

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
August 27, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., August 27, 2007, 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 Righeimer 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. R. Michael Robinson
Deputy City Attorney Yolanda Summerhill
City Engineer Ernesto Munoz
Senior Planner Mel Lee
Associate Planner Wendy Shih

III. MINUTES: Minutes for the meeting of August 13, 2007

The Chair approved the minutes as distributed.

IV. PUBLIC COMMENTS:

There were no public comments.

V. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Egan thanked her husband for 18 years of marriage.

VI. PUBLIC HEARINGS:

1. From the meeting of July 23, 2007, Appeal of Zoning Administrator's approval of a time extension for Zoning Application ZA-06-48, for Susan A. Kline Trust, modifying Conditional Use Permits PA-86-103 and PA-86-121 to allow weekday curbside drop-off and pick-up for Kline School and to allow up to five staff vehicles to park on the street for an interim period, located at 320 E. 18th Street, 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.

Beth Refakes, appellant, requested that Conditional Use Permit (CUP) PA-86-103 be modified or revoked in addition to ZA-06-48 and PA-86-121 being revoked. She stated the property should meet current City standards.

The Chair closed the public hearing.

Mr. Lee explained to Vice Chair Fisler about PA-86-103 and that it could not be implemented unless a separate CUP is obtained for offsite parking.

MOTION: Deny Zoning Application ZA-06-48, by adoption of Planning Commission Resolution PC-07-58, based on the evidence in the record and findings contained in Exhibit "A", and direct staff to initiate the revocation of Zoning Application ZA-06-48, Planning Application PA-86-121, and Planning Application PA-86-103.

Moved by Commissioner Sam Clark, seconded by Commissioner Eleanor Egan.

During discussion on the motion, Mr. Lee explained to Vice Chair Fisler that all three CUP's for this property can be revoked, to wipe the slate clean for this property, if it is the Commission's desire to do so.

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 Righimer

Noes: None.

Absent: None.

2. Planning Application PA-07-14 and Parcel Map PM-07-105, for Marc and Marioara DiDomenico, authorized agents for Susan Goldberg,

Russell and Kathleen Cook, and Steve and Celeste Murphey, for variances from average lot size (3,500 sq. ft. average required; 3,293 sq. ft. average proposed) and private open space requirements (15 ft. minimum dimension required; 13 ft. proposed), to facilitate subdivision of an existing 4-unit airspace condominium development into a 4-unit small-lot, single-family residential common interest development containing 4 single-family residential lots and 1 common lot, located at 373, 381, 383, and 385 La Perle Lane, in an R2-MD zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report.

Ms. Shih explained to Commissioner Clark that this property meets the average lot size requirement without the common lot, and Planning Commission Secretary Mike Robinson added that without a common lot it is not a common interest development anymore.

In response to a question from Vice Chair Fisler about open space, Ms. Shih replied that the first ten feet are included in the common lot open space and the open space calculation, overall, is not affected.

Marc DiDomenico, applicant, Costa Mesa, said he had no presentation.

Marioara DiDomenico, applicant, Costa Mesa, asked if there were any objections received concerning this project.

Susan Goldberg, owner of one of the units, Costa Mesa, said she has no questions and has nothing further to add.

Mr. DiDomenico replied to the Chair that he agreed to the conditions of approval. The Chair closed the public hearing.

MOTION: Approve Planning Application PA-07-14 and Parcel Map PM-07-105, by adoption of Planning Commission Resolution PC-07-59, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", with the following wording added to the end of the second sentence of Exhibit "A", Finding A, "and will not be changed as a result of the variance."

Moved by Commissioner Eleanor Egan, 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.

Deputy City Attorney Yolanda Summerhill said that Deputy City Attorney Tom Duarte and his wife just had their third child, a baby girl.

IX. ADJOURNMENT TO THE MEETING OF MONDAY, SEPTEMBER 10, 2007.

There being no further business, Chairman Hall adjourned the meeting at 6:52 p.m. to the Planning Commission meeting of Monday, September 10, 2007.

Submitted by: _____
R. MICHAEL ROBINSON, SECRETARY
COSTA MESA PLANNING COMMISSION