

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

October 28, 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.

Vice-Chair Dickson led in the Pledge of Allegiance.

ROLL CALL:

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

PUBLIC COMMENTS

Beth Refakes, reminded residents that October 29th was the last day to make donations for the Camp Pendleton "Trunk-or-Treat" event.

Scott Morland, resident, thanked Commissioners Dickson, Mathews and McCarthy for taking a stand by approving the nuisance ordinance and protecting the citizens and neighborhoods of Costa Mesa.

Mary Ayou, resident, inquired about using synthetic grass or placing a sidewalk on her parkway as a result of a violation she received. Chair Fitzpatrick made a request that staff arrange a meeting with Ms. Ayou.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Vice-Chair Dickson invited the public to attend the 19th West Streetscape Master Plan meeting scheduled on Thursday, November 11th at 6 p.m. at the Neighborhood Community Center and provide input on streetscape improvements.

Commissioner McCarthy reminded the public of the October 29th I-405 Freeway Public Forum in Westminster at 6:30 p.m. and reminded everyone to drive carefully on Halloween.

Chair Fitzpatrick announced that beginning November 1st he would again be growing a mustache in support of Men's Health. He invited the public to participate in the kick-off event at Wahoo's in Fashion Island on November 1st to raise awareness and funds for Men's Health.

CONSENT CALENDAR:

Chair Fitzpatrick reported Consent Calendar Item No. 2 (Southern California Gas Company presentation) would not be occurring and Consent Calendar Item No. 3 was being pulled.

1. Minutes for the meeting of October 14, 2013

MOTION: Approve the October 14, 2013 Minutes. Moved by Chair Fitzpatrick, second by Vice-Chair Dickson.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler

Noes: None

Absent: None

Abstained: None

2. Minor Modification MM-13-14 A1, 429 Flower – amendment to a previously approved Minor Modification from the front yard setback requirement for a covered porch extension to an existing single-family residence (20 feet required; 19 feet originally approved, 16 feet existing).

Chair Fitzpatrick recused himself from this item due to his property being within the 500-foot radius. Vice-Chair Dickson chaired the discussion for Consent Calendar Item No. 2.

Senior Planner Mel Lee summarized the staff report regarding the amendment to a previously approved minor modification. Mr. Lee responded to questions regarding setbacks and informed the Commissioners that staff had taken measures to prevent matters of this nature from occurring in the future.

PUBLIC COMMENTS

Libby Doughty, the current property owner of 429 Flower resident, spoke in favor of adopting the resolution approving the amendment to the minor modification and shared a letter of support from her neighbors, Mr. & Mrs. Scott Zachary, who could not be present.

MOTION: Approve resolution for Minor Modification MM-13-14 A1 for a covered porch extension to an existing single-family at 425 Flower Street, based on the findings in Exhibit. Moved by Commissioner McCarthy, second by Commissioner Mathews.

The motion carried by the following roll call vote:

Ayes: Dickson, McCarthy, Mathews, Sesler

Noes: None

Absent: None

Abstained: Fitzpatrick

Vice-Chair Dickson explained the appeal process and Chair Fitzpatrick returned to chair the meeting.

PUBLIC HEARINGS

1. **AN AMENDMENT TO COSTA MESA RESIDENTIAL DESIGN GUIDELINES RELATED TO AVERAGE SECOND FLOOR SIDE SETBACK AND SECOND FLOOR TO FIRST FLOOR RATIO.**

An amendment to the City's Residential Design Guidelines related to the following items:

- Revise Section 3 to increase the second floor to first floor ratio from 80 percent to 100 percent.
- Revise Section 5 to add a new exemption related to 10-foot second floor average side yard setback to be applicable to structures up to 2,500 square feet in area.
- Add Section 11 recommending a consistent architectural style.

The proposed amendment also includes a few editorial revisions and new photo examples. Environmental Determination: Exempt.

Principal Planner Mino Ashabi summarized the staff report and made a Power Point presentation. She provided answers regarding lot coverage and open space requirements and assured the Commissioners that the Zoning Development Standards for residential would remain intact if the amendment to the Design Guidelines was approved.

PUBLIC COMMENTS

Bob Colgan, RSI Development, spoke about finding a solution for replacement housing in Costa Mesa for their typical product. He made a presentation on how they have modified the units to improve articulation and more curb appeal but the changes also increased the square footage from 2500 to slightly over 2600. Mr. Colgan supported approving the amendment to the Design Guidelines and requested that the threshold be modified to address their most popular plans.

The Commission discussed percent lot coverage, raising the square footage threshold, setbacks, hybrid calculations, elevation treatments and the subjectivity of the design guidelines.

MOTION: Approve that City Council approve an amendment to the Residential Design Guidelines related to average second floor side setback and second floor to first floor ratio as follows: revise Section 3 to increase the second floor to first floor ratio from 80% to 100%; revise Section 5 to add a new exemption related to 10-foot second floor average side yard setback to be applicable to structures up to 2,700 square feet in area; add Section 11 recommending a consistent architectural style and adding a caveat that Council consider a hybrid lot coverage calculation for larger homes taking into account the Zoning Code and potential flexibility. Moved by Commissioner McCarthy, second by Vice-Chair Dickson.

The motion carried by the following roll call vote:

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

Chair Fitzpatrick explained the appeal process.

NEW BUSINESS

1. Planning Commission Design Award Nomination for Sea House Residential Development

Chair Fitzpatrick stated it was important to recognize innovative products and nominated the Sea House Residential Development for a Planning Commission Design Award.

MOTION: Nominate the Sea House Residential Development for a Planning Commission Design Award. Moved by Chair Fitzpatrick, second by Commissioner McCarthy.

The motion carried by the following roll call vote:

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

2. Costa Mesa Extended Occupancy Motels

Associate Planner Aaron Hollister presented the staff report and provided a Power Point presentation that included a "Total Calls for Service" chart.

Vice-Chair Dickson said it was important that the 1996 provisions in the Newport Boulevard Specific Plan be implemented.

Commissioner McCarthy expressed concern with the motels not having operative smoke detectors and hoarding conditions. He requested specifics for service calls as well as internal policies and procedures for the motels to follow.

Vice-Chair Dickson requested copies of all past motel materials (2005 memo authored by Building Official Khanh Nguyen) in preparation for the C.U.P. hearings.

Chair Fitzpatrick requested to see any information pertaining to code violations and facts and data from the Illumination Foundation's convalescent medical service in the Costa Mesa Motor Inn. He also requested to know staff's expectations for addressing "bad" motel operators.

PUBLIC COMMENTS:

Richard Russell, East Side resident, thanked the Commission for taking action on this matter. He asked what information was available with regards to motel tenants and if government agencies (correctional facilities) needed to disclose how many people were being referred to these motels.

Beth Refakes, East Side resident, wanted to see an "acceptable level of service calls" and "calls of service relative to the total occupancy of the motel" on the "Total Calls for Service" chart. She asked if any of the motel properties were franchise properties.

Chair Fitzpatrick asked staff to emphasize that the Commission's desire for alternative housing were kind and compassionate efforts and not attempts to displace motel residents.

Vice-Chair Dickson requested statistics from the Police Department (if available) with regards to motel tenants (parolees, sex offenders, etc.).

STAFF COMMENTS

City Engineer Fariba Faseli provided updates on the Harbor Beautification and intersection of Harbor and Adams projects.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON TUESDAY, NOVEMBER 12, 2013.

Submitted by:



CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION