

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

**November 10, 2014**

*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](http://www.costamesaca.gov) or purchased on DVD upon request.*

David William Lester, World War II Army Veteran, led in the Pledge of Allegiance.

**ROLL CALL:**

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

Staff: Claire Flynn, Assistant Development Services Director  
Richard Adams, Planning Commission Counsel  
Bart Mejia, Parks Project Manager  
Mel Lee, Senior Planner  
Antonio Gardea, Senior Planner  
Raja Sethuraman, Transportation Services Manager  
Christine Jacobs-Donoghue, First Carbon Solutions Consultant  
Martha Rosales, Recording Secretary

**PUBLIC COMMENTS**

Shirlee McDaniels, Costa Mesa resident, addressed the need to have sidewalks all along Anaheim Avenue.

Cindy Black, Costa Mesa resident, spoke about social media.

Mary Spadoni, Costa Mesa resident, encouraged the public to attend the Veteran's Day activities scheduled at the Fairgrounds on Tuesday, November 11, 2014.

Barrie Fisher, Costa Mesa resident, reminded the Commission to expedite the Sober Living Ordinance for R-2 Zones.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

Commissioner Sesler congratulated Estancia Eagles on their win. He reported on an educational session he attended and supporting Estancia Drama.

Vice-Chair Dickson elaborated on the educational session, invited the public to attend the December 3rd Scholars Academy Meeting and congratulated the U.S. Marines on their 239<sup>th</sup> birthday.

Commissioner McCarthy spoke on the need to have better facilities in the schools, the Tree Lighting Ceremony at South Coast Plaza and the Grand Openings for Azulon and Barley Forge.

Chair Fitzpatrick reported November was Men's Awareness Month, a progress update on Sober Living R-2 Zones would be presented at the December 8<sup>th</sup> Planning Commission meeting and spoke about 17<sup>th</sup> Street medians.

Raja Sethuraman, Transportation Services Manager, provided background information regarding medians on 17<sup>th</sup> Street.

**CONSENT CALENDAR:**

1. Minutes for the meeting of October 27, 2014.

**MOTION: Approve Consent Calendar. Moved by Commissioner McCarthy, seconded 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

**PUBLIC HEARINGS:**

1. **Application No.** PA-14-25: Conditional Use Permit for a Proposed Church at 1901 Newport Boulevard  
**Applicant:** Steve Camp, AIA  
**Site Address:** 1901 Newport Blvd., Suites 100, 177, 261 and 271A  
**Zone:** PDC  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines related to existing facilities.

**Description:** Conditional use permit to establish a church with a deviation from the shared parking requirements due to off-set hours of operation. Saddleback Church is proposed to occupy 19,312 sq. ft. of tenant space within the 1901 Newport office building; uses include a 10,651 sq. ft. assembly/worship hall in Suite 100; 3,690 sq. ft. religious education in Suite 177; 2,000 sq. ft. youth education in Suite 261, and 2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00 a.m. to 2:00 p.m. for the main services, and evenings Monday through Saturday from 6:30 p.m. to 10:00 p.m. for ministry services.

**PUBLIC COMMENTS - None**

**MOTION: Continue PA-14-25 to the Planning Commission of December 8, 2014. Moved by Chair Fitzpatrick, seconded by Commission McCarthy.**

The motion carried by the following roll call vote:

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

Chair Fitzpatrick moved Public Hearing No. 3 out of order.

3. **Application No.:** PA-14-30: Conditional Use Permit for Motor Scooter Sales and Service at 1536 Newport Boulevard

**Applicant:** Marice White  
**Site Address:** 1536 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Antonio Gardea

**Environmental**

**Determination:** This project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (construction of small structures) if approved, or the project is statutorily exempt under Section 15270 of the State CEQA (California Environmental Quality Act) Guidelines if denied.

**Description:** The proposed project involves:

1. Conditional use permit for motor scooter sales and service including outdoor display of motor vehicles for sale within 200 feet of residentially-zoned properties. The CUP also includes a proposed use of storage
2. Planned Signing Program for signs that deviate from the allowable sign area and sign location requirements.

**PUBLIC COMMENTS - None**

**MOTION:** Continue PA-14-30 to the December 8, 2014 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, Sesler  
**Noes:** None  
**Absent:** None  
**Abstained:** None

2. **Application No.:** PA-14-06/VT-17747: Planning application for an Urban Master Plan for the Development of an 89-Unit, three-story mixed-use development and a Vesting Tentative Tract Map at 1620-1644 Whittier Avenue

**Applicant:** MW Bluff Owner, LLC  
**Site Address:** 1620-1644 Whittier Avenue  
**Zone:** MG  
**Project Planner:** Mel Lee

**Environmental**

**Determination:** A Mitigated Negative Declaration is required to be adopted for the Project. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level.

**Description:** The proposed project includes:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the project and describes mitigation measures and conditions of approval to minimize impacts to below a level of significance.
2. **Planning Application PA-14-06:** The Urban Master Plan is for the development of an 89-unit, three-story mixed-use development, and it consists of 49 residential units and 40 live/work units within the Mesa West Bluffs Urban Plan area.

The mixed-use development has a density of 13 dwelling units per acre (residential component) and a Floor Area Ratio (FAR) of 0.87 (live/work component). The

buildings are designed with 3-story residential units within the northern portion of the project, and 3-story live/work units within the southern portion. The project exceeds the minimum parking requirements of the Urban Plan (316 spaces required, 332 spaces proposed). A total of 276 garage/covered parking spaces and 56 open parking spaces are proposed (a rate of four parking spaces per residential unit and three parking spaces per live/work unit). About 2 acres of common open space are provided in addition to the private roof decks for each unit.

Deviation request: The project requires a deviation from the building separation requirement (10 feet required; minimum 6 feet proposed). Except for the distance between main buildings, the project complies with the Mesa West Bluffs Urban Plan development standards:

3. **Vesting Tentative Tract Map VT-17747:** The subdivision of the 5.7-acre property involves the following: (a) creation of fee simple parcels for the private sale and ownership of 49 residential lots and 40 live/work lots, (b) creation of 1.9 acres of private streets, and (c) 2 acres of common open space.

Mel Lee, Senior Planner, presented the staff report.

Mr. Sethuraman provided a traffic analysis assessment.

Christine Jacobs-Donoghue, Consultant with First Carbon Solutions, gave a presentation on the findings of the Initial Study/Negative Declaration.

The Commission discussed the project's soil tests, parking, deviations and health risk assessments.

## **PUBLIC COMMENTS**

Don Lamm, representing MW Bluff Owner, LLC, reviewed the Conditions of Approval and agreed with all of them. Mr. Lamm gave a project presentation.

Cindy Black, Costa Mesa resident, spoke on the purpose and intent of the Mesa West Bluffs Urban Plan and the project's impacts to water and sewer infrastructures.

Shirley McDaniels, Costa Mesa resident, said the project appeared to be for adults only and was not child-friendly.

Jay Humphrey, Costa Mesa resident, spoke about the live/work component and expressed concerns with parking and not making work areas compatible.

Barrie Fisher, Costa Mesa resident, addressed traffic impacts and said the project would increase traffic congestion.

Jennifer Smith, Costa Mesa resident, was concerned the project would create demolition/construction pollution. She opposed the size of the project and addressed the need for housing for middle-income people.

Mary Spadoni, Costa Mesa resident, asked if the project would have an HOA, if a Sober Living facility was an allowed use in a live/work unit and how many units would trigger housing for low/medium income people.

Christine Parker, Costa Mesa resident, opposed the project and spoke about the impacts it would have on the mobile home park.

David Sidener, Costa Mesa business owner, supported the project because it would revitalize the West Side; he thanked the applicant for reaching out to the community.

James Cane, Costa Mesa resident, recommended the project be LEED-Certified and offered suggestions for making the project Green-friendly.

Laurene Keane, Costa Mesa resident, spoke about the differences between live/work vs. work/live units and said the project needed to be researched further.

Fred Bockmiller, Costa Mesa resident, supported the project and spoke about the shade and shadow impacts the project's height would have on the mobile home park.

Anna Vrska, Costa Mesa resident, said the project had one deviation and needed to stay within the allowable limits.

Mr. Lamm provided additional responses to the concerns raised by the public speakers.

**MOTION:** Based on the evidence of the record, the Findings set forth in Exhibit A and subject to the revised Conditions of Approval set forth in Exhibit B as follows: Condition of Approval No. 6 to include "Based on the outcome of discussions between the Applicant and Island View Mobile Home Park and Playport Mobile Home Park, the Development Services Director has the discretion to modify the height and design of the northerly block wall."

Add of 27f to add verbiage that the work space for the sleeping purposes, and be maintained as a work space.

Approve PA-14-06/VT-17747 for an 89-unit live/work in a residential development at 1620-1644 Whittier Avenue (Lighthouse) including an Initial Study Mitigated Negative Declaration – PA-14-06 Urban Master Plan for the development of an 89-unit, 3-story mixed-unit development (49 residential units and 40 live/work units within the Mesa West Bluffs Urban Plan area) and VT-17747.

**Moved by Commissioner McCarthy, seconded by Vice-Chair Dickson.**

RESOLUTION NO. 14-52 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING PLANNING APPLICATION PA-14-06 AND VESTING TENTATIVE TRACT MAP VT-17747 FOR PROPERTY LOCATED AT 1620 THROUGH 1644 WHITTIER AVENUE.

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.

## **DEPARTMENTAL REPORT(S)**

1. Public Services Report - None
2. Economic and Development Services Report

Ms. Flynn announced the cancellation of the November 24, 2014 Planning Commission meeting – next meeting will be on Monday, December 8, 2014.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MONDAY,  
DECEMBER 8, 2014.**

Submitted by:

A handwritten signature in black ink, appearing to read 'Claire Flynn', written over a horizontal line.

CLAIRE FLYNN, SECRETARY  
COSTA MESA PLANNING COMMISSION