

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
February 26, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., February 26, 2007, 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.**

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. R. Michael Robinson
Deputy City Attorney Tom Duarte
City Engineer Ernesto Munoz
Senior Planner Mel Lee
Associate Planner Wendy Shih

III. **MINUTES: Minutes for the meeting of February 12, 2007**

The Chair approved the minutes as distributed.

IV. **PUBLIC COMMENTS:**

Mike Berry, Costa Mesa, spoke about a 50-unit industrial condominium conversion that was approved at the previous Planning Commission meeting and questioned what criteria was used for approval. Planning Commission Secretary Mike Robinson explained to Mr. Berry that no special review was required by the Planning Commission.

Martin Millard, Costa Mesa, noted that the Westside is primarily industrial, but said he hopes that home building on the Westside will be encouraged.

Judy Berry, Costa Mesa, also spoke about the approval of the 50-unit industrial condominium conversion.

The Chair mentioned that a joint study session with the City Council is being scheduled, which will provide our Commission with better guidelines for industrial condominium conversions.

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

Vice Chair Fisler stated his reasons for voting yes on the industrial condominium conversion item referenced earlier during public comments.

The Chair agreed with Vice Chair Fisler's comments.

VI. **PUBLIC HEARINGS:**

1. **From the meeting of February 12, 2007, Planning Application PA-06-63, for Corrie Kates, authorized agent for Hope Leon, for a conditional use permit for off-site parking and storage located on an industrially-zoned property containing two non-conforming residential units, located at 843 W. 17th Street, in an MG zone. Environmental determination: exempt.**

Senior Planner Mel Lee gave a presentation and noted that staff recommends this item being pulled to re-notice both the previous and current conditional use permits.

There were no public comments and the Chair closed the public hearing.

Deputy City Attorney Tom Duarte mentioned that the item was not properly noticed for the two conditional use permits.

MOTION: Remove from agenda.

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.

2. **From the meeting of February 12, 2007, Planning Application PA-06-71, for Robert Shine, for a variance from required minimum garage width requirements (10 ft. minimum required; 8 ft., 9 in. proposed) to allow the conversion of a 2-car garage and 1-car garage to 3, 1-car garages, located at 773 Scott Place, in an R3 zone. Environmental determination: exempt.**

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

Robert Shine, applicant, Costa Mesa, explained his reasons for requesting a variance.

Mr. Shine noted to the Chair and Vice Chair Fisler that there is one tenant per unit and one car per unit. There was a discussion about vehicles, and Mr. Shine gave an example.

Commissioner Egan stated she had seen the garages and they were filled with stuff.

In response to a question from Commissioner Clark, Mr. Shine replied that he would put up a partition wall, and the City and tenants would not be affected. Associate Planner Wendy Shih noted to Commissioner Clark that City approval would be needed for a partition wall.

Chair Hall said that this item is already non-conforming.

Martin Millard, Costa Mesa, questioned if an addendum could be made to the lease requiring tenants to have compact-sized cars.

Judy Berry, Costa Mesa, said she lives in a condominium complex and noted that no one parks in their garages.

Beth Refakes, Costa Mesa, noted that you cannot guarantee that everyone will have a compact car, but spaces could be assigned with the lease.

Chris Eric, Costa Mesa, said that there is a terrible parking problem on Scott Place.

Mike Berry, Costa Mesa, agreed with Commissioner Egan and suggested that someone in Code Enforcement come out to this site prior to voting on this item.

Mr. Shine again noted that other property owners have converted garages and that renters deserve space.

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

MOTION: Deny Planning Application PA-06-71, by adoption of Planning Commission Resolution PC-07-23, based on evidence in the record and findings contained in Exhibit "A", with the removal of Finding "A" from Exhibit "A".

Moved by Vice Chair James Fisler, seconded by Commissioner Eleanor Egan.

During discussion on the motion, Commissioner Egan asked that Finding "A" of Exhibit "A" be removed because it was not needed. The Vice Chair agreed.

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.

Commissioner Righeimer agreed with the motion and thanked the applicant for going through the application process.

3. [Time Extension for Planning Application PA-01-44/ZA-02-01, for The Crossing Church to retain the temporary church facilities for an additional 3-1/2 years, located at 2115 Newport Boulevard, in a C2 zone. Environmental determination: exempt.](#)

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

Tim Celek, Senior Pastor, thanked Ms. Shih and said he wants to remove the temporary church facilities as soon as possible.

Mr. Celek explained to the Vice Chair how long the temporary facilities will be there and that they have totally liquidated funding. Mr. Celek also explained that they changed the name of the church so there would not be any confusion with another church in Santa Ana.

Judy Berry, Costa Mesa, noted Page 11 of the staff report and was concerned that the extension date may not be met if it is granted.

Martin Millard, Costa Mesa, said that the tent is an eyesore and it will not be removed for many more years. He noted that temporary means temporary.

Mike Berry, agreed with the previous comments made and mentioned that too much time has passed. The church should have been constructed instead of using this tent and wasting money. Mr. Berry also said that he believes this request is for an extension to 2013, not 2010.

Chris Eric, Costa Mesa, stated that the parking structure is a behemoth and guarantees should be made or this extension should not be approved.

Scott Maybom, member of church's congregation, explained the progress the church has made, including building the parking structure (Phase 1), the required temporary structure (Phase 2), and the restroom facilities, but they are diligent to move forward with their goal to build a 1,200 seat structure.

Mr. Maybom explained to the Vice Chair that the assembly building is for a high school ministry and the upstairs is used for Spanish-speaking services. This building is A-rated for assembly use. The sanctuary building will hold 1,200 seats.

The Vice Chair made a comment about Page 2 of the staff report, and Mr. Maybom said the design drawings are ready and their goal is to move forward on the sanctuary building and to begin construction far before fundraising begins. In response to a question from the Vice Chair about the construction drawings, Mr. Maybom replied that he is an architect himself and the sanctuary is part of the CUP.

Associate Planner Wendy Shih noted the Master Plan for the site was approved in 1999, and said the last thing that the church needs to do is to submit construction drawings for the sanctuary.

The Chair closed the public hearing.

MOTION: Approve extension of time for Planning Application PA-01-44/ZA-02-01, by adoption of Planning Commission Resolution PC-07-24, based on findings contained in Exhibit "A", subject to conditions in Exhibit "B", with a modification to Condition No. 1 of Exhibit "B" so that the last sentence reads, "A written request for an extension of time must be received by Planning staff prior to August 1, 2010. Moved by Commissioner Eleanor Egan, seconded by Commissioner James Righeimer.

During discussion on the motion, Commissioner Egan explained her reasons for her motion and said that there is no evidence of bad faith.

SUBSTITUTE MOTION: Approve extension of time for Planning Application PA-01-44/ZA-02-01, based on findings contained in Exhibit "A", subject to conditions in Exhibit "B", except for the wording in Condition No. 1 of Exhibit "B" is to be removed after "October 1, 2010." Moved by Commissioner Clark, seconded by the Vice Chair.

Commissioners Egan and Righeimer and the Vice Chair discussed the tent, and Commissioner Righeimer stated that if you take down tent, they have no business.

Commissioner Clark's substitute motion did not carry; Chair Hall, Commissioner Egan, and Commissioner Righeimer voting no.

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. **PLANNING COMMISSION DESIGN AWARDS SELECTION FOR 2006**

Commissioner Egan nominated the Renee and Henry Segerstrom Concert Hall for the award and the Vice Chair nominated Richmond American Homes for the award.

MOTION: Award the Planning Commission Design Award to the Renee and Henry Segerstrom Concert Hall and Richmond American Homes for an award.

Moved by Commissioner Eleanor Egan, seconded by Vice Chair James Fisler.

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.

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

The Chair appointed Commissioner Clark as the new Commission liaison to the City/School District Liaison Committee.

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

The Chair recognized Deputy City Attorney Tom Duarte. There was no report.

X. **ADJOURNMENT TO THE MEETING OF MONDAY, MARCH 12, 2007.**

There being no further business, Chairman Hall adjourned the meeting at 7:51 p.m. to the Planning Commission meeting of March 12, 2007.

Submitted by: _____
R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION

