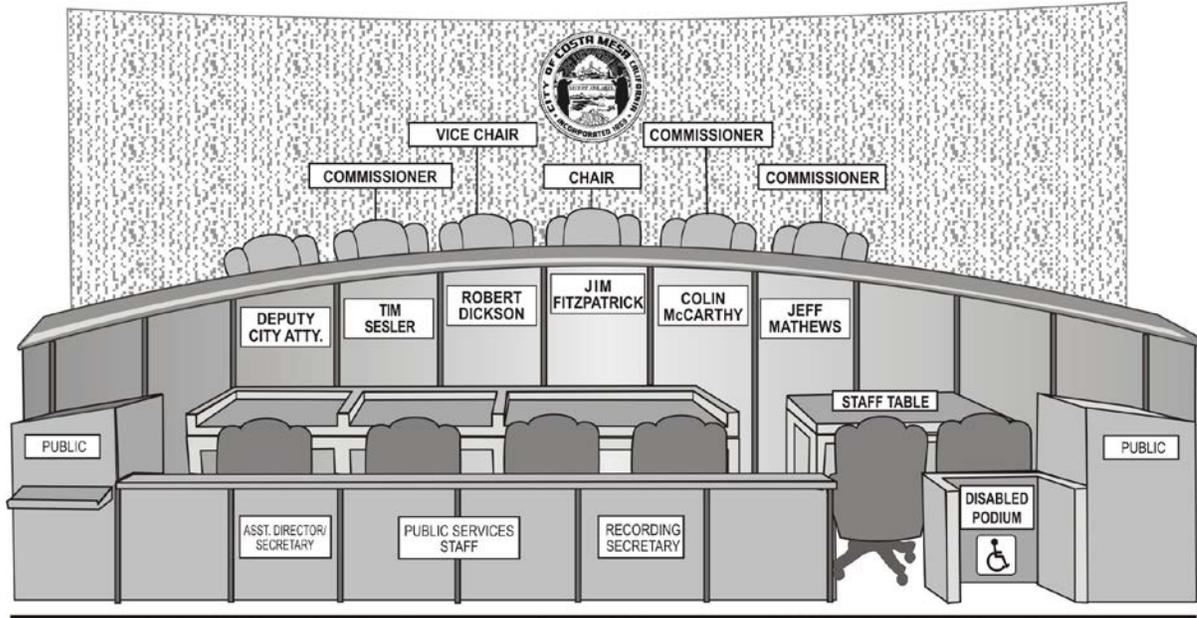


Planning Commission Agenda

August 25, 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 August 11, 2014

2. Application No.: [PA-99-39 & PA-86-174](#)
(Review/Modification/
Revocation)

Applicant: Joel Burnstine
Site Address: 1609 Pomona Avenue
Zone: C1
Project Planner: Antonio Gardea
**Environmental
Determination:** Exempt – Section 15321
Existing Facilities

Description:

The City of Costa Mesa has initiated the revocation of the following Conditional Use Permits, at the request of the property owner’s authorized agent, which have been discontinued from more than 180 days: PA-99-39 that allowed operation of a martial arts studio; and PA-86-174 for automobile sales without outdoor display. A standard condition of approval indicates that the application expires upon discontinuance for a period of 180 days or more. The Planning Commission is taking a formal action to revoke the discontinued land use entitlements.

RECOMMENDATION(S):

Approve.

1. Find that the project is exempt from further CEQA review per Section 15321; and
2. Adopt a resolution to approve revocation of Conditional Use Permits.

PUBLIC HEARINGS:

1. Application No.: [PA-14-14](#)
Applicant: Tom Utman
Site Address: 481 E. 17th Street
Zone: C1

Project Planner: Mel Lee
**Environmental
Determination:** Exempt - Section 15303
New Construction

Description:

Conditional use permit to demolish an existing 6,350 square foot car wash facility (Beacon Bay Auto Wash) and construct a new 4,506 square foot car wash facility (Fast 5 Xpress Car Wash).

RECOMMENDATION(S):

1. Find that the project is exempt from further CEQA review per Section 15303; and
2. Adopt a resolution to approve.

PUBLIC HEARINGS:

- 2. **Application No.:** [PA-14-18 & TT-17647](#)
- Applicant:** Chad Brown
- Site Address:** 1631-1645 Tustin Avenue
- Zone:** R2-MD
- Project Planner:** Mino Ashabi
- Environmental Determination:** Exempt - Section 15332 Infill Development Projects

RECOMMENDATION(S):

- 1. Find that the project is exempt from further CEQA review per Section 15332; and
- 2. Adopt a resolution to approve.

Description: The proposed project involves:

- 1) Design Review to construct an 11-unit detached, two-story, residential development including an Administrative Adjustment from front yard setback standards (20 feet required, 12 feet proposed).
- 2) Tentative Tract Map for the subdivision of the property in accordance with the small lot ordinance.

DEPARTMENTAL REPORT(S):

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

RECOMMENDATION(S):

- Receive and file.
- Receive and file.

CITY ATTORNEY’S OFFICE REPORT(S):

- 1. **City Attorney**

RECOMMENDATION(S):

- Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, SEPTEMBER 8, 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.

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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Fax (714) 754-4856
PlanningCommission@costamesaca.gov