

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
July 14, 2008**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., July 14, 2008, 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 Clark 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. Kimberly Brandt
Deputy City Attorney Tom Duarte
City Engineer Ernesto Munoz
Senior Planner Mel Lee
Senior Planner Mino Ashabi
Associate Planner Wendy Shih

III. MINUTES: Minutes for the meeting of June 23, 2008

The Chair approved the minutes as distributed.

IV. PUBLIC COMMENTS:

There were no public comments.

V. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

There were no Planning Commissioner comments.

VI. PUBLIC HEARINGS:

1. Analysis of alternatives to amend Title 13, Section 13-85, Off-street Parking Requirements in the R1 zone, of the Costa Mesa Municipal Code. Environmental determination: exempt.

Senior Planner Mino Ashabi reviewed the information in the staff report, and there were no questions of staff. No one wished to speak and the Chair closed the public hearing.

Vice Chair Fisler supported Alternative 4, which imposes one more parking space for a new addition, with 5 or more bedrooms, and increases two parking spaces for new construction.

Commissioner Egan said she was reluctant to encourage more cars being parked on the street and driveway and instead encouraged construction of storage space to free up the garage space.

Commissioner Righeimer discussed that he was not overly concerned with new construction, but mostly with additions with 5 and 6 bedrooms with no additional parking. He gave an example of a home on Federal Avenue, and commented on group homes. He noted that the 5th bedroom was a reasonable threshold and those additions should be required to provide additional garage space that could be provided as tandem.

Commissioner Righeimer understood Commissioner Egan's comments and stated that more garage space/tandem garage space is needed. He discussed Alternative 4 as most reasonable and suggested 3 spaces in the garage for 5 bedrooms or more, allowing tandem parking in the garage, but not in the driveway.

Commissioner Clark discussed group homes and commercial uses in residential areas that are not regulated by local government and constrain available parking. He noted an example in Mesa North with two additional bedrooms. He recommended Alternative 4 as the most flexible and agreed with Commissioner Righeimer regarding the tandem parking. He also noted that the situation could be mitigated by requiring more parking for additional bedrooms.

Commissioner Righeimer and Commissioner Egan discussed additional parking space to be added as garage space and minimizing the need to increase driveway and curb cuts; establishing standards for variances; and allowing the review of additions that could potentially become apartments.

Ms. Ashabi explained to Vice Chair Fislser that the minimum parking requirement for the City of Fountain Valley, noted on Page 10, is 3 garage spaces.

Commissioner Clark agreed with Commissioner Egan regarding addressing types of variances and said a standard should be set up to mitigate the variance level related to existing and new construction. Commissioner Clark and Commissioner Righeimer suggested that staff provide information on this variance process. Commissioner Righeimer made a motion.

MOTION: Using Alternative 4, new construction and additions would be the same, but both would require 3 garage spaces, and tandem parking in the driveway would not be allowed to be counted.

Moved by Commissioner James Righeimer, seconded by Commissioner Sam Clark.

During discussion on the motion, Commissioner Clark asked for clarification on whether the alternative included 2 additional parking spaces, noting Page 7.

Commissioner Righeimer suggested for new construction and additions, 5 total spaces, including 3 covered spaces and allowing tandem parking in the garage, and 2 cars on the street, but no tandem parking in the driveway. Otherwise, he said, a variance would be needed.

Commissioner Egan suggested that staff help with providing findings for the variance.

There was a discussion concerning the code and covered tandem parking.

The Chair asked for clarification on the definition of tandem related to only two spaces and the new requirement for storage space. Commissioner Egan discussed the issue of storage and the parking problems due to storage.

The Chair asked staff as to whether the parking requirement would be applicable to group homes. Ms. Ashabi answered in the affirmative. The Chair made a substitute motion.

SUBSTITUTE MOTION: Direct staff to bring back ideas for an ordinance based on Alternative 4, which includes more information.

Moved by Chair Donn Hall, but the motion died for lack of a second.

The Chair and Commissioner Righeimer discussed modifying the original motion followed by the Chair restating the modified original motion. The maker of the motion and the seconder were in agreement.

MOTION: Direct staff to provide additional information based on Alternative 4 that would require 3-car garages for single-family homes with five or more bedrooms.

Moved by Commissioner James Righeimer, 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. **Extension of time for Planning Application PA-07-04, for the Saywitz Company, to allow a common interest development conversion of four apartment units to condominiums with a variance from private open space requirements for two, second-floor balconies (10 ft. minimum dimension required; 5 ft.-10 in. and 8 ft.-6 in. minimum dimensions proposed), located at 679 West 18th Street, in an R3 zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report, including the new condition of approval making the conversion expiration date coincide with the expiration of the parcel map.

There were no questions of staff, and the applicant was not in attendance. No one wished to speak and the Chair closed the public hearing.

MOTION: Approve an extension of time for Planning Application PA-07-04 to April 1, 2010, by adoption of Planning Commission Resolution PC-08-55, based on the evidence in the record and findings contained in Exhibit "A", subject to the conditions in Exhibit "B" and the additional conditions in Exhibit "2".

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.

3. **Planning Application PA-08-14, for Angela Danciu, authorized agent for Belize Trust, to revoke Zone Exception Permit ZE-81-62, a conditional use permit for an equipment rental agency, and replace it with a conditional use permit to expand an auto repair shop (G & D Auto Collision) into Suites 5 and 7, located at 2085 Placentia Avenue, in an MG zone. Environmental determination: exempt.**

Associate Planner Wendy Shih reviewed the information in the staff report and responded to a question from the Commission regarding floor area ratio (FAR) and required parking.

Angela Danciu, owner of G & D Auto Collision, agreed to all the conditions of approval. She promised to comply with the federal, State, and local laws; she has been in business since 1986 and would appreciate the Planning Commission's consideration.

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

MOTION: Revoke Zone Exception Permit ZE-81-62 and approve Planning Application PA-08-14, by adoption of Planning Commission Resolution PC-08-56, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

Moved by Commissioner Sam Clark, 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.

The Chair explained the appeal process.

- 4. Planning Application PA-08-17, for Dorothy Leever/Boys & Girls Club, authorized agent for the City of Costa Mesa, for a conditional use permit for a nursery school (Sunshine Community Nursery School), in the Boys and Girls Club facility at Jordan Park, located at 2131 Tustin Avenue, in an I & R zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report, and there were no questions of staff.

Dorothy Leever/Boys & Girls Club, authorized agent for the City of Costa Mesa, agreed to all the conditions of approval.

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

MOTION: Approve Planning Application PA-08-17, by adoption of Planning Commission Resolution PC-08-57, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

Moved by Commissioner James Righeimer, 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.

5. Revocation of Zone Exception Permit ZE-84-72, consisting of a conditional use permit for auto detailing and outdoor washing of cars, located at 947 West 18th Street, in an MG zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and responded to questions from the Commission regarding the property owner's support of the revocation and the rear building also being used as a parking structure.

The applicant was not in attendance. No one else wished to speak and the Chair closed the public hearing.

MOTION: Revoke Zone Exception Permit ZE-84-72, by adoption of Planning Commission Resolution PC-08-58, based on the evidence in the record and the findings contained in Exhibit "A".

Moved by Vice Chair James Fisler, 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.

VII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

None.

VIII. REPORT OF THE CITY ATTORNEY'S OFFICE.

None.

IX. ADJOURNMENT TO THE MEETING OF MONDAY, JULY 28, 2008.

There being no further business, Chairman Hall adjourned the meeting at 7:22 p.m. to the Planning Commission meeting of Monday, July 28, 2008.

Submitted by: _____
KIMBERLY BRANDT, SECRETARY
COSTA MESA PLANNING COMMISSION