

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
September 24, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., September 24, 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.

Vice Chair Fisler 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 James Righeimer

Absent: Commissioner Eleanor Egan

Also Present: Deputy City Mgr. - Dev. Svs. Dir. Don Lamm
Planning Commission Secy. Kimberly Brandt
Deputy City Attorney Christian Bettenhausen
City Engineer Ernesto Munoz
Acting Principal Planner Claire Flynn
Associate Planner Wendy Shih
Associate Engineer Raja Sethuraman

The Chair acknowledged Don Lamm, Deputy City Manager - Development Services Director in attendance, and Mr. Lamm announced Planning Commission Secretary Mike Robinson's retirement and welcomed Kimberly Brandt as the new Planning Commission Secretary.

Pictures were taken of Ms. Brandt with Mr. Lamm, the Planning Commission, and Planning staff.

III. [MINUTES: Minutes for the meeting of September 10, 2007](#)

The Chair approved the minutes as distributed.

IV. [PUBLIC COMMENTS:](#)

There were no public comments.

V. [PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:](#)

Vice Chair Fisler and the Chair congratulated Ms. Brandt on her new appointment.

VI. [CONSENT CALENDAR:](#)

1. [Six month status report for PA-06-63 \(843 W. 17th Street\).](#)

The Chair asked if anyone wished to pull this item from the consent calendar and no one wished to do so.

**MOTION: Receive and file.
Moved by Vice Chair James Fisler, 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,
and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

The Chair stated that Public Hearing Item Nos. 2 and 5 would be moved in front of Item No. 1 due to the fact that these two items are recommended to be continued and Item No. 1 is a lengthy item.

VII. PUBLIC HEARINGS:

2. Request for review of Zoning Application ZA-07-27, for Ron Chavarria, authorized agent for William Huscroft, for a minor conditional use permit to expand an existing automobile towing service impound yard (approved under ZA-00-55) to include a 1,920 sq. ft. building and additional vehicle storage area, located at 1640 Babcock Street and 1643 Placentia Avenue, in an MG zone. Environmental determination: exempt.

The Chair asked if anyone wished to speak on this item that would not be able to attend the meeting of October 8, and no one wished to speak.

MOTION: Continue to the Planning Commission meeting of October 8, 2007.

**Moved by Commissioner James Righeimer,
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,
and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

5. [Planning Application PA-07-28, for Diana Biedermann, authorized agent for Teachers Retirement System for the State of Illinois, for an amendment to a previously approved Master Plan to deviate from shared parking requirements for a beauty college \(James Albert School of Cosmetology\) and to amend the Disposition and Development/Owner Participation Agreement \(DD/OPA\) for the Costa Mesa Courtyards Center to allow the proposed use, located at 1835 Newport Boulevard, Suite 200, in a PDC zone. Environmental determination: exempt.](#)

The Chair asked if anyone wished to speak on this item that would not be able to attend the meeting of October 8, and no one wished to speak.

MOTION: Continue to the Planning Commission meeting of October 8, 2007.

Moved by Commissioner Sam Clark, seconded by Vice Chair James Fisler.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fisler, Commissioner Sam Clark, and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

1. [From the meeting of September 10, 2007, Wyndham Boutique Hotel/High-Rise Residential Project, for Howard Zelefsky of Makar Properties, for property at 3350 Avenue of the Arts, in a PDR-HD \(Planned Development Residential - High Density\) zone. Environmental determination: Final EIR No. 1054.](#)

- a) **Final Environmental Impact Report No. 1054, consisting of a comprehensive analysis of the environmental impacts and any required mitigation measures for the proposed project pursuant to State law.**

- b) General Plan Amendment GP-06-03, to amend the Land Use Element of the Costa Mesa 2000 General Plan to incorporate provisions for high-rise residential development in the project area.**

- c) Specific Plan Amendment SP-06-02, to amend the North Costa Mesa Specific Plan (NCMSP) to establish development standards and other related provisions in the NCMSP.**

- d) Final Master Plan PA-06-75/Vesting Tentative Tract Map VT-17172, for major renovation of the existing Wyndham Hotel site including: a reduction in hotel rooms from 238 to 200 rooms; construction of a 23-story high-rise residential building with 120 for-sale condominium units, a lounge/bar, and ancillary retail uses; and demolition of existing parking structure and construction of a new seven-level, 480-space parking structure. Tract map for subdivision of the property for condominium purposes.**

Acting Principal Planner Claire Flynn reviewed the information in the staff report and gave a detailed presentation with photographs. She stated that this project was not included in the master plans for the high-rise residential developments in North Costa Mesa because this application was submitted after the high rise planning effort was under way. In addition, Ms. Flynn noted that this project exhibits architectural design excellence showcasing the City's cultural art center and creates a unique housing type.

Ms. Flynn responded to a question from the Commission regarding the General Plan Amendment GP-06-03.

Howard Zelefsky, Makar Properties, LLC, thanked Planning staff and gave a presentation. He agreed to all the conditions of approval.

Mr. Zelefsky explained to Commissioner Righeimer that the parking structure will be built and functioning prior to the opening of the hotel.

MOTION: (a) Recommend to City Council, certification of Final EIR No. 1054, by adoption of Planning Commission Resolution PC-07-65, based on the evidence in the record;

(b) Recommend to City Council, adoption of General Plan Amendment GP-06-03, as set forth in Exhibit “A”, and further that the Planning Commission has also considered and finds that the benefits of the project outweigh the unavoidable adverse impacts that remain after mitigation and does hereby recommend that City Council adopt the Statement of Facts and Findings (Exhibit “B”) and Statement of Overriding Considerations (Exhibit “C”), by adoption of Planning Commission Resolution PC-07-66, based on the evidence in the record;

(c) Recommend to City Council, adoption of Specific Plan Amendment SP-07-01 that amends the North Costa Mesa Specific Plan (NCMSP), as set forth in Exhibit "A", by adoption of Planning Commission Resolution PC-07-67; and

(d) Recommend to City Council, approval of Final Master Plan PA-06-75 and Vesting Tentative Tract Map VT-17172, and move that the approval of Vesting Tentative Tract Map VT-17172 also includes the reduction in the landscape easement from 25 feet to 20 feet along the east side of Avenue of the Arts, and that the Planning Commission finds and determines that its recommendation for the approval of Final Master Plan PA-06-75/VT-17172 is expressly predicated on the General Plan Amendment GP-06-03 and Specific Plan Amendment SP-07-01 being final and effective, and upon applicants’ compliance with each and all conditions of approvals/mitigation measures indicated in Exhibit “B” and in the Mitigation Monitoring Program contained in Exhibit “C”, by adoption of Planning Commission Resolution PC-07-68.

Moved by Vice Chair James Fisler, 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,

and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

3. [General Plan Amendment GP-07-04, to amend the General Plan Land Use Element and General Plan Land Use Map to remove West Santa Ana Heights from the City of Costa Mesa's sphere of influence. Environmental determination: Negative Declaration.](#)

Planning Commission Secretary Kimberly Brandt reviewed the information in the staff report and there were no questions asked of staff.

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

MOTION: Recommend to City Council, approval of General Plan Amendment GP-07-04, by adoption of Planning Commission Resolution PC-07-69. Moved by Vice Chair James Fisler, 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, and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

4. [Planning Application PA-07-27, for Orrin Moore, authorized agent for Penick Partners, for a conditional use permit to establish an indoor electric kart race track for recreational purposes, located at 1670 Sunflower Avenue, in an MP zone. Environmental determination: exempt.](#)

Associate Planner Wendy Shih reviewed the information in the staff report and responded to questions from the Commission regarding the go-cart facility in Irvine and the number of parking spaces at that facility.

Orrin Moore, EIK, Inc., authorized agent for Penick Partners, agreed to all the conditions of approval and stated that the Irvine location has approximately 110 parking spaces.

In response to a question from Commissioner Clark on the noise level relating to the go-carts, Mr. Moore replied that the belt-driven carts selected for this project are significantly quieter. Ms. Shih also explained that the Code regulates the decibel level.

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

Commissioner Clark noted that this project is a good entertainment venue for Costa Mesa.

MOTION: Approve Planning Application PA-07-27, by adoption of Planning Commission Resolution PC-07-70, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

Moved by Commissioner Sam Clark, seconded by Commissioner James Righeimer.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fisler, Commissioner Sam Clark, and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

Planning Commission Secretary Kimberly Brandt thanked everyone for the congratulatory remarks and said she looks forward to working with the Planning Commission.

IX. REPORT OF THE CITY ATTORNEY'S OFFICE.

None.

X. ADJOURNMENT TO THE MEETING OF MONDAY, OCTOBER 8, 2007.

There being no further business, Chairman Hall adjourned the meeting at 7:10 p.m. to the Planning Commission meeting of Monday, October 8, 2007.

Submitted by: _____
KIMBERLY BRANDT, SECRETARY
COSTA MESA PLANNING COMMISSION