

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
March 12, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., March 12, 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
Principal Planner Kimberly Brandt
Senior Planner Mel Lee
Associate Planner Wendy Shih
Associate Engineer Raja Sethuraman

III. **MINUTES: Minutes for the meeting of February 26, 2007**

The Chair approved the minutes as distributed.

IV. **PUBLIC COMMENTS:**

John Hawley, Costa Mesa, thanked Development Services Director Don Lamm for his past comments regarding the industrial conversion to condominiums. He also thanked Commissioner Egan and Vice Chair Fisler for previous comments they made and thanked Nexus Development for their outreach to the community. Mr. Hawley mentioned having the AQMD monitor air quality on the Westside and the Chair asked Planning Commission Secretary Mike Robinson to look into this request.

Martin Millard, Costa Mesa, stated that the AQMD is not the correct agency to monitor air quality. He noted his concerns about the 60 acres of industrial property in Costa Mesa and said the placement of more residential properties on the Westside would help in cleaning our environment. The Chair said pollution concerns would be looked into.

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

Commissioner Clark explained that the City has a hotline for reporting potholes, graffiti, code enforcement complaints, etc., and noted the number, (714) 754-5100.

Commissioner Righeimer asked for everyone to be a good neighbor, especially when working on your home, and to abide by the requirements for working hours and cleanup.

Vice Chair Fisler asked if staff was looking into the condition of not allowing illegal immigrants to participate in density bonus projects. Mr. Robinson noted that there have been no such projects lately and he is waiting to get the proper language from Commissioner Righeimer.

The Chair asked Mr. Robinson to look into landscaping areas directly under freeway underpasses to beautify the community.

VI. CONSENT CALENDAR:

1. **2006 General Plan Annual Review**

There was no discussion on the consent calendar.

MOTION: Receive and file.

**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.

VII. **PUBLIC HEARINGS:**

1. **Development Agreement Amendment DA-07-01, for C.J. Segerstrom & Sons and IKEA Property, Inc., for the Segerstrom Home Ranch Development Agreement (DA-00-01), located at 1201 South Coast Drive, regarding the Susan Street exit ramp. Environmental Determination: Mitigated Negative Declaration available for a 30-day public review from January 29, 2007 to February 27, 2007.**

Principal Planner Kimberly Brandt reviewed the information in the staff report and made a presentation. She said staff's recommendation was to recommend approval to City Council of the Mitigated Negative Declaration and the Development Agreement Amendment. She also noted that the following modifications to Paragraph 1, Page 86 of the Mitigated Negative Declaration needed to be made and read into the record:

"If the above measures fail to dissipate queues that may back up on to the distributor road in a manner that impacts

approaching Harbor Boulevard traffic, then the City would commit to the installation of a gate to close off access from the IKEA driveway to Susan Street at the ramp terminal intersection during the afternoon peak hour work with Caltrans to identify and implement other necessary mitigation measures. The costs for the implementation of the identified mitigation measures will be shared by the City and State."

In response to a question from Commissioner Egan on the effect on traffic circulation, Associate Engineer Raja Sethuraman explained that there is no change in the level of service.

In response to Vice Chair Fisler's question about the wording removed from the Mitigated Negative Declaration, Ms. Brandt replied that impacts from future queuing are very remote and no mitigation is required.

David Wilson, representative for C.J. Segerstrom & Sons, said he was here to answer any questions, and also explained further why the wording was revised in the Mitigated Negative Declaration.

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

MOTION: Recommend to City Council to adopt the resolution approving the Susan Street Exit Ramp Project Initial Study/Mitigated Negative Declaration; and give first reading to the ordinance which amends the Segerstrom Home Ranch Development Agreement in respect to the Susan Street Exit Ramp Project with the following modifications to Paragraph 1, Page 86 of the Mitigated Negative Declaration:

"If the above measures fail to dissipate queues that may back up on to the distributor road in a manner that impacts approaching Harbor Boulevard traffic, then the City would commit to the installation of a gate to close off access from the IKEA driveway to Susan Street at the ramp terminal intersection during the afternoon peak hour work with Caltrans to identify and implement other necessary mitigation measures. The costs for the implementation of the identified mitigation measures will be shared by the City and State."

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

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. [Parcel Map PM-06-306, for RBF Consulting, authorized agent for Pacific Medical Plaza LP, to subdivide an existing four-story medical office building for condominium purposes, previously approved under Master Plan PA-02-36, located at 1640 Newport Boulevard, in a PDC 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 by adoption of Planning Commission resolution, subject to conditions.

Tony Rai, representing RBF Consulting, agreed to the conditions of approval.

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

MOTION: Approve Parcel Map PM-06-306, by adoption of Planning Commission Resolution PC-07-25, based on evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

**Moved by Vice Chair James Fisler, seconded by
Commissioner Sam Clark.**

During discussion on the motion, Commissioner Egan said she was voting in support of the motion, but stated concerns about non-residential condominium conversions. In response to a question from the Chair on condominium conversions, Planning Commission Secretary Mike Robinson replied that at the City Council meeting of March 20, 2007, an urgency ordinance for an industrial condominium conversion moratorium will be voted on, and the initial moratorium will

be for 45 days, and could be extended, after noticing, for up to a total of two years. Mr. Robinson said a joint meeting with the City Council will take place for discussing this subject.

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.

3. [Rezone Petition R-07-01, for Anna Lauri, authorized agent for Red Mountain Retail Group, requesting a rezone from C2 \(General Commercial\) to PDC \(Planned Development Commercial\) to accommodate a future mixed-use development, located at 2089 and 2099 Harbor Boulevard and 511 Hamilton Street. Environmental determination: exempt.](#)

Associate Planner Wendy Shih reviewed the information in the staff report and gave a presentation. She said staff's recommendation was to recommend that City Council give first reading by adoption of Planning Commission resolution.

In response to a question from Vice Chair Fisler about the density of the apartments across the street, Ms. Shih explained that the density of the apartments across Charle Street is more dense than the proposed project.

During public comment, Martin Millard said he had concerns about what this project really is and mentioned the placement of a fast food pad.

Anna Lauri, representative for Red Mountain Retail Group, agreed to the conditions of approval. She also said she was excited about the project and would answer any questions.

Dale Frankhouse, Costa Mesa, stated he owns a medical clinic next to the property and was very concerned about overflow parking on his lot.

The Chair and Mr. Frankhouse discussed parking concerns.

Ms. Lauri returned to the podium and mentioned that they are proposing 14 "for sale" units and are in negotiations with Walgreens; also parking would be met per the Zoning Code.

Ms. Lauri explained the flow of traffic and pedestrian access from the Charle Street portion of the project to Commissioner Righeimer versus the commercial portion fronting on Harbor Boulevard at Hamilton Street. Commissioner Clark noted that there should not be any foot traffic from Charle Street.

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

MOTION: Recommend City Council give first reading to the ordinance for Rezone R-07-01 by adoption of Planning Commission Resolution PC-07-26. Moved by Commissioner Eleanor Egan, seconded by Vice Chair James Fisler.

During discussion on the motion, Vice Chair Fisler thanked Mr. Millard for his comments and stated that the project master plan would be reviewed carefully. Commissioner Righeimer explained his concerns about parking and Commissioner Egan noted that she would be looking for residential and commercial components when the master plan comes forward.

The Chair allowed Mr. Frankhouse to return to the podium to quickly make one last comment about providing easy access for motorists to the front part of the property.

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.

4. **Tentative Tract Map T-17133, for Agnes Enterprises, LLC, to facilitate**

a residential common interest development conversion of an existing 7-unit apartment project to condominiums, approved under PA-06-55, located at 2550 Elden Avenue, 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.

Hugh Siler, representing Agnes Enterprises, LLC, said he had received the supplemental information memo and was in agreement with the conditions of approval. He gave a brief presentation.

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

MOTION: Approve Tentative Tract Map T-17133, by adoption of Planning Commission Resolution PC-07-27, based on evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B". Moved by Vice Chair James Fisler, seconded by Commissioner Eleanor Egan.

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.

1. Report on Energy Conservation Conditions for New Residential Developments

Planning Commission Secretary Mike Robinson said the energy conservation conditions for residential condominium conversions are redundant because of existing State Building

Codes, but that Planning staff will still apply these conditions to condominium conversions.

IX. REPORT OF THE CITY ATTORNEY'S OFFICE.

None.

X. ADJOURNMENT TO THE MEETING OF MONDAY, MARCH 26, 2007.

There being no further business, Chairman Hall adjourned the meeting at 7:23 p.m. to the Planning Commission meeting of March 26, 2007.

Submitted by:

R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION