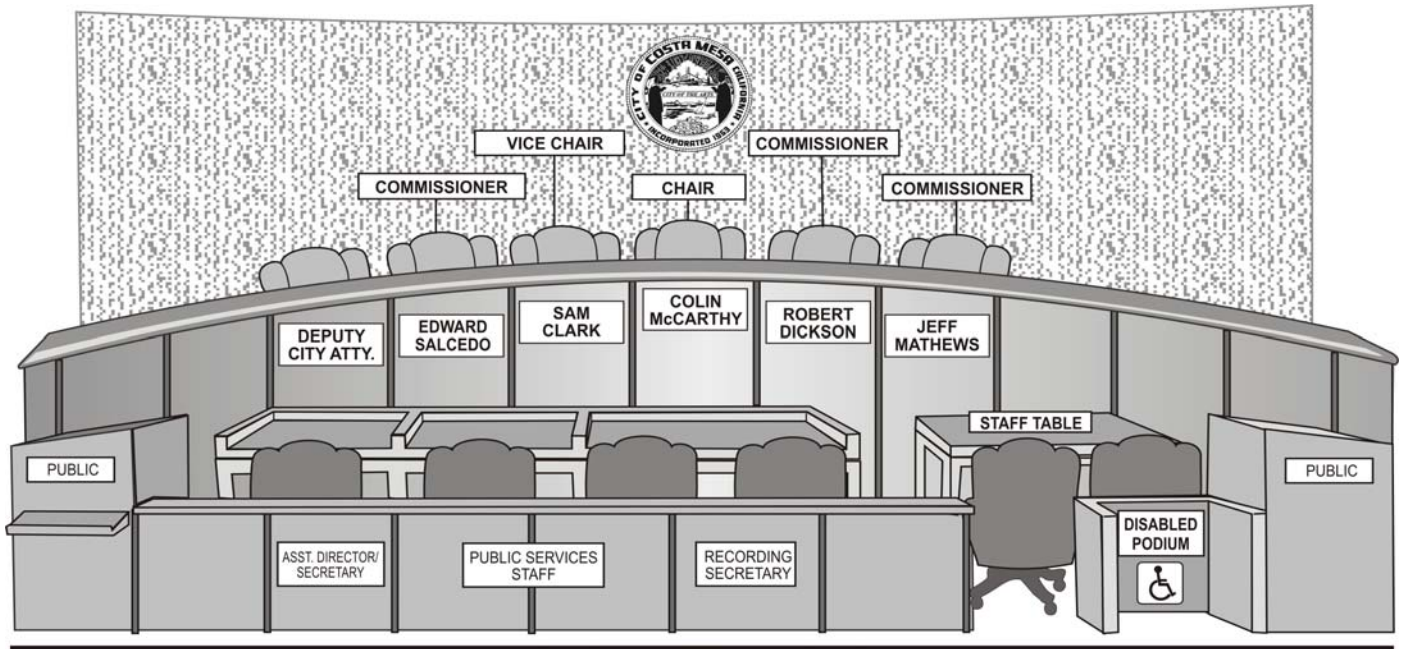


# Planning Commission Agenda

Meeting Begins At 6:00 p.m.

**November 13, 2012**



**I. PLEDGE OF ALLEGIANCE TO THE FLAG BY BOY SCOUT TROOP 316.**

- II. ROLL CALL:** Chair: Colin McCarthy  
Vice Chair: Sam Clark  
Commissioners: Robert Dickson, Edward Salcedo, and Jeff Mathews

**III. PUBLIC COMMENTS:**

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission.

**IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

**V. CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name, city in which they reside, and item number to be addressed.

**CONSENT CALENDAR:**

1. **Minutes for the meeting of October 8, 2012.**
2. [Code Enforcement Update.](#)
3. [Lawn Update.](#)

**RECOMMENDATIONS:**

- Approve.
- Receive and file.
- Provide direction to staff.

**VI. PUBLIC HEARINGS:**

1. **Application No.:** [PA-01-39 A1](#)  
**Applicant:** Steven Furman  
**Site Address:** 1731 Superior Avenue,  
Unit C  
**Zone:** C2  
**Project Planner:** Mel Lee  
**Environmental**  
**Determination:** Exempt

**Description:**

Amend Conditional Use Permit PA-01-39 allowing the storage of limousines to also include service and repair of limousines within 200 feet of residentially-zoned property.

2. **Application No.:** [PA-07-15, TT-17198](#)  
**Applicant:** Al Mozayeni  
**Site Address:** 2013-2029 Anaheim  
Avenue  
**Zone:** R3/Mesa West  
Ownership Urban Plan  
**Project Planner:** Mel Lee  
**Environmental**  
**Determination:** Exempt

**Description:**

Three-year time extension request for Master plan (PA-07-15) and Tentative Tract Map No. 17198 for a common interest residential development. The proposal involves 26 attached, three-story residential units to be sold for home ownership.

**RECOMMENDATIONS:**

- Approve by adoption of Planning Commission resolution, subject to conditions.
- Approve two-year extension by adoption of Planning Commission resolution, subject to conditions.

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

3. **Application No.:** [PA-12-18](#)  
**Applicant:** Jacob Mello  
**Site Address:** 1838 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

Approve by adoption of Planning Commission resolution, subject to conditions.

**Description:**

Conditional use permit to establish a 1,880 SF tattoo parlor within an existing multiple-tenant commercial building.

4. **Application No.:** [PA-12-02 A1](#)  
**Applicant:** Greenlaw Partners  
**Site Address:** 1870 Harbor Boulevard  
**Zone:** PDC  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

Approve or deny by adoption of Planning Commission resolution, subject to conditions.

**Description:**

Amendment No. 1 to Master Plan PA-12-02 as it pertains to the Planned Sign Program component of The Triangle:

- **Newport Boulevard/West 19th Street Corner – Dome Banner Signage:** Request to allow off-site signage for the previously-approved 600 square-foot sign area of changeable vinyl signage at the former Niketown Dome. The allowable sign area is 9 feet x 67 feet.
- **Newport Boulevard/Harbor Boulevard Corner – Tower Banner Signage:** Request for an additional 300 square-foot sign area for changeable vinyl signage at the tower (former Gap space). The proposed sign area is 12 feet x 25 feet.

**VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON December 10, 2012.**

## **ADDITIONAL INFORMATION**

### **Planning Commission Meetings**

Costa Mesa Planning Commission meets the second Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

### **Agenda Reports**

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at [www.costamesaca.gov](http://www.costamesaca.gov). Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at [www.costamesaca.gov](http://www.costamesaca.gov).

### **Public Comments**

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

### **Appeal Procedure**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

### **Contact Us**

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