

**APPROVED MINUTE EXCERPTS FROM THE  
FEBRUARY 8, 2016 PLANNING COMMISSION MEETING  
REGARDING A REQUEST FOR REVIEW OF 3184 AIRWAY AVENUE, SUITE J  
(Public Hearing No. 1 – ZA-15-38)**

1.    **Application No.:**     ZA-15-38  
       **Applicant:**         Salim Rahemtulla  
       **Site Address:**    3184 Airway Avenue, Suite J  
       **Zone:**             MP  
       **Project Planner:**  Mel Lee

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** Request for a review of a minor conditional use permit for a deviation from shared parking requirements due to off-set hours of operation for a religious education and cultural assembly use:

- Monday through Sunday 4:00 a.m. – 6:00 a.m. and 7:00 p.m. – 9:30 p.m.
- Saturday 10:00 a.m. – 2:00 p.m.
- Sunday 10:00 a.m. – 2:00 p.m. (10 times per year).

A total of 55 parking spaces are required for the 1,914 sq. ft. religious assembly use. The proposal involves off-set operational hours in order to utilize the parking lot when other business are closed.

The request was approved by the Zoning Administrator on December 10, 2015, and called up for review by the Planning Commission on December 11, 2015.

Three of the Commissioners had ex-parte communications with the applicant. Chair Dickson by phone. Commissioner Andranian and Vice Chair Mathews met with the applicant.

Mel Lee, Senior Planner, presented the staff report.

**PUBLIC COMMENTS**

Nazim Karim, Editor of Islami magazine, gave a detailed presentation about their religious education and cultural assembly.

Salim Rahemtulla, applicant, gave a presentation about the parking survey and how there would be enough spaces.

The Commissioners and applicants discussed the parking issue and the reason for the re-location.

Peter Kim, pastor at Berean Community Church, stated concerns with the parking.

Mark Lim, pastor at Berean Community Church, stated concerns with the parking.

Randy Schafer, owner of 3184 Airway J, stated concerns with the Berean Community Church violating their minor conditional use permit pertaining to parking.

John Locks, owner of building G and H at 3184 Airway, spoke against the application.

Kim Josephson, owner of 3199 E Airport Loop, spoke against the application.

A Costa Mesa resident thanked Commissioner Andranian for pulling the item for review and stated concerns with the parking.

Mr. Lim responded to the public comment about Berean Community Church violating their minor conditional use permit.

Mike Howard, adjacent business owner 3184 Airway K & L, spoke against the application.

Mr. Rahemtulla responded to the public comments.

The Chair closed the public hearing.

Commissioner and staff discussed the minor conditional use permit of Berean Community Church.

Commissioner Andranian stated he pulled the application because he thought the use that was being requested should have had a public hearing and stated concerns with the location.

Commissioner McCarthy stated the application does not work at the location and potential problems to the surrounding business.

Chair Dickson stated concerns with penalizing the applicant for existing parking problems.

Commissioners discussed the parking issue and whether to uphold the Zoning Administrator's approval.

**MOTION: Hereby move that the Planning Commission reverse the Zoning Administrators Approval of Zoning Application ZA-15-38 for a religious and cultural center use with a deviation from shared requirements at 3184 Airway Avenue, Suite J without prejudice based on the evidence that has been presented here tonight.**

Moved by Commissioner McCarthy, second by Commissioner Sesler.

**RESOLUTION 16-07 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA REVERSING THE ZONING ADMINISTRATOR'S DECISION AND DENYING ZONING APPLICATION ZA-15-38, WITHOUT PREJUDICE, FOR A MINOR CONDITIONAL USE PERMIT FOR A DEVIATION FROM SHARED PARKING REQUIREMENTS DUE TO OFF-SET HOURS OF OPERATION FOR A RELIGIOUS EDUCATION AND CULTURAL ASSEMBLY USE AT 3184 AIRWAY AVENUE, SUITE J**

The motion carried by the following roll call vote:

Ayes: McCarthy, Sesler, Andranian

Noes: Dickson, Mathews

Absent: None

Abstained: None

The Chair explained the appeal process.