

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
February 11, 2008**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., February 11, 2008, 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 Egan 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 Christian Bettenhausen
Acting City Engineer Thomas Banks
Senior Planner Mel Lee

III. MINUTES: Minutes for the meeting of January 28, 2008

The Chair approved the minutes as distributed.

IV. PUBLIC COMMENTS:

Jeffrey Childs, Costa Mesa, expressed safety concerns for his neighbor, Ms. Geri Cicero, relating to the Aviemore Terrace project.

The Chair reminded Mr. Childs to only speak about non-agenda items.

Mr. Childs continued to speak regarding parking issues followed by Commissioner Righeimer pointing out that you cannot park cars on driveways so that the cars block the public sidewalk.

V. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

There were no Planning Commissioner comments.

VI. PUBLIC HEARINGS:

1. **Review of Zoning Application ZA-07-53, for Dante D. Facchina, authorized agent for Hall/Jenkins, for a minor conditional use permit to extend the existing rear, open deck by 8 feet (16 ft. past the bluff crest), and to allow a 6-foot high block wall to extend 8 feet into the required 10-foot bluff crest setback, located at 1151 Aviemore Terrace, in an R1 zone. Environmental determination: exempt.**

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

Dante Facchina, applicant, read a letter of support from a neighbor and said that he has more than met the City's requirements. He also said he has a permit for all his work and replied to the Chair that the geotechnical work is part of the building permit.

Geri Cicero, neighbor, Costa Mesa, provided two letters and pictures to the Commission and spoke of her concern regarding drainage and trees planted underneath the deck. She spoke against the project.

Donald Redington, a Real Estate Appraiser, expressed geotechnical concerns and said there was some potential for a slide.

Alan Hall, owner, stated that there are no plans for trees to be planted. Also, he commented on previous remarks made about this project.

Mr. Facchina mentioned that the wall was inspected by the Building Division.

Bob Rigmore, neighbor, Costa Mesa, noted that the vegetation extends beyond 10 feet and blocks the neighbors' views.

Jeffrey Childs, Costa Mesa, expressed his concern regarding slope failure.

Virginia Colwell, neighbor, Costa Mesa, asked that the neighbors be considerate to one another.

The Chair closed the public hearing.

Mr. Facchina explained to Commissioner Righimer that the new wall is 2 feet back from where the deck starts and they will be replacing the original deck at the same size.

The Chair, Commissioner Egan, and Acting City Engineer Thomas Banks discussed the drainage and the two catch basins, and Mr. Banks said the soil needs to be analyzed by an engineer or geologist.

The Chair confirmed with Mr. Lee that the deck is being reconstructed at the original dimensions and there will be no additional deck area; the block wall will be legalized; and this project does not obscure views.

MOTION: Uphold Zoning Administrator's decision, by adoption of Planning Commission Resolution PC-08-13, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", removing the word "trees" in Condition of Approval No. 8 on handwritten Page 15 of the staff report. Moved by Vice Chair James Fisler, seconded by Commissioner Sam Clark.

During discussion on the motion, Commissioner Righeimer asked that the word "trees" on Page 15 be removed from the staff report. The maker and seconder of the motion agreed. Commissioner Righeimer pointed out that this area has the best views of Costa Mesa, and all the neighbors need to get along with each other.

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.

2. **From the meeting of January 28, 2008, Planning Application PA-07-36, for Chris Bennett, authorized agent for LAB Holding LLC, for a conditional use permit for a boutique wine bar/art gallery with wine tastings, open until 2:00 a.m. at The LAB, within 200 feet of a residential zone, located at 2930 Bristol Street, Suite A101-A, with a minor conditional use permit for off-site parking at 708 Randolph Avenue, in C2 and CL zones. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report and responded to a question from the Commission confirming the property's suite number.

Chris Bennett, authorized agent for the property owner, said he was excited about this project and would answer any questions.

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

Commissioner Clark began to make a motion and then mentioned the conditions of approval.

Mr. Bennett responded to the Chair that he agreed to all the conditions of approval.

MOTION: Approve Planning Application PA-07-36, by adoption of Planning Commission Resolution PC-08-14, 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 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.

3. **From the meeting of January 28, 2008, Planning Application PA-07-54, for Gaston Villaba, authorized agent for Mesa Brothers, LLC, for a variance to encroach into the required front setback for an outdoor bar area (20 ft. required; 6 ft. proposed), with a conditional use permit to serve alcoholic beverages past 11:00 p.m. (midnight on weekdays and 2:00 a.m. Fridays and Saturdays), with live entertainment, within 200 feet of a residential zone, and a minor conditional use permit to expand an outdoor seating area for restaurant use (previously a coffee house), and to deviate from shared parking requirements, located at 1749 Newport Boulevard, in a C2 zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report, including the revised conditions. He responded to questions from the Commission regarding the closing time for most of neighboring businesses; deviation from shared parking; valet parking; and prior occupancy.

Gaston Villaba, authorized agent for the property owner, stated that he wants to fix up the property and improve the area.

The Chair, Commissioner Egan, Commissioner Clark, and Mr. Villaba discussed having a timed gate at the rear of the property; noise; valet parking; and entertainment. Mr. Villaba agreed to all the conditions of approval.

Jeff Martin, rear neighbor, Costa Mesa, provided a letter to the Commission and expressed concerns regarding noise and valet parking, and that customers will be parking on his street.

Mark Korando, Costa Mesa, commented on noise concerns and how that will affect the enjoyment of living there. He stated that he did not receive a public notice. He suggested a six-month review of this establishment.

Jaime Korando, Costa Mesa, also expressed concerns regarding the noise, valet parking, and keeping the neighborhood quiet.

Mark Allen Korando, Costa Mesa, commented on noise and parking issues and how this will affect him at night.

Jack Martinez, owner of the neighboring hardware store, gave his support for the project.

Devon Yornea, mentioned that there will be disturbance calls because of the noise and the live entertainment.

Harley Hall, managing member for the property owner, said this establishment will improve the neighborhood, and commented that there will be noise if you are 500 feet from Newport Boulevard.

Mr. Mark Korando returned and noted the open bar area.

Mr. Villaba replied to the Chair, the Vice Chair, and Commissioner Egan that if live entertainment is used, all doors will be closed, and the hours of operation would be from 10:00 a.m. to 1:00 a.m., with closing at 11:00 p.m. on week nights.

Mr. Mark Allen Korando returned and expressed concern regarding the open bar area.

The Chair closed the public hearing.

MOTION: Approve Planning Application PA-07-54, as revised, by adoption of Planning Commission Resolution PC-08-15, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", with modifications to the conditions, a follows:

Conditions of Approval

8. ~~Hours of operation shall be limited to 9:00 a.m. to 2:00 a.m. 12:00 midnight Fridays and Saturdays, and 9:00 a.m. to 11:00 p.m. 12:00 midnight Sunday through Thursday.~~
9. ~~Live entertainment shall only be permitted subject to City issuance of a "public entertainment permit." Contact Code Enforcement at (754-5623) for application information.~~
10. ~~Live entertainment shall be limited to within the restaurant only; no live entertainment shall be provided in the outdoor patio area.~~
11. ~~There shall be no live entertainment after 12:00 midnight any day of the week.~~
12. ~~The Rear door shall remain closed at all times during any live entertainment. business hours except for entry and exit only.~~
13. ~~Music or other entertainment shall not be audible beyond the area under the control of the licensee.~~
25. ~~If parking shortages or other parking-related problems arise, the business operator shall institute whatever operational measures necessary to minimize or eliminate the problem, including, but not limited to, applying for a separate conditional use permit to provide on-site valet parking.~~
26. ~~The applicant shall apply for a separate conditional use permit to provide on-site valet parking no later than 30 days from the date of approval.~~

Moved by Commissioner James Righeimer, seconded by Commissioner Eleanor Egan.

During discussion on the motion, Commissioner Egan asked that public parking be allowed in the rear parking area and Commissioner Righeimer agreed to delete the condition.

Commissioner Clark expressed concern regarding live entertainment and Mr. Villaba agreed to remove same.

The Commission discussed the conditions of approval and deleting Condition Nos. 9 and 10 and moving 12 and 13. The maker and the seconder of the motion agreed to remove the live entertainment all together.

Commissioner Clark suggested that the rear door of the restaurant be remained closed during business hours.

The Chair and Commissioner Righeimer discussed that this establishment must comply with the conditional use permit. Commissioner Righeimer complimented the owner on their establishment in Huntington Beach.

Mr. Korando returned and expressed his opposition to the project.

The Chair asked Mr. Villaba to make every effort to get along with the neighbors. Mr. Villaba agreed and also agreed to all the revised conditions of approval.

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.

- 4. Planning Application PA-07-38, for George Forbes, authorized agent for Boris Pirah and Jacob Logar, for a conditional use permit to expand a bar/lounge (The Huddle) with alcohol sales past 11:00 p.m., within 200 feet of a residential zone, into an adjacent 774 sq. ft. space, and to deviate from shared parking requirements, located at 741 Baker 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.

George Forbes, authorized agent for the property owners, agreed to all the conditions of approval and said he has been a part of this community for 40 years.

Commissioner Clark and Mr. Lee discussed the distance from the site to the nearest residence and noted there have been just a handful of incidents in the past seven years due to this establishment.

Tim Callaway, President of Pentridge Cove Homeowners Association, Costa Mesa, mentioned his concerns about the parking and inquired as to the number of parking spaces.

Mr. Lee noted that there are 76 on-site parking spaces and the Chair stated there should be no conflict since the other businesses are day-time businesses.

Mr. Callaway added his concerns regarding overflow parking from Shark Club patrons. The Chair pointed out that the Shark Club is not part of this public hearing item.

Katherine McKalip, Costa Mesa, expressed concerns about people parking off Paularino Avenue and jumping the fence to access Baker Street. The Chair, Mr. Lee, and Ms. McKalip discussed the parking spaces, the parking situation, and the vacant tenant space.

Commissioner Clark, Commissioner Egan, and Mr. Forbes discussed parking enforcement, the square footage of the site, and the number of parking spaces. Mr. Forbes mentioned that he thought the Shark Club patrons were causing the parking problem.

Ms. McKalip added that when she comes home in the evenings, the strip malls are completely filled.

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

MOTION: Approve Planning Application PA-07-38, by adoption of Planning Commission Resolution PC-08-16, 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.

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.

Commissioner Clark directed staff to look into the situation with the neighbors and their parking concerns, and Commissioner Righeimer suggested looking at the conditional use permit.

Planning Commission Secretary Kimberly Brandt pointed out that staff would review the conditions of approval and notify the business owner to remind them of the conditions and Planning's remedies.

The Chair requested that Planning staff bring back this item of parking concerns to the Commission for their review and to notice Mr. Callaway and Ms. McKalip.

5. **Planning Application PA-07-43, for Linda Kenski, Inc., for a conditional use permit to expand a liquor store (Party Time Liquor) into an adjacent space, with an existing off-sale general alcoholic beverage control license operating from 8:00 a.m. to midnight, 7 days a week, located at 1548 Adams Avenue, #A through #C, 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.

Linda Kenski, authorized agent for the property owner, agreed to all the conditions of approval.

Commissioner Righeimer and Ms. Kenski discussed the vacant lot next door to the site and that the owner plans to develop it in the future. Ms. Kenski noted the additional parking gained due to the neighboring dry cleaning business.

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

MOTION: Approve Planning Application PA-07-43, by adoption of Planning Commission Resolution PC-08-17, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

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 Fidler, Commissioner Sam Clark, Commissioner Eleanor Egan, and Commissioner James Righeimer

Noes: None.

Absent: None.

6. **Planning Application PA-07-48, for Richard and Wendy Schones, authorized agents for Gary F. Schones, for variances from rear setback requirements (10 ft. required; 3 ft. existing) and rear yard coverage requirements (25% maximum permitted; 76% existing), and an administrative adjustment for reduced side setbacks (5 ft. required; 3 ft. proposed) to legalize a garage and granny unit at the rear of the property in conjunction with a minor design review for a second story addition to an existing single-family residence which exceeds the recommended 80% second-to-first floor ratio (90% proposed) and a minor modification to allow first and second-story encroachments into the front setback (20 ft. required;**

16 ft. setback proposed), located at 378 Costa Mesa Street, in an R1 zone. Environmental determination: exempt.

The Chair stated that this item was being continued to the meeting of February 25, 2008.

MOTION: Continue to the Planning Commission meeting of February 25, 2008.

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, Commissioner Eleanor Egan, and Commissioner James Righeimer

Noes: None.

Absent: None.

- 7. Planning Application PA-07-49, for Jonathan Zane, authorized agent for Parkway Ventures LTD, for a conditional use permit to allow a specialty retail store and a dance studio with one-on-one dance coaching, located at 2777 Bristol Street, in a CL zone. Environmental determination: exempt.**

Senior Planner Mel Lee reviewed the information in the staff report and responded to a question regarding the number of parking spaces on site.

Jonathan Zane, authorized agent for the property owner, agreed to all the conditions of approval. He replied to Commissioner Clark that they are sensitive to the neighboring businesses and their instructors and students total 9 people. Mr. Zane mentioned if they have a "showcase" event, it would be limited to 40 people, maximum.

Anne Ewen, who works in the neighboring suite, expressed concerns regarding parking and noise.

Aaron Thomas, who is the CEO of the neighboring suite, spoke about noise concerns, especially at night.

Hanh Nguyen, a dance teacher at the site, noted that music is used very little during the instruction time, which is from 6:00 p.m. to 9:30 p.m.

Edward Thomas, who works in the neighboring suite, mentioned that the building insulation needs to be improved.

Mr. Zane stated that they make gowns and accessories, and the landlord said they are a perfect fit for this area. He said he would sound-proof the walls, if necessary. He also noted their business hours, which are normally 12:00 p.m. to 9:00 p.m., Monday through Friday, open a few hours on Saturday, and closed on Sundays, and their busiest time is from 6:00 p.m. to 9:00 p.m.

Mr. Zane replied to Commissioner Righeimer that the only construction work to be done was painting and making the dance floor.

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

MOTION: Approve Planning Application PA-07-49, by adoption of Planning Commission Resolution PC-08-18, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B", as modified in supplemental memorandum dated February 11, 2008.

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

During discussion on the motion, Commissioner Righeimer said he wanted to add a condition of approval for another layer of drywall all the way up the wall.

Mr. Zane replied to the Chair that it would be expensive to build this, but he would comply.

Commissioner Egan said she wanted to add a condition of approval that the applicant shall take whatever steps are necessary to avoid sound from escaping. The Chair noted that it would be difficult to meet that condition.

Mr. Zane replied to the Chair that he would take steps to accommodate the neighbors relating to the sound. Commissioner Egan and Commissioner Righeimer agreed to this condition.

Commissioner Clark mentioned that he needs real guidelines to support such a condition.

The Chair, Commissioner Egan, Commissioner Clark, and Commissioner Righeimer discussed the need for a condition relating to noise.

The Chair reopened the public hearing to allow Mr. Aaron Thomas to discuss the noise situation and how it affects him followed by Mr. Zane stating that he does not blast the music at his site.

The Chair pointed out that this is a landlord/tenant issue and not under the purview of the Planning Commission.

The Chair began to make a substitute motion and Commissioner Clark noted that there was already a motion with conditions on the floor.

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.

8. **Planning Application PA-07-50, for Jack and Cindy Douglas, for a variance for a second driveway in the required front setback; minor conditional use permits for a 1,060 sq. ft. garage addition with a bathroom; and a minor design review for a second-story addition exceeding the 80% second-to-first floor ratio recommended by the Residential Design Guidelines (88% proposed), located at 2605 Westminster Place, 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 roll-up garage doors and a paved driveway.

The Chair, Commissioner Egan, Commissioner Clark, Planning Secretary Kimberly Brandt, and Mr. Lee discussed conditions relating to roll-up doors, side elevations, windows, and grasscrete driveways.

Jack Douglas, applicant, introduced himself.

The Chair, Commissioner Egan, and Mr. Lee discussed the decorative paving and the grasscrete, the proposed wall, and parking high profile vehicles.

Mr. Douglas said he has cruising motorcycles and a classic car.

Mr. Lee noted that per the conditions of approval, no recreational vehicles can be visible. He also confirmed that the door on the opposite side (pool side) is no problem.

Mr. Douglas explained that he wants to build a Jacuzzi, a pool, and a pool table. He said he would like the classic car and two motorcycles in the garage, for display. He replied to the Vice Chair that he also wants a steam bath and a toilet room and noted his preference of an asphalt driveway over a grasscrete driveway.

The Chair closed the public hearing and proceeded to review with Mr. Lee staff's recommendations. The Chair agreed with the first recommendation and suggested a modification of the second recommendation for the 10' rear setback windows to be non-operable. He also suggested eliminating the first sentence of Condition of Approval No. 5; changing the grasscrete to a paved driveway; eliminating the 5' setback; and stated that no vehicles are to be parked in the curved area of the driveway.

MOTION: Deny the variance and the minor conditional use permits for Planning Application PA-07-50, by adoption of Planning Commission Resolution PC-08-19, based on the evidence in the record and the findings contained in Exhibit "A", with the following modifications:

Findings

- A. The information presented does not substantially comply with Section 13-29(g)(1) of the Costa Mesa Municipal Code in that special circumstances applicable to the property do not exist to justify granting of the variance to allow a second driveway within the required 20-foot deep front setback. Specifically, the proposed driveway could encourage parking/storage of vehicles within the required front setback. ~~Access to the second garage will be necessary but can be provided without a fully paved driveway.~~ Strict application of the zoning ordinance will not deprive the property owner of privileges enjoyed by owners of other property in the vicinity under identical zoning classification, since the proposed garage area and driveway are in excess of Code ~~minimums~~ maximums.
- B. The information presented substantially does not comply with Costa Mesa Municipal Code Section 13-29(g)(2) in that the proposed minor conditional use permit for excess garage area with a $\frac{3}{4}$ bath not contained within the residence, ~~as modified by Planning staff, is substantially not compatible with developments in the same general area. Specifically, excess garage area will not cause the site to fall below required open space standards and will be placed at the rear of the property and, therefore, not readily visible from the street. Removal of the two overhead doors should minimize impacts on adjoining neighbors. Access to the existing first floor bathroom from the back yard is difficult and the new bath will serve the pool proposed to be constructed in the back yard in the future. the~~

addition does not comply with the intent of the City Zoning Code because the proposed garage is a large, barn-like structure with no articulation, and roll-up doors on the side and rear elevations that are not in keeping with other single-family residential garages in the neighborhood. Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity.

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

During discussion on the motion, Commissioner Clark confirmed with Commissioner Righeimer that everything was being denied.

Commissioner Righeimer explained that this project had no articulation, it was basically a barn attached to a house, and it did not fit in a R-1 neighborhood zone.

The motion carried by the following roll call vote:

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

Noes: Chair Donn Hall

Absent: None.

The Chair explained the appeal process.

Mr. Douglas asked for more information about the appeal process.

Ms. Brandt said she would call Mr. Douglas and give him the appeal form and explain the process in detail.

- 9. Planning Application PA-07-56, for 126 Properties LLC, for a conversion of a duplex to condominiums, previously approved under PA-06-45, located at 550 Bernard Street, #A and #B, in an R2-HD zone. Environmental determination: exempt.**

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

John Moreheart, applicant, stated that he could not use his parcel map and was being charged a water run-off fee of \$6,000.

Planning Commission Secretary Kimberly Brandt explained that this was a drainage impact fee adopted by the City Council.

Mr. Moreheart proceeded with his presentation and asked if the fee could be rescinded.

Ms. Brandt pointed out that the parcel map was for the original subdivision of this property into three individual lots. A subsequent map was needed to create the third parcel into a common interest development to convert a duplex into two individual units. She explained that the Master Plan of Drainage is for the City to improve drainage Citywide. She added that this is pursuant to Code, and any fee waiver would need approval by the City Council.

There were no final comments, and the Chair closed the public hearing.

MOTION: Approve Planning Application PA-07-56, by adoption of Planning Commission Resolution PC-08-20, based on the evidence in the record and findings contained in Exhibit "A", subject to conditions in Exhibit "B".

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

During discussion on the motion, Mr. Moreheart responded to the Chair that he agreed to all the conditions of approval.

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.

None.

IX. ADJOURNMENT TO THE MEETING OF MONDAY, FEBRUARY 25, 2008.

There being no further business, Chairman Hall adjourned the meeting at 10:35 p.m. to the Joint Study Session of Tuesday, February 12, at 6:00 p.m., and then to the regular meeting of Monday, February 25, 2008.

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