

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

July 25, 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: Vice-Chair Jeff Mathews
Commissioner Colin McCarthy
Commissioner Tim Sesler
Commissioner Stephan Andranian

Absent: Chair Robert Dickson

Staff: Gary Armstrong, Economic Development & Development Services Director/
Deputy CEO
Yolanda Summerhill, Deputy City Attorney
Raja Sethuraman, Transportation Services Manager
Mel Lee, Senior Planner
Dan Inloes, Senior Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS

Beth Refakes, Costa Mesa resident, announced a dress donation the Costa Mesa Military Affairs Team is collecting for the adopted First Battalion Fifth Marine Regiment. She also stated concerns with a lane closure on Harbor Boulevard.

A Costa Mesa resident spoke about two newspaper articles and addressed a concern of a potential sober living situation at the Episcopal church located at 183 East Bay Street.

The Vice Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy suggested going to the OC Fair and to support local business while the OC Fair is occurring.

Commissioner Andranian thanked Ms. Refakes for everything she does with the Costa Mesa Military Affairs Team and for her frequent updates.

CONSENT CALENDAR

The Vice Chair asked if any member of the public wanted to pull the item on the Consent Calendar. No one responded.

1. Minutes for the meeting of July 11, 2016

MOTION: Approve minutes for the meeting of July 11, 2016

Moved by Commissioner McCarthy, seconded by Commissioner Andranian.

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: Dickson

Abstained: None

PUBLIC HEARINGS

1. **Application No.:** PA-16-23 & PM-2016-141

Applicant: David Claudon

Site Address: 127 23rd Street

Zone: R2-MD

Project Planner: Dan Inloes

Environmental Determination:

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

Description: The proposed project includes the following:

1. **Design Review, PA-16-23**, for the demolition of an existing single family two story dwelling unit and the construction of four new two-story detached single-family residences. The proposed dwelling units will include four bedrooms and three baths with an attached two-car garage. The project meets all residential development standards and residential design guidelines; including the Small Lot Subdivision parking standards (16 required and 16 proposed).
2. **Parcel Map, PM-2016-141**, to subdivide the 16,552 SF (0.38 acres) lot into four fee simple (i.e. separate) lots per the Small Lot Subdivision Ordinance.

No ex-parte communications to report.

Dan Inloes, Senior Planner, presented the staff report.

Commissioners and staff discussed the open space, if the garage size meets the development standards, Condition of Approval No. 22, the project's color palette and the removal of Condition of Approval No. 9.

PUBLIC COMMENTS

David Claudon, applicant, thanked Mr. Inloes for his help with the project; has read and agrees with the conditions of approval.

A Costa Mesa resident asked for clarification if the parking in front of the garages would be allowed.

Jay Humphrey, Costa Mesa resident, stated concerns with the side yard setbacks.

Vice Chair Mathews asked Mr. Inloes if the guest spots would be located behind the two garage spaces. Mr. Inloes responded affirmately.

A Costa Mesa resident stated opposition to the Small Lot Ordinance and concerns with the parking.

Mr. Claudon responded to public comments.

The Vice Chair closed the public hearing.

Commissioner Sesler asked staff if there has been an issue where a homeowner is not complying with using the garage space for parking. Gary Armstrong, Economic Development & Development Services Director/ Deputy CEO, responded he is not aware of anyone not complying.

Commissioner McCarthy stated other cities' parking requirements for a house are lower than what Costa Mesa requires. He supports the project because it meets all the requirements, retains the character of the neighborhood, is an improvement for the area, and has an abundance of open space.

Vice Chair Mathews asked who would be inspecting the garages. Yolanda Summerhill, Deputy City Attorney, responded that the homeowner's association and the homeowners would be responsible for enforcement.

MOTION: Hereby move that the Planning Commission approve Planning Application PA-16-23 and Tentative Parcel Map 2016-141 for a Design Review and subdivision map for a detached four-unit Small Lot Subdivision at 127 23rd Street based on the findings set forth in Exhibit A and subject to the conditions set forth in Exhibit B included in the supplemental staff memorandum and finding it exempt under the provision of California Environmental Quality Act relating to Section 15332 under In-Fill Development with the following modification:

Deletion of original Condition of Approval No. 9.

Moved by Commissioner McCarthy, second by Commissioner Sesler.

RESOLUTION PC-16-39 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-23 AND TENTATIVE PARCEL MAP PM-2016-141 FOR PROPERTY LOCATED AT 127 23rd Street

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Sesler, Andrianian

Noes: None

Absent: Dickson

Abstained: None

The Vice Chair explained the appeal process.

2. **Application No.:** PA-15-58 & VTT-17980
Applicant: C & V Consulting
Site Address: 929 Baker Street
Zone: R2-MD
Project Planner: Mel Lee

Environmental Determination:

The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements.

Description: The proposed project involves the following:

1. **Initial Study/Mitigated Negative Declaration (IS/MND):** This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance.

2. **Planning Application PA-15-58:** Design Review to allow for the consolidation and subdivision of a 4.71 acre (205,168 square foot) lot located at 929 Baker Street into a residential development with 56-units of two-story, detached, common interest residential development including a 0.10- acre private park. The project site provides the required 224 parking spaces and 13 surplus guest parking spaces for a total of 237 spaces. The following deviations are requested:
 - a. **Administrative Adjustment** to reduce the rear building setback along the Paularino Channel (20 feet required; 12 feet proposed), and reduce the distance between the buildings within the development (10 feet required; 6 feet proposed).
 - b. **Variance from Open Space due to Proposed Surplus Guest Parking:** The Applicant is proposing 13 surplus guest parking spaces to exceed the minimum required parking for an overall total of 237 spaces. The surplus guest parking would reduce the size of on-site park from 0.11 acre to 0.10 acre in size. The surplus guest parking requires a variance to deviate from the open space requirement (40 percent open space required; 39.5% open space proposed).
NOTE: Code does not require the 13 surplus guest parking spaces. If these surplus spaces are not approved as part of the proposed project, a variance from open space would not be required. For CEQA purposes, the IS/MND also evaluated an alternative plan with 5 guest parking spaces and code compliant 40% open space.
3. **Vesting Tentative Tract Map VTT-17980:** to subdivide the property for condominium purposes for home ownership.

Three ex-parte communication to report: Commissioner McCarthy, Commissioner Andranian and Commissioner Sesler met with the applicant.

Mel Lee, Senior Planner, presented the staff report.

Raja Sethuraman, Transportation Services Manager, gave a presentation on the project's trip generation numbers, traffic analysis (project trip distribution), access restricted to only Baker Street, and permit parking.

Commissioner McCarthy asked Mr. Sethuraman to explain how permit parking would be approved for the proposed project. Mr. Sethuraman explained that if City Council approves permit parking for Milbro Street then permit parking on adjacent streets can be approved at staff level.

Commissioner McCarthy and Mr. Sethuraman also discussed what requirements had to be met for gates to be considered on the project; why no left turn would be allowed; and where the no left turn sign would be located.

Commission Andranian and Mr. Lee discussed what could be built by right on the property and the project's deviations.

Commissioner Sesler asked for clarification on the need for a seven-foot wall. Mr. Lee responded the height was required by the noise study.

PUBLIC COMMENTS

Alan Toffoli, applicant, has read and agrees with the conditions of approval.

Bill Steel, real estate agent for the property owners, gave a presentation on the property owners and what is currently happening at the property.

Commissioner McCarthy asked Mr. Steel if a zoning change was requested by the property owner. Mr. Steel responded no, they were not aware of the zoning change until a couple years ago.

Peter Naghavi, In-Focus Consultants, gave a detailed PowerPoint presentation regarding the proposed project.

Commissioner Andranian asked if another storage facility could be built on the property. Mr. Lee responded that a zone change would be required.

Rick Huffman, Costa Mesa resident, showed a picture that demonstrate the density of surrounding projects. He stated he would like to see more open space and adequate guest parking.

Brian Valles, Costa Mesa resident, stated concern with the windows facing his property, traffic circulation flow, and the height of a new block wall.

A Costa Mesa resident asked for a higher wall on the residential side to create balance on both sides and to consider a left hand signal at the traffic light on Baker Street to Milbro Street.

Tom Walker, Costa Mesa resident, stated being in support of the proposed project and the parking being over parked.

Justin Eassayan, Costa Mesa resident, stated being in support the proposed project.

Ona Jordan, Costa Mesa resident, stated concern with the traffic.

Daniel Bergy, Costa Mesa resident, stated being in support of the proposed project.

Mike Buer, Costa Mesa resident, stated being in support of the proposed project.

The Vice Chair closed the public comments.

Peter Naghavi responded to the public comments.

The Vice Chair closed the public hearing.

Commissioner McCarthy stated R2-MD is the solution for the location, will work with staff for the permit parking to occur on Milbro Street, and will support the project with the conditioning of closing off Post Road.

Commissioner Andranian stated being in support of the application.

MOTION: Move that the Planning Commission hereby approve Planning Application PA-15-58 and Vesting Tentative Tract Map VTT-17980 for a 56-unit, two-story, detached Residential Common Interest at 929 Baker Street including the Initial Study Mitigated Negative Declaration (IS/MND) based on the findings set forth in Exhibit A and subject to the conditions set forth in Exhibit B and Exhibit B1 with the following modification: Add a new Condition of Approval No. 47 to read: "No vehicle or pedestrian access to Post Road shall be permitted".

Moved by Commissioner McCarthy, second by Commissioner Andranian.

RESOLUTION PC-16-40 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND APPROVING PLANNING APPLICATION PA-15-58 AND VESTING

TENTATIVE TRACT MAP VTT-17980 FOR A 56-UNIT, DETACHED COMMON INTEREST RESIDENTIAL DEVELOPMENT PROJECT LOCATED AT 929 BAKER STREET

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: Dickson

Abstained: None

The Vice Chair explained the appeal process.

DEPARTMENTAL REPORT(S)


1. Public Services Report – Mr. Sethuraman addressed Ms. Refakes concern regarding the lane on Harbor Boulevard being used for parking. He affirmed that it is currently permitted with an encroachment permit during certain nights of the week after 7 p.m. - 1a.m. for valet/taxi/uber pickup. He will investigate to make sure it is being utilized properly.
2. 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 AUGUST 8, 2016.

Submitted by:



GARY ARMSTRONG, ACTING SECRETARY
COSTA MESA PLANNING COMMISSION