

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION  
January 8, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., January 8, 2007, at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Bill Perkins.

I. **PLEDGE OF ALLEGIANCE TO THE FLAG.**

II. **ROLL CALL: Chair: Bill Perkins Vice Chair: Donn Hall  
Commissioners: Eleanor Egan and James Fisler**

Present: Chair Bill Perkins  
Vice Chair Donn Hall  
Commissioner Eleanor Egan  
Commissioner James Fisler

Absent: None.

Also Present: Acting Planning Commission Secretary Kimberly Brandt  
Deputy City Attorney Tom Duarte  
City Engineer Ernesto Munoz  
Senior Planner Mel Lee  
Associate Planner Wendy Shih

III. **MINUTES: Minutes for the meeting of December 11, 2006**

The minutes were accepted with no changes.

IV. **PUBLIC COMMENTS:**

Bill Switzenberg, Costa Mesa, representing a coalition of neighbors, requested the revision of the hours of construction at the project located at 2258 Orange Avenue. The Chair asked Acting Planning Commission Secretary Kimberly Brandt to contact Mr. Switzenberg on this revision and its enforcement.

Martin Millard stated his thoughts and concerns about Planning Commission responsibilities.

V. **PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Egan wished Commissioner Garlich the best of luck in the future, and that we would miss him.

Commissioner Fisler said that it was a privilege working and serving with Commissioner Garlich, and hoped things go well for him in his future endeavors.

Vice Chair Hall noted that in the Daily Pilot it said Commissioner Garlich resigned from the Planning Commission for personal reasons. He wished Commissioner Garlich success in his future endeavors.

Chairman Perkins wished everyone a Happy New Year. Chairman Perkins indicated that Commissioner Garlich and he both started their terms in the Planning Commission together and wished him the best of luck, and he will be missed.

VI. CONSENT CALENDAR:

1. Development Agreement Annual Review DA-06-04, for Mark Lammas, authorized agent for Maguire Properties, for the annual review of the Pacific Arts Plaza (formerly Two Town Center) Development Agreement (DA-00-04) regarding demonstration of good faith compliance with the terms and conditions of the agreement for property, located at 655 Anton Boulevard. Environmental determination: exempt. Find and determine good faith compliance with the terms and conditions of DA-00-04.

Ms. Brandt said there was no staff presentation on this consent item.

**MOTION: Based on the evidence in the record, Maguire Properties has demonstrated good faith compliance with the terms and conditions of Development Agreement DA-00-04.**

**Moved by Chair Bill Perkins, seconded by Vice Chair Donn Hall.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and Commissioner James Fisler

Noes: None.

Absent: None.

2. Development Agreement Annual Review DA-06-05, for George Sakioka, authorized agent for Roy K. Sakioka, and for Jeffery Littell, authorized agent for Sunflower Partners, for the annual review of the Sakioka Farms Development Agreement (DA-99-02) regarding demonstration of good faith compliance with the terms and conditions of the development agreement for Sakioka Lots 1 and 2, located at 450 Anton Boulevard and 14850 Sunflower Avenue. Environmental determination: exempt. Find and determine good faith compliance with the terms and conditions of DA-99-02.

Ms. Brandt said there was no staff presentation on this consent item.

**MOTION: Based on the evidence in the record, Sakioka Farms/Roy K. Sakioka has demonstrated good faith compliance with the terms and conditions of the Development Agreement DA-99-02.**

**Moved by Chair Bill Perkins, seconded by Vice Chair Donn Hall.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and  
Commissioner James Fisler

Noes: None.

Absent: None.

**PUBLIC HEARINGS:**

3. [\*\*An Ordinance of the City Council of the City of Costa Mesa, California Adopting CO-06-08, which amends Title 13 of the Costa Mesa Municipal Code regarding the required findings for variances and administrative adjustments. Environmental determination: exempt. Recommend to City Council that the ordinance be given first reading.\*\*](#)

Ms. Brandt gave a presentation, and there were no questions of staff. In response to the Chair's question about allowing public comment on an ordinance, Deputy City Attorney Tom Duarte said to open the public hearing. The Chair opened the public hearing for public comment and no one wished to speak, so he closed the public hearing.

**MOTION: Recommend to City Council that the ordinance be given first reading. Moved by Vice Chair Donn Hall, seconded by Chair Bill Perkins.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and  
Commissioner James Fisler

Noes: None.

Absent: None.

4. [\*\*Review of Planning Staff's Zoning Approval for a second-story addition to a single-family residence, located at 2010 Continental Avenue, in an R1 zone. Environmental determination: exempt. Withdrawn.\*\*](#)

Item withdrawn.

5. [\*\*Extension of time for Parcel Map PM-04-287, for Danjon Engineering, authorized agent for Scripps Redhill Associates, LLC, to subdivide an existing 11-acre property into 3 parcels ranging in size from 3 to 4 acres with a conditional use permit and minor conditional use permit for shared access and parking, located at 2955, 2975, 2995 Redhill Avenue, in an MP zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.\*\*](#)

Associate Planner Wendy Shih gave a presentation, and there were no questions of staff.

Jim Schreder, Danjon Engineering, applicant, Placentia, said he read the staff report and agrees to the conditions. There were no questions of the applicant and no one wished to speak during public comment, so the Chair closed the public hearing.

**MOTION: Approve extension of time for Parcel Map PM-04-287 to February 14, 2008, by adoption of Planning Commission Resolution PC-07-01, based on information and analysis contained in the Planning Commission staff report and findings contained in Exhibit "A", subject to conditions in Exhibit "B".  
Moved by Commissioner Eleanor Egan, seconded by Commissioner James Fisler.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and  
Commissioner James Fisler

Noes: None.

Absent: None.

6. [Parcel Map PM-06-230, for Walden and Associates, authorized agent for South Coast Home Furnishings Centre LLC, to facilitate the conversion of a parcel into 10 building lots and 1 common lot, located at 3333 Hyland Avenue, in a PDI zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.](#)

Ms. Shih gave a presentation, and there were no questions of staff.

Allan Tuntland, Birtcher Development, applicant, Irvine, representing South Coast Home Furnishings, LLC, said he read the staff report and agrees to the conditions. There were no questions of the applicant and no one wished to speak during public comment, so the Chair closed the public hearing.

**MOTION: Approve Parcel Map PM-06-230, by adoption of Planning Commission Resolution PC-07-02, based on evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".**

**Moved by Vice Chair Donn Hall, seconded by Chair Bill Perkins.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and  
Commissioner James Fisler

Noes: None.

Absent: None.

7. [Parcel Map PM-06-257, for Scott Trestik, authorized agent for Scott Trestik/Matthew Harty, for a parcel map to facilitate a 4-unit common](#)

[interest development approved under PA-06-01, located at 2380 Norse Avenue, in an R2-MD zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.](#)

Ms. Shih gave a presentation, and there were no questions of staff.

Scott Trestik, applicant, Costa Mesa, said he read the staff report and agrees to the conditions. There were no questions of the applicant and no one wished to speak during public comment, so the Chair closed the public hearing.

**MOTION: Approve Parcel Map PM-06-257, by adoption of Planning Commission Resolution PC-07-03, based on evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".**

**Moved by Commissioner James Fisler, seconded by Chair Bill Perkins.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and Commissioner James Fisler

Noes: None.

Absent: None.

8. [Parcel Map PM-06-258, for Jared Cefalia, authorized agent for Joseph Cefalia Jr., to subdivide 1 parcel into 4, located at 227 Monte Vista, in an R1 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.](#)

Ms. Shih gave a presentation, and there were no questions of staff.

The applicant was not present. In response to a question from the Chair about going forward with this item without the applicant's agreement to the conditions, Mr. Duarte said to go forward with the item.

During public comment, Michelle Matten, Costa Mesa, spoke about traffic concerns and inquired about the location of the new buildings. (Ms. Shih said notices will be sent out regarding the proposed construction and reviewed under separate application.) There was a discussion concerning the closed cul-de-sac and there being no access between Monte Vista Avenue and Norse Avenue with Commissioner Egan, the Chair, and Ms. Matten. No one else spoke and the Chair closed the public hearing.

**MOTION: Approve Parcel Map PM-06-258, by adoption of Planning Commission Resolution PC-07-04, based on evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".**

**Moved by Commissioner James Fisler, seconded by Vice Chair Donn Hall.**

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and Commissioner James Fisler

Noes: None.

Absent: None.

The Chair asked Ms. Shih to notify the applicant that we missed them tonight.

9. [Planning Application PA-05-54 and Tentative Tract Map T-17044, for Suzanne Levesque, authorized agent for Dennis and Jeanne Carpenter, to allow a residential common interest development conversion of 16 apartment units to condominiums, including 4 density bonus units, with a tentative tract map to facilitate the conversion, located at 1940 Maple Avenue, in an R3 zone. Environmental determination: exempt. Approve by adoption of Planning Commission resolution, subject to conditions.](#)

Senior Planner Mel Lee gave a presentation. In response to a question from Commissioner Fisler about enclosed garages and roof repairs, Mr. Lee replied that additional credits are given for carports and the applicant must provide standards and code requirements. There was a discussion about occupancy standards in Pages 41 and 43 of the staff report by Mr. Lee, Commissioner Fisler, Vice Chair Hall, and the Chair.

There was a discussion about verifying occupancy and buy-outs by the Chair, Commissioner Fisler, Mr. Duarte, and Mr. Lee. Another discussion ensued concerning modifying the bullet points for Condition No. 20 by the Chair, Commissioner Fisler, Mr. Lee, and Ms. Brandt.

Suzanne Levesque, applicant, Mission Viejo, said she read the staff report but had a question about a requirement for an easement for emergency access. Gary Watts, spoke for the applicant, and there was a discussion on this condition by the Chair, Commissioner Egan, and Mr. Munoz about dedication of an easement. The applicant then agreed to comply with this condition and the rest of the conditions.

Condition Nos. 20 and 25, relating to favorable financing and transferring affordable units, were discussed by the Chair and Commissioner Fisler with Ms. Levesque and Mr. Watts.

Martin Millard, Costa Mesa, spoke during public comment about condo conversions and an antispeculation clause. No one else wished to speak, including the applicant, so the Chair closed the public hearing.

In response to Commissioner Egan and the Chair's question about transferring affordable units, Mr. Lee replied that he could bring back a recommendation in 30 days. Another discussion ensued about Condition No. 26 and Mr. Lee noted that this condition relates to the 4 affordable units. A possible continuance for 30 days was discussed.

MOTION: Continue item to the meeting of February 12, 2008.

Moved by Chairman Perkins. Motion died for lack of second.

**MOTION: Approve Planning Application PA-05-54 and Tentative Tract Map T-17044, by adoption of Planning Commission Resolution PC-07-05, based on evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B" with the following changes:**

**Conditions of Approval**

**25. Remove the sentence, "The agreement shall extend the terms set forth for affordable housing requirements through December 27, 2029 (a minimum of 10 additional years) through amendment of the Density Bonus Agreement."**

**26. Remove the remainder of the sentence after the words "Costa Mesa."**

**Moved by Vice Chair Donn Hall, seconded by Commissioner James Fisler.**

During discussion on the motion, Commissioner Egan, Vice Chair Hall, the Chair, and Commissioner Fisler commented on Condition Nos. 25 and 26 and making changes to the motion relating to those conditions.

The motion carried by the following roll call vote:

Ayes: Chair Bill Perkins, Vice Chair Donn Hall, Commissioner Eleanor Egan, and  
Commissioner James Fisler

Noes: None.

Absent: None.

**VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.**

None.

**VIII. REPORT OF THE CITY ATTORNEY'S OFFICE.**

None.

**IX. ADJOURNMENT TO THE MEETING OF MONDAY, JANUARY 22, 2007.**

The Chair adjourned the meeting at 7:52 p.m. to the Planning Commission meeting of Monday, January 22, 2007.

Submitted by: \_\_\_\_\_  
KIMBERLY BRANDT, AICP, ACTING SECRETARY  
COSTA MESA PLANNING COMMISSION