

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION  
May 29, 2007**

The Planning Commission of the City of Costa Mesa, California, met in regular session at 6:30 p.m., May 29, 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 Clark 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: Planning Commission Secy. R. Michael  
Robinson

Deputy City Attorney Tom Duarte  
Acting City Engineer Bart Mejia  
Senior Planner Claire Flynn  
Assistant Planner Rebecca Robbins

III. **MINUTES: Minutes for the meeting of May 14, 2007**

The Chair approved the minutes as distributed.

The Chair acknowledged Peter Buffa, former Mayor of Costa Mesa, in the audience.

IV. **PUBLIC COMMENTS:**

There were no public comments.

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

There were no Planning Commissioner comments.

VI. **CONSENT CALENDAR:**

1. **From the meeting of May 14, 2007, General Plan Conformity Finding for the proposed vacation of Paularino Avenue between Airway Avenue and John Wayne Airport.**

The Chair asked if anyone wished to remove this item from the Consent Calendar for separate discussion, and no one wished to do so.

**MOTION: Adopt Planning Commission Resolution PC-07-42 finding that the City of Costa Mesa's proposed vacation of excess public right-of-way of Paularino Avenue between Airway Avenue and property owned by John Wayne Airport (JWA) is in conformity with the City of Costa Mesa's 2000 General Plan. 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

## VII. PUBLIC HEARINGS:

1. Rezone R-07-02, Planning Application PA-07-02, and Tentative Tract Map T-16990, for Bryan Coggins, agent for 372 Victoria Street, LLC, for: (1) Rezone from R2-HD/R3 (Multiple-Family Residential) to PDR-HD (Planned Development Residential - High Density); (2) Master Plan for a 30-unit single-family, detached common-interest development; and (3) Tract Map to facilitate the project located at 372, 378, and 382 Victoria Street. Environmental Determination: exempt.

Senior Planner Claire Flynn gave a presentation highlighting that the project was within the General Plan density and did not include any variances. Ms. Flynn noted that the Planning Commission was provided correspondence from the project architect containing the shade/shadow exhibits. Since the proposed structures were seven feet taller than a two-story structure and were also located at a 10-foot side setback, the architect's conclusion was that the shadow effects from the proposed three-story structures were comparable to that of a two-story structure.

Bryan Coggins of The Preface Group, agent for the property owners, indicated that he agreed to the conditions of approval. He gave a presentation emphasizing the difficulty of consolidating the three properties into a single development. Mr. Coggins' presentation included photographs of a townhouse project by Laing Homes in Newport Beach, and he expressed that these types of three-story developments are becoming more common.

Mr. Coggins responded to questions from Commissioner Righeimer relating to the site plan

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

Vice Chair Fisler commended Mr. Coggins on the project and made a motion.

**MOTION: Recommend that City Council, by adoption of Planning Commission Resolution PC-07-43, give first reading to the ordinance for Rezone R-07-02 to change the zoning classification from R2-HD/R3 to PDR-HD as shown in Exhibit "A", and based on the evidence in the record and findings contained in Exhibit "B", subject to conditions in Exhibit "C", approve Planning Application PA-07-02 and Tentative Tract Map T-16990.**

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

During discussion on the motion, the Chair, Commissioner Clark, and Commissioner Righeimer expressed their support for the project.

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

2. [Tentative Tract Map T-17161, for Morse-Boudreaux Architects, authorized agent for Craig and Jeff Hermann, to facilitate a 5-unit, three-story, attached multi-family residential condominium, approved under PA-06-67, located at 1974 Meyer Place, in the Mesa West Residential Ownership Urban Plan, Mixed-Use Development overlay zone, and R2-HD zone. Environmental determination: exempt.](#)

Assistant Planner Rebecca Robbins reviewed the information in the staff report and gave a presentation. Ms. Robbins indicated that the 5-unit residential development located in the Mesa West

Residential Ownership Urban Plan area was previously approved by the Planning Commission. There were no questions of staff.

Craig Hermann, applicant, Lake Forest, agreed to the conditions of approval and gave a presentation. No one else wished to speak and the Chair closed the public hearing.

MOTION: Approve by adoption of Planning Commission resolution under Planning Application PA-06-67, based on the findings contained in Exhibit "A" and subject to the conditions in Exhibit "B". Moved by Commissioner James Righeimer, seconded by Commissioner Sam Clark.

During discussion on the motion, Vice Chair Fisler asked if approval of the tentative tract map was included in the motion. The Chair noted that the motion needed to be modified to include approval of the tentative tract map and both the maker of the motion and the second agreed to the modification.

**MOTION: Approve Tentative Tract Map T-17161 under Planning Application PA-06-67, by adoption of Planning Commission Resolution PC-07-44, based on the findings contained in Exhibit "A" and subject to the 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 Fisler, Commissioner Sam Clark and Commissioner James Righeimer

Noes: None.

Absent: Commissioner Eleanor Egan

Commissioner Righeimer thanked Mr. Hermann for this project.

Just prior to the report of the Development Services Department, the Chair acknowledged and welcomed

the students from UCI that were in the audience for a class project.

**VIII. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.**

Planning Commission Secretary Mike Robinson recognized staff for the awards the City of Costa Mesa received at the annual awards program of the Orange County Section of the American Planning Association held on May 17. An Outstanding Planning Implementation Award was given to the North Costa Mesa High-Rise Residential Projects; Awards of Merit were received for Comprehensive Planning for the Westside Urban Plans and for Focused Issue Planning for the SoBECA Urban Plan; and a Distinguished Leadership Award for Citizen Planner was given to Bruce Garlich, who served as a Costa Mesa Planning Commissioner for seven years. The City of Costa Mesa received four out of the ten Planning awards given in Orange County. Mr. Robinson congratulated Senior Planner Claire Flynn and Assistant Planner Rebecca Robbins for their contribution. The Chair also congratulated Planning staff and stated that Costa Mesa has the best Planning Department around.

**IX. REPORT OF THE CITY ATTORNEY'S OFFICE.**

None.

**X. ADJOURNMENT TO THE MEETING OF MONDAY, JUNE 11, 2007.**

There being no further business, Chairman Hall adjourned the meeting at 7:02 p.m. to the Planning Commission meeting of Monday, June 11, 2007.

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

