



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: MAY 12, 2014

ITEM NUMBER: **NB-1**

**SUBJECT: PLANNING COMMISSION GOALS SETTING FOR FISCAL YEAR 2014-15**

**DATE: MAY 5, 2014**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: JERRY GUARRACINO, AICP  
INTERIM ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES**

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## ***Prior Goal Setting***

In 2013 the City Council approved a list of ten Planning Commission Goals for the year. This list was established based on recommendations from and consultation with the Planning Commission and staff. Establishing goals for major commissions and their support staff is an effective way of setting priorities for the allocation of resources. This is particularly important when the potential work programs far exceed the constraints on Commissioner's time and the budget and resources of the City staff assigned to support those commissions.

## ***Setting FY 2014-15 Planning Commission Goals***

Having completed or made substantial progress on the Goals established for 2013 it is appropriate that we look forward to setting new goals for FY 2014-15. This process was initiated on April 14, 2014, when staff presented a Status Report on the Planning Commission 2013 Goals. Following that report the Planning Commission provided ideas and suggestions for potential Fiscal Year 2014-15 Goals. Those recommendations have been organized in the attached document "Draft Planning Commission Goals Fiscal Year 2014-15" (see Attachment No.1) to stimulate further discussion intended to achieve consensus among the Commissioners, and to refine and prioritize the initial list. Once the recommendations have been agreed to by the Planning Commission, a Joint Study Session with the City Council will be convened to seek their input and approval of the new Goals. That Joint Study Session is currently scheduled for June 10, 2014, in Conference Room 1A and will take place at 4:30 PM.

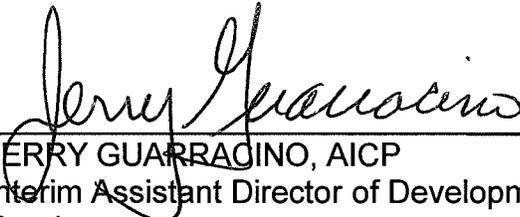
## ***Discussion and Goal Setting***

Staff is seeking direction from the Planning Commission to refine and prioritize the Draft Goals, shown in Attachment No. 1, which will be presented to the City Council for consideration.

**RECOMMENDATION**

Staff recommends that the Planning Commission take the following action:

1. Discuss and provide specific direction to Staff about potential FY 2014-15 Goals; and
2. Receive and File Staff's Report

  
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JERRY GUARRAGINO, AICP  
Interim Assistant Director of Development  
Services

Attachments: 1. Draft Planning Commission Goals Fiscal Year 2014-15

Distribution: Director of Economic & Development/Deputy CEO  
Assistant Development Services Director  
Sr. Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (6)  
File (2)

Attachment No.1

**Draft**  
**Planning Commission Goals Fiscal Year 2014-15**

1. "Motel Regulation, Inspections and Enforcement":
  - a. As part of the General Plan update consider incentives and flexible development and land use standards to promote and encourage motel conversions and redevelopment.
  - b. Consider an Ordinance to limit Long Term Occupancy at motels and forward recommendation to City Council.
  - c. Review for compliance, existing Motel CUPs for Long Term Occupancy (CMMI).
  - d. Continue to monitor the findings of the Neighborhood Improvement Taskforce Annual Motel Inspections.
2. Zoning Code Updates:
  - a. Update monument sign standards and requirements
  - b. Zoning Code consistency in follow-up to the General Plan updates
  - c. Accessory Structure Regulations/Over Sized Garages
3. General Plan Update Recommendations to City Council
4. Revise/Update/Consolidate the Urban Master Plans for consistency with the New General Plan:
  - a. Community engagement in the update process.
5. Review Live-Work projects and regulations:
  - a. Are the work spaces being utilized for business activities?
  - b. How much Live-Work is needed in the City or Westside?
  - c. Where is Live-Work most appropriate?
  - d. Review parking standards for Live-Work projects.
  - e. Identify needed amenities for Live-Work Projects to be successful.
6. Revise or Revoke existing Specific Plans (i.e. Newport Blvd. Specific Plan and 17<sup>th</sup> Street Specific Plan)
7. Airport Industrial Area - Consider options for a forward planning exercise to ensure the vitality of this business district. Potential options may include:
  - a. BID – Business Improvement District
  - b. Overlay
  - c. Specific Plan

8. Code Enforcement:
  - a. Train Code Enforcement Officers on parking regulations and ticketing of on street vehicles.
  
9. Review Conditional Use Permit (CUP) regulation, enforcement and monitoring:
  - a. Review Zoning Code Chapter IV – Citywide Land Use Matrix to determine if changes should be made to permitted uses, conditionally permitted uses, and prohibited uses. The goal would be to reduce the application for CUPs in zones that are not appropriate for the use and to allow by right more uses where appropriate.
  - b. Consider sunset provisions for certain CUPs
  - c. Consider the need for annual certifications or inspections:
    - i. Explore applicant based funding source options to pay for follow-up inspections and certifications.
    - ii. Consider a policy to suspend annual CUP inspection due to staffing constraints.

## Planning Commission 2014 Goals

- Rehabilitation Homes
  - With deference :
    - 9<sup>th</sup> Circuit Court of Appeals ruling
    - Costa Mesa Task Force
  - Focus on Facts, Evidence and Findings
    - Reconcile Residents list with City's list
    - Complaints and Evidence
      - Understand process of reporting and recording "issues"
      - Determining what rises to a level of "nuisance"
  - Support Task Force from Planning Commission
    - Land Use issues like "Ordinances"
- Integrate Code Enforcement
  - For Title 20 and efficiencies, either mover 2<sup>nd</sup> floor to 5<sup>th</sup>, or 5<sup>th</sup> to second
  - All report to same structure
- Implement Newport Blvd Specific Plan
- Address Bootleg Apartments
  - Model after Huntington Beach... Eliminate Wet Bars, eliminate 2<sup>nd</sup> story exterior ingress/egress
- Sign Ordinance as directed by City Council
  - Model after Cities that work well, seek a standardized monument
- Economic Development Plan
- Shalimar Solutions
- CE write parking enforcement
- Continuous Improvement of PC Decisions
  - Evaluate PC's decisions
  - Go back 2 years, review projects implemented
  - Evaluate if opposition concerns are valid
- Review 4 Neighborhood Improvement Programs
  - Key Learning's across all
  - Specifically on Multi Family
  - Any code changes or ordinances relative to problem properties, problem owners?
- Airport Area
- Next funding cycle recommendations
  - 19 th street
  - Randolph ave
- Residential Parking Solution when impact not commercial
- Superior & 17<sup>th</sup> Closure, make a downtown walkable area. Bring in traffic lower from Superior to Newport Blvd
- Parking structures in city parking lots
  - Improve access to businesses
- Bike Trails
  - Mater Planning, improve East West flow and safety
- Review of Sign Standards and Ordinance