

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
April 9, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., April 9, 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.**

Commissioner Egan 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. R. Michael Robinson
City Engineer Ernesto Munoz

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

The Chair approved the minutes as distributed.

IV. **PUBLIC COMMENTS:**

No one wished to speak and the Chair closed the public comments.

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

Commissioner Righeimer stated he recently drove the streets on the Westside and noticed problems relating to Code Enforcement issues. He said he attended the last City Council meeting and spoke in favor of a moratorium on condominium conversions. At that meeting, City Council set a 45-day moratorium for the Planning Commission, City Council, and staff to get together so that some standards could be agreed upon.

Commissioner Egan noted that the City Council will hold a Study Session tomorrow to discuss Green Buildings, which is the use of equipment and technology to minimize the use of fossil fuels for power. She also noted that the Costa Mesa Zoning laws give homeowners and developers the right to build two-story homes and add second story additions to single-story homes without regard to whether the addition will cast their neighbors' solar installations into shadows. She said a community discussion should take place to discuss this conflict and the Planning Commission should take the lead. She asked if staff could prepare an agenda report for a Planning Commission meeting in September or October on this subject, spending no more than four (4) hours of staff time preparation, providing ways to reconcile this conflict and making recommendations to the City Council.

In reply to the Chair's question if staff could accommodate Commissioner Egan's request, Planning Commission Secretary Mike Robinson stated in the affirmative, as long as the preparation time by staff is less than four hours and requires no prior approval by City Council.

Vice Chair Fisler thanked Commissioner Righeimer for attending last week's City Council meeting to speak in favor of a moratorium relating to condominium conversions. He mentioned his concerns about density and parking, and thanked Mayor Pro Tem Bever for

bringing this item before the City Council and holding developers to a higher standard.

VI. **PUBLIC HEARINGS:**

1. **Planning Application PA-06-61 and Parcel Map PM-06-218, for Richard Gibson, for a residential common interest development (condominiums) conversion of 3 apartment units, with a parcel map to facilitate the conversion, located at 115 Del Mar Avenue, in a R2-MD zone. Environmental determination: exempt.**

Planning Commission Secretary Mike Robinson noted that this item will be pulled from the agenda due to problems with public noticing. He said no action is required by the Planning Commission.

2. **Planning Application PA-06-78 and Tentative Tract Map T-17142, for Barry Saywitz of Barry Saywitz Properties Two LP, for a residential common interest development (condominiums) conversion of 12 apartment units with a tentative tract map to facilitate the conversion, located at 577-579 Victoria Street, in an R2-MD zone. Environmental determination: exempt.**

Mr. Robinson mentioned that staff received a facsimile from the project applicant on April 5 asking for the item to be continued to the meeting of April 23, 2007, and staff supports this recommendation.

The Chair asked if anyone wished to come forward to speak on this item that will not be able to attend the meeting of April 23, 2007. No one wished to speak so the Chair closed the public hearing.

MOTION: Continue to the Planning Commission meeting of April 23, 2007.

Moved by Commissioner Eleanor Egan, 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. **REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.**

None.

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

The Chair stated that the Deputy City Attorney was not in attendance.

IX. **ADJOURNMENT TO THE MEETING OF MONDAY, APRIL 23, 2007.**

The Chair asked if anyone wished to speak on tonight's items and no one wished to speak.

There being no further business, Chairman Hall adjourned the meeting at 6:38 p.m. to the Planning Commission meeting of April 23, 2007.

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