

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

**November 14, 2005**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., November 14, 2005 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

Mel Lee, Senior Planner

Wendy Shih, Associate Planner

**MINUTES:**

The minutes for the meeting of October 24, 2005 were accepted as distributed.

**PUBLIC COMMENTS:**

None.

**PLANNING COMMISSION  
COMMENTS/SUGGESTIONS:**

The Commission had nothing to report, they extended a Happy Thanksgiving holiday to everyone.

**PUBLIC HEARINGS:**

GENERAL PLAN AMENDMENT  
GP-05-04/REZONE PETITION R-  
05-03/PLANNING APPLICA-  
TION PA-05-22

Mick Meldrum/ICI Development Company Inc., for Harbor Center Partners L.P., to operate a recreational vehicle storage facility on a 1.49-acre parcel, located at 2300 Harbor Boulevard/380 West Wilson Street, currently in a C1-S and R3 zone. Environmental determination: Negative Declaration.

ICI Development./Harbor Ctr. Prts.

(a) GENERAL PLAN AMENDMENT GP-05-04/REZONE PETITION R-05-03 to change the General Plan land use designation from High Density Residential to General Commercial and to rezone from R3 (Multiple Family Residential District) to C1-S (Shopping Center District) for property located at 380 W. Wilson Street.

(b) PLANNING APPLICATION PA-05-22 for a master plan amendment and conditional use permit to operate a recreational vehicle storage facility with a variance from maximum wall height (6 feet maximum wall height allowed; 8-12 feet wall height proposed), for properties located at 2300 Harbor Boulevard in a C1-S zone and 380 W. Wilson Street in an R3 zone, (rezone request to C1-S pending).

(a) GENERAL PLAN AMEND-  
MENT GP-05-04 AND RE-  
ZONE PETITION R-05-03

Meldrum/Harbor Center Partners

Senior Planner Mel Lee reviewed the information in the staff report and gave a presentation. He said staff was recommending adoption of the Negative Declaration, and that Planning Commission recommend to City Council, approval of the general plan amendment and rezone petition by adoption of Planning Commission resolution.

Mick Meldrum, ICI Development Company, 2222 East 17<sup>th</sup> Street, Santa Ana, agreed to the conditions of approval.

Tamar Goldman, 2324 College Drive, Costa Mesa, said she favored the rezone and the storage business on this site. She requested that the garbage trucks not be allowed to go onto the site and that back-up beepers be forbidden in this area altogether.

There was discussion between the Chair and Mr. Lee regarding the use of back-up beepers at Home Depot as an issue during their application hearing.

Kathy Baquette, 2349 College Drive, Costa Mesa, said she also favors this project, however, she said condition of approval #11 (page 13 of staff report, #1.b.), states that customer access will end at 5

p.m. on Saturday. Mitigation measure #1 under "Noise" (page 15 of staff report #1.b.), noise from the construction equipment is allowed to continue until 7 p.m. on Saturday, which she also objected to. She said the hours for picking up the trash from the dumpsters were not covered in the report. She said television surveillance was mentioned, but nothing about an attendant was offered, and she wanted to know who would stop violators if there is revving of engines, or radios are playing loudly when people are at the wash racks, etc.

The Chair clarified Ms. Baquette's point regarding the hours of construction; he said once the construction is completed, it goes back to the conditions under normal operations. Ms. Baquette said she had hoped to get the construction hours reduced to 5 p.m.

Chris Lawrence, 380 Wilson Street, Costa Mesa, asked what the implications are to him. Mr. Lee explained that notice of tonight's public hearing was provided to all property owners within 500 feet of the subject property. The portion of the site that is to be rezoned in the General Plan Amendment is the vacant portion of the 380 West Wilson site and would not affect any existing developed residential properties.

Mick Meldrum, ICI Development, returned to the podium to address the issues raised by the previous speakers. He said they were successful in getting the beepers at the Home Depot store turned off on the forklifts, but not the trucks. He said he is not willing to accept responsibility to mandate that any tenants of this RV storage turn their beeper off because that would then render ICI Development liable of any accidents when they could have been prevented with that beeper. He said he would agree to a condition that the garbage trucks are not allowed in and would make arrangements for the dumpster to be moved outside of the sound gates so it can be picked up there. He said as far as the hours of operation for construction on Saturday, construction would not be conducted there on Saturdays. Regarding Ms. Baquette's question about having an attendant on site, Mr. Meldrum explained that they have done a good job at Harbor Center in putting signs back there asking everyone to be quiet. He said they aren't going to have a 24-hour attendant, but do have Harbor Center Security to help monitor this area and if there are violators, they will be noticed; there is also video surveillance to identify violators.

In response to a question from Commissioner Egan regarding how they regulate who uses the space, Mr. Meldrum stated each tenant will be signing a lease or rental agreement in order to access the site and will be given a gate entry card; they will know who checked in and at what time.

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

MOTION (a):  
GP-05-04/R-05-03  
Adopted Negative Declaration  
Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Chair Perkins and carried 5-0 to adopt the Negative Declaration and recommended to City Council approval of General Plan Amendment GP-05-04 and Rezone Petition R-05-03, by adoption of Planning Commission Resolution PC-05-73, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A".

Mr. Lee said this item would be going to the City Council meeting of December 6, 2005.

(b) PLANNING APPLICATION  
PA-05-22

Meldrum/Harbor Center Partners

Senior Planner Mel Lee reviewed the information in the staff report and gave a presentation. He said staff was recommending approval of the development by adoption of Planning Commission resolution, subject to conditions and mitigation measures.

In response to question from the Chair regarding staff's, or the Po-

lice Department's opinion on security issues, Mr. Lee stated that a condition of approval has been incorporated (page 12 of the staff report, condition of approval #5) and requires the applicant to prepare a security plan that would specifically identify the security measures the applicant proposes for this site.

Commissioner Garlich wished to clarify that in the recent past, the requirements are of a similar nature to public storage, which at one time required an onsite manager, and the code has now been changed so that some the new high-tech security techniques such as video surveillance are acceptable in this situation as well.

There was discussion between Commissioner Hall and the Chair regarding condition of approval of #5, that whatever lighting is required will not shine into the homes of the residents on College Avenue.

Mick Meldrum, ICI Development, returned to the podium to address issues. He said in response to the speaker and resident at 380 Wilson Street, the existing wooden fence between the two properties will be removed and replaced with an 8-foot block wall. The only area a 12-foot block wall is going in is between the site and apartment complex. He said they will not be opening up Wake Forest Drive which was a major concern to College Avenue residents and the business will be serviced through the back of Harbor Center.

Tamar Goldman, 2324 College Drive, Costa Mesa, returned to the podium and continued to discuss beepers, utilities, maneuverability of the RV's, and uses to be listed and restricted to those listed, as well as maintenance construction, for consideration by the Commission as conditions of approval.

Jim Gleason, 380 West Wilson, Costa Mesa, wished to know the estimated length of time for the construction of this project. He also asked if tenants and residents would have to confront issues of lighting security in relation to motion sensors, or lights that come on in the middle of the night, and if so, are they bright enough to disturb neighboring residents? Mr. Lee said standard condition of approval #1, Exhibit "C", page 14 under "Aesthetics" states that there will be no allowance for spillover light or glare onto adjacent properties. Mr. Gleason asked how the rezone would affect the value of their homes. Mr. Lee explained that because this is a rezone of a residential property to a commercial property, he did not anticipate a change in property values as a result of this application.

Mr. Meldrum again returned to the podium and addressed the following issues. In response to the Chair regarding the issue of utilities, Mr. Meldrum explained that the wash rack, dump stations/trash area were originally designed to be located just inside and to the right of the gate. Planning staff recommended it be moved away from there, and rightfully so because the building just to the right of that, is the two-story apartment building with bedroom windows looking directly down on it. Because there would be some noise generated from there, it was agreed that it would be good to move it to the other end. There is a 14' wall between that and the neighbors on College Avenue. He did not believe moving it back near the gate is going to make the Sewell family very happy to have that back underneath their bedroom window. He said they believe they have placed it in the best location possible on site. He also did not believe it was going to be hard for anyone to maneuver on the site because its straight in and straight back and the same goes for the other end. He believed the expected length of construction (going into the rainy season), is approximately 60 days. The Chair confirmed with Mr. Meldrum said that construction would not be conducted on Saturdays.

In response to a question from Commissioner Egan regarding the fenced yard, Mr. Meldrum stated that this area is for ICI parking only.

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

MOTION (b):  
PA-05-22  
Approved

A motion was made by Chair Perkins, seconded by Commissioner Egan, and carried 5-0 to approve Planning Application PA-05-22, by adoption of Planning Commission Resolution PC-05-74, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B" with the following modifications and additions:

Conditions of Approval:

18. There shall be no construction operations on Saturdays, Sundays and Federal Holidays during the construction phase of the project.

19. Garbage trucks are prohibited from entering the premises. The trash bin/dumpster shall be located at the gated entrance for collection.

During discussion on the motion, Commissioner Egan congratulated the applicant for coming up with a use that's acceptable to the surrounding neighborhood and with something that is very much needed in this City.

GENERAL PLAN AMENDMENT GP-05-01 AND REZONE PETITION R-05-01; PLANNING APPLICATION PA-05-36 AND VESTING TENTATIVE TRACT MAP VT-16937

Richmond American Homes

The Chair opened the public hearing for consideration for Richmond American Homes of California, Inc., to construct a 37-unit, two-story, detached, residential common interest development on a 5-acre parcel, located at 2501 Harbor Boulevard, currently in a PDR-HD and I&R zone. Environmental determination: Negative Declaration.

(a) GENERAL PLAN AMENDMENT GP-05-01/REZONE PETITION R-05-01 to change the General Plan land use designation from High Density Residential and Public/Institutional to Medium Density Residential, and a rezone from Planned Development Residential-High Density (PDR-HD) and Institutional & Recreational (I & R) to Planned Development Residential-Medium Density (PDR-MD) for property located at 2501 Harbor Boulevard.

(b) PLANNING APPLICATION PA-05-36 AND VESTING TENTATIVE TRACT MAP VT-16937 for a master plan amendment to construct a 37-unit, two-story, detached, residential common interest development with a vesting tentative map for common interest purposes.

(a) GENERAL PLAN AMENDMENT GP-05-01 AND REZONE PETITION R-05-01

Richmond American Homes

Senior Planner Mel Lee reviewed the information in the staff report and gave a presentation. He said staff was recommending adoption of the Negative Declaration, and that Planning Commission recommend to City Council, approval of the general plan amendment and rezone petition by adoption of Planning Commission resolution.

Cora Lee Newman, Government Solutions, 230 Newport Center, Newport Beach, representing Richmond American, gave a presentation of the applicant's request and intentions for the 5-acre vacant parcel located at 2501 Harbor Boulevard.

Ms. Newman noted that this project was noticed for a community meeting set up by Richmond American to address issues by surrounding residents. She said no one had concerns enough to attend the meeting, however, she did receive one call from a gentleman in the area who said he preferred the property to stay vacant versus having anything there.

In response to a question from Commissioner Garlich regarding the difference between "single-family detached" and "condominiums", Ms. Newman stated that they were using the condominium mecha-



nism. It is a Planned Development community so as individual units, they are all detached, single-family homes and the resident will own their home, but the open space will be held in common.

Planning Commission Secretary R. Michael Robinson stated that if the applicants do have questions, comments, or suggested revisions to the mitigation measures of the Negative Declaration, that is something that should be done as a part of this motion because it includes the Negative Declaration along with the General Plan Amendment and Rezone Petition. He said changes in conditions of approval can be made in the following item.

Mark Rosene, Richmond American Homes, 16845 Von Karman, Irvine, offered changes and additions as shown in the motion below.

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

There was discussion between Commissioner Egan, Mr. Lee and City Engineer Ernesto Munoz regarding peak hour trip calculations, and trip generation rates.

MOTION (a):  
GP-05-01R-05-01  
Adopted Negative Declaration  
Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Chair Perkins and carried 5-0 to adopt the Negative Declaration and recommend to City Council, approval of General Plan Amendment GP-05-01and Rezone Petition R-05-01, by adoption of Planning Commission Resolution PC-05-75, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A" with the following modifications and additions to the Negative Declaration:

Mitigation Measures (Exhibit C)

**Air Quality**

- 1.a. Limit on-site vehicle speed to ~~25~~ 15 miles per hour.
- 1.b. Water material excavated or graded sufficiently to prevent excessive amounts of dust. Water at least twice daily, or as needed with complete coverage, preferably in the late morning and after work is done for the day.

*Add subtitle:* **Cumulative Impacts**

- 1.a. Fairview Developmental Center will continue to have access to Richmond American on-site construction personnel in the event any sort of construction operation inhibits the center's operations.
- 1.b. Richmond American will continue to work with Fairview Developmental Center to address any arising issues.

Mr. Lee stated that this item would be going to the City Council meeting of December 6, 2005.

(b) PLANNING APPLICATION  
PA-05-36 AND VESTING  
TENTATIVE TRACT MAP  
VT-16937

Senior Planner Mel Lee said the applicants had thoroughly reviewed the information in the staff report and gave a presentation. He said staff was recommending approval by adoption of Planning Commission resolution, subject to conditions.

Mark Rosene, Richmond American Homes, 16845 Von Karman, Irvine, agreed to the conditions of approval with the exception of Item #3, under Exhibit "B", which requests that the site not be raised more than 30 inches from the existing grade. He asked for a modification to raise that to 36" in order to meet drainage requirements. In response to the Chair, Mr. Rosene explained the reason for this change is that the site is very long (888 linear feet) and in order for them to drain it adequately, the high point will require drainage to drain to the north into the onsite storm drain facility so they must raise the site. Mr. Munoz said this is not an unusual situation and that the applicant has worked with staff to arrive at a solution for the drainage (Exhibit "B", condition of approval #3 as shown below).

Mr. Rosene also discussed the project location and adjacent uses as stated in the Negative Declaration and wished to clarify for the record that Fairview Developmental Center has some acute care facili-

ties and there are nursing facilities other than just single-family homes as stated under "Project Location."

In response to the Chair regarding security issues, Mr. Rosene explained that this is an unmanned, gated facility for homeowners. There will be a call box for residents to call in their visitors. The Chair felt the trees would block visibility which he felt created a security issue/

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

Commissioner Fidler commended the applicants on this project and said as much as he would like to see it remain open space and he knows that is not going to happen. He said seeing the density reduced from 100 possible units to 37 units, and to see the number of parking spaces designated, especially covered parking spaces, is great for our City. There was no skimping on the parking and no extra units were crammed in. He said they have gone way beyond what they had to and he was happy with the results.

MOTION (b):  
PA-05-36/VT-16937  
Approved

A motion was made by Commissioner Garlich, seconded by Chair Perkins and carried 5-0 to approve -Planning Application PA-05-36 and Vesting Tentative Tract Map Vt-16937, by adoption of Planning Commission Resolution PC-05-76, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B" with the following modifications, and mitigation measures in exhibit "C" modified as in the motion adopting the Negative Declaration:

Conditions of Approval (Exhibit B)

- 3. The subject property's ultimate finished grade level may not be filled/raised unless necessary to provide property drainage, and in no case shall it be raised in excess of ~~30~~ 36 inches above the finished....

During discussion on the motion, Commissioner Garlich stated that this is a "good-looking" project; not overreaching and he also believed it would make Costa Mesa a better place to live, and add to the City's housing stock. He thanked the applicants for their efforts.

Commission Egan wished to add that she loved to see a project come through without variances.

The Chair said he agreed and echoed his fellow Commissioners' comments.

The Chair explained the appeal process.

PLANNING APPLICATION  
PA-05-37

Tri Harmony Properties/Ghobry

Planning Application PA-05-37 for Fadia Ghobry, authorized agent for Tri Harmony Properties, LLC, DBA Harbor Plaza, for a conditional use permit to allow a 1,100 square-foot liquor store and Planning Commission to make the required public convenience or necessity finding for an off-sale liquor license, located at 2790 Harbor Boulevard, Suites 101-102, in a C1 zone. Environmental determination: exempt.

Staff's recommendation was to continue this item to the Planning Commission meeting of November 28, 2005.

MOTION  
PA-05-37  
Continued.

A motion was made by Chair Perkins, seconded by Vice Chair Hall and carried 5-0 to continue this item to the Planning Commission meeting of November 28, 2005 to allow the applicant additional time to revise the original proposal.

PLANNING APPLICATION  
PA-05-44

Wedgeworth Tr./Jim Wedgeworth

The Chair opened the public hearing for consideration of Planning Application PA-05-37 for Jim Wedgeworth, authorized agent for William Wedgeworth Trust, to modify Minor Conditional Use Permit ZA-04-23 to allow outdoor storage of vehicles in addition to the recreational vehicles and boats originally allowed; and to permit outdoor work and auto repair, located at 830 and 834 West 18<sup>th</sup> Street, in an

MG zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and made a presentation. She said staff was recommending revocation of ZA-04-23 and denial of PA-05-44, by adoption of Planning Commission resolution.

In response to the Chair, Ms. Shih explained that condition of approval #2 requires a 6-foot high block wall; the applicant did install a block wall at the rear of the property and due to a grade difference, it was 6 feet measured from the residential properties but only 4 to 5 feet from the applicant's property without notification to staff. She said condition of approval #6 required a parking plan prior to restriping the property. She said the rear of the lot was restriped for both RV and vehicle storage, but staff never received the parking plan and there were no striped spaces indicating employee and customer parking.

Commissioner Garlich asked if the applicant had met all the original conditions of approval then came back and wanted to amend it, would staff still be recommending denial of the amendment related primarily to the RV and boat storage. Ms. Shih said yes because the amendment is simply to add storage of vehicles in addition to RV's and boats. If the applicant had followed all conditions of approval and improved the site, storage of vehicles may not have intensified the use on the property. Commissioner Garlich asked with regard to the CUP for outdoor work and the auto repair service, would staff still be recommending denial of that. Ms. Shih confirmed. Commissioner Garlich said that he was trying to not be in the business of putting people out of business. He felt Ms. Shih was saying that had the applicant met the original conditions and the original CUP was withdrawn, staff might find favor with that scenario. He asked Ms. Shih if she had any idea, if the applicant wanted to meet these conditions of approval, how long it would take. Ms. Shih said the original application was given 6 months to complete the conditions. If this were to be approved, staff would now recommend no more than 3 months.

In response to a question from Commissioner Fisler regarding revocation of the license, and what someone else could do on that property without a CUP, Ms. Shih said uses that would be permitted by right in an MG zone would be wholesale, warehousing, distribution, non-store retail; administrative offices, etc.

Jim Wedgeworth, 834 West 18<sup>th</sup> Street, Costa Mesa, agreed to the conditions of approval if his application is approved. He apologized for not getting anything done on time and said it was because he had some family issues, but he would like to try and bring the property into compliance. He felt the main thing is the striping in the front and the buffer zone in the back with the landscaping.

Commissioner Garlich asked the applicant if he had the opportunity to meet the original conditions and staff has recommended no more than 90 days, could he commit to doing that. He said yes, he could commit to that. Chair Perkins asked since he has already had a year why now would he do it. Mr. Wedgeworth said he had some personal problems and a few problems on his own property, but now has a new office assistant to help him. Mr. Wedgeworth said he wanted to clarify that on the "light auto repair" request, they want to do it indoors, not outdoors. The Chair asked if staff was okay with that should the project be approved this evening. Mr. Robinson said he would feel uncomfortable with that because the paperwork received so far does not indicate where it's going to be located on the property; whether it conformed to setback requirements and he was not sure staff would approve under any condition, the outdoor work, because it backs up to single family neighborhoods. Further, he said even if he met the conditions of approval of his previous Minor CUP,

he would seriously want to reevaluate the request for any outdoor work.

There was discussion between Commissioner Garlich, Mr. Robinson and Deputy City Attorney Tom Duarte regarding if the applicant wants to modify his application that the Commission should consider a continuance of this matter. In conclusion, Mr. Duarte stated that the Commission could move forward on ZA-04-23 and suggested 2 motions be made on this after the public hearing is closed. He said if there is a need to continue, then the second item could be continued. He did not believe the entire item would have to be continued.

Mr. Wedgeworth stated that he would like to add that they did have a person who was running a towing business out of his property and he was removed from the premises.

Dan Fargo, 834 West 18<sup>th</sup> Street, Costa Mesa, said they were not asking for an "outside auto repair" permit for a small building and that all work will be done inside the building.

Wayne Miller, 963 West 18<sup>th</sup> Street, Costa Mesa, owner of G&W Towing, which is about a block down the street from this business said he drives by this site about a dozen times a day and this other towing company started operating from there prior to May of 2004. He brought it to Planning Division's attention and that is what ultimately led to Mr. Wedgeworth's application for a conditional use permit. During that process, they decided to withdraw from that application, towing of impounded vehicles. The towing company was operating prior to where he (Mr. Miller) is located and they have upgraded since then. Mr. Miller said he believes a person that owns a piece of property should have the right to use it within the allowable uses of that property in that zone. He supports this use on this property and hopes the applicant would actually commit to improving the property and making it a viable operation. Having had a year and a half of observing, he (Mr. Miller) has concerns as to whether that will actually happen. He said the applicant is applying for an addition to the existing conditional use permit, the right to store all vehicles.

In response to Mr. Miller, Ms. Shih said if the application or the amendment to the Minor CUP is approved, it would allow storage only, and Planning Commission may wish to clarify or add a condition which states that no towing shall be allowed on the property.

Mr. Wedgeworth said he would like to restate that Johnny's Towing was removed from the property and there will be no more towing.

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

Commissioner Egan commented that the applicant has demonstrated a singular unwillingness to comply with legal requirements imposed upon his business. Not only has he not complied with the conditions of approval, but also, he has apparently gone ahead with some things without permits and then proceeded to operate the towing, auto repair, storing dismantled vehicles, storage container, and a spray paint booth, without appropriate permits. She felt if the Commission were to go against staff's recommendation on the revocation, they would just be creating another enforcement nightmare. She then made the following motion.

MOTION:  
Revoked ZA-04-23  
Denied PA-05-44

A motion was made by Commissioner Egan, seconded by Chair Perkins and carried 5-0 to revoke ZA-04-23 and deny PA-05-44, by adoption of Planning Commission resolution PC-05-77, based on information and analysis in the Planning Division staff report, and findings contained in exhibit "A", and directed applicant to cease illegal, unpermitted business operations within 120 days.

During discussion on the motion, the Chair agreed with Commissioner Egan's assessment and because he had seen this property prior



to this evening’s public hearing, and his feeling was that this property has gotten progressively worse as time past. He listed many of the unpermitted uses on the property and he said he supported the motion.

Commissioner Fisler asked if the existing Minor CUP is withdrawn, can they come back to get another Minor CUP for storage. Deputy City Attorney said if revoked, they have six months before they can come back and reapply. Commissioner Fisler said that this property does have some uses by right and that is an area where the City is trying to get some visual enhancement and revitalization. He did not believe CUP’s were a good fit for that area at this point anyway. He would like to see something in there that is done by right, or else enhanced.

Commissioner Garlich said he has been struggling with this because, as he said, he does not want to be put in the position of putting somebody out of business, but he supports the motion because of issues of enforcement, an important point that was not discussed previously made by Commissioner Egan in her motion. Based on the previous problems with this site, the ability to enforce these conditions just adds another burden to an already inadequate Code Enforcement staff that has so many of these to concern themselves with. There are other uses that the applicant can by right, or by CUP in the future, apply for.

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

Mr. Robinson reminded the Commission of the schedule for review of the urban plans: Bristol Street Urban Plan and the 3 Urban plans for the Westside at the December 5<sup>th</sup> Study Session, as well as the January 17<sup>th</sup> Study Session and tentatively scheduled is the first public hearing on January 23, 2006 for these urban plans. Also in conjunction with the Commission’s Study Session on January 17<sup>th</sup>, the Fourth Annual Planning Division Open House will be held.

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

None.

**ADJOURNMENT:**

There being no further business, Chairman Perkins adjourned the meeting at 8:18 p.m. to the meeting of Monday, November 28, 2005.

Submitted by:

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R. MICHAEL ROBINSON, SECRETARY  
COSTA MESA PLANNING COMMISSION