

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

**October 23, 2006**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., October 23, 2006 at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Bill 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

Rebecca Robbins, Assistant Planner

**MINUTES:**

The minutes for the meeting of October 9, 2006 were accepted as distributed.

**PUBLIC COMMENTS:**

Martin Millard, 2973 Harbor Boulevard, Costa Mesa, commented on the environmental toxins being generated and released into the air by businesses on the bluffs.

**PLANNING COMMISSION  
COMMENTS/SUGGESTIONS:**

Commissioner Egan stated on Monday, October 22, 2006, she attended the California Chapter of the American Planning Association Conference, in Garden Grove, California. She was enthusiastic about the topics discussed. She also mentioned that Proposition 90, which is coming up for a vote in the November election, was discussed at the conference.

Commissioner Garlich announced he attended the rededication of the TeWinkle Park Baseball and Softball Complex.

Commissioner Fisler congratulated the City of Costa Mesa for the success of TeWinkle Park.

Chair Bill Perkins also congratulated the City of Costa Mesa for the success of TeWinkle Park. He also encouraged voters who are turning 18 years old to get out and vote.

Vice Chair Donn Hall also discussed discussion Proposition 90.

**PUBLIC HEARINGS:**

**PLANNING APPLICATION  
PA-06-43 and PARCEL MAP  
PM-06-217**

**MUNDIA**

The Chair opened the public hearing for consideration of Planning Application PA-06-43 and Parcel Map PM-06-217, for Deborah Mundia, for conversion of three apartment units to condominiums with a parcel map to facilitate the conversion, located at 3005 Coolidge 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 is recommending approval by adoption of Planning Commission resolution, subject to conditions contained in the supplemental memo dated October 17, 2006.

In response from a question from Commissioner Fisler regarding the ramifications of assistance given to low-income tenants, Ms. Shih explained the owner will provide more favorable terms to all tenants than those offered to the general public, regardless of the income level of the household.

There was a discussion between Commissioner Fisler and Ms. Shih regarding rent rate increases during this process.

Deborah Mundia, applicant, 6 Victoria Isle, Irvine, agreed to the condi-

tions of approval. She thanked staff for their time and reiterated the benefits of home ownership in the City of Costa Mesa.

Martin Millard, 2973 Harbor Boulevard, Costa Mesa, felt this project is a good move for Costa Mesa.

Sam Clark, 3077 Coolidge, Costa Mesa, stated he was in favor of the project and it was a good improvement for the neighborhood.

James R. Harsh, 3044 Coolidge, Costa Mesa, stated he was also in favor of the project.

Commissioner Garlich stated as listed in the Covenants, Conditions, and Restrictions, all tenants will be required to use their garages to park their vehicles.

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

The Chair then called for the motion.

**MOTION:  
PA-06-43 AND PARCEL MAP  
PM-06-217**

A motion was made by Vice Chair Hall, seconded by Commission Fisler and carried 5-0 to approve Planning Application PA-06-43 and Parcel Map PM-06-217, by adoption of Planning Commission Resolution PC-06-79, based on public testimony, and analysis and information contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B" contained in the supplemental memo dated October 17, 2006.

**APPROVED**

During discussion on the motion, Commissioner Egan said while she agrees with home ownership she is torn with preserving the non-conforming status.

Commissioner Fisler and Chair Bill Perkins both support the motion and home ownership despite the density and parking issues. Commissioners Fisler and Perkins commented on the need for home ownership in this area of the City and the gang activity.

Commissioner Garlich stated his support for the motion and reiterated the requirements listed in the CCR's.

Vice Chair Hall stated his support of the motion and how this project may be a catalyst to get others in the right direction.

The Chair explained the appeal process.

**PLANNING APPLICATION  
PM-06-185**

**REZAI/ERSHAGHI**

The Chair opened the public hearing for consideration of Parcel Map PM-06-185, for Farhad Rezai, authorized agent for Maryam Ershaghi, for a parcel map to facilitate a 3-unit condominium project approved under PA-06-30, located at 170 E. 18<sup>th</sup> Street, in an R2-HD zone. Environmental determination: exempt.

Assistant Development Services Director Michael Robinson reviewed the information in the staff report and gave a presentation. He said staff is recommending approval by adoption of Planning Commission resolution, subject to conditions.

Farhad Razahi, applicant, 18141 Beach Blvd., Suite 295, Huntington Beach, agreed to the conditions of approval.

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

The Chair then called for the motion.

**MOTION:  
PM-06-185**

A motion was made by Planning Commissioner Eleanor Egan, seconded by Commission Garlich and carried 5-0 to approve Planning Application Parcel Map PM-06-185, by adoption of Planning Commission Resolu-

**APPROVED**

tion PC-06-80, based on public testimony, and analysis and information contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B".

Commissioner Fisler thanked the applicant for the project and stated the density for this project is excellent.

The Chair explained the appeal process.

**EXTENSION OF TIME FOR  
VPM-03-250 AND MASTER  
PLAN PA-02-33**

The Chair opened the public hearing for consideration extension of time for VPM-03-250 and PA-02-33, for Mark Lammas, authorized agent for Maguire Properties. The one-year time extension will apply to the following applications (1) Final Master Plan PA-02-33 for the construction of an 18-story, 400,000 sq. ft. office building and 5-level, 770-space parking structure, inclusive of a previously-approved variance to the street setback requirement for the parking structure; and (2) Vesting Parcel Map VPM-03-250 for the subdivision of the 20-acre site into 14 parcels (10 for building footprints and 4 for common areas) for the Pacific Arts Plaza sub-area of South Coast Plaza Town Center (3200 Bristol Street; 3199, 3200, and 3210 Park Center Drive; 601, 611, 633, and 675 Anton Boulevard.), in a TC zone. Environmental determination: Final Program EIR No. 1047 (certified in February, 2001) and Mitigated Negative Declaration for 18-story high-rise building (approved in October, 2002).

**MAGUIRE PROPERTIES**

Assistant Planner Rebecca Robbins 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 Egan, Ms. Robbins stated no changes have been made to the development standards or fees assessed for this project. Assistant Development Services Director Mr. Robinson interjected the development standards and fees are locked because the project is covered by a development agreement.

Ted J. Bischak, agent for Maguire Properties, 390 Santa Isabel, Costa Mesa, agreed to the conditions of approval.

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

The Chair then called for the motion.

**MOTION:  
PA-02-33**

A motion was made by Commissioner Fisler, seconded by Vice Chair Hall and carried 5-0 to approve Extension of time for VPM-03-250 and PA-02-33, by adoption of Planning Commission Resolution PC-06-81, based on public testimony, and analysis and information contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B".

**APPROVED**

The Chair explained the appeal process.

**REPORT OF THE DEVELOPMENT SVS. DEPARTMENT:**

None.

**REPORT OF THE CITY ATTORNEY'S OFFICE:**

None.

**ADJOURNMENT:**

There being no further business, Chairman Perkins adjourned the meeting at 7:20 p.m. to the Planning Commission meeting of Monday, November 13, 2006.

Submitted by:

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R. MICHAEL ROBINSON, SECRETARY  
COSTA MESA PLANNING COMMISSION