

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

November 25, 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 Mathews

**PLANNING COMMISSION DESIGN AWARD PRESENTATION FOR THE SEA HOUSE
RESIDENTIAL DEVELOPMENT**

Senior Planner Mel Lee gave a brief overview of the Planning Commission Design Award to the Sea House Residential Development as a result of its excellence in community design and environmental planning. Mr. Lee displayed before and after pictures of the development.

Matt Hamilton, MBK Homes representative, thanked the City for the award. He announced that 20 homes had been sold in less than two months.

Chair Fitzpatrick presented Mr. Hamilton with the Planning Commission Design Award.

PUBLIC COMMENTS - None

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy gave an update on the Costa Mesa-Newport Mesa Unified School District Liaison Committee and their continued discussion regarding field usage and space.

Commissioner Sesler reported on a major sweep involving 150 properties in the Victoria/Wilson area and a mini-sweep along Placentia between Victoria/Wilson involving 22 properties. He referred citizens to the City website to report complaints and added that the City website also had an I-405 Toll Lane alert section for persons interested in contacting Directors prior to the December 9th meeting.

Vice-Chair Dickson commended Gaetano Russo and his crew for the article in the Daily Pilot regarding the City's graffiti clean-up program and provided two telephone numbers that citizens could call – 714-754-5607 for anonymous complaints and (714) 327-7491 for graffiti removal. He encouraged the public to volunteer for the annual Snoopy House that would be held December 13th through the 25th.

Chair Fitzpatrick spoke about November being Men's Health month and invited the public to read more about his team (Team Nuclear) on Facebook. He shared dining and entertainment experiences he had with his family in Costa Mesa and said they would be attending the Snoopy House on December 15th. He announced that Tom Banks was retiring and thanked him for his 30 years of service to the City.

CONSENT CALENDAR

1. Minutes for the meeting of November 12, 2013

MOTION: Approve the November 12, 2013 Minutes. Moved by Commissioner McCarthy, second 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-13-24 & PM-13-157
Applicant: Rudy Morales
Site Address: 160 E. 19th Street
Zone: R2-MD
Project Planner: Mel Lee
Environmental Determination: Exempt
Description:

The proposed project involves:

- 1) Design Review to construct two, two-story, attached residential units as a common interest development.
- 2) A tentative parcel map to facilitate the airspace subdivision of the property into a two-unit common interest development. The subdivision will allow the units to be sold independent of one another.

Senior Planner Mel Lee summarized the staff report. He mentioned the project was in compliance with the City's Residential Design Guidelines for two-story construction, featured quality construction and materials and met the R2-MD zoning guidelines. Mr. Lee recommended approval of the project subject to the conditions of approval.

Mr. Lee provided responded to questions pertaining to rear yard lot coverage discrepancies and conditioning storage elements.

PUBLIC COMMENTS

Rudy Morales, applicant, stated he had read all the conditions and was willing to work with staff to ensure they were met. He stated they had no deviations due to their extensive experience with other Costa Mesa projects.

Todd Crump, Director of Operations, added that South Point took pride in their products and strived to exceed expectations. He thanked City staff for the assistance they have provided.

The Commission commended the applicant for bringing forward a project that adhered to the guidelines and was supportive of the project.

MOTION: Based on the evidence of the record and the findings contained in Exhibit A and subject to the conditions of approval contained in Exhibit B, approved PA-13-24 and PM-13-157. Moved by Vice-Chair Dickson, second by Commissioner McCarthy.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler

Noes: None

Absent: Mathews

Abstained: None

The Chair explained the appeal process.

2. **Application No.:** PA-13-26
Applicant: Rosanne Faul
Site Address: 1770 Newport Boulevard
Zone: C2
Project Planner: Mel Lee
Environmental Determination: Exempt
Description:

Conditional use permit to establish a dog day care, boarding, and grooming use including accessory retail. The commercial tenant space is two stories with 9,062 square feet of ground floor area for dog boarding and services and 4,150 square feet of second floor area for accessory offices.

Senior Planner Mel Lee presented the staff report and stated the dog day care facility would include overnight boarding and grooming. A maximum of 60 dogs would be accommodated (use would be allowed subject to the approval of a conditional use permit). Mr. Lee mentioned the applicant would be addressing a request for extended hours based on the projected clientele.

The Commissioners addressed the request for extended hours, rear dog drop off, complaints from past dog day care approvals, accessories and Condition of Approval No. 14 (noise).

PUBLIC COMMENTS

Rosanne Faul, applicant, mentioned she had read the conditions of approval and did not know about Condition of Approval No. 11 (hours of operation). Ms. Faul provided a Power Point presentation to justify her request for extended hours from 5 a.m. to 11 p.m. and asked that Condition of Approval No. 11 be revised. Ms. Faul addressed issues with Conditions of Approval Nos. 15 and 16 – she did not know why these conditions applied to her since she was the tenant. Ms. Faul reported that the landlord would be removing the trash enclosure mentioned in Condition of Approval No. 17.

The topic of benchmarking the number of dogs to allow and the process the applicant would have go through if a number was stipulated was discussed at length.

Economic & Development Services Director Gary Armstrong commented that the mathematical equation would be 166 square feet per dog, allowing each dog 10'x16' kennels - a generous size kennel for a dog.

MOTION: Approve PA-13-26 to operate a dog day care, boarding and grooming facility in an existing commercial building located at 1770 Newport Blvd. based on the evidence of the record and the findings set forth in Exhibit A and subject to the conditions of approval set forth in Exhibit B with the following modifications: Condition of Approval No. 11 to reflect the hours of operation to be 5 a.m. to 11 p.m.; add "as needed" after "shall be repainted" and "City standards" to Condition of Approval No. 16; add "or removed" at the end of Condition of Approval No. 17 (after trash enclosures); add Condition of Approval No. 18 to state: "Set limit of dogs at 60 with up to 80 approved administratively by the Director of Development Services or his designee." Moved by Commissioner McCarthy, second by Vice-Chair Dickson.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler

Noes: None

Absent: Mathews

Abstained: None

The Chair explained the appeal process.

NEW BUSINESS

1. Nomination of the Beach House Imports Project for the Planning Commission Green Design Award

Chair Fitzpatrick summarized the staff report and stated that if the nomination was agreeable, the item would return to the December 9, 2013 Planning Commission meeting.

MOTION: Nominate the Beach House Imports at 1884 Placentia Avenue for a Planning Commission Green Design Award. Moved by Chair Fitzpatrick, second by Vice-Chair Dickson.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Sesler

Noes: None

Absent: Mathews

Abstained: None

STAFF COMMENTS

Economic Development Services Director Gary Armstrong introduced Consultant Jerry Guarracino from Jennifer Lilley Planning who was contracted to help alleviate current workloads in Development Services due to the department being short-staffed.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MONDAY, DECEMBER 9, 2013.

Submitted by:



CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION