

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
September 22, 2008**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., September 22, 2008, at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Hall.

I. PLEDGE OF ALLEGIANCE TO THE FLAG.

Vice Chair Fisler led the Pledge of Allegiance.

II. ROLL CALL: Chair: Donn Hall
Vice Chair: James Fisler
Commissioners: Sam Clark, Eleanor Egan, and James Righeimer

Present: Chair Donn Hall
Vice Chair James Fisler
Commissioner Sam Clark
Commissioner Eleanor Egan
Commissioner James Righeimer

Absent: None.

Also Present: Planning Commission Secy. Kimberly Brandt
Assistant City Attorney Harold Potter
City Engineer Ernesto Munoz
Senior Planner Mel Lee
Associate Planner Wendy Shih

III. MINUTES: Minutes for the meeting of August 25, 2008

The Chair approved the minutes as distributed.

IV. PUBLIC COMMENTS:

There were no public comments.

V. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Clark invited the public to attend the "Neighbors for

Neighbors" Fall Clean-up this Saturday, September 27, 2008, at 1973 Newport Boulevard, from 8:00 a.m. to 12:00 p.m. He said they will be helping the community by painting several mobile homes.

Commissioner Righeimer commented that he enjoyed the Mesa Del Mar's Luau yesterday, September 21, 2008, at TeWinkle Park. He said he also enjoyed seeing Mesa Del Mar's souped-up golf carts.

Vice Chair Fisler also commented on Mesa Del Mar's golf carts, and congratulated Orange Coast College on their 60th anniversary. He mentioned he had taken some classes there within the past few years and said Orange Coast College is a great asset to the community.

VI. PUBLIC HEARINGS:

- 1. Appeal of Zoning Administrator's approval of Zoning Application ZA-08-10, for Vicki Green/Sheldon Group, authorized agent for Trinity Christian Center, for a minor conditional use permit to allow outdoor filming activities, a maximum of 12 times per calendar year, without amplified sound, audiences, and/or spectators at Trinity Christian Center, located at 3150 Bear Street, in an AP zone. Environmental determination: exempt.**

The Chair noted there was some conflicting information on this item. He pointed out that the Schofros, the appellants, originally indicated they wanted to continue the item and then indicated they wanted to go forward with the presentation of the item. The Chair mentioned that as a result of the previous indication of a continuance, the applicant, the Sheldon Group, was not prepared to make a presentation.

In response to the Chair's question as to the appellant's desire regarding this item, Stacy Schofro, appellant, said she agreed to a continuance to the meeting of October 13.

Greg McCafferty, Sheldon Group, applicant, replied to the Chair that he respectfully requested the item to be continued to the meeting of October 13.

The Chair asked Senior Planner Mel Lee to give a brief

explanation of this item for the public and Mr. Lee summarized the information in the staff report.

The Chair asked if anyone wished to speak on this item that would not be able to attend the continued meeting date of October 13, and no one wished to speak. The Chair closed the public hearing.

MOTION: Continue to the Planning Commission meeting of October 13, 2008.

Moved by Commissioner Sam Clark, seconded by Commissioner James Righeimer.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fisler,
Commissioner Sam Clark, Commissioner Eleanor Egan, and Commissioner James Righeimer

Noes: None.

Absent: None.

The Chair stated that both the appellant and the original applicant would be well prepared for the meeting of October 13.

2. **Planning Application PA-08-12, for Travis Companies, Inc., authorized agent for Ali Malik, for a conditional use permit to construct a 1,498 sq. ft. convenience store with drive-through car wash to replace the existing convenience store and service bays, located at 1512 Bristol Street, in a C2 zone. Environmental determination: exempt.**

Associate Planner Wendy Shih reviewed the information in the staff report and responded to a question from the Commission regarding the location of the car wash's entrance and exit on the property.

Karl Huy, Travis Companies, Inc., was in complete agreement with the findings, conditions of approval, and the code requirements. He respectfully requested approval of the project.

No one else wished to speak and the Chair closed the public

hearing.

MOTION: Approve Planning Application PA-08-12, by adoption of Planning Commission Resolution PC-08-70, for the construction of a convenience store and self-serve car wash, replacing an existing mini-mart and auto service building for South Coast Shell service station, based on the evidence in the record and the findings for approval in Exhibit "A" on handwritten Page 8, and subject to the conditions of approval in Exhibit "B" on handwritten Page 9 of the staff report.

Moved by Commissioner Eleanor Egan, seconded by Commissioner Sam Clark.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fisler,
Commissioner Sam Clark, Commissioner Eleanor Egan, and Commissioner James Righeimer

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, OCTOBER 13, 2008.

There being no further business, Chairman Hall adjourned the meeting at 6:45 p.m. to the Planning Commission meeting of Monday, October 13, 2008.

Submitted by: _____
KIMBERLY BRANDT, SECRETARY
COSTA MESA PLANNING COMMISSION