

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

**May 24, 2004**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., May 24, 2004 at City Hall, 77 Fair Drive, Costa Mesa, California. The meeting was called to order by Chairman Garlich, followed by the Pledge of Allegiance to the Flag.

**ROLL CALL:**

Commissioners Present:

Chairman Bruce Garlich

Vice Chair Bill Perkins

Katrina Foley, Dennis DeMaio, and Eric Bever

Also Present: Perry L. Valantine, Secretary

Costa Mesa Planning Commission

Marianne Milligan, Sr. Deputy City Attorney

Ernesto Munoz, City Engineer

Wendy Shih, Associate Planner

**MINUTES:**

The minutes for the meetings of May 10, 2004 were accepted as distributed.

**PUBLIC COMMENTS:**

Tim Lewis, 2050 Charle Street, Costa Mesa, reported that the property owners of Beacon Bay Car Wash on Harbor Boulevard had not yet completed any of the landscaping and their time expired 90 days from the date of the last hearing. He also described the change in the number of automobiles on the property and presented pictures showing the automobiles and the unkempt condition of the property in the areas that were to be landscaped.

Ann Hogan Shereshevsky, 2152 Elden Avenue, Costa Mesa, commented on trashcans, fireworks, the corner of Mesa Verde East and Harbor Boulevard, and 1901 Newport.

Pamela Frankel, a Myran Drive resident, Costa Mesa, stated that the plans for another two-story home on Myran Drive were submitted and approved recently. She said this street has always been a certain length, and it is now being shortened and the turnaround area at the end is to be removed. She also said decisions for that street have always been decided by the residents and people who are affected by these changes. Ms. Frankel requested that the Commission leave Myran Drive as is and leave the turnaround area there. In response to a question from the Chair, Mr. Valantine stated that the Zoning Administrator's decision has been appealed; notices would be going out shortly; and the Commission will be reviewing the issues at a future hearing.

**PLANNING COMMISSIONERS  
COMMENTS/SUGGESTIONS:**

Most of the Commissioners attended the Costa Mesa Public Safety Emergency Services Expo held at Fire Station #4 on May 16<sup>th</sup>. They described the event as being well attended and very successful, commended the efforts of those who made it possible.

Commissioner Foley announced several other events that took place this past weekend: She commended the Costa Mesa Historical Society for a wonderful open house and encouraged the public to visit and experience the yesteryears of Costa Mesa; she felt the Community Gardens grand opening was particularly interesting because people were already working in their individual plots. She said the Boy Scouts did a great job putting up the bed barriers around each plot, and it was great to see a community organization get involved with a City-sponsored activity.

Chairman Garlich attended the Chamber of Commerce 25<sup>th</sup> Annual

Scholarship Recognition Event at the Hilton Hotel where students from Estancia, Costa Mesa High, the Alternative Education Center, Orange Coast College, and Vanguard University were recognized for their academic achievement, all-around extra curricular activities, and athletics. He said he also attended the American Planning Association Awards Dinner where Costa Mesa received an award for the Fairview Park Mitigation Bank Program. He also announced that the Lion’s Club Fish Fry would be held on Saturday, June 5<sup>th</sup> and Sunday, June 6<sup>th</sup>. Lastly, he said he would like to recognize two employees of the City who are retiring this month: Donna Fagot retired on May 18<sup>th</sup> as Executive Assistant to City Manager Allan Roeder, and Elaine Steinhardt will be retiring on May 28<sup>th</sup> as Executive Secretary to Development Services Director and Deputy City Manager, Don Lamm.

**CONSENT CALENDAR:**

None.

**PUBLIC HEARINGS:**

VESTING TENTATIVE PARCEL  
MAP PM-03-250

Krappman/Selleck

Vesting Tentative Parcel Map PM-03-250 for Karen Selleck, authorized agent for John Krappman/Commonwealth Partners, to subdivide approximately 20 acres into 14 parcels (10 for building footprints and 4 for common areas) for the Two Town Center Development (3200 Bristol Street; 3199, 3200, and 3210 Park Center Drive; 601, 611, 633, and 675 Anton Boulevard), in a TC zone. Environmental determination: exempt.

Associate Planner Wendy Shih stated that staff is recommending a continuance of this item to provide the applicant additional time to review recent conditions of approval.

No one else wished to speak.

MOTION:  
PM-03-250  
Continued

A motion was made by Vice Chair Perkins, seconded by Chairman Garlich and carried 5-0 to continue the item to the Planning Commission meeting of July 12, 2004.

PLANNING APPLICATION  
PA-04-09

Guy

The Chair opened the public hearing for consideration of Planning Application PA-04-09 for Nicholas Holmes, authorized agent for Tony J. Guy, for a variance from driveway parkway landscaping requirements (10’ combined width with a minimum 3’ on one side required; 0’ provided) and a minor modification from minimum driveway width requirements (16 ft. required, 14 ft. proposed) with a minor design review for a 706 square-foot, second-story apartment, located at 365 Ralcam Place in an R2-MD zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and gave a visual presentation of the site characteristics. She said staff recommends approval by adoption of Planning Commission resolution, subject to conditions.

Tony Guy, 365 Ralcam Place, Costa Mesa, agreed with the conditions of approval.

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

MOTION:  
PA-04-09  
Approved

A motion was made by Commissioner Foley, seconded by Commissioner Bever and carried 5-0 to approve by adoption of Planning Commission Resolution PC-04-38, based on analysis and information contained in the Planning Division staff report, and findings contained in exhibit “A”, subject to conditions in exhibit “B.”

The Chair explained the appeal process.

PLANNING APPLICATIONS  
PA-04-08 AND ZA-04-07

Novoa/Nevills

The Chair opened the public hearing for consideration of Planning Applications PA-04-08 and ZA-04-07 for Steve Nevills, authorized agent for Joseph Novoa/Roman Catholic Bishop of Orange, for a conditional use permit to construct a new, 2-story, 11,084 square-foot classroom building and a new, 8,412 square-foot gymnasium/multi-purpose building, in conjunction with minor conditional use permits to provide 10 compact parking spaces and to allow 7 temporary modular buildings totaling 6,168 square feet for use by the school during construction, for St. Joachim's Parish, located at 1964 Orange Avenue in an R1 zone. Environmental determination: exempt.

Associate Planner Wendy Shih reviewed the information in the staff report and gave a visual presentation of the site characteristics. She said staff recommends approval by adoption of Planning Commission resolution, subject to conditions.

Mr. Valentine advised the Commission that the staff report contains 19 recommended conditions of approval. Additional conditions 20 through 25 are recommendations from staff and were generated in response to concerns generated by concerned neighbors. He noted that the applicants received a copy of the conditions prior to the hearing this evening and that they may have comments.

In response to a question from Commissioner Foley, Ms. Shih confirmed there was no other correspondence received on this item except the two letters sent by William Kelley.

Chuck Kluger, architect and authorized agent for the project, 111 West Ocean Boulevard, Long Beach, agreed to the original conditions of approval 1 through 19. He said condition of approval #20 was also fine. Condition of approval #21, he indicated was incorrect in that the tables are not used for lunches, but for reading and he agreed they would be removed. He said condition of approval #24, "Student enrollment shall not exceed 272" was their biggest issue. It was their interpretation that since the school has always had a capacity for 350 students, the enrollment cap should be 350, even though the actual enrollment is at 272 at this point. Mr. Kluger also had reservations concerning removal of chain link fencing written in condition of approval #25 since it is unclear who the fence belongs to that runs along the back property line (his concern was that there is a dog on the adjoining property owner's lot). In response to Mr. Kluger, Mr. Valentine stated that the condition is in response to a fairly recent ordinance in the City that prohibits new installation of chain link fences in residential areas and requires chain link fencing to be removed when there is construction on a property exceeding \$30,000 in value. He noted that another type of fence could be installed in place of the chain link fencing. Commissioner Foley felt that the fence would have a patchwork appearance if only parts of the existing fence were to be replaced. In response to a question from the Chair regarding ownership of the fence, Mr. Valentine stated if the fence between the two properties belongs to the private property owner and not the church, then the condition would not apply to that portion. The condition could be revised to read, "removed or replaced if required by the zoning code," and, that staff review it.

There was discussion among the Commission, applicant and Church Staff Administrator, Kathy Dressler, 1009 Cannonade Circle, Costa Mesa, regarding condition of approval #24 (student enrollment number), and Planning staff's understanding that the changes were to provide upgraded facilities for the existing enrollment. There was also consideration given to a continuance to resolve the issue of such an increase. However, after considerable discussion, Mr. Valentine located the church's original conditional use permit (1990), and later announced, he found in the description, that it provided for a capacity of 335 students. He said this is only 15 less

than the 350 the Church is asking for at this time, and he recommended that condition of approval #24 be changed to indicate a maximum of 350 students which essentially reflects the current capacity of the facility.

The Commissioners questioned Mr. Kluger about many of the issues William Kelley, Secretary/Treasurer of The Little Church International, described in his letter received by the Planning Division on May 17, 2004; they included the following inquiries: is there a safety plan to protect the children; what is currently being done to address the traffic on Walnut Street and Orange Avenue; how does the church address parking during its peak hours; what are the future intentions of the church in addressing trash problems; can a traffic management program be put into place by the church to mitigate traffic congestion, parking and safety issues during times when the church/school is in service to the community; is permit parking a possible mitigation for the area; what mitigation measures will be used during construction (particularly for the neighbors to the north-east);

Mr. Kluger addressed the above issues as follows: (1) Their safety plan includes fencing off certain areas, complete barricading in areas where the children may potentially come too close to the perimeter, and sound mitigation for some of the classrooms that would be affected while construction is going on. The temporary trailer plan is located on a different area of the site away from the construction and he said safety is the most important item on their agenda. (2) Announcements are currently being made from the pulpit, as well as the newsletter mailed out weekly to the parishners. He said they do not like hearing some of the things they have been confronted with and recently had a public hearing of their own for the neighborhood that was held before the submittal of this application. He said there was nothing but praise for the church and school and the letter from Mr. Kelley was a shock. He said nevertheless, they will become more proactive and have met with Mr. Kelley to resolve the issues he has with the church/school. He said they would continue in their efforts because they want to be a good neighbor.

In response to a question from Commissioner Foley, Joe Novoa, Director of Construction Management and Services for the Diocese of Orange, stated that they cannot legally go onto public rights-of-way and direct traffic, and that all their churches/schools do have plans to move people on and off the premises, but they are not allowed to step off the property and direct people on the street.

Mr. Kluger continued to address the issues. (3) He detailed their plan for construction mitigation; and (4) he also detailed demolition procedures as requested by Commissioner Bever.

Donna Yellich stated that she has property on Walnut Street, along with 2 other homes that back up to the church/school playground. She said they really need a sidewalk in front of their homes because they have children, including parishners, walking into through their yards and flowerbeds.

In response to the Chair regarding sidewalks, Mr. Valentine explained that a minimum of 50% increase in net floor area would trigger a code requirement for installation of street improvements (curbs, gutters and sidewalks). In this instance, the amount of floor area being added is less than 50% so that requirement would not apply. He also said to the extent the sidewalk issue might be a discretionary condition as opposed to a code requirement, it could be applied if the Commission finds that there is a connection between the proposed project and the need for a sidewalk. In this case, the need for one seems to be primarily related to the church operation, which

is not being affected—it is only the school that's being affected by the proposal this evening and in staff's opinion, it would be difficult to make that connection.

Attorney Michael Lawler, 901 Dover Drive, Newport Beach, representing William Kelley, author of the letter to the church/school, with opposing issues who owns the property 220-222 Walnut Street, stated that Mr. Kelley's property is surrounded on three sides by the church property. He thanked the architect and the applicant for taking the time to meet with him and Mr. Kelley. He said a lot of progress was made in terms of additional enhancements and revisions that meet many of Mr. Kelley's concerns. He also thanked Mr. Valentine for meeting with Mr. Kelley. Mr. Lawler said there were still outstanding issues with a possible sidewalk in front of 218, and 220-222 Walnut Street and if there is not already a dedicated right-of-way, he said Mr. Kelley was willing to dedicate the right-of-way necessary and give a temporary easement for construction purposes to build the sidewalk at no charge to the City or to the church. He agreed with another speaker who said the sidewalk should be right up against the curb because there is no need for a grass median between the curb and sidewalk. He said he would like to hear from the applicant regarding the aesthetics of the multi-purpose building. He requested condition of approval #23 be changed to read "any" auxiliary building because he did not believe it was fair to have more than one activity going on in more than one building, due to a probable parking dilemma.

In response to the Chair and Commissioner Foley, Mr. Valentine explained that according to the revised plans, the south elevation of the multi-purpose/gymnasium building had been enhanced by color, texture and banding. Mr. Kluger confirmed that they would also be planting landscape vines to grow and climb against the building. In response to the Chair, Mr. Kluger pointed out all new details on the plans to clarify the revisions.

In response to Vice Chair Perkins, Mr. Valentine confirmed that the proposed multi-purpose/gymnasium building is set back 15' further from the residential property than the existing classroom building that it replaces.

The Chair confirmed with staff that the revised plan would adequately document the details and landscaping on the south elevation of the multi-purpose building, as previously explained by Mr. Valentine and Mr. Kluger,

In response to a question from Commissioner Foley concerning the multi-purpose/gymnasium building, Mr. Kluger stated that the activities would include: different types of ball games (dodge ball, basketball, volley ball), as well as event ceremonies; student testing, etc. He pointed out that the flooring is not wood so that they could use it for all types of school events. In response to another question from Commissioner Foley, Mr. Kluger stated that the intent is not to have additional religious services in the multi-purpose building. In response to a question from Commissioner Bever concerning amplified music, Mr. Kluger stated that microphones will be used to make announcements such as during testing; he said there could also be music and advised the Commission that the walls are masonry block walls completely filled with grout, and it is not likely the noise is going anywhere outside, although it is possible some could escape. He did not foresee any rock bands. He confirmed with Commissioner Bever that the south door would be kept closed and would not normally be used for entrance or exit. It is an auxiliary door.

In response to a question from Vice Chair Perkins, Mr. Kluger stated that other games could be played in there, however, the floor is not wood, nor is the area regulation size and there will be no real regulation sports.

In response to a question from Commissioner Foley regarding activities and how they affect traffic and parking in that area during weekdays, Church Staff Administrator Kathy Dressler detailed some of the activities that may go on during the week and estimated that there might 75 to 100 people in attendance on a given weekday; it would typically not involve other activities going on at the same time.

There was discussion between Commissioner Foley, the Chair, and Mr. Kluger regarding condition of approval #23, relating to a restriction limiting the number of activities concurrently in more than one building at the site. Mr. Kluger said he wanted to make it clear that this is not an expansion, but rather long needed improvements and the occupancy would be the same as it has always been. They already have these programs instituted and the parking has not changed.

There was further discussion between the Commission and Mr. Kluger regarding the occupancy of the site and was eventually resolved by Mr. Valentine's research during the meeting stated previously (see page 3, last paragraph).

There was discussion between Vice Chair Perkins and William Kelley, owner of 220-222 Walnut Street, Costa Mesa regarding the issues discussed throughout the hearing (probable sound amplification; number of students was misrepresented to public as not being an increase; revised plan has not been given sufficient opportunity for him to carefully review; parking in the area will be a problem; he is not sure if the access is going to work; he said any representations made by the church this evening should be entered into the record so that they may be relied upon in the future; the garbage issue needs to be resolved). Commissioner Foley asked Mr. Kelley if he had any further issues that were not stated in his letter, since most of those he listed from his letter, were covered previously in this meeting. He did not.

Lorie McDonald, 284 Walnut Street, Costa Mesa, opposed the improvement project because she said a recent carnival event caused a 3-day ruckus of parking that took over eight streets and created noise and annoyances for nearby residents. She urged the Commission not to approve any more expansions of the site. She said she saw no good reason for variances of any kind at this site. She took issue with: the height of the proposed building; the current noise, parking, shade and shadow potential, trash throwing, recreational use is of no benefit to the entire community at this site; all utilities should be underground; a tree-line buffer should be placed along the chain link fence; can hear kids screaming constantly, just from playing; no additional capital improvements that will increase the student number should be allowed; mothers in SUV's speed down 2 times a day to pick up children; the crosswalk does little to help because many people jay-walk creating serious public safety issues; a better use of funds would be more sophisticated education provided and sales of religious materials like the Crystal Cathedral does, and a better understanding to The Ten Commandments. The City should have sent postcards covering a larger area because more than a few streets are adversely affected. The Chair relayed to Ms. McDonald that there are no variances sought with this application. She repeated her concerns over height and the Chair directed her to the staff report.

Dan O'Melviney, a Dana Point resident with affiliation to the project, wished to point out that the enrollment issue should not be an issue because the church/school is not asking for an increase in enrollment. This facility will have the same capacity as it has always had. 272 students is the current enrollment. The project is being

somewhat mischaracterized as a change in use when this plan is clearly an improvement of the present use. It is not an expansion. The church has worked closely with Mr. Kelley to resolve the issues, and in its 50-year record St. Joachim's has been a good neighbor.

Beth Refakas, 320 Magnolia Street, Costa Mesa, made the following comments: frosted classroom windows might possibly be opened during occasions of amplified sound usage; resident parking should be strongly considered; and nearby residents may have a shade and shadow problem.

Chairman Garlich stated that with regard to the "parking by permit only," process, the Commission does not have the authority to grant or hear that. However, they did confirm this evening that there is an application submitted from the neighbors for processing through the Transportation Services Division.

There was discussion between the Chair and Mr. Valentine relative to the opaque windows and how the noise ordinance could be effective if the noise from the open windows Ms. Refakas referred to, emanated at an unacceptable level.

The Chair reviewed some of the issues and then recalled the applicant regarding the sidewalks. He questioned Mr. Kluger about whether they would be willing to install a sidewalk from the parking lot on Walnut to the church property. Mr. Kluger said they would have to take this under advisement and it is something they could look at in the future.

Vice Chair Perkins asked how the church would handle special events. Mr. Kluger said he had done some additional research and it is his understanding that the City of Costa Mesa is not going to require a permit for these events in the future. He said they will apply for a special events permit and will deal with it in that way. He said they could better inform the parishners of where and how to park, etc., but he believed the permit would probably solve most of the concerns.

Commissioner Foley commented that the City is currently amending their Special Event Permit regulations, which will go before City Council on June 7<sup>th</sup>. She did not believe this would resolve the issues with parking.

Vice Chair Perkins requested that Mr. Kluger remind whoever is in charge of services (announcements), on Saturday and Sunday to advise parishners that there are issues that have been raised concerning parking and trash, and that it is mandatory the rules are followed because it negatively affects the church/school's good will. Mr. Kluger said if they need to be more diligent in their requests, then they will do that. He felt the parishners are amicable to that and will concur.

Commissioner Foley asked if they would be agreeable to a condition of approval that would require the church/school to provide a traffic management plan to staff that can be effective and implemented. Mr. Kluger said they would be agreeable to that.

Commissioner Bever stated that there is 120' of missing sidewalk between the church's parking lot and the facility (60' is church property). He commented that if there was "permit parking" established in that neighborhood for residents, it would eliminate the need for a sidewalk.

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

MOTION  
PA-04-08 & ZA-04-07

A motion was made by Chairman Garlich, seconded by Vice Chair Perkins and carried 5-0 to approve by adoption of Planning Com-

Approved

mission Resolution PC-04-39, based on analysis and information contained in the Planning Division staff report, revised plans submitted at the beginning of the hearing, and findings contained in exhibit "A", subject to conditions in exhibit "B" with the following additions:

Conditions of Approval:

20. Metal storage container shall be removed from the Walnut Street parking area, prior to occupancy of the new multi-purpose building.
21. Tables and benches shall be removed from 218 Walnut prior to occupancy of the new multi-purpose building.
22. Gate(s) between the Walnut Street parking lot and the parking area in the interior of the site shall be open to allow vehicle circulation during all church services and other high-attendance events, except during hours when school is in session.
23. To ensure adequacy of on-site parking, the multi-purpose building may not be used concurrently with the church sanctuary, except for activities that will not generate parking demand, such as Sunday school classes.
24. Student enrollment shall not exceed 350.
25. Chain link fencing at 218 Walnut Street shall be removed or replaced if required by the zoning code, under direction of Planning staff, prior to occupancy of the new multi-purpose building.
26. Applicant shall prepare a parking and traffic management plan to be reviewed and approved by Planning staff.

During the motion, there was discussion between the Chair and Vice Chair regarding why a parking and traffic management plan was necessary, and enforcement of the plan.

Commissioner Foley requested and was denied the addition of a condition requiring the applicant to build a 120-foot sidewalk on Walnut Avenue unless permit parking is approved by the City Council. The Chair agreed with staff that the nexus to support that as a condition is absent. Commissioner Foley argued that residents have indicated that during the week, as well as on the weekends, all of the buildings are being utilized; there is walking that occurs across yards and into the neighborhood. In response to a question from Commissioner Foley, Mr. Munoz stated the church/school would only be required to build a sidewalk in front of their own property if they expanded their total building area by 50%, and they are not proposing to. In further response to Commissioner Foley, Mr. Valentine stated that the additional floor area is at 32%.

Commissioner Bever offered to trade condition of approval #26 for a recommendation outside of this issue that the Commission simply forward a recommendation to City Council that the permit parking program be adopted. He felt the lack of a sidewalk was a serious safety issue. Commissioner Foley wished to retain condition of approval #26 but felt the Commission could still send their recommendation to City Council concerning permit parking. She commented that adding 120 feet of sidewalk was not particularly onerous to the church, and should be done.

Commissioner Dennis DeMaio said he supported the motion but had some question about the term "expansion." Commissioner Bever said he does not have an issues with expansion per se, but he believed there was sufficient testimony that there is a significant amount of foot traffic going between the parking lot and facility, and for that reason he believes the sidewalks are absolutely necessary whether there is any expansion or not. Current conditions warrant it, not only for the benefit of the property owners, but the peo-

ple who patronize the grounds.

The Chair explained that in Mr. Valentine's comments, he said the church expansion area, in terms of its floor area increase does not create a situation where it can be required, and that the nexus needs to be made between the expansion of the school which they believe does not generate that additional requirement—that the church is where the foot traffic comes from. He said in his experience, most kids get driven to school, or they are bused. Most of this foot traffic is related to the church and people parking to go to church.

Vice Chair Perkins said he would support the motion although he did not agree with a parking and traffic management plan condition. He further urged the church officials to effectively advise their parishners and students who drive, to be diligent in their efforts to park where directed and to deposit their trash in trashcans. He felt this was not an expansion because they are taking down one building and replacing it with a new improved building and although the square-footage is higher, it is not enough to warrant calling it an expansion.

Commissioner Bever felt that by his calculations it was an expansion and he agreed with Commissioner Foley's interpretation. He felt it would be a nice gesture on the part of the church/school to build a sidewalk even though they were not conditioned as such.

Commissioner Foley said she would support the motion, but she is disappointed that the church is not willing to be a good neighbor and provide the sidewalk. She felt neighbors on Walnut Street have the brunt of the impact from the church/school and she did not believe it was a burden for the church to provide a sidewalk. She requested that staff make sure a phone number is provided should there be a problem with parking in the neighborhood; instead of calling a tow truck, neighbors could call that number at the church who will get word to that person about moving their car. She asked if there was support for making a recommendation to City Council regarding the permit parking.

Chairman Garlich said he heard the applicant say he wanted to speak with other church officials about the sidewalk before a decision was made to see what they might do voluntarily and he said he is taking them at their word that they will do that, and then get back to the Planning Division with feedback.

He said he doesn't feel comfortable making a recommendation to City Council for a permit request that he has not seen. He said he believes staff has given a fair analysis.

Mr. Valentine confirmed with the Chair (maker of the motion) that the Commission has amended this motion to indicate the revised plans were included as a part of this motion.

City Engineer Ernesto Munoz added that in the event the applicant desires to look at the sidewalk issue between the church property and Mr. Kelley who indicated a willingness to allow the property to be used for sidewalk installation, the City would be willing to assist with the right-of-way plans, identify the portion of sidewalk, and do estimates necessary to further expedite the sidewalks into their plan. The Chair thanked Mr. Munoz for his comments.

The Chair explained the appeal process.

PLANNING APPLICATION  
PA-03-42

Mozayeni/Garrison

Planning Application PA-03-42 John Garrison, authorized agent for ABCO Realty/Al Mozayeni, for a design review to construct a 26-unit residential town house project with variances from building height (2 stories, 27' allowed; 3 stories, 36' proposed), chimney height (29' allowed; 42' proposed), and off-street parking (84 spaces required; 58 spaces proposed), with a minor conditional use permit to allow up to 6 compact parking spaces, and a minor modification to reduce the front landscape setback (20' required; 16' proposed), located at 2013-2029 Anaheim Avenue in an R3 zone. Environmental determination: exempt.

Associate Planner Wendy Shih that staff is requesting a continuance of this item to allow the applicant additional time for further discussion of the staff report and staff's recommendation.

No one else wished to speak.

MOTION:  
PA-03-42  
Continued

A motion was made by Chairman Garlich, seconded by Commissioner Foley and carried 5-0 to continue the item to the Planning Commission meeting of June 14, 2004.

Commissioner Foley asked staff to provide a status report regarding conditioned landscape improvements at 2059 Harbor Boulevard.

**REPORT OF THE DEVELOPMENT SVS. DEPARTMENT**

None.

**REPORT OF THE SR. DEPUTY CITY ATTORNEY**

None.

**ADJOURNMENT:**

There being no further business, Chairman Garlich adjourned the meeting at 8:55 p.m., to the study session of Monday, June 7, 2004.

Submitted by:

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PERRY L. VALANTINE, SECRETARY  
COSTA MESA PLANNING COMMISSION