

## RESOLUTION NO. PC-11-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING ZONING APPLICATION ZA-11-37 FOR A PLANNED SIGNING PROGRAM FOR PACIFIC PARTS PLAZA**

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

WHEREAS, an application was filed by David J. Baab of Baab & Associates, authorized agent for the Irvine Company, owner of the Pacific Arts Plaza located at 3200 Bristol Street, 3200 and 3210 Park Center Drive, and 601, 611, 633, 655, and 675 Anton Boulevard;

WHEREAS, the applicant requests approval of a new planned signing program to replace previous sign program for Pacific Arts Plaza;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 14, 2011, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", and subject to the conditions contained in Exhibit "B", the Planning Commission hereby **APPROVES** Zoning Application ZA-11-37 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 Zoning Application ZA-11-37 and upon applicant's compliance with each and all of the conditions contained in Exhibit "B", as well as with compliance of all applicable federal, State, and local laws. 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 14<sup>th</sup> day of November 2011.**

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COLIN MCCARTHY  
Chair, Costa Mesa Planning Commission



## EXHIBIT "A"

**FINDINGS**

- A. The proposed project complies with Costa Mesa Municipal Code Section 13-29(g)(8) because:
1. The proposed sign program is consistent with the intent of Chapter VIII Signs and the General Plan. The proposed freeway sign meets the purpose of the sign regulations, which is to balance the identification and communication needs of businesses for a pleasant, uncluttered environment. The size of the development (approximately 18 acres) and length of the freeway frontage (approximately 1,400 feet) provide justification for approval of a single 35-foot high/508 square-foot project identification/freeway sign. The sign will not appear out of scale or create visual clutter along the freeway off-ramp.
  2. The proposed signs are consistent with each other in design and construction which take into account sign style and shape, materials, letter style, colors and illumination. All the proposed signs for the site will have a uniform appearance which will frame and provide identity for Pacific Arts Plaza.
  3. The proposed signs are compatible with the buildings and developments they identify with regard to materials, colors and design motif.
  4. Approval does not constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow. Specifically, the total sign area proposed for the new PSP is 909 square feet less than the existing PSP and 275 square feet less than the standard ordinance allows.
- B. 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 under Section 15311 for Accessory Structures.
- C. 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

1. All newly installed signs shall be in conformance to the requirements and intent of this planned signing program, as well as other applicable Codes and regulations. Any sign not meeting the specific criteria outlined in the planned signing program shall not be permitted unless approved by the Development Services Director or his/her designee.
2. The City's Sign Ordinance shall apply to signs not specifically covered by this planned signing program, including the previously approved 25-foot high monument signs.
3. Any modification, addition, or deletion to the approved planned signing program shall be reviewed by the Zoning Administrator to determine if an amendment to the planned signing program is necessary.
4. The planned signing program may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, or if, in the reasonable opinion of the Development Services Director or his/her designee, any of the findings upon which the approval was based are no longer applicable.

**RESOLUTION NO. PC-11-**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY  
OF COSTA MESA DENYING ZONING APPLICATION ZA-11-37 FOR  
A PLANNED SIGNING PROGRAM FOR PACIFIC PARTS PLAZA**

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

WHEREAS, an application was filed by David J. Baab of Baab & Associates, authorized agent for the Irvine Company, owner of the Pacific Arts Plaza located at 3200 Bristol Street, 3200 and 3210 Park Center Drive, and 601, 611, 633, 655, and 675 Anton Boulevard;

WHEREAS, the applicant requests approval of a new planned signing program to replace previous sign program for Pacific Arts Plaza;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 14, 2011, with all persons provided an opportunity to speak for and against the proposed project;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A, the Planning Commission hereby **DENIES** Zoning Application ZA-11-37 with respect to the property described above.

**PASSED AND ADOPTED this 14<sup>th</sup> day of November, 2011.**

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COLIN MCCARTHY  
Chair, Costa Mesa Planning Commission

**EXHIBIT "A"**

**FINDINGS**

- A. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29(g)(8) because:
1. The proposed signing is not consistent with the intent of Chapter VIII Signs and the General Plan.
  2. The proposed signs are not consistent with each other in design and construction.
  3. The proposed signs are not compatible with the buildings and developments they identify.
  4. Approval would constitute a grant of special privilege or allow substantially greater visibility than what the standard sign provisions would allow.
- B. The Costa Mesa Planning Commission has denied Zoning Application ZA-11-37. Pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270(a), CEQA does not apply to this project because it has been rejected and will not be carried out.