------|-----------|-----------|-------------|-------|--------|-------|---------|---|---|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S' | C T C' | M G | M P | P D R L D' | P D R M D | P D R H D | P D R N C M | P D C | P D I' | I & R | I & R S | P | | |
| 84. Landscape services (installation and maintenance) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 85. Laundry, cleaning and garment services, including plants | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 95. Medical laboratories | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 97. Motels- (subject to requirements of CHAPTER IX, ARTICLE 8, MOTELS) Excluding Hotels listed separately | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 98. Motion picture and television studios | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 110. Offices: Engineering; Architectural; and Surveying services; <u>Management; Consulting and public relations</u> | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 111. Offices: General | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 112. <u>Offices: Management; Consulting and public relations</u> | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
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TABLE 13-30
CITY OF COSTA MESA LAND USE MATRIX

| LAND USES | ZONES | | | | | | | | | | | | | | | | | | | | | |
|--|-------|---------|---------|-----|------|-------|-----|-----|--------------------|------------------|-----|-----|------------------------|------------------------|------------------------|--------------------------|--------------------|--------------------|--------------------|----------------------|---|---|
| | R 1 | R 2 M D | R 2 H D | R 3 | A P | C L | C 1 | C 2 | C 1 S ¹ | T C ¹ | M G | M P | P D R L D ¹ | P D R M D ¹ | P D R H D ¹ | P D R N C M ¹ | P D C ¹ | P D I ¹ | I & R ¹ | I & R S ¹ | P | |
| 113. Offices: Medical and dental | • | • | • | • | P | P | P | P | P | P | • | • | • | • | • | • | • | • | • | • | • | • |
| 122. Photography: Commercial | • | • | • | • | MG P | M G P | P | P | P | • | M C | M C | • | • | • | • | • | • | • | • | • | • |
| 125. Printing and publishing | • | • | • | • | • | • | • | • | • | • | P | P | • | • | • | • | • | • | • | • | • | • |
| 126. Recording studios | • | • | • | • | • | • | • | • | • | • | M C | M C | • | • | • | • | • | • | • | • | • | • |
| 130. Retail: General - See also Excluding Antique malls, Pawn shops, Supermarkets, Grocery stores, Convenience stores; or and Liquor Stores listed separately | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 139. Storage of motor vehicles- outdoor (not including impound yard) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |
| 139a. Storage of motor vehicles- indoor only (not including impound yard) | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • | • |

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
4. For the purposes of this table, the symbols in the non-shaded areas shall have the following meaning: C - Conditional Use Permit; MC - Minor Conditional Use Permit; P - Permitted; • - Prohibited

ATTACHMENT 2

PLANNING COMMISSION MEETING MINUTES



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE CITY CLERK AT (714) 754-5223**