Attachment B

Planning Commission Goals 2013

1. **Adoption of a Small Lot Subdivision Ordinance**. This is intended to promote development of single family detached homes and ownership housing by providing flexible development standards for lot size, open space, etc. and allowing forming a maintenance association instead of a homeowners association.

    - Proposed to be on the December 9th Planning Commission Agenda for discussion
    - Joint study session was held on September 10, 2013

2. **Proactive Enforcement of Convenience market and Liquor stores**. This is to address most markets and liquor stores that were established decades ago, that are non-conforming and not operating under a conditional use permit. Zoning Code includes extensive conditions that apply to new and expanded businesses.

    - Relatively few new or expanded businesses
    - Have not been a significant issue recently
    - Code Enforcement was working from Rob Dickson's on several liquor stores and gained compliance. Willa contacted Rob for additional properties but has not received any additional input.

3. **Modification of Fire Prevention Turnaround requirements in site planning for properties**. The intent is to comply with all safety requirements and provide most flexible site planning tools for lots that are up to 300 feet deep consistent with other agencies and the Orange County Fire Authority.

    - Currently using Orange County Fire Authority (OCFA) standards (300 feet maximum to front door of the farthest residential unit from a public street); Fire Prevention reviewing options.
    - Hammerhead design allowed in certain conditions; each site is reviewed on a case by case basis for site constraints

4. **"Motel Solutions and Enforcement"**. Incentives and flexible development and land use standards to promote and encourage motel conversions and redevelopment.

    - Discussion of Planning Commission meeting of October 28th.
    - Currently reviewing extended stay CUPs and ordinance with City Attorney
    - Planning Commission may review Costa Mesa Motor Inn and Sandpiper Motel's individual CUP's in January

5. **Additional parking requirements for nightclubs, coffee shops with wifi access, and small food & beverage establishments.** Evaluate the parking demand to address these uses and develop standard operational conditions to regulate the parking.

    - Monitoring parking issues at various locations, including the small retail centers at the corners of Newport and Del Mar, and E.17th Street and Irvine, that have greater than 50% of floor area for eating establishments.
    - Strict application of parking standards on new projects.
    - Claire prepared an updated shared parking calculation table that was based on the parking study LLG prepared for The Triangle, assessing different parking counts for nightclubs and family restaurants, but an update would need to be adopted by resolution.

6. **Updating of sign standards and requirements.**
    - Reviewing new design options for neighborhood monument signage

7. **Develop landscape pallets for market windows and arterials.**
    - Requesting developer assistance with bus stops and street frontage adjacent to projects
    - Requiring new landscaping along Harbor Boulevard for renovations of auto dealerships
    - Working with Public Services/Arborist on special plant pallets
    - Code Enforcement proactively enforcing parkway and "brown" landscaping issues

8. **Review "enhancement" project--did it accomplish goals? Were hardship cases treated respectfully? Were there many hardship cases?**
    - Significant progress in painting and clean up efforts in "enhancement" areas
    - Hardship cases treated with respect and compassion

9. **Commissioner participation in the General Plan meetings....How many?**
    - Significant and extended public outreach for General Plan input.
    - Planning Commission participated actively

10. **With the liquor store, bars, restaurants morphing into night spots, does Costa Mesa have alcohol related arrests/problems due to these establishments**? Look at what SLO has done to curb alcohol related issues.
    - Major effort to encourage ABC training for staff of these establishments
    - Programs available through Community Services, Inc.
    - On August 29, 2013, staff met with Council Member Leece, Lt. Greg Scott, and two representatives from Community Services Programs Inc., which has been provided a grant by the County of Orange to provide Responsible Beverage Service (RBS) training to various ABC licensed establishments in the City. In July, they conducted such training for the restaurants at the Triangle.
    - (Former Shark Club owner) Gregg Hanour is the former owner and member of the OC DUI Task Force – Staff has his contact information should an establishment wish to reach out to him for RBS training similar to what is provided by CSP, Inc.