

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
June 24, 2013**

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

Commissioner Sesler led in the Pledge of Allegiance.

ROLL CALL:

Present: Chair Jim Fitzpatrick
Vice Chair Robert Dickson
Commissioner Colin McCarthy
Commissioner Tim Sesler

Absent: Commissioner Jeff Mathews

PUBLIC COMMENTS:

Beth Refakes invited the public to attend the City's 60th Anniversary festivities. She also inquired about an update regarding the relocation of a tattoo parlor on Newport Blvd. and the revocation of its condition use permit for the old location.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Sesler spoke about City-311 (Costa Mesa 311), a new application available on all Apple and Apple-related products that allowed residents the opportunity to report a number of situations. He reminded the public that 1-800-numbers were also posted on the City's website if situations needed to be reported.

Commissioner Dickson echoed Commissioner Sesler's comments regarding the City-311 application and spoke on the City's upcoming 60th Anniversary.

Commissioner McCarthy encouraged the public to read Costa Mesa's 60th Anniversary Guide as it had interesting ads from local businesses. He commented that he would be working the Costa Mesa United fireworks stand and added that fireworks stands were a critical component to funding City youth programs.

Chair Fitzpatrick requested an update regarding tattoo parlors and a monthly update regarding the City-311 application to monitor how the community was using the important tool. Ms. Flynn reported the revocation of the conditional use permit was tentatively scheduled for the July 2013 Planning Commission meeting.

CONSENT CALENDAR:

1. Minutes for the meeting of June 10, 2013
2. General Plan Conformity Resolution for vacation of excess public right-of-way along Fullerton Avenue adjacent to 1826 Fullerton Avenue.

MOTION: Approve Consent Calendar Items 1 and 2. Moved by Commissioner McCarthy, seconded by Chair Fitzpatrick.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler
Noes: None
Absent: Mathews
Abstained: None

PUBLIC HEARINGS

1. **Application No.:** PA-12-25 & TT-17509
Applicant: Peter Zehnder
Site Address: 2519 ½ and 2525 Santa Ana Avenue
Zone: R2-MD
Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description:

The proposed project involves an 8-unit two-story detached, residential development on a 0.708-acre site at 2519½ and 2525 Santa Ana Avenue (APNs: 43919242 and 43919241) north of Monte Vista Avenue. The project includes the following:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
 - a. Variance from open space requirement (40% required, 38% proposed);
 - b. Variance from common lot requirement and establishment of a homeowners association;
 - c. Variance from minimum driveway length (19 feet required, 16 feet proposed for two front units);
 - d. Variance from parkway landscaping (3 feet required on one side, 2 feet proposed)
 - e. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
 - f. Administrative Adjustment to reduce the rear second floor setback (20 feet required, 15 feet proposed);
 - g. Administrative Adjustment to reduce the distance between buildings (10 feet required, 8 feet proposed);
 - h. Minor Modification to reduce the side yard setback requirement for main buildings (5 feet required, 4 feet proposed);
 - i. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,
 - j. Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 4 feet proposed).
- 2) **Tentative Parcel Map No. 17509** to subdivide a 0.708-acre parcel for an 8- unit fee simple residential development.

PUBLIC COMMENTS:

Chair Fitzpatrick opened the session for public comments. There were no public comments.

MOTION: Continue item to July 8, 2013 Planning Commission meeting. Moved by Commissioner McCarthy, seconded by Commissioner Dickson.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler

Noes: None

Absent: Mathews

Abstained: None

2. **Application No.:** GPA-13-01, R-13-01, & CO-13-01, PA-13-14
- Applicant:** Rod McDonald of KCF Communities, LLC
- Site Address:** Approximately 11.68-acre development site area at 2501 Harbor Boulevard (Fairview Developmental Center property)
- Zone:** I&R (Institutional and Recreational)
- Project Planner:** Antonio Gardea
- Environmental Determination:** Initial Study/Mitigated Negative Declaration

Description:

- **Initial Study/Mitigated Negative Declaration (IS/MND).** This report is being prepared and will be circulated for a 30-day review period prior to the Planning Commission hearing.
- **General Plan Amendment GP-13-01:** Change the land use designation of the 11.68-acre development site area from Public/Institutional to High Density Residential. In addition to the Land Use Map amendment, a text amendment to the City's General Plan Land Use Element would also be necessary to reflect a site-specific density of 21 dwelling units per acre.
- **Rezone R-13-01:** Rezone the zoning classification of the 11.68-acre development site area from Institutional & Recreational (I&R) to Planned Development Residential – High Density (PDR-HD).
- **Zoning Code Amendment CO-13-01:** Amendment to Title 13 (Zoning Code) for a site-specific density of 21 dwelling units per acre.
- **Master Plan PA-13-14:** Master Plan application for a 242-unit residential development project. The Master Plan review includes site coverage, parking and architectural/landscape design of the new two and three-story, multiple-family residential buildings.

Ms. Flynn provided opening statements regarding the project.

Mr. Gardea presented the staff report.

Mr. Rod McDonald, KDF partner in charge of Design and Construction provided a response to the questions from the Commissioners regarding 100 affordable units for clients of the Developmental Center and 142 affordable units (extension of Harbor Village) at 2501 Harbor.

PUBLIC COMMENTS:

Trevor Martin, Orange Coast College architect student, gave a Power Point presentation and advocated the project.

Jean Tietgen, Costa Mesa resident, asked what other sites for affordable housing were being considered, if there were plans to convert old motels into affordable housing and if there was a magic number for the affordable housing units or was the City just building units without a concrete goal?

Dee Storme, Eastside resident, asked if affordable housing was based on income how will it be regulated if the person's income changed.

George Yagham, submitted for the record a letter containing questions and issues regarding the project. He stated the traffic impact mitigation measures from the proposed development would make the project too expensive and the left turn at Cornerstone Lane and Fair Drive was not feasible.

Danny Lane, representing Mesa Verde Partners Golf Course, said there had not been a lot of talk about the impact of the project on the golf course. He asked who would be liable if someone was hit on the head due to the proximity of the project to the golf course. The partners at the golf course needed to be part of the affordable housing project process

Mark Les, owner of Mesa Verde Plaza, was concerned that the housing project would bring more problems-like vandalism and graffiti to the area.

Linda Tang, representing the Kennedy Commission, stated rents were increasing and would continue to rise; this development would address the housing needs of the city.

Len Nevares, said the traffic pattern on Harbor (left hand turn signal) was a problem and not enough cars were able to make the turns in time. Mr. Nevares added there were not enough access points into the housing project and this could cause a fire hazard if more pathways were not built.

Mark Birza, Cornerstone resident, stated there were more people in cars than the capacity on the pavement. More road space and parking needed to be incorporated.

Bob Parker, resident, said there were no cost estimates associated with the project and no visions for how the project should be built.

Ms. Flynn reported for the record, that last-minute communications had been received from Bryan Burnett who opposed the project and preferred it be used for playing fields.

Chair Fitzpatrick asked staff that all comments made by the public be considered.

The Commission had questions regarding review of the public comments on the draft initial study and the proposed density of the project site as it relates to compliance with the Regional Housing Needs Assessment for the City. Commissioners asked if there is a precedent for rezones from institutional to residential and what uses would no longer be viable for the site if it was changed. The Commission asked about the State process for designating surplus land and if there was an overall vision for the Fairview Developmental Center. The Commission raised concerns about concentrating affordable housing at this site.

The Commission had questions about property management, income qualification for affordable units, rental rates, occupancy restrictions, including age restricted units, site

planning regarding proximity to the golf course, emergency vehicle access, trip generation, and provisions for alternate transportation modes.

MOTION: Continue Application No. GPA-13-02, R-13-02 & CO-13-01, PA-13-14 to a Planning Commission meeting date to be determined and properly noticed by Staff. Moved by Commissioner McCarthy, seconded for discussion by Chair Fitzpatrick. Chair Fitzpatrick asked Staff when they would be returning to the Commissioners with the project. Ms. Flynn advised in August or September.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler
Noes: None
Absent: Mathews
Abstained: None

3. **Application No.:** GP-13-02
Applicant: City of Costa Mesa
Site Address: Citywide
Zone: Citywide
Project Planner: Hilda Veturis / Minoo Ashabi
Environmental Determination: Exempt

Description:

PROPOSED 2013-2021 DRAFT HOUSING ELEMENT UPDATE GP-13-03.

The City of Costa Mesa has prepared a technical update to the Housing Element of the Costa Mesa General Plan as required by California Law Government Code Section 65588 (e). In the previous Housing Element cycle 2008-2014, the City of Costa Mesa had a RHNA obligation of 1,682 units. The City of Costa Mesa's RHNA obligation for Housing Element cycle 2013-2021 is **2 units**.

ADDENDUM TO PROGRAM EIR. The Addendum to the General Plan Program EIR, as it relates to the 2013-2021 Housing Element update, will be circulated in conjunction with the Draft Housing Element for a 60-day Review. The Housing Element Update does not change the environmental conclusions of the original Program EIR (SCH#200031120) certified in January, 2002, nor does the Housing Element update result in new impacts/mitigation measures

Ms. Veturis presented the staff report and Ms. Lisa Brownfield responded to questions.

PUBLIC COMMENTS:

Kathy Esfahani, Costa Mesa Affordable Housing Coalition, summarized a letter dated 6/21/13 that was sent to the Planning and highlighted a couple of the suggestions that were made. She stated she was impressed with Chair Fitzpatrick's response to her letter and finding solutions for affordable housing.

Linda Tan, Costa Mesa Affordable Housing Coalition and Kennedy Commission, echoed Ms. Esfahani's comments and thanked City staff for meeting with the Kennedy Commission. She thanked Chair Fitzpatrick for reaching out to the Kennedy Commission and looked forward to more dialogue and a partnership with City staff.

MOTION: Recommend that City Council authorize City Staff to submit the draft Housing Element to the State of California Housing & Community Development Department for a 60-day review and staff consider the public's comments in the subsequent revision process. Moved by Commissioner Dickson, seconded Chair Fitzpatrick.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler

Noes: None

Absent: Mathews

Abstained: None

Chair Fitzpatrick asked Ms. Fazeli to express thanks and gratitude to those on the Eastside for street improvements.

**VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M.
ON JULY 8, 2013.**

Submitted by: 
CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING
COMMISSION