

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

September 25, 2006

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., September 25, 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

Fariba Fazeli, Senior Engineer

Willa Bouwens-Killeen, Principal Planner

Mel Lee Senior Planner

Wendy Shih, Associate Planner

MINUTES:

The minutes for the meeting of August 28th were accepted as distributed and the minutes of the meeting of September 11, 2006 were continued to the Planning Commission meeting of October 9, 2006.

PUBLIC COMMENTS:

None.

**PLANNING COMMISSION
COMMENTS/SUGGESTIONS:**

Commissioner Fisler announced the Lounge Chair Theater fund raiser for Fairview Park to be held on Friday, October 7th beginning at 5 p.m.

The Chair said he was invited to play in the City's softball league on Friday night.

PUBLIC HEARINGS:

ORDINANCE CO-06-07

City/Planned Development Zones

The Chair opened the public hearing for consideration of an ordinance of the City Council of the City of Costa Mesa, adopting Zoning Code Amendment CO-06-07 amending Title 13, Chapter V, Article 6 of the Costa Mesa Municipal Code regarding the review procedures for residential second-story additions in Planned Development Zones. Environmental determination: exempt.

Principal Planner Willa Bouwens-Killeen reviewed the information in the staff report and gave a presentation. She said staff was recommending to City Council, that they give first reading to the ordinance.

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

MOTION:

CO-06-07

Recommended to City Council

A motion was made by Commissioner Garlich, seconded by Vice Chair Hall and carried 5-0 to recommend to City Council that first reading be given to the ordinance.

PLANNING APPLICATION

PA-05-45

Negrette/Ringo

The Chair opened the public hearing for consideration of Planning Application PA-05-45 for Ralph Ringo, authorized agent for Ryan Negrette, for a minor design review for a second-story detached unit above a new, three-car, carport that does not satisfy the 80% recommended second-to-first floor ratio (146% proposed), and recommended 10-foot average second-story side setback (5 ft. proposed); a variance from driveway landscape parkway requirements (10 ft. combined required; 5 ft. combined proposed); and a minor modification to allow reduced driveway width (16 ft. required; 10 ft. proposed), located at 369 Rochester Street in an R2-MD zone. Environmental determination: exempt.

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

In response to a question from Commissioner Fisler regarding driveway width at the point of completion, Mr. Lee explained that the driveway width is currently wider than 10 feet, but will be narrowed to accommodate the proposed landscaping.

The applicant was not present.

MOTION 1:
PA-05-45
Died for lack of second

No one else wished to speak, and the Chair indicated that before he closed the public hearing he would make a motion to continue the item because the applicant was not present. The motion died for lack of a second, and he closed the public hearing.

MOTION 2:
PA-05-45
Approved

A motion was made by Commissioner Garlich, seconded by Commissioner Fisler and carried 4-1 (Perkins voted no), to approve Planning Application PA-05-45, by adoption of Planning Commission Resolution PC-06-73, based on information and analysis contained in the Planning Commission staff report, and findings contained in exhibit "A", subject to conditions in exhibit "B."

During discussion on the motion, Commissioner Garlich said he understood the Chair's concern about the applicant not being present, but by code, he does not have to be here.

The Chair said he appreciated Commissioner Garlich's motion but he was not going to support it because he felt the applicant should try to be here.

The Chair called the motion (as shown in the motion above).

The Chair explained the appeal process.

PLANNING APPLICATION
PA-06-33

Rostom/Cabanillas

The Chair opened the public hearing for consideration of Planning Application PA-06-33 for Naldo Cabanillas, authorized agent for Esam Rostom, for a design review to construct four detached, two-story condominiums that do not satisfy the recommended 80% second to first floor ratio (102% and 107 % proposed) and recommended 10 ft. average second-story side setback (8 ft. average proposed), with a variance from driveway parkway landscaping requirements (10 ft. combined required; 6 ft combined proposed); and a minor conditional use permit for shared access, located at 695 Center Street, and 1838 Pomona Avenue, in an R2-HD 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.

Esam Rostom, 335 S. Earllham Street, Orange, stated that he is the owner of the subject property and he was in agreement with the conditions of approval.

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

MOTION:
PA-06-33
Approved

A motion was made by Chair Perkins, seconded by Commissioner Garlich and carried 3-2 (Egan and Fisler voted no), to approve Planning Application PA-06-33, by adoption of Planning Commission Resolution PC-06-74, based on information and analysis contained in the Planning Commission staff report, and findings contained in exhibit "A", subject to conditions in exhibit "B."

During discussion on the motion, Commissioner Egan stated that it seems highly likely to her that as soon as the units are sold, or soon thereafter, it would be too easy to convert both the family room and the study to bedrooms which will create a parking shortage and other impacts to the neighborhood. As to condition of approval #2 regarding the study in all 4 units and their conversion to a third bedroom, she did not feel it was enforceable.

Commissioner Egan also felt this project is enormous for the location. She said she was also troubled by the request for a variance when it's a large enough lot, and although its width is 10 feet shorter than standard width, it's a deep lot and the area is greater than required. She noted that they are going to demolish all the existing improvements and she did not see why they needed a variance from any kind of landscaping requirement. She said the units, particularly the second story, are too big, and too close together. The lot is overbuilt and needs to be scaled back and she opposed the motion on that basis.

In response to the Chair regarding concerns about condition of

approval #2 and its enforceability, Deputy City Attorney Tom Duarte said he agreed it would be difficult to enforce, however, because it is a condition of approval, the City will be able to determine whether someone is living there, and they can still enforce it.

The Chair then called for the motion (as shown above).

The Chair explained the appeal process.

The Chair opened the public hearing for consideration of Planning Application PA-06-42 for Brad Smith, authorized agent for Wade Tift, for a minor design review to construct a new, two-story unit behind an existing residence with open tandem parking spaces that do not satisfy the recommended 80% second-to-first floor ratio (93% proposed) and recommended 10-foot average second-story side setback (5 ft. average proposed); and a variance from driveway parkway landscaping requirements (3 ft. minimum required on one side; 2 ft. proposed), located at 225 16th Place, in an R3 zone. Environmental determination: exempt.

Senior Planner Mel Lee reviewed the information in the staff report and made a presentation. Mr. Lee said staff was recommending approval, by adoption of Planning Commission resolution.

In response to a question from Commissioner Egan regarding the parking spaces currently on site, Mr. Lee pointed out the parking spaces and additional parking that was not clear previously, because decorative paving would go under the car.

Commissioner Garlich said he observed that a one-car covered garage instead of 2, may have a hidden virtue in that only one garage can be used for storage instead of two garage spaces being used for storage, with two cars parking somewhere else.

Brad Smith, architect for the project, 365B Old Newport Boulevard, Newport Beach, agreed to the conditions of approval. He assured the Commission that they tried their best to get the landscaping element along the left-hand side of the driveway (up to 3 feet), but were unable to because of the width of the parking along side the existing house, which is going to remain.

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

A motion was made by Commissioner Fisler, seconded by Commissioner Egan and carried 5-0 to approve Planning Application PA-06-42 by adoption of Planning Commission Resolution PC-06-75, based on information and analysis contained in the Planning Commission staff report, and findings contained in exhibit "A", subject to conditions in exhibit "B."

The Chair explained the appeal process.

The Chair opened the public hearing for consideration of Planning Application PA-06-53 for Bundy Finkel Architects Inc./Tim Bundy, authorized agent for Coast Community College District, for a master plan to construct a new 58,000 square-foot administrative facility for Coast Community College District to replace the existing buildings, located at 1370 Adams Avenue, in an I & R zone. Environmental determination: exempt.

The Chair abstained from this item because he lives across the street from the subject property. Vice Chair Hall requested that Commissioner Garlich take over the meeting because he had a sore throat.

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.

Ms. Shih stated that staff is recommending an additional condition of approval stating that if parking problems should occur, the applicant shall work with staff to provide additional parking on site.

Acting Chair Garlich questioned the entrances and asked if they were

PLANNING APPLICATION
PA-06-42

Tift/Smith

MOTION:
PA-06-42
Approved

PLANNING APPLICATION
PA-06-53

Coast Community College District
Bundy Finkel Architects/

right in and right out only. Ms. Shih confirmed. He also asked if there was an allowable U-turn further down for people who do not want to go that way. Ms. Shih stated the area he was speaking of was a “left turn only.” He also confirmed with Ms. Shih that the Pinecreek entrance to the property would still be there and would be another alternative.

There was discussion between Acting Chair Garlich and Ms. Shih concerning parking evaluations for Coast Community College District versus churches in this zoning district.

Commissioner Egan stated that the proposed condition of approval to prevent inadequate parking does not go far enough. She asked if some of the area was to be leased to a third party, where and how would additional on site parking be found. Ms. Shih explained that when the future lease development plans come in, staff will be working with the developers to determine the location of parking, and whether it would affect existing, or the proposed parking for the district office.

Commissioner Egan felt that at this point, this is something on the record which puts the applicant on notice that this problem might exist, and perhaps, the applicant could suggest how a condition might be worded to solve the problem.

Tim Bundy, Lake Forest resident, agreed to the conditions of approval including added condition of approval #17 as discussed previously. He said in response to Commissioner Egan’s concerns, they did talk about adding a few more stalls on site if that became an issue. He said they feel very confident that with the current staffing and possible reduction in the future, that the existing parking is more than adequate. Should there be an additional problem, they have the potential for additional parking across the street as well. They also have a couple of locations they have proposed to increase a few more stalls (15-20 stalls on site). As far as negotiating some sort of agreement with a future lease area, they are committed to work with the City on whatever potential lease they end up with, and they will make the effort to ensure those issues are resolved properly.

MOTION:
PA-06-53
Approved

A motion was made by Commissioner Fisler, seconded by Acting Chair Garlich carried 4-0 (Perkins abstained), to approved Planning Application PA-06-53, by adoption of Planning Commission Resolution PC-06-76, based on information and analysis contained in the Planning Commission staff report, and findings contained in exhibit “A”, subject to conditions in exhibit “B” with the following addition:

Condition of Approval

- 17. If parking problems should occur, the applicant shall work with staff to provide additional parking on site.

During discussion on the motion, Commissioner Egan said she was not entirely comfortable with the wording for condition of approval #17, but she felt everyone understood what the problem is and if a project comes in later that will not allow adequate parking for this use, it will have to give way.

By request of Vice Chair Hall, Acting Chair Garlich recognized Mary Hornbuckle as a former mayor of Costa Mesa.

Acting Chair Garlich 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 7:22 p.m. to the Planning Commission meeting of Monday, October 9, 2006.

Submitted by:

R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION