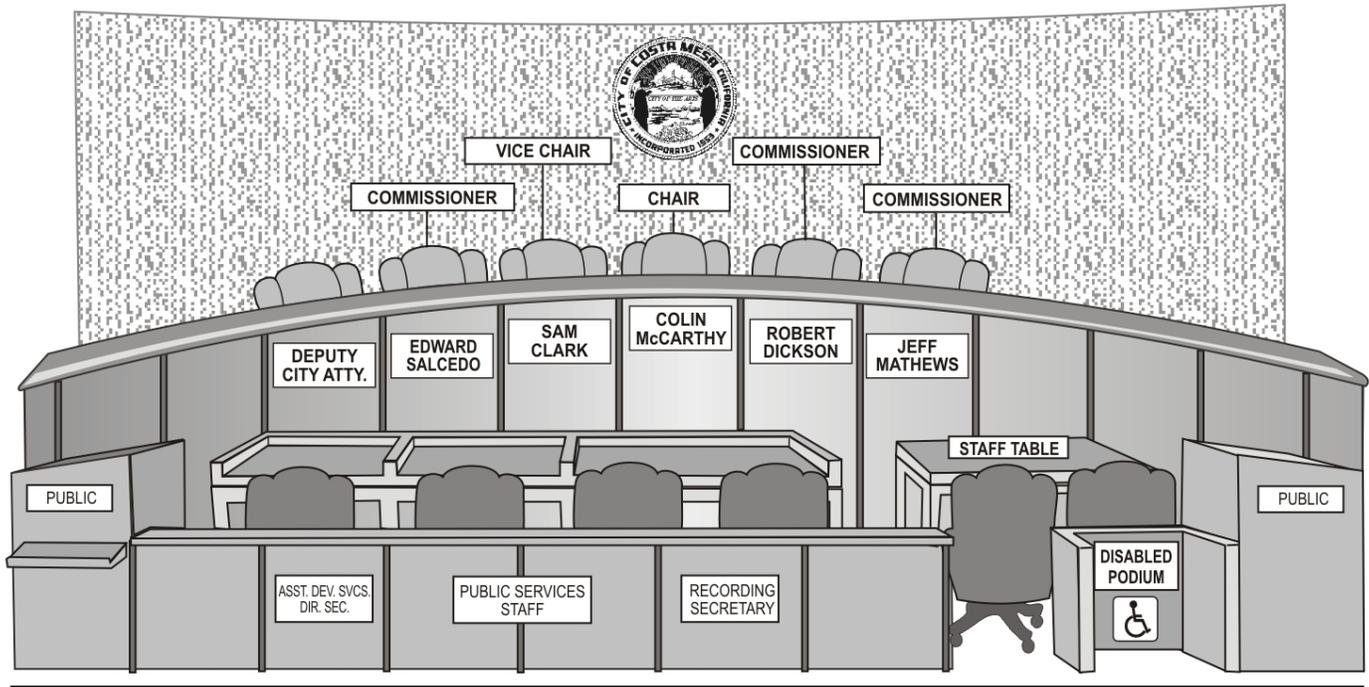


# Planning Commission Agenda

Meeting Begins At 6:00 p.m.

September 10, 2012



**I. PLEDGE OF ALLEGIANCE TO THE FLAG.**

- 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.

1. **Minutes for the meeting of August 13, 2012.** Approve.
2. **[Code Enforcement Update](#)** Receive and file.

**VI. PUBLIC HEARINGS:**

**Application No.:** [PA-12-10, TTM17450](#)  
**Applicant:** Don Lamm  
**Site Address:** 1974 Meyer Place  
**Zone:** R2-HD  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

**RECOMMENDATIONS:**

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

**Description:**

A master plan for construction of five, three-story detached single-family residences in the Urban Plan Area with a tentative tract map to facilitate subdivision of the property into a five-unit residential common interest development. The application includes the following requested deviations:

1. Lot size (one acre lot required; 0.25 acre proposed);
2. Front setback (20 feet required; eight feet proposed);
3. Minimum and average lot size for condominium lots (3,500 SF required; 1,190 SF proposed);
4. Open Space (40% required; 27% proposed including balconies)
5. Residential Design Guidelines a) 80% second floor to first floor ratio recommended; 110% proposed and b) 10 feet recommended side yard setback for two-stories; five feet proposed for second and third floor; and,
6. Standard garage size (20' x 20' required; 19' 4" x 19' 4" proposed).

2. **Application No.:** [PA-97-27 A1](#) Approve by adoption of Planning Commission resolution, subject to conditions.  
**Applicant:** Charles Collett  
**Site Address:** 1785 Monrovia Ave.  
**Zone:** MG  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:** Exempt

**Description:**

Amend Conditional Use Permits PA-97-27 to allow auto repair in conjunction with Jim's Towing within an existing building with four service bays for a property located within 200 feet of residential properties.

3. **Application No.:** [PA-09-11 A1](#) Approve by adoption of Planning Commission resolution, subject to conditions.  
**Applicant:** Ian Marr  
**Site Address:** 3003 Newport Blvd.  
**Zone:** C1  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Description:**

This is a two-part request involving a second time-extension and also a minor amendment to the conditional use permit.

- (1) Second time extension (retroactive) for a conditional use permit to convert existing auto service bays to a 24-hour convenience store with concurrent sale of beer, wine, and gasoline at a service station, and to construct a car wash tunnel and new fuel canopies (to replace existing), in conjunction with the following variances (32 ft. rear and side setbacks required for car wash tunnel; 12 ft.-13 ft. proposed), administrative adjustments (20 ft. front, rear and side setbacks required; 12 ft.-15 ft. proposed for fuel canopy and 13 ft. for car wash storage), and minor modification (20 ft. Newport side setback required; 12 ft. proposed for fuel canopy);

(2) Amendment:

- a. Finding of public convenience and necessity in conjunction with a premise-to-premise transfer of a State Alcoholic Beverage Control License Type 21 (Off-Sale General) to allow concurrent sales of beer, wine, distilled spirits, and gasoline;
- b. Amend hours of operation for the convenience store to 6:00 am to 12:00 midnight.

**VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON OCTOBER 8, 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 the 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 3-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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