

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

November 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 or purchased on DVD upon request.

Chair Dickson led in the Pledge of Allegiance.

ROLL CALL

Present: Chair Robert Dickson
Commissioner Colin McCarthy
Commissioner Tim Sesler
Commissioner Stephan Andranian

Absent: Vice-Chair Jeff Mathews

Staff: Claire Flynn, Assistant Development Services Director
Tarquin Preziosi, Planning Commission Counsel
Fariba Fazili, City Engineer
Mel Lee, Senior Planner
Dan Inloes, Associate Planner
Ryan Loomis, Associate Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS

Beth Refakus, Costa Mesa resident, announced a toy drive the Costa Mesa military affairs team is doing for the military families at Camp Pendleton.

A Costa Mesa resident stated concerns with the November 19th Zoning Administrator decision. She also stated that the City is losing affordable housing because of sober living homes infiltrating the neighborhoods.

Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy responded to the public comment about the Zoning Administrator decision and wished everyone a Happy Thanksgiving.

Commissioner Sesler wished everyone including staff a Happy Thanksgiving.

Commissioner Andranian stated how the Segerstrom tree lighting ceremony was a great event, thanked the Segerstrom family for their contributions to the City and their donation to Newport Harbor's dance program. He also wished everyone a Happy Thanksgiving.

Chair Dickson responded to the public comment about the Zoning Administrator's decision, announced the City's Snoopy House event and thanked staff for all that they do.

CONSENT CALENDAR

Chair Dickson asked if anyone wanted to pull the Consent Calendar item. No one responded.

1. Minutes for the meeting of November 9, 2015

**MOTION: Approve Consent Calendar Item number 1
Moved by Commissioner McCarthy, seconded by Commissioner Sesler.**

The motion carried by the following roll call vote:

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

PUBLIC HEARINGS

1. **Application No.:** PA-15-27
Applicant: John Hill
Site Address: 350 East 17th Street
Zone: C1
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15302 of the State CEQA (California Environmental Quality Act) Guidelines – Class 2 (Replacement or Reconstruction).

Description: Design review to demolish an existing two-story, 15,185 square foot, multi-tenant medical office building and construct a new two-story, 9,835 square foot, multi-tenant building with restaurant uses and outdoor patios on the first floor and non-medical office uses on the second floor. This item was continued from the October 26, 2015, Planning Commission meeting. The project includes the following:

1. Deviation from maximum allowable Floor Area Ratio (FAR) (.30 FAR allowed; .33 FAR proposed);
2. Variance from front and street side setbacks (20 foot front setback required; 2.5 feet proposed based on required dedication along E. 17th Street for street widening purposes; 15 foot street side setback required; 4 feet proposed);
3. Minor conditional use permit to allow a reduction in shared parking requirements due to unique operational characteristics (63 spaces required; 60 spaces proposed); and to allow outdoor patios to encroach into required street setbacks (0 (zero) to 14 feet on E. 17th Street; 10 feet on Raymond Avenue); and
4. Valet parking program is included in the CUP on an as needed basis.

Mel Lee, Senior Planner, presented the staff report.

Commissioner McCarthy asked if the application had changed besides the encroachment issue. Mr. Lee responded that it all remained the same.

Commissioner Andranian asked if the applicant added three parking spaces to make the parking number total sufficient. Mr. Lee responded yes.

Chair Dickson addressed concerns from a public comment phone call that was received regarding the hours of construction activity and traffic flow safety.

PUBLIC COMMENTS

John Hill, applicant, has read and is in agreement with the conditions of approval.

No public comment.

The Chair closed the public hearing.

Commissioner McCarthy stated he is in support of the project because the initial concern with the encroachment was no longer an issue and there was no changes in the application.

Chair Dickson stated the parking solution is great.

MOTION: Hereby move that the Planning Commission hereby approve Planning Application PA-15-27 for a new two-story retail building at 350 East 17th Street based on the findings set forth in Exhibit A, subject to the conditions set forth in Exhibit B.

Moved by Commissioner McCarthy, second by Chair Dickson.

RESOLUTION 15-65 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-27 FOR A NEW TWO-STORY RETAIL BUILDING AT 350 E. 17TH STREET

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

2. **Application No.:** VT-17800 A1
Applicant: Dane McDougall
Site Address: 671 West 17th Street
Zone: MG
Project Planner: Minoo Ashabi
Environmental Determination:

The project is categorically exempt under Section 15315 of the State CEQA (California Environmental Quality Act) Guidelines – Class 15 (Minor Land Divisions).

Description: An amendment to previously approved Vesting Tentative Tract Map VT-17800 for a 177-unit, live/work and residential loft development originally approved by the Planning Commission on May 11, 2015, in conjunction with Master Plan PA-14-29. The purpose of the amendment is to revise the tentative tract map, originally approved as a subdivision of one lot into four condominium parcels. The four parcels each contain one of the products (detached live/work, attached live/work townhomes and residential lofts) and a portion of the common areas. No other changes to the project as originally approved are proposed.

Claire Flynn, Assistant Development Services Director, presented the staff report.

Commissioner Andranian recused himself.

Commissioner McCarthy asked if the proposed amendment involved any changes to the mixed-use development project. Ms. Flynn responded no.

PUBLIC COMMENTS

Jay Humphrey, Costa Mesa resident, asked if the lots allows the buyer to sell the lots individually and stated having concerns with what it could potentially lead to in the future.

The Chair closed the public hearing.

Ms. Flynn responded to the public comment by stating that the final map requires common easement areas that tie the lots together and cannot be sold separately or redeveloped separately without changing the approved master plan.

MOTION: Hereby move that the Planning Commission approve an amendment to Vesting Tentative Tract map 17800 to subdivide a nine acre property into a four condominium parcels for 177 live work units based on the findings set forth in Exhibit A and conditions set forth in Exhibit B.

Moved by Commissioner McCarthy, seconded by Commissioner Sesler

RESOLUTION 15-66 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AN AMENDMENT TO VESTING TENTATIVE TRACT MAP (VT-17800 A1) TO SUBDIVIDE A NINE-ACRE PROPERTY INTO FOUR CONDOMINIUM PARCELS FOR PROPERTY LOCATED AT 671 W. 17th STREET

The motion carried by the following roll call vote:

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

- 3. **Application No.:** PA-15-37
- Applicant:** Justin Shears
- Site Address:** 375 Logan Avenue #J
- Zone:** MG
- Project Planner:** Ryan Loomis

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction or Conversion of Small Structures).

Description: Conditional use permit to allow motor vehicle repair services in the MG zone, within 200 feet of residentially zoned property. Motor vehicle repair activities are proposed within the building. The proposed hours of operation for the business are 8:00 a.m. to 5:00 p.m., Monday through Friday. The property has adequate parking (76 spaces required, 81 spaces available).

Commissioner Andranian returned to chambers.

Ryan Loomis, Associate Planner, presented the staff report.

Chair Dickson asked if the outdoor storage was still being utilized based on a minor conditional use permit. Mr. Loomis responded that the outdoor storage was no longer happening but the shipping containers were still present on site.

PUBLIC COMMENTS

Justin Shear, applicant, has read the conditions of approval and is in agreement.

The Chair closed the public hearing.

Commissioner McCarthy stated he will support the application because there is enough buffer between the residential side and business side.

MOTION: Based on the evidence in the record and the findings contained in Exhibit A and subject to conditions of approval in Exhibit B the Planning Commission approve Planning Application PA-15-37 and that we find that the project is exempt pursuant California Environmental Quality Act guidelines section 15303.

Moved by Chair Dickson, seconded by Commissioner McCarthy

RESOLUTION 15-67 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-37 FOR A CONDITIONAL USE PERMIT TO ALLOW MOTOR VEHICLE REPAIR SERVICES WITHIN 200 FEET OF RESIDENTIALLY ZONED PROPERTY LOCATED AT 1375 LOGAN AVENUE, SUITE J

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

4. **Application No.:** PA-15-39 & PM-2015-170
Applicant: Joe Kaneko / Windmill Investment LLC
Site Address: 217 Cabrillo Street
Zone: R2-MD
Project Planner: Dan Inloes
Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: Design review for the demolition of an existing 1,300 SF single story residence and construction of two new 2-story condominium units in the R2-MD zone. The 4-bedroom units are proposed at 1,108 square feet, and include an attached two-car garage for each unit. In addition, the project includes a tentative parcel map, PM-2015-170, to facilitate the subdivision of the building to allow the units to be sold independent from one another.

Dan Inloes, Associate Planner, presented the staff report.

Commissioner McCarthy stated concerns with not having the colored landscape plan and colored elevations plans to review before approving the project.

Ms. Flynn indicated that the application met the minimum submittal requirements and was deemed complete; the late submittal of raised floor plans was provided.

Chair Dickson asked for clarification if there were any variances. Mr. Inloes responded there were none.

Commissioner Andranian asked where the location of the mailboxes will be. Mr. Inloes responded on Cabrillo Street.

PUBLIC COMMENTS

John Kaneko, applicant, gave examples of similar projects they built in the City.

Gavin Sermon, authorized agent for Windmill Investment LLC, gave an overview of the materials being used in the project. He also has read the conditions of approval and is in agreement.

Alison Aguon, Costa Mesa resident, stated the new construction will be a compliment to the neighborhood but stated concerns with the color of the block wall and the height.

Beth Refakus, Costa Mesa resident, stated concerns with approving the project based off of the lack of renderings in the staff report.

Mr. Sermon responded to the public comments.

Commissioners and staff discussed approving the application without the color renderings and whether to continue it.

Chair Dickson stated he had enough information to consider the project but was open to a continuance if the other commissioners were.

Commissioner Andranian stated concerns with approving a project with the front of the house facing an alley that abuts a commercial retail center and the walkway to the front of the houses.

Commissioner Sesler stated that the lack of color renderings make it challenging to picture the final project and that future applicants should provide detailed color renderings.

MOTION: Hereby move that the Planning Commission continue Planning Application PA-15-39 and Tentative Parcel Map PM-2015-170 for design review and subdivision map for an attached two unit common interest development at 217 Cabrillo Street to the Planning Commission meeting of December 14, 2015. Moved by Commissioner McCarthy, seconded by Chair Dickson

The motion carried by the following roll call vote:

Ayes: Dickson, McCarthy, Sesler
Noes: Andranian
Absent: Mathews
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 DECEMBER 14, 2015.

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