

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
November 26, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., November 26, 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 Eleanor Egan
Commissioner James Righeimer

Absent: None.

Also Present: Planning Commission Secy. Kimberly Brandt
Deputy City Attorney Harold Potter
Acting City Engineer Fariba Fazeli
Senior Planner Mel Lee
Assistant Planner Hanh Nguyen
Assistant Planner Rebecca Robbins

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

The Chair approved the minutes as distributed.

IV. **PUBLIC COMMENTS:**

The Chair recognized former Mayor Arlene Schafer who was in the audience.

There were no public comments.

V. **PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Clark gave a brief report concerning the City Council/School Board Committee and the Newport-Mesa School Board's plan to improve school buildings and fields. Commissioner Clark also mentioned that there is a new on-line service for the Police Department and Fire Department to view the inside of school rooms to aid in the response to emergencies.

VI. **PUBLIC HEARINGS:**

1. **Request by Chairman Donn Hall for Planning Commission Review of a Zoning Approval of a second floor addition to a single-family house proposed under Building Plan Check BC07-00300, located at 3133 Limerick Lane, in an R1 zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report and responded to questions from the Commission regarding side setback, total setback, and rear elevations.

The Chair stated that he requested this review of Planning staff's zoning approval on behalf of Vida Velez, a neighbor to the site.

Vida Velez noted her concerns relating to the lack of privacy.

In response to a question from Commissioner Egan if there were any modifications to the design that would improve her circumstances, Ms. Velez replied that the applicant could build towards the front of the street.

German Mojica, applicant, had no comments and no presentation.

Manny Velez, Costa Mesa, commented on shadow impact concerns and said the architecture for this project is not harmonious with the area.

Ms. Velez expressed her concerns regarding parking impact and said her house is the only one blocked by second-story houses on all sides.

The Chair closed the public hearing.

Mr. Lee explained to Commissioner Egan second-story windows and possible side and rear impacts.

Mr. Lee discussed the addition of two bedrooms, front and rear elevations, and articulation with Vice Chair Fisler and Commissioner Clark.

MOTION: Uphold Planning staff's decision, by adoption of Planning Commission Resolution PC-07-81, based on the evidence in the record and findings contained in Exhibit "A", subject to the conditions in Exhibit "B".

Moved by Commissioner James Righeimer, seconded by Vice Chair James Fisler.

During discussion on the motion, Commissioner Righeimer explained that he was very supportive of modernizing houses. Commissioner Clark gave his support for the motion and asked staff to encourage

applicants to provide additional articulation on the front and rear elevations.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fidler, Commissioner Sam Clark
Commissioner Eleanor Egan, and Commissioner James Righeimer
Noes: None.
Absent: None.

2. [Planning Application PA-07-16, for Lloyd Wendland, authorized agent for Carol Henden, for a residential common interest development \(condominiums\) conversion of 7 apartment units, with a variance from private open space dimensions, located at 2645 Santa Ana Avenue, in an R2-MD zone. Environmental determination: exempt.](#)

Senior Planner Mel Lee reviewed the information in the staff report and responded to a question from the Commission regarding private open space.

Lloyd Wendland, property owner, agreed to all the conditions, and noted that all units have a backyard and parking is garage parking with one outside space.

Mr. Wendland clarified to Commissioner Egan first level open space stating that unit nos. 1, 3, 5, and 7 have direct access and second floor unit nos. 2, 4, and 6 access from the gate off the driveway. Mr. Wendland also noted to Vice Chair Fidler that unit no. 7 is a larger unit.

The Chair closed the public hearing.

Vice Chair Fidler noted that he sees no major parking issues with this project and proceeded to make a motion.

MOTION: Approve Planning Application PA-07-16, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in

Exhibit "B", and an additional condition, as follows:

Conditions of Approval

35. Two additional guest parking spaces shall be provided within the landscape setback, screened from view of the street by landscaping.

Moved by Vice Chair James Fisler, seconded by Chair Donn Hall.

Mr. Wendland agreed to the additional condition.

Vice Chair Fisler and Commissioner Righeimer discussed removal of a tree and open space impacts.

Planning Commission Secretary Kimberly Brandt stated that this project would require screening with a six-foot high fence and the planting of large trees.

Mr. Lee pointed out to Vice Chair Fisler that the project is short on guest parking and the parking space width.

Vice Chair Fisler said he wanted to modify the motion.

MOTION: Approve Planning Application PA-07-16, by adoption of Planning Commission Resolution PC-07-82, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", and an additional condition, as follows:

Conditions of Approval

35. Two additional side-by-side guest parking spaces shall be provided within the landscape setback, subject to approval of a variance and being screened from view of the street by landscaping.

Moved by Vice Chair James Fisler, seconded by Chair Donn Hall.

The Chair agreed to modifying the motion.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fidler, Commissioner Sam Clark
and Commissioner Eleanor Egan

Noes: Commissioner James Righeimer

Absent: None.

3. [Planning Application PA-07-32, for Robert Thornton, authorized agent for Costa Mesa Sanitary District, for a conditional use permit to construct a corporate yard facility, including an approximately 5,166 square-foot building for the Costa Mesa Sanitary District, located at 174 W. Wilson Street, in a C1 zone. Environmental determination: exempt.](#)

Senior Planner Mel Lee reviewed the information in the staff report and there were no questions of staff.

Robert Thorton, architect, and Costa Mesa Sanitary District Manager Rob Hamers introduced themselves and Mr. Hamers said they will be building this project as a LEED-Certified building following the Gold Standards.

Mr. Thorton agreed to all the conditions.

The Chair mentioned that more than half of the Sanitary District (board) was in the audience.

Mr. Hamers thanked staff and there were no other comments made.

MOTION: Approve Planning Application PA-07-32, by adoption of Planning Commission Resolution PC-07-83, based on the findings contained in Exhibit "A" and subject to the conditions in Exhibit "B".

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

During discussion on the motion, Mr. Thorton and Mr. Hamers explained to Commissioner Egan concerning green building features, such as, dual glazing, recycled materials, and following a check list. They said this building could possibly become the first in Costa Mesa to meet the Gold Standards.

The Chair and Commissioner Righeimer were impressed with the applicant's desire to meet the Gold Standards.

The motion carried by the following roll call vote:

Ayes: Chair Donn Hall, Vice Chair James Fidler, Commissioner Sam Clark
Commissioner Eleanor Egan, and Commissioner James Righeimer

Noes: None.

Absent: None.

Mr. Hamers mentioned to the Chair that they expect the completion of the project in approximately one year.

4. [Planning Application PA-07-35, for Arne Valenti, authorized agent for Scott and Valerie Vicente, for a design review to construct a two-unit, two-story, residential common interest development \(condominiums\), located at 1509 Orange Avenue, A & B, in an R2-MD zone. Environmental determination: exempt.](#)

Assistant Planner Hanh Nguyen reviewed the information in the staff report and responded to questions from the Commission regarding Condition No. 1, involving the relocation of a bedroom window to minimize privacy impacts to the north neighbor's swimming pool.

Arne Valenti, authorized agent for the property owners, agreed to all the conditions, including Condition No. 1.

Mr. Valenti responded to Commissioner Righeimer that he would prefer that the subject window stay where it was originally designed to be placed.

The Chair closed the public hearing.

MOTION: Approve Planning Application PA-07-35, based on the findings contained in Exhibit "A" and subject to the conditions in Exhibit "B".
Moved by Commissioner Eleanor Egan, seconded by Vice Chair James Fisler.

During discussion on the motion, Commissioner Righeimer expressed his support for the bedroom window to remain as proposed by the applicant and made a substitute motion.

**MOTION: Approve Planning Application PA-07-35, by adoption of Planning Commission Resolution PC-07-84, based on the findings contained in Exhibit "A" and subject to the conditions in Exhibit "B", with the removal of Condition No. 1 (window relocation).
Moved by Commissioner James Righeimer, seconded by Chair Donn Hall.**

During discussion on the substitute motion, Commissioner Righeimer explained that it was not necessary to relocate the bedroom window.

Commissioner Egan expressed concerns for privacy impacts to the north neighbor.

Commissioner Clark supported the substitute motion and noted there is sufficient setback from the window to the property line.

The Chair also agreed to the substitute motion.

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: Commissioner Eleanor Egan

Absent: None.

The Chair mentioned that the first (original) motion is moot.

5. [Planning Application PA-07-37, for American Timber Structures, authorized agent for Newport Balboa Partners, for a design review to construct a four-unit, two-story, residential common interest development \(condominiums\), located at 178 and 180 E. 19th Street, in an R2-MD zone. Environmental determination: exempt.](#)

Senior Planner Mel Lee reviewed the information in the staff report and there were no questions of staff.

Jonathon Wolf of American Timber Structures and Eric Cernich of Oxford Communications agreed to all the conditions, but asked for clarification on Condition No. 13 (drainage).

Mr. Lee explained that the subject condition is a standard condition and requires that no portion of the site can be elevated more than 30", and the containment of surface drainage would be shown on the grading plans.

The applicants thanked staff for their diligent work on this project.

The Chair closed the public hearing.

MOTION: Approve Planning Application PA-07-37, by adoption of Planning Commission Resolution PC-07-85, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B". Moved by Vice Chair James Fisler, seconded by Commissioner Sam Clark.

Commissioner Righeimer stated this is an excellent idea for a project, combining two lots, and gave his support for the motion. The Chair agreed.

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.

6. [Rezone Application R-07-09 to rezone Brentwood Park, a 1.4-acre property from R1 \(Single-Family Residential\) to I&R \(Institutional and Recreational\), located at 265 Monte Vista Avenue. Environmental determination: exempt.](#)

Assistant Planner Rebecca Robbins reviewed the information in the staff report and responded to a question from the Commission regarding the rezone.

Irene Shannon, neighbor to the park, asked for and received an explanation of I&R zoning from the Chair.

The Chair and Ms. Robbins further explained to Ms. Shannon concerning institutional and public usage of the park.

The Chair closed the public hearing.

In response to Vice Chair Fisler's question if a private school could be a use in the I&R zone, Ms. Robbins agreed and also noted the rezone was intended to preserve future recreational uses at the subject site.

MOTION: Recommend that City Council give first reading to the Ordinance approving Rezone R-07-09, by adoption of Planning Commission Resolution PC-07-86.

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
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 Harold Potter said it was a pleasure to be here, and had no report.

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

There being no further business, Chairman Hall adjourned the meeting at 7:52 p.m. to the Planning Commission meeting of Monday, December 10, 2007.

Submitted by:

KIMBERLY BRANDT, SECRETARY
COSTA MESA PLANNING COMMISSION