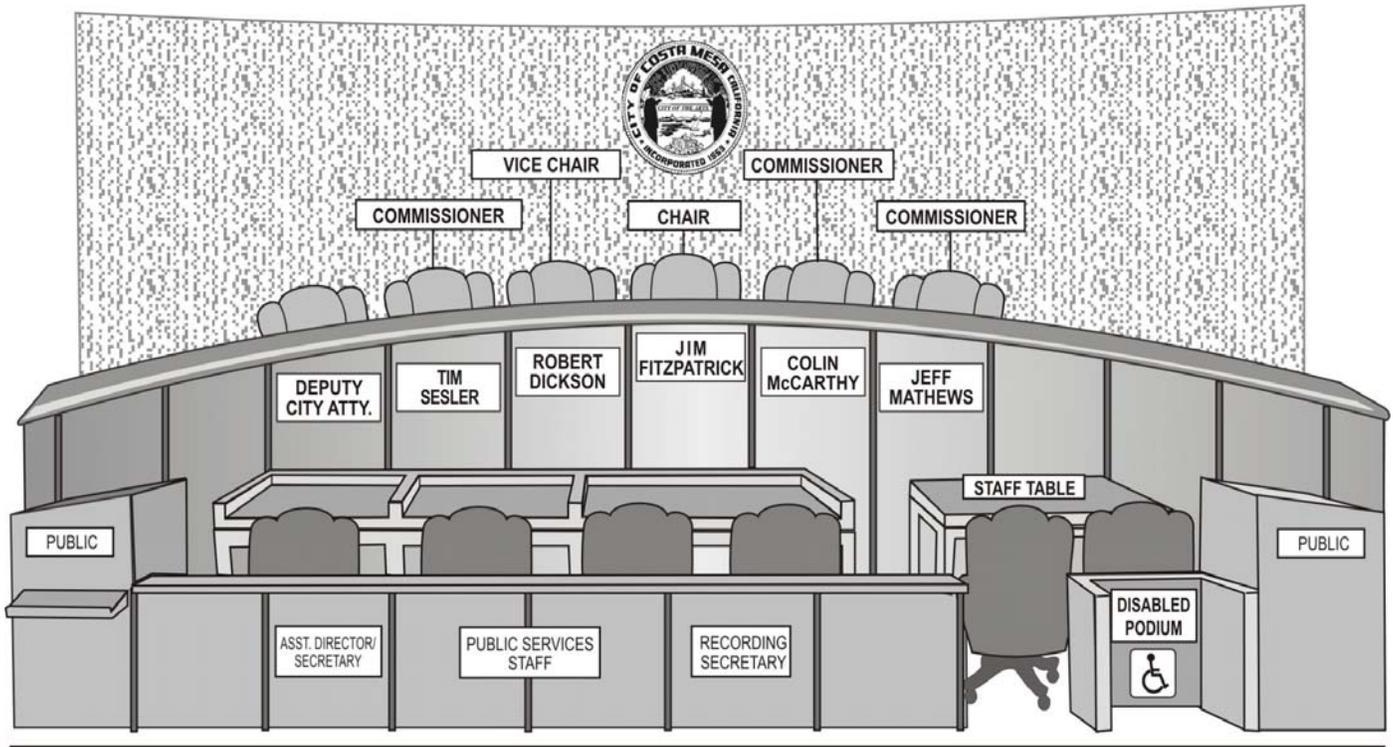


# Planning Commission Agenda October 28, 2013

\*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

## **PLANNING COMMISSION DESIGN AWARD PRESENTATION FOR SMART & FINAL STORE AT 707 W. 19<sup>TH</sup> STREET**

### **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. **Minutes for meeting of October 14, 2013.** Approve.
2. **Presentation by Southern California Gas Company.** Receive and file.
3. **[Minor Modification MM-13-14 A1  
429 Flower Street](#)** Approve or deny by adoption of Planning Commission Resolution.  
Amendment to a previously approved Minor Modification from the front yard setback requirement for a covered porch extension to an existing single family residence (20 feet required; 19 feet originally approved, 16 feet existing).

### PUBLIC HEARINGS:

### RECOMMENDATIONS:

1. **[AN AMENDMENT TO COSTA MESA RESIDENTIAL DESIGN GUIDELINES RELATED TO AVERAGE SECOND FLOOR SIDE SETBACK AND SECOND FLOOR TO FIRST FLOOR RATIO.](#)** Recommend that City Council approve amendment to guidelines by adoption of Planning Commission Resolution.  
An amendment to the City's Residential Design Guidelines related to the following items:
  - Revise Section 3 to increase the second floor to first floor ratio from 80 percent to 100 percent.
  - Revise Section 5 to add a new exemption related to 10-foot second floor average side yard setback to be applicable to structures up to 2,500 square feet in area.
  - Add Section 11 recommending a consistent architectural style.

**PUBLIC HEARINGS:**

The proposed amendment also includes a few editorial revisions and new photo examples.  
Environmental Determination: Exempt.

**RECOMMENDATIONS:**

**NEW BUSINESS:**

1. [Planning Commission Design Award Nomination for Sea House Residential Development](#)

Recommendation: Nominate the project as requested.

2. [Costa Mesa Extended Occupancy Motels](#)

Recommendation: Receive input from the Planning Commission and the public.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON TUESDAY, NOVEMBER 12, 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**

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