

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

May 9, 2016

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 McCarthy led in the Pledge of Allegiance.

ROLL CALL

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

Staff: Mel Lee, Senior Planner
Yolanda Summerhill, Deputy City Attorney
Tarquin Preziosi, Deputy City Attorney
Tammy Letourneau, Assistant CEO and Administrative Services Director
Gary Armstrong, Economic Development & Development Services Director /
Deputy CEO
Fidel Gamboa, Chief of Code Enforcement
Katie Angel, Management Analyst
Willa Bouwens-Killeen, Zoning Administrator
Bart Mejia, Acting City Engineer
Arash Rahimian, Associate Engineer
Alma Reyes, Management Analyst
Dan Inloes, Senior Planner
Ryan Loomis, Associate Planner
Julie Colgan, Recording Secretary

Chair Dickson announced that per the applicants request Public Hearing item number two and Public Hearing item number three for the sober living group home conditional use permits were being continued to a future date undetermined and public noticing will be reissued once a hearing date is set. Chair Dickson also announced information if someone wanted to be added to an interested party list for future notifications.

PRESENTATIONS:

Presentation for the Dungan Library and Neighborhood Community Center Reconstruction

Tammy Letourneau, Assistant CEO and Administrative Services Director, explained what option the City Council approved to build for the new library, renovations for the Donald Dungan Library, and the park and landscaping improvements at Lion's Park. Ms. Letourneau stated that a five-month feasibility study was conducted which included numerous meetings where the community library needs were identified and project's goals were developed.

Steve Johnson, architect, gave a presentation on what changes will be made to the Donald Dungan Library, park improvement project, and the proposed Neighborhood Community Center.

PUBLIC COMMENTS

Beth Refakes, Costa Mesa resident, stated some concerns with the library project.

A Costa Mesa resident stated concerns with the sober living homes in the City.

Jay Humphrey, Costa Mesa resident, asked that presentations such as the one just given be a generalized items so they could be discussed openly; stated concerns with not having a "do not block the intersection" sign at Ponderosa access at the west side of Harbor Boulevard; and the group home issue not being heard at the meeting.

The Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner Andranian encouraged the public to keep sending emails or correspondence about items on the agenda.

Commissioner McCarthy talked about how all new residential construction in California will be required to be net zero energy by 2020.

Chair Dickson asked Bart Mejia, Acting City Engineer, to respond to the public comment about the intersection sign off Harbor Boulevard and Ponderosa. Mr. Mejia responded that he will follow up with the transportation manager regarding the sign. Chair Dickson reminded everyone to contact either the Costa Mesa Connect or Costa Mesa Code Enforcement number to inform the City about a concern.

CONSENT CALENDAR

The Chair asked if anyone wanted to pull the minutes on the Consent Calendar. No one responded.

1. Minutes for the meeting of April 25, 2016

MOTION: Approve minutes for the meeting of April 25, 2016

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

PUBLIC HEARINGS

1. **Application No.:** PA-15-36
Applicant: Michael Maltzan Architecture
Site Address: 600 Town Center
Zone: Town Center
Project Planner: Dan Inloes
Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Description: Amendments to Town Center Drive Master Plan and Segerstrom Hall Master Plan:

- 1. Proposed amendments to Arts Plaza.** The project proposes construction of 3,166 SF of additional structures and 9,020 SF of landscaped areas in an existing central public plaza. The additional structures include: (a) an outdoor multi-purpose stage, (b) a curved pedestrian ramp with additional second story gathering spaces (2,370 SF), and (c) built-in bistro kiosk (496 SF). The additional landscaping involves the expansion of existing landscaped area and three additional tree groves throughout the plaza. The landscaping onsite will consist of four groves: Entry Grove (11 trees, fixed and table seating); Amphitheater Grove (9 trees, fixed seating); Community Grove (20 trees, fixed and table seating); and a Picnic Grove (13 trees).
- 2. Proposed amendments to the Judy Morr Theatre.** At the north side of the Segerstrom Hall Theatre located in between the Theatre and the parking structure includes additional landscaping (300 SF), pedestrian space on the ground floor, and a curved pedestrian ramp which allows connectivity between the mezzanine level and the entrance for the Judy Morr Theatre. The additions also include an additional space for outdoor seating in front of the Judy Morr Theatre entrance.

No ex-parte communications.

Dan Inloes, Senior Planner, presented the staff report.

PUBLIC COMMENTS

Terry Dwyer, President of the Segerstrom Center for the Arts, stated the goals for the Segerstrom Center for the Arts.

Tim Williams, representative from Michael Maltzan Architecture, gave an explanation of the design for the application.

Commissioner McCarthy asked why trees were going to be planted in front of the concert hall. Mr. Williams responded to create shade and visual interest.

Commissioner Andranian stated concerns with the views of the concert hall and planned museum that will be obstructed by the trees in Entry Grove and by the trees and berm in the Amphitheater Grove. Commissioner Andranian also asked if the bistro will be open all the time. Mr. Dwyer responded it will be open for lunch and evening service except on Mondays.

Jay Humphrey, Costa Mesa resident, stated concerns with the size of trees that will be planted. Mr. Dwyer confirmed that mature trees will be planted.

Annette Wiley, representing the Orange County Museum of Art, objected to the berms and the large trees directly in front of the future museum doors and stated concerns with the lack of collaboration between the various parties.

Beth Refakes, Costa Mesa resident, stated concerns with the line of sight being blocked by the trees, the outreach that happened to the surrounding community, and the capacity of the amphitheater.

Mr. Dwyer responded to the public comments.

The Chair closed the public hearing.

Vice Chair Mathews, Commissioner McCarthy, and Chair Dickson all proposed removing the Entry Grove trees because there were too many trees and too much visibility blockage.

Chair Dickson suggested conditioning the removal of the trees in the Entry Grove versus complete removal of landscaping.

MOTION: Move that based on the evidence in the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B that the Planning Commission approve Planning Application PA-15-36 and that the Planning Commission find that the project is exempt from the provision of the California Environmental Quality Act under guidelines section 15301 with the following modification:

Condition of Approval No. 5 to read: “There shall be no trees in the Entry grove and any landscaping in the Entry Grove area shall be maintained in order to limit the height to the base of the windows on the ground floor of the Concert Hall”.

Moved by Chair Dickson, second by Commissioner McCarthy.

RESOLUTION PC-16-25 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-36 AT 600 TOWN CENTER DRIVE IN THE TOWN CENTER ZONE

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None

The Chair explained the appeal process.

4. **Application No.:** PA-16-22
Applicant: Sheryl Brady
Site Address: 2300 Harbor Boulevard, Suite A3
Zone: C1-S
Project Planner: Ryan Loomis
Environmental Determination:

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

Description: The proposed project requests a Conditional Use Permit for the following:

1. Extended hours of operation for customer service at a restaurant (Wingstop) located within 200 feet of a residential zone. Wingstop proposes to relocate from 1781 Newport Boulevard to 2300 Harbor Boulevard, Suite A3 and proposes operating hours from 10:30 a.m. to midnight, daily.
2. Sale of alcoholic beverages for on-site consumption after 11:00 p.m. located within 200 feet of a residential zone. Wingstop is applying for a Type 41 ABC license for beer and wine sales. The tenant space is 2,365 square feet in size with a proposed 300 square-foot outdoor dining patio.

No ex-parte communications.

Ryan Loomis, Associate Planner, clarified that the suite is A3 not A2, presented the staff report and stated that the applicant wanted to modify the delivery hours in Condition of Approval No. 11.

Chair Dickson asked if the applicant had an Alcoholic Beverage Control License. Mr. Loomis responded yes.

PUBLIC COMMENTS

Daniel Sonenshine, franchise business owner of Wingstop, thanked staff for the quick turn around with processing their application, clarified that they are just transferring their Alcoholic Beverage Control License and it would be acceptable to limit delivery hours from 10 p.m. to 5 a.m.

Barrie Fisher, Costa Mesa resident, suggested adding security late at night.

Mr. Sonenshine responded to the public comment.

The Chair closed the public hearing.

Chair Dickson stated being in favor of the application and its new location.

MOTION: Move that based on the evidence of the record and the findings contained in Exhibit A and subject to the conditions of approval contained within Exhibit B that the Planning Commission approve Planning Application PA-16-22 and find that the project is exempt from California Environmental Quality Act under the existing facilities exemption with the following modification:

Condition of Approval No. 11 to read: "Truck deliveries shall occur between the hours of 10:00 p.m. and 5:00 a.m."

Moved by Chair Dickson, second by Commissioner McCarthy.

RESOLUTION PC-16-26 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-16-22 LOCATED AT 2300 HARBOR BOULEVARD, SUITE A3

The motion carried by the following roll call vote:

- Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian
- 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 – none.

CITY ATTORNEY’S OFFICE REPORT(S)

- 1. City Attorney – none.

ADJOURNMENT: THE NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MAY 23, 2016.

Submitted by:



 CLAIRE FLYNN, SECRETARY
 COSTA MESA PLANNING COMMISSION