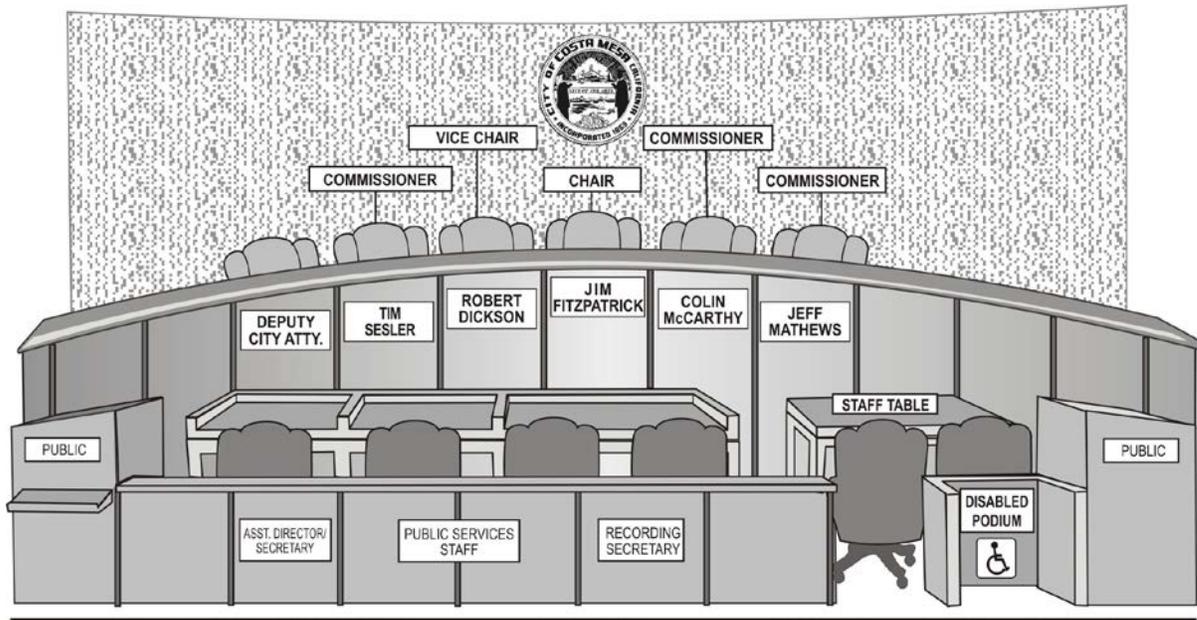


Planning Commission Agenda

April 14, 2014

- *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:

- 1. **Minutes for the meeting of March 24, 2014.**
- 2. [Code Enforcement Update.](#)
- 3. [2013 Annual Review of General Plan.](#)

RECOMMENDATION(S):

- Approve.
- Receive and file.
- Recommend approval by City Council.

PUBLIC HEARINGS:

- 1. **Application No.:** [PA-03-15 A1](#)
Applicant: Hugh R. Coffin
Site Address: 708 and 714 Randolph Avenue
Zone: CL
Project Planner: Antonio Gardea
Environmental Determination: Exempt- per Section 15301 Existing Facilities

Description: Amendment to an approved Conditional Use Permit (CUP) and Variance to modify the conditions of approval for off-site parking for the Lab. The CUP and Variance were granted on June 23, 2003. The applicant requests that the condition(s) of approval that limit the approval of the Variance to ten years be removed and allow the Variance to run concurrent with the approved CUP. The Variance was approved to allow a four foot landscaped setback along Randolph Avenue where 20 feet is required. The smaller setback enabled the provision of standard size diagonal parking spaces and two-way drive aisle widths.

RECOMMENDATION(S):

- 1. Find that the project is exempt from further CEQA review per Section 15301- Existing Facilities.
- 2. Approve by adoption of Planning Commission resolution, subject to conditions.

- 2. **Application No.:** [PA-98-44 and PA-99-09](#)
 (Review/Modification/Revocation)
Applicant: City of Costa Mesa
Site Address: 1967 & 1977 Newport Boulevard
Zone: C2
Project Planner: Mel Lee
Environmental Determination: Exempt- per Section 15321 (a)(2) Enforcement Action by Regulatory Agencies

- 1. Find that the modification/revocation is exempt from CEQA review per Section 15321 (a)(2) Enforcement Action by Regulatory Agency.
- 2. Review Conditional Use Permits PA-98-44 and PA-99-09 and either modify or revoke them by adoption of Planning Commission resolution if it is determined that the long-term occupancy units are not being operated in compliance with the

original conditions of approval.

Description:

The City of Costa Mesa has initiated the review of Conditional Use Permits PA-98-44 and PA-99-09 allowing the Sandpiper Motel to rent more than 25% of the rooms for long-term occupancy, i.e., more than 28 consecutive days. A maximum of 19 (41%) long-term occupancy units were approved, subject to conditions of approval. The purpose of this review is to determine if modification or revocation of Conditional Use Permits PA-98-44 and PA-99-09 is warranted based on non-compliance with the conditions of approval.

NEW BUSINESS:

1. [Report on the status of the Planning Commission's 2013 Goals.](#)

RECOMMENDATION(S):

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, APRIL 28, 2014.

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.

Any written communications, photos, or other material for distribution to the Planning Commission must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.** Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**

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. 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.

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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