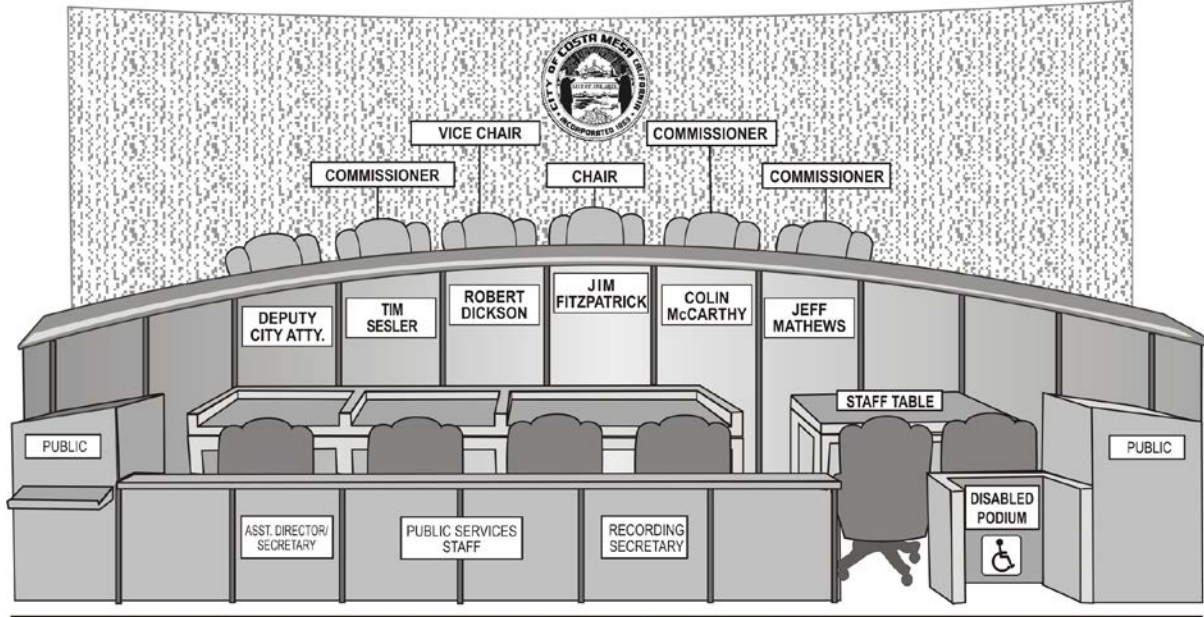


Revised on 07/10/14

Planning Commission Agenda July 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 June 23, 2014.**
2. [Code Enforcement Update](#)

RECOMMENDATION(S):

- Approve.
Receive and file.

PUBLIC HEARINGS:

1. **Application No.:** [PA-14-15 & PM-14-03](#)
Applicant: Thomas St. Clair
Site Address: 270 Palmer Street
Zone: R2-MD
Project Planner: Mino Ashabi
Environmental Determination: Exempt- per Section 15303 New Construction or Conversion of Small Structures & 15315 Minor Land Divisions

RECOMMENDATION(S):

1. Find that the project is exempt from further CEQA review per Section 15303 & 15315; and
2. Adopt a resolution to approve the Design Review and Tentative Parcel Map subject to conditions. (Continued from June 9, 2014 Planning Commission meeting)

Description:

1. Design Review to construct two, 2-story, detached residential units on a 7,705 square foot lot, and a minor modification to reduce side yard setback (5 feet required, 4 feet proposed).

2. Tentative Parcel Map for subdivision of the property into two, fee simple lots, in accordance with the standards of the small lot subdivision ordinance.

2. **Application No.:** [PA-88-134 A2](#)
Applicant: Dennis Flynn Architects
Site Address: 2600 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt per – 15332 In-fill Development

1. Find that the project is exempt from further CEQA review per Section 15332 – In fill Development; and
2. Adopt a resolution to approve the Conditional Use Permit and Administrative Adjustment subject to conditions.

Description:

1. Second amendment to Planning Application PA-88-134 for the Orange Coast Buick/GMC/Cadillac dealership to construct a 34,000 square foot second floor parking deck over a portion of the previously permitted 52,779 square foot automotive dealership building, as well as a portion of the proposed parking lot, for storage of vehicle inventory.

PUBLIC HEARINGS:

- 2. Administrative adjustment to deviate from rear yard setback requirements for the proposed second floor parking deck (50-foot rear yard setback required; 32-foot setback proposed). A previous variance for a 0 foot rear setback was approved under PA-88-134. A 32-foot rear yard setback for the dealership building was approved under PA-88-134 A1.

- 3. **Application No.:** [PA-98-73](#)
(Review/Modification/Revocation)
Applicant: City of Costa Mesa
Site Address: 2277 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee
Environmental Determination: Exempt- per 15321 (A)(2) Enforcement Action by Regulatory Agencies

Description:
Review of Conditional Use Permit PA-98-73 allowing the Costa Mesa Motor Inn to rent more than 25% of the rooms for long-term occupancy, i.e., more than 28 consecutive days. A maximum of 40% long-term occupancy units was approved in 1999, subject to conditions of approval. The purpose of this review is to determine if modification or revocation of Conditional Use Permit PA-98-73 is warranted based on non-compliance with the conditions of approval.

RECOMMENDATION(S):

- 1. Find that the project is exempt-per 15321 (A)(2) Enforcement Action by Regulatory Agencies; and
- 2. Make findings that CMMI has been operated in violation of the conditions of approval in Conditional Use Permit PA-98-73 and/or as a public nuisance, such that revocation of the CUP is justified; revoke, or in lieu of revocation, amend the conditions of the CUP; or
- 3. Conclude that there are insufficient findings that CMMI has been operated in violation of the conditions of approval of Conditional Use Permit PA-98-73 or as a public nuisance. The existing conditions of approval regulating the motel would remain as originally approved.

NEW BUSINESS ITEM(S):

- 1. [Revise Bylaws to allow the Development Service Director to appoint the Secretary and Assistant Secretary; revise the meeting start time to 6:00 pm; add announcements and presentations/old and new business items to the order of business; and update language as to signature on official papers and Bylaw amendments.](#)

RECOMMENDATION(S):

Approve by Minute Act.

NEW BUSINESS ITEM(S):

2. **Informational presentation by Orange Coast College (OCC) regarding their Vision 2020 Master Plan and associated Program Environmental Impact Report (PEIR). The Collage is the Lead Agency for this project and not the City of Costa Mesa. The presentation is to provide information to the Planning Commission and public as part of the community outreach effort during the public comment period for the PEIR. The Planning Commission will not be taking any action on this project. Three representatives from the College will be presenting or available to answer questions about the project including: Dennis R. Harkins, Ph.D., President; Richard T. Pagel, Ed.D., Vice President Administrative Services; and Mike Carey, LEED AP, Sustainability Coordinator.**

RECOMMENDATION(S):

Receive and file.

DEPARTMENTAL REPORT(S):

1. **Economic and Development Services Report**
2. **Public Services Report**

RECOMMENDATION(S):

Receive and file.

Receive and file.

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

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second and fourth 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.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 5:00 PM.**
- 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 (no copies, for the Commission, will be made unless the materials are submitted prior to 5:00 PM).**
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.

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.

Revised on 07/10/14

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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