

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

**March 23, 2015**

*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.*

Derek Sabori representing Volcom led in the Pledge of Allegiance and gave a presentation on the Volcom brand.

**ROLL CALL**

Present: Chair Robert Dickson  
Vice-Chair Jeff Mathews  
Commissioner Colin McCarthy  
Commissioner Tim Sesler  
Commissioner Stephan Andranian

Staff: Claire Flynn, Assistant Development Services Director  
Yolanda Summerhill, Planning Commission Counsel  
Raja Sethuraman, Transportation Services Manager  
Minoo Ashabi, Principal Planner  
Mel Lee, Senior Planner  
Stephanie Roxas, Associate Planner  
Martha Rosales, Recording Secretary

**PUBLIC COMMENTS**

Beth Refakes, Costa Mesa resident, reported they were collecting Easter items through Friday, March 27, 2015 for the 1/5 Troop.

Steve Chan, Costa Mesa resident, expressed concerns regarding Roland Barrera's entertainment business on W. 19<sup>th</sup> Street and asked the Commission to receive and file any application from Mr. Barrera.

Ann Parker, Costa Mesa resident, spoke in opposition of Roland Barrera's nightclub.

Mary Spadoni, Costa Mesa resident, spoke against the Roland Barrera's nightclub.

Edward Carmona, Costa Mesa resident, spoke against the Roland Barrera's nightclub. Mr. Carmona expressed concerns over traffic and Costa Mesa becoming a city for bars.

Jim Kehrins, Costa Mesa resident, spoke on the residential design guidelines.

Marcy Barwenovitz, expressed concern over the high density building taking place in Costa Mesa.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

Counsel Summerhill advised the Commission to refrain from addressing public comments pertaining to Roland Barrera's use.

Commissioner Sesler asked the residents making public comments to outline the issue of concern so the Planning Commission has the necessary information to make decisions.

Commissioner Andranian spoke on the Roland Barrera issue and that he was made aware of the incident last week. He commended the staff for doing a great job on the site and overseeing the process.

Commissioner McCarthy mentioned it was good to see Mr. Chan in a Planning Commission meeting again.

Chair Dickson spoke and commended Mr. Chan's efforts to inform the Commission on recycling efforts in the past. He also announced PH-2 would be continued and public comments would be heard.

**CONSENT CALENDAR:**

1. Minutes for the meeting of March 9, 2015.

Chair Dickson announced NB-1 was being moved to the top of the agenda.

2. General Plan Conformity Resolution for vacation of a landscape easement on Yukon Avenue at the corner of Yukon Avenue and Klondike Avenue at 3081 Klondike Avenue

**RESOLUTION 15-14** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE CITY OF COSTA MESA'S VACATION OF A CITY LANDSCAPE EASEMENT ON THE PROPERTY OF 3081 KLONDIKE AVENUE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN AND WILL SERVE THE PUBLIC INTEREST AND IS A PUBLIC BENEFIT.

3. General Plan of Conformity Resolution for disposal of rear property along Charle Street (Parcel No. 422-091-06)

**RESOLUTION 15-15** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE CITY OF COSTA MESA'S DISPOSAL OF CO-OWNED REAL PROPERTY (AP No. 422-091-06) IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN AND WILL SERVE THE PUBLIC INTEREST AND IS A PUBLIC BENEFIT.

**MOTION: Forward 2014 Annual Review of the Costa Mesa General Plan for City Council Approval. Moved by Commissioner McCarthy, seconded by Commissioner Mathews.**

The motion carried by the following roll call vote:

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

**PUBLIC HEARINGS:**

1. **Application No.** PA-14-33: AN AMENDMENT TO MASTER PLAN PA-06-75 FOR DEVELOPMENT OF A 23-STORY HIGH-RISE RESIDENTIAL TOWER AND 6.5 LEVEL PARKING STRUCTURE AT 3350 AVENUE OF THE ARTS

**Applicant:** Rosanna Inc.  
**Site Address:** 3350 Avenue of the Arts  
**Zone:** PDR-HD  
**Project Planner:** Mino Ashabi  
**Environmental Determination:** Addendum to the Final Program EIR No. 1054/Previously Certified on November 20, 2007 by City Council.

**Description:** The proposed project involves the following:

1. **Final Master Plan PA-14-33** is an amendment to Master Plan PA-06-75, originally approved for development of a 23-story, 120-unit condominium development and a 7-level parking structure at the site of Wyndham Hotel's existing parking structure.

The proposed project involves:

- a) Amend the proposed hotel room count from a 200-room to a 238-room hotel to reflect retention of all of the rooms of the existing Wyndham hotel.
- b) Reduce the originally approved density of the high-rise condominium building from 120 units (44 dwelling units per acre) to 100 dwelling units (34 dwelling units per acre).
- c) Variance from North Costa Mesa Specific Plan to allow overall mix of 238 hotel rooms and 100 residential units. Approval of the requested variance shall be subject to conformance with Specific Plan findings.
- d) Variance from open space perimeter setback requirement (20 feet originally approved, 6 feet proposed for outdoor seating and 4 feet for perimeter walls and pilasters).
- e) Variance from minimum private open space requirement for two, two-bedroom units on Level Two (minimum 100 sq. ft. required; no balconies proposed for these units);

Claire Flynn, Assistant Development Services Director, reported a change and requested a continuance to April 13, 2015.

## **PUBLIC COMMENTS**

Mary Spadoni, Costa Mesa resident, expressed concern with safety and asked the city to obtain an agreement from the Fire Department that Station #6 will not be closed.

**MOTION: Continue PH-1 PA-14-33 to the Planning Commission meeting of April 13, 2015. Moved by Commissioner McCarthy, seconded by Commissioner Andranian.**

The motion carried by the following roll call vote:

**Ayes:** Dickson, Mathews, McCarthy, Sesler, Andranian  
**Noes:** None  
**Absent:** None  
**Abstained:** None

2. **Application No.:** GP-14-03, R-14-03, PA-14-19, VT-17779: A MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET  
**Applicant:** Eric Nelson  
**Site Address:** 1239 Victoria Street  
**Zone:** AP (Existing); PDR-HD

(Proposed)

**Project Planner:** Mel Lee

**Environmental**

**Determination:** The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration available for review and comment from February 25, 2015 to March 27, 2015. 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. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

**Description:** The proposed involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **General Plan Amendment GP-14-03** – General Plan amendment to a change of Land Use Designation from Neighborhood Commercial to High Density Residential;
- 3) **Rezone R-14-03** - A Rezone of the zoning classification of the site from Administrative and Professional District (AP) to Planned Development Residential – High Density District (PDR-HD), up to 20 dwelling units per acre;
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of the development of 28 single-family, detached residences with a net density of 14 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. The following variances are requested:
  - a) Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average of 20 feet is proposed);
  - b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed; and
  - c) Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed);
- 5) **Vesting Tentative Tract Map 17779** – Subdivision of a 2.04-acre property into fee simple lots for homeownership.

Mel Lee, Senior Planner, presented a brief overview of the project and read a summary of public comments and responses. Mr. Lee noted that the applicant wanted to hear public comments and requested a continuance to the next meeting to address them.

The Commission discussed at large the density of the project, open space, variances and transportation issues.

**PUBLIC COMMENTS**

Eric Nelson, Trumark Homes, asked to hear public comments.

Mary Spadoni, Costa Mesa resident, addressed traffic issues and questioned the traffic engineer assigned to the project.

Jay Humphrey, Costa Mesa resident, agreed with Ms. Spadoni's comments and addressed concerns over traffic control, open space, parking and building height.

Steve Spriggs, Costa Mesa resident, spoke in opposition of the project and addressed traffic concerns.

Ann Parker, Costa Mesa resident, echoed Mr. Sprigg's comments and added the project was not in the overlay district.

Jim Kehrins, Costa Mesa resident, spoke on mitigation measures and concerns on parking capacity and lack of sidewalks. Mr. Kerrence stated the community should be high-end, not high density as the area is the gateway to Costa Mesa and asked the Commission to consider making the project medium density.

Virginia Colwell, Costa Mesa resident, agreed with every public speaker and added due to current traffic conditions, she takes her business outside of Costa Mesa. Ms. Colwell expressed concern with density and height of the development and is against the project.

Amber Webster, Costa Mesa resident, agreed with previous comments and questioned the accuracy of the traffic study. Ms. Webster brought up concerns on zoning, density and safety.

Eric Nelson, Trumark Homes, thanked the public for all the comments and appreciated all the feedback. Mr. Nelson chose to refrain from comment until further research can be done based on the large amount of information provided at the hearing.

Commissioner McCarthy asked for more information on density and would like to look at the reconfiguration to meet the open space and the density.

Chair Dickson informed applicant that PDR-HD may not be appropriate.

Commissioner McCarthy asked staff to compile further analysis on circulation and would like to see what surrounding cities term for similar density.

Chair Dickson appreciated the comments regarding traffic but a more accurate depiction of traffic counts is needed before any determination can be made.

James Dodelson, Costa Mesa resident, briefly addressed traffic issues but was more interested in Commissioner McCarthy's inquiry into high density (HD) and would like to learn more. Mr. Dodelson expressed concern over how the project would affect the appearance of the neighborhood and if the developer is willing to compromise.

**MOTION: Continue PH-2 GP-14-03, R-14-03, PA-14-19, VT-17779: A MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET to the Planning Commission meeting of April 13, 2015. Moved by Commissioner McCarthy, second by Vice Chair Mathews.**

The motion carried by the following roll call vote:

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

**NEW BUSINESS ITEM(S):**

1. 2014 Annual Review of the Costa Mesa General Plan

Stephanie Roxas, Associate Planner, presented the staff report.

Commissioner McCarthy expressed his excitement with the comprehensive report.

**MOTION: Receive and file. Moved by Commissioner McCarthy, second by Chair Dickson.**

The motion carried by the following roll call vote:

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

**PUBLIC COMMENTS:**

**MOTION: Receive and file. Moved by Commissioner McCarthy, second by Chair Dickson.**

The motion carried by the following roll call vote:

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

**DEPARTMENTAL REPORT(S)**

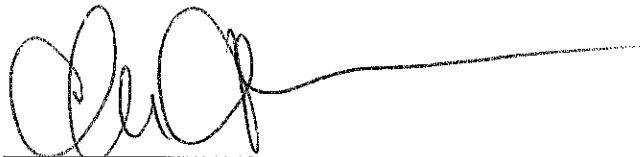
1. Public Services Report – None.
2. Economic and Development Services Report – None.

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

1. City Attorney – None.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON APRIL 13, 2015.**

Submitted by:



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CLAIRE FLYNN, SECRETARY  
COSTA MESA PLANNING COMMISSION