

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

August 26 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 Mathews led in the Pledge of Allegiance.

ROLL CALL:

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

PUBLIC COMMENTS:

None.

CONSENT CALENDAR:

1. Minutes for the meeting of July 8, 2013

MOTION: Approve Consent Calendar Item 1. Moved by Chair Fitzpatrick, seconded by Commissioner McCarthy.

The motion carried by the following roll call vote:

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

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Mathews, liaison to the Neighborhood Improvement Task Force (NITF), provided a brief update regarding motel inspections and the status of pending ordinances.

Commissioner McCarthy reported on the OC Fair, Pop Warner 50th Anniversary and Costa Mesa Restaurant Week. He referred the public to the Fairview Park Friends facebook page for information regarding what is happening with Fairview Park.

Vice-Chair Dickson referred the public to the City's website for information regarding the 60th Anniversary and upcoming events.

Chair Fitzpatrick gave an update on motel enforcement and provided a Power Point presentation. He also reported on a new 311 application that is being reviewed by staff.

PUBLIC HEARINGS

1. **Application No.:** PA-07-15, TTM 17198
Applicant: Al Mozayeni
Site Address: 2013-2029 Anaheim Ave.

Zone: R3
Project Planner: Mel Lee
Environmental Determination: Exempt
Description:

Request for a fourth time extension (one-year) for a master plan (PA-07-15) located in the Mesa West Residential Ownership Urban Plan and tentative tract map (TTM-17198) for development of 26 attached three-story units with the following deviations from the residential development standards:

- Tandem parking (required to be provided in an open carport, proposed in an enclosed garage);
- Minimum open space (40% required; 37% proposed);
- Lot coverage (60% maximum; 63% proposed);
- Rear lot coverage (25% maximum allowed; 40% proposed);
- Driveway parkway landscaping (10 feet required; less than 6 inches proposed);
- Front setback (20 feet required; 8 feet 4 inches proposed to front of entry trellis);
- Rear setback (20 feet required; 15 feet proposed)

Mr. Lee presented the staff report.

Commissioner McCarthy spoke in opposition of the project. He said granting time extensions took time away from staff.

Commissioner Fitzpatrick inquired about the State's ruling on tract maps and asked if grading and building permits had been pulled.

PUBLIC COMMENTS:

Mr. Al Mozayeni had seen the conditions of approval and was in agreement with them. He updated the Commission on the status of the project and clarified that he did not need an entire year but was requesting a 1-year extension to complete the plan check process, vacate the property and move forward in an immediate timeline.

Shirlee McDaniels stated the project was going to present a big parking problem if each unit did not have 2 parking spaces.

Mary Caldwell expressed concern with 3-story structures on Anaheim and the parking problem. She would like to see speed bumps to slow down traffic.

Mr. Mozayeni reported each unit had 2-car garages and there were an additional 26 open spots.

Commissioner Mathews asked if the Commission could build-in milestones when granting time-extensions whereby conditions not met by a specific time, would be grounds for terminating the extension.

MOTION: Based on the evidence of the record, approve a 6-month extension of time for PA-07-15 to be valid from the day of approval to February 26, 2014. Moved by Vice-Chair Dickson, seconded by Commissioner Mathews.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

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

Description:

The proposed project involves:

- 1) **Design Review PA-12-25** to construct an 8-unit, two-story detached single-family residential development, including the following:
- a) Variance from common lot requirement and establishment of a homeowners association;
 - b) Variance from parking requirements (41 foot back up area required, 38'6" proposed for two units; and two standard parking stalls required per unit, two compact stalls proposed for two units);
 - c) Variance from minimum driveway length (19 feet required, 18'6" proposed for two front units);
 - d) Variance from parkway landscaping (3 feet required on one side/10 feet total on both sides, 2 feet proposed one side / 7 feet total on both sides);
 - 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 the buildings (10 feet required, 8 feet proposed);
 - h) Minor Modification to reduce front setback requirement for a perimeter wall along Santa Ana Avenue (10 feet required; 8 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, 5 feet proposed).
- 2) **Tentative Parcel Map No. 17509** to subdivide a 0.708-acre parcel for an 8- unit small lot subdivision

Chair Fitzpatrick reported Public Hearing No. 2 was not intended for discussion as the applicant had requested an extension.

PUBLIC COMMENTS:

Chair Fitzpatrick opened the session for public comments. There being no public comments, he closed the public comments session.

MOTION: Continue PA-12-25 and TT-17509 to the Planning Commission meeting of September 9, 2013. Moved by Commissioner McCarthy, seconded by Chair Fitzpatrick.

The motion carried by the following roll call vote:

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

NEW BUSINESS

1. Planning Commission Design Award for Renovation of the Smart & Final Store at 707 W. 19th Street

Mr. Lee provided a brief narrative regarding the Planning Commission Design Award.

MOTION: Nominate Smart & Final for the Design Award to be awarded at a future Planning Commission meeting. Moved by Chair Fitzpatrick, seconded by Commissioner McCarthy.

The motion carried by the following roll call vote:

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

2. Citation Procedures - Report from Code Enforcement Officer Fidel Gamboa

Code Enforcement Officer Gamboa provided an update regarding the current citation process.

PUBLIC COMMENTS

Beth Refakes, East Side resident, felt first-time violators should receive a letter instead of a citation and regulation pamphlets should be available for residents who do not have Internet access. She inquired about time allotted for high priority items.

MOTION: Adopt the Citation policies as written and discussed. Moved by Commissioner Dickson, seconded by Chair Fitzpatrick.

The motion carried by the following roll call vote:

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

Ms. Flynn announced a Joint Council/Planning Commission Study Session on Tuesday, September 10, 2013 at 4:30 p.m. in Conf. Rm. 1A to discuss the small lot ordinance and draft beverage training services ordinance.

Mr. Bart Mejia reported on major capital improvement projects – the Street Rehabilitation & Parkway project in the airport area and the Harbor Blvd. Beautification project.

ADJOURNMENT

NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON SEPTEMBER 9, 2013.

Submitted by: _____


CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION