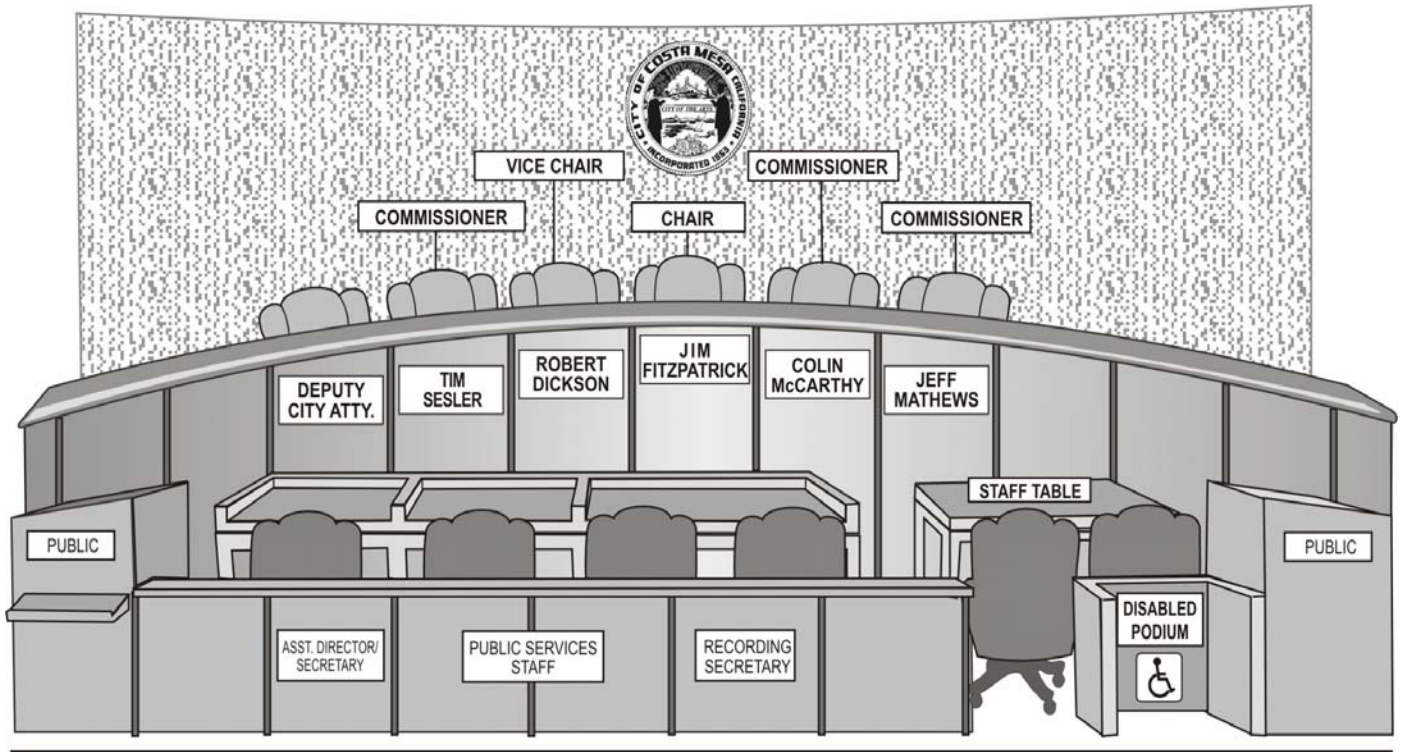


# Planning Commission Agenda

## October 14, 2013

\*Pre-Meeting Agenda Review begins at 5:30 p.m. in Conference Room 1A

\*\*Planning Commission Meeting begins at 6:00 p.m. in the Council Chambers



### PLEDGE OF ALLEGIANCE TO THE FLAG

**ROLL CALL:** Chair: Jim Fitzpatrick  
Vice Chair: Robert Dickson  
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

### 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.

### PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

### 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:**

**RECOMMENDATIONS:**

- |  |                   |
|--|-------------------|
| 1. <b>Minutes for meeting of September 23, 2013.</b> | Approve.          |
| 2. <b><a href="#">Code Enforcement Update.</a></b>   | Receive and file. |
| 3. <b>I-405 Update.</b>                              | Receive and file. |

**PUBLIC HEARINGS:**

**RECOMMENDATIONS:**

- |  |   |
|--|---|
| 1. <b>Application No.</b> <a href="#">PA-13-25</a><br><b>Applicant:</b> Cody Bean<br><b>Site Address:</b> 1520 Nutmeg Place<br><b>Zone:</b> C1<br><b>Project Planner:</b> Antonio Gardea<br><b>Environmental Determination:</b> Exempt<br><b>Description:</b><br>Minor Conditional Use Permit to legalize the free on-site valet parking service for an existing medical use (Southland Spine and Rehab) from 8am to 5pm, Monday through Friday.   | Approve by adoption of Planning Commission Resolution; subject to conditions. |
| 2. <b>Application No.</b> <a href="#">PA-13-16, TTM-17640</a><br><b>Applicant:</b> MDM Inv. Group Holdings LLC<br><b>Site Address:</b> 522 and 526 Bernard Street<br><b>Zone:</b> R2-HD<br><b>Project Planner:</b> Minoo Ashabi<br><b>Environmental Determination:</b> Exempt<br><b>Description:</b><br>The proposed project involves:<br>1) Master Plan to construct a 10-unit, three-story attached residential development in the Mesa West Residential Ownership Urban Plan area with the following deviations: <ul style="list-style-type: none"><li>• Lot size (one acre required, 0.53-acre proposed);</li><li>• Garage size standard (20' x 20' required; 19'- 4" x 19' proposed);</li></ul> | Approve by adoption of Planning Commission Resolution; subject to conditions. |

**PUBLIC HEARINGS:**

- Open space requirement (40 percent required, 22.4 percent proposed);
  - Front setback requirement (20 feet required, 10'- 5" proposed);
  - Side yard setback for corner lots (10 feet required, 8' - 3"proposed);
  - Interior side setback (10 feet required abutting residential, 6 feet proposed);
  - Minimum distance between buildings (10 feet required, 7 feet proposed);
  - Privacy wall setback on Charle Street (5 feet required, 3 feet proposed); and,
  - Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended, 100 percent proposed).
- 2) A tentative tract map to subdivide a 0.53-acre parcel for condominium purposes.

**RECOMMENDATIONS:**

3. [AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO RESIDENTIAL FACILITIES.](#)

Recommend that City Council approve and give first reading to the Ordinance.

Code Amendment CO-12-02 related to Zoning Code regulations for residential facilities. The amendment is proposed to the following Code Section in Title 13 of the Costa Mesa Municipal Code: Chapter 1, Article 2, Section 13-6, Definitions, as it pertains to the definition of "single housekeeping unit". Environmental Determination: Exempt.

4. [AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO HOOKAH PARLORS](#)

Recommend that City Council approve and give first reading to the Ordinance.

Code Amendment CO-12-07 related to Hookah Parlors. The amendments would define a hookah parlor in the Costa Mesa Municipal Code, and further, would prohibit businesses operating as a hookah parlor within the City of Costa Mesa. Environmental Determination: Exempt.

## **VII. NEW BUSINESS**

### **1. [Residential Neighborhood Enhancement Program Number Four](#)**

Recommendation: Receive input from the property owners and direct staff to initiate the program for this neighborhood.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON OCTOBER 28, 2013.**

## **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**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)