

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

December 9, 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.

Hilda Veturis, long time employee who was retiring on December 27, 2013, 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

**PRESENTATION OF PLANNING COMMISSION GREEN DESIGN AWARD FOR
BEACH HOUSE IMPORTS AT 1884 PLACENTIA AVENUE**

Senior Planner Mel Lee and Chair Fitzpatrick gave an overview of the Beach House Imports' nomination for a Green Design Award and summarized the Orange County Register article that spotlighted the business.

Mr. Tim Bunning, owner of Beach House Imports, gave a narrative of the renovations made to his business. He thanked the Commission for recognizing his business through the Green Design Award.

Chair Fitzpatrick presented Mr. Bunning with the Planning Commission Green Design Award.

PUBLIC COMMENTS

Beth Refakes, East Side resident, announced that the OCTA had voted down the toll roads on the I-405 Freeway. She wished everyone a happy holiday and new year.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Sesler invited all residents who rode bikes to complete the bike survey posted on the City's website and gave an update regarding the City's 311 application.

Vice-Chair Dickson spoke about being approached by two members of the public regarding West Side overlay zone compatibility issues. He thanked Weichman Realty for the Polar Express and Hilda Veturis for all her years of service. Chair Fitzpatrick suggested Vice-Chair Dickson agendize discussion of the overlay zone for January 2014.

Commissioner McCarthy wished Hilda Veturis the best in her retirement and congratulated Commissioner Mathews on his recent engagement. He reported on the OCTA Toll Road meeting and said Assemblyman Allan Mansoor would be trying to get something done in Sacramento regarding the issue.

CONSENT CALENDAR

1. Minutes for the meeting of November 25, 2013
2. Code Enforcement Update

MOTION: Approve the November 25, 2013 Minutes and Code Enforcement Update. 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

Chair Fitzpatrick announced that Public Hearings Nos. 6, 7 and 8 would be moved to the beginning of the Agenda as the recommendation was that they be continued.

PUBLIC HEARINGS

6. **Application No.:** PA-99-09 (Review)
Applicant: City of Costa Mesa
Site Address: 1967 & 1977 Newport Boulevard
Zone: C2
Project Planner: Mel Lee
Environmental Determination: Exempt

Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Sandpiper Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Sandpiper Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

PUBLIC COMMENTS

Judy Smith, West Side Costa Mesa resident, presented pictures, addressed concerns and spoke in opposition of the conditional use permit for Sandpiper Motel.

Chair Fitzpatrick asked Commissioner Sesler to follow-up with Ms. Smith's concerns.

MOTION: Continue PA-99-09 (Review) to the January 13, 2014 Planning Commission. 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

7. **Application No.** PA-98-73 (Review)
Applicant: City of Costa Mesa
Site Address: 2277 Harbor Boulevard
Zone: C1
Project Planner: Mel Lee

Description:

Review of previously approved Conditional Use Permit that allowed 40% of the rooms located at the Costa Mesa Motor Inn to be devoted to long-term occupancies.

Specifically, the Planning Commission will consider if the Costa Mesa Motor Inn has historically operated in a fashion that is consistent with the conditions of approval set forth in the approved Conditional Use Permit for the property.

PUBLIC COMMENTS

Judy Smith, West Side Costa Mesa resident, stated she was in opposition of the conditional use permit for the Costa Mesa Motor Inn.

MOTION: Continue PA-98-73 (Review) to the January 13, 2014 Planning Commission meeting. 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

8. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13, ARTICLE 8, SECTION 13-172, ET. AL., OF THE COSTA MESA MUNICIPAL CODE RELATED TO MOTELS**

Code Amendment CO-13-03 related to Motels. The amendments would reduce the total number of rooms that could be utilized as extended occupancy rooms at any motel site from 25% to 10%. Environmental Determination: Exempt.

PUBLIC COMMENTS

Judy Smith, West Side Costa Mesa resident, said she would return on January 13, 2014 to speak on all motel items.

MOTION: Continue the City Council Ordinance amending Title 13, Article 8, Section 13-172, et al, to the January 13, 2014 Planning Commission meeting. 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

Chair Fitzpatrick advised that Public Hearing No. 10 would be taken out of order to give the Consultant the opportunity to make her presentation early in the meeting.

10. GENERAL PLAN AMENDMENT GP-13-03 IS A CITY-INITIATED AMENDMENT TO THE 2000 GENERAL PLAN CONSISTING OF:

- a) Addendum to Final Program Environmental Impact Report (EIR): To satisfy the requirements of the California Environmental Quality Act (CEQA), the City prepared an addendum to the original General Plan Final Program EIR (certified in January 2002).
- b) Proposed 2013-2021 Housing Element: A technical update of the Housing Element of the 2000 General Plan as required by California Law Government Code Section 65588.

Management Analyst Hilda Veturis gave an introductory overview. She reminded the Commission that Costa Mesa's RHNA (Regional Housing Needs Allocation) number was two (2), and they had eight (8) years to meet that RHNA number. Ms. Veturis turned the presentation over to Consultant Veronica Tam.

Consultant Veronica Tam provided a power point presentation that explained the Housing Element, the steps staff had taken and where they currently were at in the process.

PUBLIC COMMENTS

Jay Humphrey, Costa Mesa resident, wished everyone a happy Holiday season and asked if replacing affordable housing units with non-affordable house units would force RHNA's number to increase. He added there were mobile homes in the West Side that if you added an additional floor would suddenly have ocean views and would no longer be affordable housing. What would the City do to maintain affordable housing and keep RHNA's number of two if they removed affordable housing from those confines?

Ms. Tam explained the RHNA process and affordable housing preservation. Chair Fitzpatrick suggested a possible overlay or zoning plan for the Fairview Development facility as part of the Commission's 2014 Goals. Commissioner Dickson thanked the community and staff for their involvement in the ongoing process.

MOTION: That the City Council adopt the addendum to Final Program EIR and adopt the General Plan Amendment GP-13-03 for the proposed 2013-2021 Housing Element. Moved by Vice-Chair Dickson, second by Chair Fitzpatrick.

The motion carried by the following roll call vote:

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

1. **Application No.:** PA-08-12 A1
Applicant: Abid Ali Malik
Site Address: 1512 Bristol Street
Zone: C2
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

1. Amend conditional use permit (PA-08-12) to allow concurrent sales of beer and wine for off-site consumption (Type 20 State Alcoholic Beverage Control license) at an existing gasoline station.
2. A finding of public convenience or necessity in conjunction with the proposed ABC license.

Senior Planner Antonio Gardea summarized the staff report. The item was an alcohol beverage license for sale of beer and wine for off-site consumption. No public comments were received. The gas station was located in an area of overconcentration and the Commission would be making a finding of public convenience or necessity in order to have the license issued to this location.

The Commission discussed the difficulty of obtaining a new license, the business hours and Condition No. 9.

PUBLIC COMMENTS – None

Sherrie Olson, Consultant for Shell Gas Station and Ali Malik, owner of Shell Gas Station presented their request. Mr. Malik stated he owned two gas stations and had been a business owner in the City of Costa Mesa for the past 15 years. Ms. Olson advised they had read the conditions of approval, they were not in agreement with them and requested modifications based on the numerous findings they presented. Given Mr. Malik's good standing with the community and the dollars he had invested, Ms. Olson asked for case-by-case consideration for his request so they could move forward.

At the request of Chair Fitzpatrick, Ms. Olson explained the process for a Type 20 State Alcoholic Beverage Control license.

A lengthy discussion followed regarding oversaturation in the area and allowing new licenses on a case-by-case basis.

MOTION: Approve PA-08-12-A1 at 1512 Bristol Street, make a finding of public convenience or necessity for a Type 20 ABC license and the Conditions of Approval be modified as follows: strike Condition of Approval No. 5 and replace with the required condition for quiet enjoyment of the neighboring community; amend the hours on Condition of Approval No. 7 to state “and shall not occur between 12 midnight and 6 a.m. and, strike Condition of Approval No. 9. **NOTE:** The staff report stated this was a 24-hour business; applicant clarified their business hours were 5 a.m. to 12 midnight.

Commissioner Sesler asked about monitoring the restriction of ABC licenses.

Commissioner Dickson asked staff to provide them with full copies of ABC reports for future beer and wine license applications.

Moved by Vice-Chair Dickson, second by Commissioner Mathews.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

2. **Application No.:** PA-94-14 A1
Applicant: Gary Turner
Site Address: 1562 Newport Boulevard
Zone: C2
Project Planner: Antonio Gardea
Environmental Determination: Exempt

Description:

Amend conditional use permit (PA-94-14) to change an existing State Alcoholic Beverage Control License for an existing bar (Pub 33) located within 200 feet of residentially zoned property from a type 42 (On-Sale Beer and Wine) to a type 48 (On-Sale General) license.

Senior Planner Antonio Gardea summarized the staff report. He reported the application was a request to amend a conditional use permit that allowed the sale of beer and wine. The business had changed ownership and was not located in an over concentrated area. The owner would be cancelling the license rather than surrendering it to another retailer in the city if the upgraded license was obtained.

Commissioner McCarthy asked if the neighbor's concerns dimmed staff's view in anyway. Mr. Gardea stated they were not concerned because the neighbor's concerns were related to the previous owner. Since the change of ownership, the business had not received concerns regarding the operation and the police department supported the new use and change of atmosphere.

The Commission discussed the comments received by a resident who was in opposition of elevating the liquor license and expressed concerns over past Fire complaints and Code Enforcement violations regarding the smoking patio that would remain open until 2 a.m. and residences less than 200 feet away.

Mr. Gardea stated the constituent who called was concerned with the rancorous environment, noise from patrons leaving the bar and sound travel from the juke box.

PUBLIC COMMENTS

Applicants Joann and Gary Turner had reviewed the conditions of approval and were in agreement with them. Their plans were to revamp and beautify the building by investing \$250,000 to renovate the interior and exterior of the Sports Bar which used to be a bikini bar; having a full liquor license would allow them the goal of marketing to a higher demographic. They requested the support from the Commission, said they would be open to community's concerns and added they had received an overwhelming response from local residents who were thrilled with the change.

The Commission discussed the smoking patio, the possibility of a retractable cover over the smoking patio in order to minimize noise, kitchen facilities, serving food and server's attire. Ms. Turner reported there would be a cover over the smoking patio. They hoped to serve food (deli sandwiches, etc.) and change the theme and attire of the bar when they obtained a full liquor license.

There were no comments from the public.

MOTION: Based on the evidence of the record, the findings contained in Exhibit A, modified Conditions of Approval in Exhibit B as follows: Condition of Approval No. 1 to contain "continue improvements and renovations with quality materials as stated in the staff report to the satisfaction of the Development Services Director of designated staff"; add Condition of Approval No. 17 pertaining to quiet enjoyment; add Condition of Approval No. 18 to have some type of food service; add Condition of Approval No. 19 to include patio cover to the satisfaction of the Development Services Director to mitigate noise; approve PA 94-14 A1 for a change of ABC license from Type 42 to Type 48. Moved by Vice-Chair Dickson, second with comment by Commissioner McCarthy.

Commissioner McCarthy requested the condition pertaining to the quiet enjoyment of the neighbors be a standard condition.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

3. **Application No.** PA-89-36 A2/ PA-87-133 A1/ ZA-13-22
Applicant: Barbara Cohen
Site Address: 901 South Coast Drive &
905 South Coast Drive
Zone: PDC
Project Planner: Antonio Gardea
**Environmental
Determination:** Exempt

Description: Amendments to the existing Planned Sign Programs PA-89-36 & PA-87-133 for the Metro Pointe office and retail center.

The amended sign program includes the following signs:

1. Two new 53-foot high pylon signs, which include a 9-foot high by 18-foot wide electronic changeable copy sign;
2. Three freestanding signs to replace existing signs (13 feet, 4 inches wide and approximately 24 feet in height);
3. Fourteen temporary banners mounted on 7 poles (2 feet, 6 inches wide by 10 feet in height each); and
4. Two project identification signs:
 - a. Replacement of the sign at the corner of Bear Street and South Coast Drive with individual letters 18-inches in height and a logo 5-feet, 2-inches in height; and
 - b. A new sign, 44 feet in width, with individual letters, 6-feet in height and a logo 12-feet in height mounted to the parking structure facing the freeway.

The sign program also includes a directional sign at the affiliated office complex across the street from the Metro Pointe retail center. The freestanding, illuminated sign is greater than 7 feet in height (approximately 12 feet in height by 6 feet, 3 inches in width) and is located within 200 feet of residentially -zoned properties.

Senior Planner Antonio Gardea summarized the staff report and provided slides of the proposed pylon signs and flag pole-type banners. Staff's recommendation was to approve the pylon, identification and directional signs and deny the banners and LED reader boards.

The Commission discussed monument signs, square footage of new pylon signs being within the original plan sign program, rational for banning LED readers and banners if they were not visible from residential areas, advertising for City events and CalTrans' limitations on reader boards.

PUBLIC COMMENTS

Milton Solomon, Principal for Architectural Design & Signs (ADS) speaking on behalf of the developer Arnel Property, stated he had read and was in agreement with the conditions of approval. Mr. Solomon spoke on how LED's revolutionized the sign industry and how essential they were to the success of the project. The 8 banners added color and presented opportunities for the seasons but were not critical. Mr. Solomon pointed out the important aspect of adding "Costa Mesa"

underneath the Metro Pointe sign so people could begin relating Metro Pointe with the City of Costa Mesa.

Beth Refakes, Costa Mesa resident, liked adding "Costa Mesa" underneath the Metro Pointe sign but felt the banners would detract and create visual clutter from the Metro Pointe signage. She did not think the LED reader boards would be an asset to Metro Pointe and asked if the existing signage in the parking structure was going to remain or be removed.

LED reader boards and projects with LED reader boards were discussed at length.

MOTION: Strike "and 14 temporary banner signs" from the second whereas paragraph on the resolution approving the application. Based on the evidence of the record, the findings contained in Exhibit A and subject to the Conditions of Approval contained in Exhibit B with the following modifications: paragraphs "m" and "n: be duplicative of "i" and "j" (strike paragraphs "m" and "n"); turn "o" into "m"; include in "n" that the advertising on the LED reader board shall include City and non-profit events (same conditions as SOCO); new condition "o" to be "as presented by the applicant add "Costa Mesa" to the project identification sign along the 405 Freeway frontage." Moved by Vice-Chair Dickson, second by Commissioner Mathews.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

4. **Application No.** PA-13-30, TTM 17649
Applicant: BJ Delzer Melia Homes
Site Address: 687 Victoria Street
Zone: R2-MD
Project Planner: Minoo Ashabi
Environmental
Determination: Exempt

Description:

The proposed project involves:

- 1) Design Review to construct an 11-unit, two-story detached residential development including the following:
 - a) Variance from open space requirement (40 percent required; 34 percent proposed);
 - b) Variance from common lot requirement (no common lot proposed);
 - c) Variance from minimum lot size and average lot size requirements (3,000 SF required; 2,645 SF proposed);
 - d) Administrative Adjustment to reduce the second floor rear yard setback (20 feet required; 12.5 feet proposed);

- e) Administrative Adjustment to reduce distance between buildings (10 feet required; 7 feet proposed);
- f) Deviation from Residential Design Guidelines requested for second floor to first floor ratio (80 percent recommended; 110 percent proposed); and,
- g) Deviation from Residential Design Guidelines requested for average side yard setback for second floor (10 feet required; 8 feet proposed).

- 2) ***Tentative Tract Map No. 17649*** to subdivide a 0.8-acre parcel for a residential common interest development.

Principal Planner Minoo Ashabi summarized the staff report. She advised that Item G (average setback for side yard) on the Design Review would no longer be applicable since the City Council had adopted an amendment to the Residential Design Guidelines at their December 3, 2013 meeting.

The Commission discussed the 5% open space shortfall and onsite trash service.

PUBLIC COMMENTS

Chad Brown, representing Melia Homes, hoped the application could replace older rental housing in the West Side with for sale single-family detached housing. Mr. Brown encouraged focus towards the general plan policy that was in place regarding the allowable density for the site and addressed parking and open space concerns. He stated the project was consistent with small lot ordinances; if the Commission approved Item No. 9 on the Agenda (small lot ordinance), the three variances (a, b and c) would go away. Mr. Brown stated that Melia Homes had reviewed the conditions of approval; they were satisfied with the conditions of approval and accepted them. Mr. Brown requested the Commission's approval for the project.

Jay Humphrey, Costa Mesa resident, addressed two concerns - inadequate parking and the three variances. He asked if approval of the small lot ordinance would impact the project.

Brian Anderson, Costa Mesa resident, said the project was affecting the area where he lived but he was in support of it. Mr. Anderson addressed parking issues and suggested having one less unit, adding visitor parking or a common area for children to play.

Barrie Fischer, Costa Mesa resident, was one of the residents who emailed her parking concerns. She felt the development was beautiful and it would improve the neighborhood but if the developer could require the tenants from the apartments along Pomona to Page School to use their apartments for parking cars instead of storage she would be in support of it. The constant in-and-out of cars, talking that was keeping her awake and jaywalking was unacceptable. The traffic from the apartments needed to be rerouted back to Victoria. Chair Fitzpatrick encouraged Ms. Fischer to send him an email so he could refer her concerns to the Neighborhood Improvement Task Force.

Chad Brown clarified the existing project had 12 units with 17 parking spaces so he understood how that would have detrimental effects from overflow parking. Their

proposal was for one less unit and 44 total parking spaces which tripled the amount of parking for a smaller project. Mr. Brown offered alternatives for additional parking (time and date specific turnabout). He addressed variance concerns and materials used for the driveways that would support the weight of trash trucks. Mr. Brown requested the Commission's approval for the development.

Commissioner McCarthy said the project was a small solution because 12 medium density apartment units were being removed and replaced with 11 detached residences that were fully parked.

Commissioner Sesler supported the development and said attractive developments that encouraged homeownership were needed in the area. Having on-site trash service was a welcomed relieve. Parking issues could be addressed via a survey.

MOTION: Based on the findings in Exhibit A and the conditions set forth in Exhibit B, with additional conditions that trash service shall occur onsite and guest parking shall be added at the discretion of the Development Services Director or designated staff in the common space by Unit 10; modify Condition of Approval No. 21 include that the garage shall be suitable for parking two automobile or truck vehicles; approve PA-13-30, TTM 17649 for an 11-unit detached common interest development. 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

The Chair explained the appeal process.

5. **Application No.:** 125 East Baker Street Apartments Environmental Impact Report (EIR)
Applicant: Red Oak Investments
Site Address: 125 East Baker Street
Zone: CL
Project Planner: Mel Lee
Environmental Determination: Environmental Impact Report (EIR)

Description:

The purpose of the hearing is to receive public comment on the Draft Environmental Impact Report (DEIR) for the 125 East Baker Street Apartment project. The proposed project consists of a five-story, 240-unit residential apartment building (63 feet overall height) that wraps around a six-level parking structure (57 feet overall height) with 465 parking spaces in the structure and four outdoor on-grade parking spaces. The proposed project will involve a General Plan Amendment to change the land use designation from Industrial Park (MP) to High Density Residential (HDR) and a Zoning Change from Commercial Limited (CL) to Planned Development Residential – High Density (PDR-HD). Other

entitlements include a Zoning Code amendment and Master Plan to accommodate the proposed project

Senior Planner Mel Lee advised the purpose for the public hearing was to take public comment on the Draft Environmental Impact Report that had been available for public comment for the 45-day period as stipulated in the California Environmental Quality Act (CEQA). Mr. Lee reported the Commission would not be taking final action on the project. The public comment period would remain open until December 20, 2013 at which time the environmental consultant would bring forward the final document along with all of the entitlements to the Planning Commission and City Council for separately advertised public hearing dates at future date yet to be determined. Mr. Lee introduced Julian Capita from Atkins who was the Environmental Consultant who prepared the draft Environmental Impact Report and added that Red Oak Investments, the project developer was also present if the Commission had any questions regarding the project.

Julian Capita provided a background overview of the draft EIR.

PUBLIC COMMENTS

Jay Humphrey, Costa Mesa resident, was in support of the project.

Gary Lucas, AZ Manufacturing, spoke in opposition of the Draft EIR.

Max Mashar, Baker Street tenant asked what type of noticing would be given if the project moved forward.

Anne Lukas, co-owner of AZ Manufacturing, did not understand the EIR and did not see measures being taken regarding traffic issues the project would create.

Mike Harrison, representing Trico Realty, was an opponent of residential development infiltrated in industrial areas but felt this project was an appropriate land use and well-conceived project.

Chair Fitzpatrick asked for a timeline. Mr. Lee advised the public comment period would end on December 20, 2013 and reported that copies of the Draft EIR were available in hard copy or electronically. At the conclusion of the public comment period, all comments would be prepared and incorporated into the Final EIR and made available 10 days prior to the public hearing date. With regards to the public hearing for the project all residents within a 500 foot radius would receive notification.

Commissioner Dickson requested the comments from the public be fully transcribed in lieu one sentence summations. (Verbatim Minutes were typed under a separate cover).

9. **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO SMALL LOT SUBDIVISIONS**

Code Amendment CO-13-04 to amend the Zoning Code for new regulations related to small lot subdivisions. Amendments are proposed, but not limited to,

the following Code Sections in Title 13 (Zoning Code) of the Costa Mesa Municipal Code:

- Chapter I – Add new definitions related to small lot subdivisions;
- Chapter IV, Table 13-30 (Land Use Matrix) – Allowing small lot subdivisions of up to 15 dwelling units in multiple family residential zones; and,
- Chapter V, Article 2.5 – add new development standards for small lot subdivisions.

Environmental Determination: Exempt

Principal Planner Mino Ashabi advised the Commission that an ordinance for their consideration was before them as a result of an increase proposals for detached homes in the housing development. Ms. Ashabi summarized the staff report and made her presentation.

Ms. Ashabi answered questions regarding parking/density impacts; the process for future proposals if the Commission adopted the ordinance, inclusion of trash service, rear setbacks for abutting properties.

PUBLIC COMMENTS

Victor Cao, Manager of Government Affairs for the Building Industry Association (BIA), commended staff for their work throughout the year to get the small lot ordinance where it was today. Mr. Cao urged the Commission to think ahead and plan in a greater context because with home prices increasing 21%, the American Dream of homeownership was diminishing. The small lot ordinance would meet a market demand that until now had not been met. To assist with the concerns from the staff analysis, Mr. Cao submitted two proprietary BIA handouts.

Vice-Chair Dickson was concerned with preserving the characteristics of some neighborhood and suggested making the ordinance flexible so as not to lessen the standards in a detrimental way. He felt the small lot ordinance was a phenomenal effort.

Commissioner McCarthy felt the West Side of Costa Mesa was a good catalyst for the small lot ordinance.

Chair Fitzpatrick asked if the Commissioners were comfortable with going with the second recommendation and continuing the matter to the January 13, 2014 Planning Commission meeting. Vice-Chair Dickson suggested agendizing the matter early in the agenda.

Ms. Mino asked if the Commission would be interested in seeing the standard conditions at the January meeting. The Commission responded affirmatively.

MOTION: Continue Public Hearing No. 9 (AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO SMALL LOT SUBDIVISIONS) to the January 27, 2014 Planning Commission meeting. Moved by Vice-Chair Dickson, second by Commissioner Mathews.

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler

Noes: None

Absent: None

Abstained: None

STAFF COMMENTS - None

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON
MONDAY, JANUARY 13, 2014.**

Submitted by:



CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION