

City of Costa Mesa

Interoffice Memorandum

VI.1

To: PLANNING COMMISSION
From: WENDY SHIH, ASSOCIATE PLANNER *WS*
Date: August 30, 2004
Subject: TIME EXTENSION PA-04-12, 1100 BRISTOL STREET
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2004

During the August 23, 2004, Planning Commission meeting, PA-04-12 was approved to extend the expiration date of a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2004, to September 1, 2005. Because the draft findings were written to support denial of the request, they should have been revised when the Planning Commission voted to approve the extension; this was overlooked at the hearing.

To make the record complete, staff has prepared draft approval findings for the Commission's consideration. Staff recommends Planning Commission adopt the attached resolution and exhibits, which reflect Planning Commission's action at the August 23, 2004, meeting.

Attachment: Planning Commission Resolution
Exhibit "A" – Findings
Exhibit "B" – Conditions of Approval

cc: Deputy City Mgr.-Dev. Svs. Director
Assistant City Attorney
City Engineer
Fire Protection Analyst
Staff (4)
File (2)

Lee Jamieson
P.O. Box 82515
Bakersfield, CA 93380

County of Orange
Resources and Development Management Dept.
Attn: Jack Stribling, Real Estate Services
300 N. Flower St.
Santa Ana, CA 92702

RESOLUTION NO. PC-04-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA APPROVING EXTENSION OF
PLANNING APPLICATION PA-04-12**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Bristol Street Mini Storage, LLC, representing County of Orange, owner of real property located at 1100 Bristol Street, requesting an extension of time for a previously approved conditional use permit for outdoor storage of recreational vehicles and a mini-storage facility from September 1, 2004, to September 1, 2005, within the C2 (General Commercial) zone; and,

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 23, 2004.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A," and subject to the conditions of approval contained within Exhibit "B," the Planning Commission hereby **APPROVES** Planning Application PA-04-12 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the staff report for PA-04-12 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification or revocation if there is a material change that occurs in the operation, or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 23rd day of August, 2004.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on August 23, 2004, by the following votes:

AYES: COMMISSIONERS: Garlich; Perkins; Foley; DeMaio; and Bever

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The CUP extension complies with Costa Mesa Municipal Code Section 13-29(g)(2) in that the use is substantially compatible with developments in the same general area and would not be materially detrimental to other properties within the area. Granting the time extension will not be materially detrimental to the health, safety and general welfare of the public or otherwise injurious to property or improvements within the immediate neighborhood. It will not allow a use, density or intensity which is not in accordance with the General Plan designation for the property.

- B. The CUP extension complies with Costa Mesa Municipal Code Section 13-29 (e) because:
 - a. The use is compatible with uses that exist or have been approved for the general area.
 - b. The use is consistent with the General Plan.
 - c. The planning application is for a project-specific case is not to be construed to be setting a precedent for future development.

- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

- D. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL (If Project Is Approved)

- Plng.
1. All applicable conditions of approval for PA-94-24 shall continue to be complied with.
 2. The conditional use permit herein approved shall be valid until, and the site shall be vacated by, September 1, 2005. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.