

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

**October 25, 2004**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., October 25, 2004 at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Garlich, followed by the Pledge of Allegiance to the Flag.

**ROLL CALL:**

Commissioners Present:

Chairman Bruce Garlich

Vice Chair Bill Perkins

Katrina Foley, Dennis DeMaio and Eric Bever

Also Present: Perry L. Valantine, Secretary

Costa Mesa Planning Commission

Linda Nguyen, Deputy City Attorney

Ernesto Munoz, City Engineer

Wendy Shih, Associate Planner

Mel Lee, Associate Planner

Rebecca Robbins, Intern Planner

**MINUTES:**

The minutes for the meeting of September 27, 2004 and October 15, 2004 were accepted as amended.

**PUBLIC COMMENTS:**

None.

**PLANNING COMMISSION  
COMMENTS/SUGGESTIONS:**

Commissioner Bever announced that the Cultural Arts Committee would be hosting a Chalk Art Festival on October 30<sup>th</sup> from 10 a.m. to 3 p.m. at Balearic Park with food, door prizes, and entertainment provided by the Automatic Musical Instrument Collectors of America, demonstrating and playing hand-cranked monkey organs and small orchestrion. He said children would be invited to try their hand at chalk art for free and he encouraged the public to attend.

Commissioner Foley announced that Sonora School would be participating at the festival just mentioned by Commissioner Bever. She said they would have a table where they will be serving chili and she invited the public to come and participate.

Vice Chair Perkins said he participated in a Junior Diabetes Walk that took place in Irvine at Hidden Valley Park. He said 5,000 people were in attendance and they raised several hundred thousand dollars. He thanked the participants and discussed his own participation for next year's event.

Chairman Garlich stated that at the September 27<sup>th</sup> meeting in reference to the Habitat for Humanity project, there was a lot of discussion regarding continuing concerns that the neighbors had relating to Home Depot operations, and, that he had requested that staff set up a meeting between the appropriate officials from Home Depot and City staff. He said Mr. Valantine did that with great dispatch and the meeting was held; the Commission recently received a report. He requested that Mr. Valantine forward this information to those who spoke that night, who filled out the green cards. He encouraged people to fill out the green cards in the future. Mr. Valantine confirmed the Chair's request.

**VIDEO TRIBUTE TO  
PERRY VALANTINE:**

A video tribute was shown as an expression of gratitude and to extend congratulations to Perry Valantine on his forthcoming retirement from City service of 31 years. The presentation included participation by the Planning Commissioners, City Council Members, Planning Division staff, and City corporate hierarchy. Additional comments were made by Mayor Gary Monahan, former Mayor Linda Dixon, and Development Services Director Don Lamm. All participants noted that Mr. Valantine is both a

willing “teacher” to all who ask, and a truly responsible “master planner” who had a great deal to do with the design and “growing pains” of the City over the past 30 years. In his capacities, beginning as a Planning Intern, then an Assistant Planner, Associate Planner, Senior Planner, Zoning Administrator, and finally, Assistant Development Services Director, and throughout his tenure with the City of Costa Mesa, Perry Valentine has always been known as a “kind, considerate, and gentle” person with the ability to speak to anyone on any level about City planning and a myriad of other related subjects. Finally, everyone agreed that there is a deep connection between the master planner and his love of chocolate.

Perry Valentine said he was overwhelmed by the video and expressed his appreciation to everyone for their participation in providing that surprise. He said that whatever he has done for the City, it is because he has a great support staff that’s made it easy for him to do. He said they are professional people and good to work with. They are reliable and conscientious people that can be trusted to do the job and do it right. He said it wasn’t something he did alone and he thanked staff over the period of 31 years for that. He said the fact that he has been here this long is testimony to the quality of staff, to Planning Commissions and City Councils over the years.

On behalf of everyone, the Chair wished Mr. Valentine a happy retirement and stated that when we see him again in two weeks, it will be on the other side of the wall.

The Commission individually thanked Mr. Valentine again for his help and patience and wished him a happy retirement. They generally expressed what a loss it would be for the City when he leaves.

**CONSENT CALENDAR:**

On a motion made by Vice Chair Perkins, seconded by Chairman Garlich and carried 5-0, the item on the Consent Calendar received the action below.

GENERAL PLAN CONFORMITY RESOLUTION

General Plan Conformity Resolution - conveyance of easement over Santa Ana Delhi Channel/Town Center Drive from Orange County Flood Control District to City of Costa Mesa at 655-695 Town Center Drive. Environmental determination: exempt.

City Easement/OC Flood Control

Planning Intern Rebecca Robbins reviewed the information in the staff report and gave a presentation. She said staff was recommending adoption of the Planning Commission resolution.

Planning Commission approved by adoption of Planning Commission Resolution PC-04-70 finding the conveyance of easement over Santa Ana Delhi Channel/Town Center Drive from Orange County Flood Control District to City of Costa Mesa at 655-695 Town Center Drive, is in conformity with the City’s 2000 General Plan.

**PUBLIC HEARINGS:**

DESIGN REVIEW PA-03-03 AND TENTATIVE TRACT MAP T-16496

The Chair opened the public hearing for consideration of Design Review PA-03-03/Tentative Tract Map T-16496 for Jerry Clark, authorized agent for John Lembeck, to construct a 5-unit, 2-story, small-lot, common-interest development, in conjunction with a tentative tract map (5 residential lots and 2 common lots), located at 2193 and 2195 Pacific Avenue in an R2-MD zone. Environmental determination: Negative Declaration.

Lembeck/Clark

Withdrawn

This application was with withdrawn by staff due to incomplete information and will be renoticed at a later date. This request requires no action by Planning Commission.

REVIEW, REVOCATION, AND/OR  
MODIFICATION OF CONDI-  
TIONAL USE PERMIT PA-03-26

C&D Properties

Review, revocation, and/or modification of Conditional Use Permit PA-03-26 for C&D Properties, for non-compliance with conditions of approval, for a motor vehicle rental/leasing business, located at 1192 Bristol Street in a C1 zone. Environmental determination: exempt.

Staff recommended a continuance of this item to the Planning Commission meeting of November 8, 2004.

MOTION:  
PA-03-26  
Continued

A motion was made by Chairman Garlich, seconded by Commissioner Foley and carried 5-0 to continue the item to the Planning Commission meeting of November 8, 2004.

CONDITIONAL USE PERMIT  
PA-04-34

Henderson-Wohl/Ashley Enterprises

The Chair opened the public hearing for consideration of Conditional use Permit PA-04-34 for Nathan Ashley Enterprises, authorized agent for George Henderson/ Wohl 17<sup>th</sup> Street LLC., to establish a retail wine boutique with wine tasting, and to make the public convenience or necessity finding to allow the sale of wine, located at 270 East 17<sup>th</sup> Street, in a C1 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.

In response to a question from Commissioner Bever regarding condition of approval #4 which states that any lighting under the control of applicant should be directed in such a manner so as not to unreasonably interfere with the quiet enjoyment of nearby residences, Ms. Shih explained that this a standard condition used for most of these types of applications.

Jeff Adams, representing the applicant, 16141 Pitman Lane, Huntington Beach, agreed to the conditions of approval.

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

MOTION:  
PA-04-34  
Approved

A motion was made by Commissioner Foley, seconded by Vice Chair Perkins and carried 5-0, to approve by adoption of Planning Commission Resolution PC-04-71, based on information and analysis 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.

RESIDENTIAL COMMON  
INTEREST DEVELOPMENT  
CONVERSION PA-04-36

Nguyen/Ho

The Chair opened the public hearing for consideration of Residential Common Interest Development Conversion PA-04-36 for Lan Ho, authorized agent for Le Phan Nguyen/Wilson Villas LLC, to convert 16 apartment units to condominiums, previously approved under PA-02-39, located at 726 West Wilson Street 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.

Anne Lee, authorized agent, 726 West Wilson Street, Costa Mesa, agreed to the conditions of approval.

In response to a question from Ms. Lee concerning alternatives for disruptive tenants whom she felt would slow the process of the project to complete its compliance with the conditions of approval in a timely manner, Mr. Valentine explained that discussions with the Planning Division are appropriate. He said they could discuss the practicalities of getting the inspections completed while there are still tenants in the units. He asked that she

give Ms. Shih a call in the office.

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

MOTION:  
PA-04-36  
Approved

A motion was made by Vice Chair Perkins, seconded by Chairman Garlich and carried 5-0 to approve by adoption of Planning Commission Resolution PC-04-72, based on information and analysis 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.

TENTATIVE PARCEL MAP  
PM-04-202

TAV Partners/Brennan

The Chair opened the public hearing for consideration of Tentative Parcel Map PM-04-202 for James J. Brennan Inc., authorized agent for TAV Partners, to create 2 building lots plus 1 common lot for parking and landscape areas for an existing industrial development, located at 275 McCormick Avenue 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 is recommending approval by adoption of Planning Commission resolution, subject to conditions.

The Chair noted one communication on this item.

James Brennan, authorized agent for the applicant, 191 S. Orange Street, Orange, California, agreed to the conditions of approval.

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

MOTION:  
PM-04-202  
Approved

A motion was made by Chairman Garlich, seconded by Commissioner Foley and carried 5-0, to approve by adoption of Planning Commission Resolution PC-04-73, based on information and analysis 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**

There was no report, but Mr. Valentine thanked the Commission again for their welcome surprise (video tribute). He said working conditions here, both staff (all City) and the Commissions and Council have been a great group of people to work with over the years. He said he has really appreciated some of the opportunities to take on additional responsibilities over the years, and the confidence that all management levels, including Commissions and Councils, placed in him and staff. He cannot forget the support from Planning staff and other departments that has really been invaluable over the years. He said it was an excellent "third-of-century"—almost. He said he has really enjoyed this time, and that he would miss everyone greatly.

**REPORT OF THE SENIOR DEPUTY CITY ATTORNEY:**

None.

**ADJOURNMENT:**

There being no further business, Chairman Garlich adjourned the meeting at 7:10 p.m. to the study session of November 1, 2004.

Submitted by:

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PERRY L. VALANTINE, SECRETARY  
COSTA MESA PLANNING COMMISSION