

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

July 25, 2005

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., July 25, 2005 at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Perkins, followed by the Pledge of Allegiance to the Flag.

ROLL CALL:

Commissioners Present:

Chairman Bill Perkins

Vice Chair Donn Hall

Eleanor Egan, James Fisler, and Bruce Garlich

Also Present: R. Michael Robinson, Secretary

Costa Mesa Planning Commission

Christian Bettenhasuen, Deputy City Attorney

Ernesto Munoz, City Engineer

Mel Lee, Senior Planner

Wendy Shih, Associate Planner

MINUTES:

The minutes for the meeting of July 11, 2005 were accepted as corrected.

PUBLIC COMMENTS:

None.

**PLANNING COMMISSION
COMMENTS/SUGGESTIONS:**

Commissioner Egan advised that the mixed-use plan put together by the Bristol Street Overlay Committee is in process and an ordinance is being developed which should be forthcoming in the fall for review by Planning Commission.

Commissioner Garlich mentioned that he and his wife Marietta attended the Fair over the weekend and enjoyed it immensely. He also thanked the Costa Mesa Chamber of Commerce for the annual golf tournament event which was played today with competition between groups of city players.

Commissioner Fisler invited the public to the annual summer event of "Concerts in the Park" each Tuesday, beginning at 6:15 p.m. and ending at 7:45 p.m., through August 16th at Fairview Park.

Chair Perkins said he also attended the golf tournament. He wished his wife Amber, a happy 6th wedding anniversary.

CONSENT CALENDAR:

On a motion made by Vice Chair Hall, seconded by Chair Perkins and carried 5-0, the following item on the Consent Calendar received the action below.

DEVELOPMENT AGREEMENT
DA-05-03

OPAC/South Coast Repertory

Development Agreement DA-05-03 for Kerry Madden, authorized agent for the Orange County Performing Arts Center and South Coast Repertory Theatre, for the annual review of the Segerstrom Center for the Arts Development Agreement (DA-00-03), generally located east of Park Center Drive and west of the Avenue of the Arts between Sunflower Avenue and Anton Boulevard. Environmental determination: exempt.

Based on the evidence in the record, Planning Commission unanimously determined and found that Orange County Performing Arts Center and South Coast Repertory Theatre have demonstrated good faith compliance with the terms and conditions of their development agreement.

PUBLIC HEARINGS:

APPEAL OF ZONING ADMINISTRATOR'S DENIAL OF MINOR
CONDITIONAL USE PERMIT
ZA-05-23

Triangle Square/Johnson & Schienberg

The Chair opened the public hearing for consideration of the Appeal of Zoning Administrator's denial of Minor Conditional Use Permit ZA-05-23 for Tim Johnson and Keith Schienberg, authorized agents for Triangle Square Investment LLC, for a new Mexican restaurant (Chronic Cantina) requesting that alcoholic beverages be served past 11 p.m. (2 a.m. proposed), and to deviate from shared parking requirements, located at 1870 Harbor Blvd., Suite 210, in a PDC zone. Environmental determination: exempt.

Senior Planner Mel Lee, explained that the applicant has requested that this item be continued to the meeting of September 12, 2005 in order to allow time to prepare an additional parking analysis for their proposal.

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

MOTION:
ZA-05-23
Continued

A motion was made by Commissioner Garlich, seconded by Chair Perkins and carried 5-0 to continue this item to the Planning Commission meeting of September 12, 2005.

PARCEL MAP PM-04-255

Stiefel/Smith

The Chair opened the public hearing for consideration of parcel Map PM-04-255 for Brad Smith, authorized agent for Linda Stiefel, for a subdivision of a property into three-numbered lots and one-lettered lot to accommodate a common interest development approved under PA-04-22, located at 330 E. 15th Street, in an R2-MD 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.

The applicant was not present.

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

MOTION:
PM-04-255
Approved

A motion was made by Commissioner Garlich, seconded by Chair Perkins, and carried 5-0 to approve by adoption of Planning Commission Resolution PC-05-47, based on information and analysis in the Planning Division staff report, and findings contained in exhibit "A", subject to conditions in exhibit "B."

The Chair explained the appeal process.

PLANNING APPLICATION
PA-05-08

Rostom/Cabanillas

The Chair opened the public hearing for consideration of Planning Application PA-05-08 for Naldo Cabanillas, authorized agent for Esam Rostom, for a variance from driveway parkway landscaping requirements (10 ft. combined width required; 2 ft. combined width proposed); with minor modifications to allow a 10 ft. wide driveway (16 ft. required) and for the porch posts to encroach 3 ft. into the required 20 ft. front setback; in conjunction with a development review to construct two new, detached, two-story residential units (Unit A=1,575 sq. ft./Unit B=1,677 sq. ft.), located at 695 Center Street, in an R2-HD zone. Environmental determination: exempt.

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

In response to a question from Commissioner Fisler regarding the square footage of the project and the study area, Ms. Shih explained that the conditions contain a requirement for a Land Use Restriction to be recorded against the property to provide notice to current and future owners that the study cannot be used as a bedroom. She advised that this area is not enclosed by walls, but rather a railing for the staircase.

Owner of the property, Esam Rostom, 695 Center Street, Costa Mesa, agreed to the conditions of approval.

Beth Refakas, 320 Magnolia Street, Costa Mesa, felt the project did not have sufficient parking.

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

MOTION:
PA-04-08
Approved

A motion was made by Commissioner Hall, seconded by Commissioner Egan, and carried 5-0 to approve by adoption of Planning Commission Resolution PC-05-49, based on information and analysis in the Planning Division staff report, and findings contained in exhibit

“A”, subject to conditions in exhibit “B.”

In response to Ms. Refakas comments, Commissioner Garlich explained that there was discussion previously at the dinner session this evening about the parking. He said the project does meet the City’s code requirements for parking and whether that is adequate or not is always in question.

The Chair explained the appeal process.

The Chair opened the public hearing for consideration of Wes Scarberry, authorized agent for Perlmutter Family Trust, for a conditional use permit to allow a 1,262 sq. ft. physical fitness facility with a minor conditional use permit to deviate from shared parking requirements due to special operating characteristics, located at 283 E. 17th Street #B, in a C1-S zone. Environmental determination: exempt.

Senior Planner Mel Lee reviewed the information in the staff report and made a presentation. He said staff was recommending approval, subject to conditions.

The applicant was not present.

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

A motion was made by Chair Perkins, seconded by Commissioner Garlich and carried 5-0 to approve by adoption of Planning Commission Resolution PC-05-48, based on information and analysis in the Planning Division staff report, and findings contained in exhibit “A”, subject to conditions in exhibit “B.”

The Chair explained the appeal process.

Planning Commission Secretary R. Michael Robinson advised the Commission that their nominations for the Design Award presentation are due on August 8, 2005 and should be submitted to Principal Planner Kimberly Brandt.

None.

There being no further business, Chairman Perkins adjourned the meeting at 6:56 p.m. to the Planning Commission meeting of Monday, August 8, 2005.

Submitted by:

R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION

PLANNING APPLICATION
PA-05-13

Perlmutter/Scarberry

MOTION:
PA-05-13
Approved

REPORT OF THE DEVELOPMENT SVS. DEPARTMENT:

REPORT OF THE CITY ATTORNEY’S OFFICE:

ADJOURNMENT: