

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

February 14, 2005

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., February 14, 2005 at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Garlich, followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

Commissioners Present:

Chairman Bruce Garlich

Vice Chair Bill Perkins

Eleanor Egan, James Fisler, and Donn Hall

Also Present: R. Michael Robinson, Secretary

Costa Mesa Planning Commission

Deputy City Clerk Julie Folcik

Tom Duarte, Deputy City Attorney

Ernesto Munoz, City Engineer

Kimberly Brandt, Principal Planner

Mel Lee, Senior Planner

Wendy Shih, Associate Planner

MINUTES:

The minutes for the meeting of January 24, 2005 were accepted as amended.

PUBLIC COMMENTS:

None.

**PLANNING COMMISSION
COMMENTS/SUGGESTIONS:**

Chairman Garlich and Vice Chair Perkins welcomed the new Planning Commissioners and thanked City Council for their own reappointments.

Commissioners Donn Hall, James Fisler and Eleanor Egan expressed their gratitude to City Council for their appointments and explained their qualifications and primary goals relating to their duties as Commissioners.

CONSENT CALENDAR:

On a motion made by Vice Chair Perkins, seconded by Donn Hall and carried 5-0, the next three (3) items on the Consent Calendar received the action below.

2005 GENERAL PLAN ANNUAL
REPORT

2005 General Plan Annual Report summarizing the past year's activities related to implementation of the 2000 General Plan.

City

The Planning Commission received and filed.

VACATION OF EXCESS RIGHT-
OF-WAY FOR ALLEY #61

Vacation of excess right-of-way for Alley #61 (west of Orange Avenue, north of East 15th Street). Environmental determination: exempt.

City

Adopted Planning Commission Resolution PC-05-10 finding that the proposed vacation of excess right-of-way is in conformity with the City of Costa Mesa 2000 General Plan.

VACATION OF EXCESS RIGHT-
OF-WAY INVOLVING TOWN
CENTER DRIVE

Vacation of excess right-of-way involving Town Center Drive between Park Center Drive and Avenue of the Arts for private vehicular access and pedestrian plaza. Environmental determination: exempt.

City

Adopted Planning Commission Resolution PC-05-11 finding that the proposed vacation of excess right-of-way is in conformity with the City of Costa Mesa 2000 General Plan.

PUBLIC HEARINGS:

TRAILED

The following item (Residential Design Guidelines Amendment) was trailed at 6:38 p.m. for Item #3 (Parcel Map PM-04-287) to be heard first for reasons as agreed to by the Commission. The item below resumed at 6:45 p.m. for hearing.

RESIDENTIAL DESIGN GUIDELINES AMENDMENT

City of Costa Mesa

The Chair opened the public hearing for consideration of a Residential Design Guidelines Amendment for the City of Costa Mesa, to amend sections to reflect recent Zoning Code amendments. Environmental determination: exempt.

Principal Planner Kimberly Brandt reviewed the information in the staff report and gave a presentation. She said staff is recommending that Planning Commission recommend to City Council, approval of the amendment.

The Chair clarified with Ms. Brandt that the Planning Commission is not making material changes with this action, but rather incorporating previously approved zoning code changes into the design guidelines.

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

MOTION:

Residential Design Guidelines Amendment
Recommended to City Council

A motion was made by Commissioner Hall, seconded by Chairman Garlich and carried 5-0 to recommend approval to the City Council, based on information and analysis in the Planning Division staff report.

The Chair confirmed with Ms. Brandt that this item would go to the City Council meeting on March 1, 2005.

APPEAL OF DENIAL OF DEVELOPMENT REVIEW DR-04-14

Crean/Tani

Appeal of denial of Development Review DR-04-14 for Wayne Tani, authorized agent for John Crean, to construct a 1,993 sq. ft. commercial building, located at 1727 Orange Avenue in a CL zone. Environmental determination: exempt.

Staff recommended a continuance of this item to the Planning Commission meeting of March 28, 2005 per a request by the applicant.

MOTION:

DR-04-14
Continued

A motion was made by Chairman Garlich, seconded by Vice Chair Perkins and carried 5-0 to continue this item to the Planning Commission meeting of March 28, 2005.

PARCEL MAP PM-04-287

DeFazio/Danjon

The Chair opened the public hearing for consideration of Parcel Map PM-04-287 for Danjon Engineering, authorized agent for Cathryn De Fazio/Scripps Red Hill 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, and 2995 Red Hill Avenue in an MP zone. Environmental determination: exempt.

Senior Planner Mel Lee reviewed the information in the staff report and gave a presentation. He said staff was recommending approval by adoption of Planning Commission resolution, subject to conditions.

In response to a question from the Chair regarding condition of approval #5, states that when the excess parking has been exhausted in the MP zone, only non-office use shall be permitted, Mr. Lee explained that the intent of the statement is to assure that future properties owners are aware that the parking is limited if an office use is proposed in a particular building that was not considered at the time the project was originally constructed. He said uses like medical offices and financial institutions require additional parking above and beyond what this site can accommodate.

Jim Shader, Danjon Engineering, 895 East Yorba Linda Boulevard, Placentia, agreed to the conditions of approval.

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

MOTION:

PM-04-287
Approved

A motion was made by Commissioner Egan, seconded by Chairman Garlich and carried 5-0 to approve by adoption of Planning Commission Resolution PC-05-12, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B."

The Chair explained the appeal process.

CONDITIONAL USE PERMIT
PA-04-26

Bauer and Sparks/Frost

Conditional Use Permit PA-04-26 for Steven Frost, authorized agent for Patricia Bauer, and Tom Sparks, to allow 50 off-street parking spaces on First Church of Christ Scientist parking lot, located at 2880 Mesa Verde Drive, East in an I&R zone for use by students of the Paul Mitchell Schools, located at 1500 and 1534 Adams Avenue in a C1 zone. Environmental determination: exempt.

Staff recommended a continuance of this item to resolve issues regarding the conditions of approval.

MOTION:
PA-04-26
Continued

A motion was made by Chairman Garlich, seconded by Vice Chair Perkins and carried 5-0 to continue this item to the Planning Commission meeting of March 28, 2005.

PLANNING APPLICATION
PA-04-46

Miller/Sahagun

The Chair opened the public hearing for consideration of Planning Application PA-04-46 for Joaquin Sahagun, authorized agent for Harold R. Miller, for a conditional use permit to allow a martial arts studio to occupy a 15,000 sq. ft. industrial building, with a minor conditional use permit to allow a reduction in required parking due to unusual operating characteristics, located at 2990 Grace Lane, in an MG zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and gave a presentation. She said staff was recommending approval by adoption of Planning Commission resolution, subject to conditions.

In response to the Chair regarding inconsistent language in condition of approval #4, Ms. Shih stated that the condition could be modified.

Applicants, Joaquin Sahagun, Regina Sahagun, and David Bergland, of Walking Tall Foundation, 3165 Harbor Boulevard, Costa Mesa, agreed to the conditions of approval including the modification to condition of approval #4. The applicant also gave a CD presentation of their martial arts classes.

The Chair confirmed with the applicant that should the Fire Department code prohibit fireworks within the building, he would not be permitted to use them at this location.

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

Commissioner Hall stated that he would like to see Code Enforcement look into the operation to the north of the applicant's location because it looks like a junkyard from the street and you can see the storage over the top of the fence; the signage is extreme and takes the appearance of the whole street down. He felt with the applicant moving in, and the care of the landscaping at the front, it would create a very nice appearance. He said they should not have to compete with the junkyard to the north. Ms. Shih concurred.

MOTION:
PA-04-46
Approved

A motion was made by Vice Chair Perkins, seconded by Chairman Garlich and carried 5-0 to approve by adoption of Planning Commission Resolution PC-05-13, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B." with the following modification:

Conditions of Approval

4. The use shall be limited to the type of operation described in the staff report, i.e., a martial arts studio ~~with a maximum of 10 students per class plus 1 or 2 private lessons consisting of 1 student and 1 instructor per lesson,~~ operating between the hours....

The Chair explained the appeal process.

REPORT OF THE DEVELOPMENT SVS. DEPARTMENT:

Commission Secretary R. Michael Robinson extended the Planning staff's welcome to the new Commissioners.

**REPORT OF THE CITY
ATTORNEY'S OFFICE:**

None.

ADJOURNMENT:

There being no further business, Chairman Garlich adjourned the meeting at 7:02 p.m. to the study session of Tuesday, February 22, 2005.

Submitted by:

R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION