

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

January 23, 2006

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., January 23, 2006 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
Tom Duarte, Deputy City Attorney
Ernesto Munoz, City Engineer
Wendy Shih, Associate Planner

MINUTES:

The minutes for the meeting of January 9, 2005 were continued for editing to the meeting of February 13th.

PUBLIC COMMENTS:

None.

**PLANNING COMMISSION
COMMENTS/SUGGESTIONS:**

Commissioner Fisler announced that the 19th Street and Placentia Avenue street improvements that have been going on for many months are now completed and the City will be officiating a "ribbon-cutting" ceremony on Tuesday, February 7th at the Senior Center at 11 a.m.

Commissioner Egan said she planned to be at the ribbon-cutting ceremony because she was there for the ground-breaking and was very happy about the project.

Commissioner Garlich thanked Commissioner Fisler for mentioning the ribbon-cutting ceremony. He said he was also there for the ground-breaking and he knows the whole area is happy to have this project completed. He said as a member of the board of the Senior Center, the Senior Center is also happy because that parking lot has been the staging area for all the reconstruction for a long time.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS:

ORDINANCE REGARDING THE
DEFINITION, REVIEW PROCEDURE,
AND REGULATION OF
"ASSEMBLY USE"

City

The Chair opened the public hearing for consideration of an ordinance of the City Council of the City of Costa Mesa, California amending Title 13 of the Costa Mesa Municipal Code regarding the definition, review procedure, and regulation of "assembly use." Environmental determination: exempt.

Withdrawn.

Chairman Perkins announced that this item had been withdrawn from the calendar and would be revisited at a later date.

ORDINANCE TO DELETE THE
REQUIREMENTS FOR A MINIMUM
OF THREE RESIDENTIAL
UNITS IN COMMON INTEREST
DEVELOPMENTS

City

The Chair opened the public hearing for consideration of an ordinance of the City Council of the City of Costa Mesa amending the Zoning Code to delete the requirement for a minimum of three residential units in order to create a common interest development. Environmental determination: exempt.

Planning Commission Secretary, R. Michael Robinson reviewed the information in the staff report and gave a presentation. He said staff was recommending Planning Commission recommend to City Council, that first reading be given to the ordinance.

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

MOTION:

A motion was made by Commissioner Garlich, seconded by Chairman

Amendment/Number of Residential Units to Create a Common Interest Development
Recommended to City Council

PARCEL MAP PM-05-292

BKM Development/Dev. Resource Consultant

Perkins and carried 5-0 to recommend to City Council that first reading be given to the ordinance.

The Chair opened the public hearing for consideration of Parcel Map PM-05-292 for Development Company, to subdivide an existing industrial building for condominium purposes, located at 3185-3189 Pullman Street, in an MP 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. She said staff has included a condition that requires the CC&R's to be revised and recorded prior to the final map recordation to ensure shared parking and access within the common lots.

Rene Varga, authorized agent with Development Resource Consultants, Inc., 8175 East Kaiser Boulevard, Anaheim, agreed to the conditions of approval. He thanked the Commission for considering this item and said he would answer any questions they might have.

Farhsod Abdulahi asked for the record, how the CC&R condition would read because he did not hear it. The Chair directed Mr. Abdulahi to page 7 of the staff report. In further response to the Chair, Ms. Shih explained that the CC&R's are already recorded for common maintenance of the driveways, parking areas, as well as allowance of shared access between the lots. Since this is another parcel map, in addition to the previous one, staff is requiring the CC&R's be revised so everyone is in agreement with maintaining the common area.

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

MOTION:
PM-05-292
Approved

A motion was made by Commissioner Fisler, seconded by Vice Chair Donn Hall, and carried 5-0 to approve by adoption of Planning Commission Resolution PC-06-07, based on analysis and information 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.

REPORT OF THE DEVELOPMENT SVS. DEPARTMENT:

R. Michael Robinson announced he would take nominations for the January 2006 Planning Commission Design Awards. There were no nominations made at this time, and a motion was made to amend this objective.

MOTION:
PC-01-G
Amended

A motion was made by Eleanor Egan, seconded by Bruce Garlich and carried 5-0 to amend Planning Commission Design Awards selection to once a year, and to allow Planning Commission to recognize more than one project recipient if the award is merited.

REPORT OF THE CITY ATTORNEY'S OFFICE:

None.

ADJOURNMENT:

There being no further business, Chairman Perkins adjourned the meeting at 6:43 p.m. to the study session of Monday, February 6, 2006.

Submitted by:

R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION