

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

February 13, 2017

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.

Jay Trevino, Development Services Department Consultant, called the meeting to order.

Yolanda Summerhill, Deputy City Attorney, led the Pledge of Allegiance.

Brenda Green, Deputy City Clerk, swore in the new Planning Commissioners.

ROLL CALL

Present: Commissioner Stephan Andranian
Commissioner Byron de Arakal
Commissioner Isabell Kerins
Commissioner Carla Navarro Woods

Absent: Commissioner Jeffrey Harlan

Staff: Jay Trevino, Development Services Department Consultant
Peggy Schneble, Interim Assistant Development Services Director
Yolanda Summerhill, Deputy City Attorney
Raja Sethuraman, Public Services Director
Brenda Green, Deputy City Clerk
Mino Ashabi, Principal Planner
Mel Lee, Senior Planner
Ryan Loomis, Associate Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS:

Richard Russell, Costa Mesa resident, spoke about the termination of the previous Planning Commissioners and welcomed the new Commissioners.

A speaker congratulated the new Planning Commissioners; stated concerns with traffic flow in the Mesa Verde neighborhood because of two projects occurring at the time in the area; and with the bathroom situations occurring behind the Women's Club because of the restrooms being closed at Lions Park.

Ron, Costa Mesa resident, congratulated the new Planning Commissioners on their appointment; showed a picture of a house on Maple Avenue that is blocking the homes surrounding it and asked to not approve the time extension at 2068 Maple Avenue.

Miguel, Costa Mesa resident, welcomed the new Planning Commissioners and submitted hard copies of examples of good and bad housing developments in the City.

Jeff, Costa Mesa resident, started to speak about Public Hearing Item No. 2 and Ms. Summerhill reminded him that public comments are for general comments not for Public Hearing items and requested him to save his comment.

Jay Humphrey, Costa Mesa resident, welcomed the Planning Commissioners and commented on the public comment about the developments in the City.

A Costa Mesa resident stated that she hoped that the new Planning Commissioners think for themselves and really look at the issues at hand. She talked about how Commissioner Andranian met with the residents who had concerns and hoped the new Commissioners would do the same.

A Costa Mesa resident congratulated the new Commissioners and asked them to vote for the what is best for the City and the constituents.

Mr. Trevino closed public comments.

ELECTION OF OFFICERS:

1. Selection of Chairperson: Director of Development Services Consultant declared nominations open for Chairperson.

**MOTION: Nominate Commissioner Andranian for Chair.
Moved by Commissioner Kerins, seconded Commissioner de Arakal.**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins
Noes: Navarro Woods
Absent: Harlan
Abstained: None

2. Selection of Vice Chairperson: Newly elected Planning Commission Chair declared nominations open for Vice Chairperson and calls for Commission vote.

**MOTION: Nominate Byron de Arakal for Vice Chair.
Moved by Chair Andranian, seconded by Commissioner Kerins.**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins, Navarro Woods
Noes: None
Absent: Harlan
Abstained: None

3. Selection of Liaison to the Housing and Public Service Grant Committee.

**MOTION: Nominate Isabell Kerins for Liaison.
Moved by Vice Chair de Arakal, seconded by Commissioner Navarro Woods.**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins, Navarro Woods
Noes: None
Absent: Harlan
Abstained: None

The Chair called for a break.

The Chair reconvened the meeting.

ANNOUNCEMENTS AND PRESENTATIONS: None

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Vice Chair de Arakal acknowledged and thanked the Parks and Recreation staff that he worked with and congratulated the new Planning Commissioners on their appointment.

Chair Andranian thanked the City Council for placing him back on the Planning Commission; stated that he looks forward to serving the people of Costa Mesa; and congratulated his fellow Commissioners.

The Chair closed the Planning Commissioner Comments and Suggestions.

CONSENT CALENDAR:

Ms. Summerhill explained that the new Planning Commissioners could still vote on the minutes from previous meetings as long as they feel comfortable with the accuracy of them.

The Chair asked if anyone wanted to pull the minutes. Two residents asked to pull all the minutes.

PUBLIC COMMENTS

Mr. Humphrey, Costa Mesa resident, suggested that the new Commissioners review the meeting tapes before approving the minutes.

A Costa Mesa resident stated she pulled the minutes because she had concerns with the process of the postponements with the sober living facilities conditional use permit applications.

Vice Chair de Arakal stated he did watch the tape of the meetings and responded to the public comment about the sober living facilities.

- 1. Minutes for the regular meeting of December 12, 2016**
- 2. Minutes for the special meeting of December 5, 2016**
- 3. Minutes for the regular meeting of November 28, 2016**
- 4. Minutes for the special meeting of November 21, 2016**
- 5. Minutes for the regular meeting of November 14, 2016**

MOTION: Approve all Consent Calendar items.

Moved by Vice Chair de Arakal, seconded by Chair Andranian.

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins, Navarro Woods

Noes: None

Absent: Harlan

Abstained: None

PUBLIC HEARINGS

- 1. PA-11-01 A1: AN AMENDMENT TO THE PLANNING APPLICATION TO ALLOW AN AUTOMOTIVE SERVICE AT 2059 HARBOR BOULEVARD, SUITE A**

Project Description: The proposed request is an amendment to Planning Application PA-11-01, an existing Conditional Use Permit (CUP) for a 3-story, 271-unit, self-storage facility (West Coast Self Storage) and a 1-story, 1,800 freestanding retail/office building. The applicant is requesting modification to the conditional use permit to allow an automotive service use within 200 feet of residentially-zoned property (smog check facility) in a portion of the existing freestanding building.

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

No ex-parte communications to report.

Mel Lee, Senior Planner, presented the staff report.

Commissioner Navarro Woods asked if the mailed out notices for the public hearing items were in Spanish and English. Mr. Lee responded they are in English only. Ms. Navarro Woods also asked how a Spanish speaking homeowner could find out what a notice said if they received one. Mr. Lee responded that they could call the City and there are Spanish speaking staff that could assist them.

PUBLIC COMMENTS

Farid Eslami, applicant, presented reasons for the application.

Vice Chair de Arakal asked if the facility is for smog testing only. Mr. Eslami responded the facility is for test and repairs only related to passing the smog test. Vice Chair de Arakal also asked for clarification on the number of parking spaces on-site and how many employee parking spaces there are. Mr. Lee responded there are nine on-site. Mr. Eslami responded there is one employee parking space.

Vice Chair de Arakal and Mr. Eslami also discussed the estimated volume of business that occurs in a day and if drops in and appointments will occur.

Commissioner Kerins asked Mr. Eslami how could parking on Charle street be guaranteed not to occur. Mr. Eslami responded that they do not have access to Charle Street because there is a storage building blocking them.

Commissioner Navarro Woods asked for clarification on what type of repairs would occur. Mr. Eslami responded that it would be a limited emissions clean type of repair.

Commissioner Navarro Woods and staff discussed Condition of Approval No. 1 and only emergency vehicles being allowed to enter off Charle Street.

A Costa Mesa resident spoke in support of the application and stated concerns with having residential and commercial businesses along the same street.

Cindy Brennehan, Costa Mesa resident, stated concerns with the engine repair work occurring and parking.

Richard Russell, Costa Mesa resident, spoke in support of the application.

Mr. Eslami responded to public comments.

Vice Chair de Arakal asked if catalytic converted repairs would be occurring. Mr. Eslami responded no.

The Chair closed the public hearing.

MOTION: To adopt the resolution approving the amendment to Planning Application PA-11-01 A1 based on evidence in the record and findings exhibited in Appendix A, subject to conditions contained in Exhibit B with the following modification:

Condition of Approval No. 1 to read: “The use shall be limited to the type of operation described in this staff report, i.e., smog check of vehicles and related repairs. No other type of motor vehicle repair (i.e., major engine work, tires/brakes, or body work) shall be permitted. Any change in the operational characteristics shall require review by the Planning Division and may require an amendment to the master plan, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)]”.

Moved by Vice Chair de Arakal, seconded by Commissioner Kerins.

RESOLUTION PC-17-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING AN AMENDMENT TO PLANNING APPLICATION PA-11-01 A1 TO ALLOW A SMOG CHECK FACILITY WITHIN 200 FEET OF RESIDENTIALLY-ZONED PROPERTY AT 2059 HARBOR BOULEVARD, SUITE A

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins, Navarro Woods

Noes: None

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

2. PA-15-08 AND PM-2015-108: A ONE-YEAR TIME EXTENSION AT 2068 MAPLE AVENUE

Project Description: The proposed request is a one-year time extension for PA-15-08, a master plan and PM-2015-108, a parcel map approved by the Planning Commission on May 26, 2015 for development of four 3-story detached residential units within the Mesa West Residential Ownership Urban Plan with the following deviations:

1. Minimum lot size (one acre required, 0.235-acre proposed);
2. Minimum front landscape setback (20 feet required, 10 feet proposed) and;
3. Open parking spaces provided in garages - The project meets the overall parking requirement; (a total of 13 spaces are required including 8 open parking spaces and five garage spaces, 8 garage spaces and 5 open parking spaces proposed).

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

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report.

Commissioner Kerins asked for clarification on the height of the surrounding homes. Ms. Ashabi responded properties to the north are three-story homes and to the south are two-story; no one stories homes.

Commissioner Andranian asked for clarification that the Planning Commissioners are only approving the time extension and the past practice was to approve time extensions as long as progress was being made to get the project completed. Ms. Ashabi responded that was correct.

PUBLIC COMMENTS

Ramin Favakehi, applicant, explained the history of the application and the reasoning for the request of the time extension.

Chair Andranian asked if he is in agreement with the conditions of approval. Mr. Favaheki responded yes.

Vice Chair de Arakal asked if the project was changed in anyway. Mr. Favaheki responded no.

Jay Humphrey, Costa Mesa resident, stated concerns with the project's compatibility with the surrounding neighborhood and parking.

Rick Huffman, Costa Mesa resident, stated concerns with the City's West Side Overlay Districts.

Ron, Costa Mesa resident, asked to deny the time extension.

Jeff, Costa Mesa resident, spoke against the project and stated concerns with privacy.

Miguel, Costa Mesa resident, asked to deny the time extension.

A speaker stated concerns with the project's fit with the surrounding neighborhood and the project's deviations.

A Costa Mesa resident stated concerns with the project's parking; the project's density; and the project's fit with the surrounding neighborhood; and asked to deny the time extension.

Barrie Fischer, Costa Mesa resident, stated concerns with the request of the time extension.

Mr. Favakehi responded to public comments.

Commissioners and Mr. Favakehi, discussed the projects' timeline, the request for the time extension and how long the permits will take.

The Chair closed the public hearing.

Vice Chair de Arakal and Chair Andranian stated they will not be supporting the time extension because they did not believe that a good faith effort to meet the deadline has not been demonstrated by the applicant and inadequate due diligence review of the entitlement expiration during the purchase is not sufficient cause to grant an extension.

MOTION: Move that the Planning Commission deny the one-year time extension for Planning Application PA-15-08 and Tentative Parcel Map 2015-108 for development of four detached residential units at 2068 Maple Avenue.

Moved by Vice Chair de Arakal, seconded by Commissioner Kerins.

RESOLUTION PC-17-02 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING A ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-15-08 AND TENTATIVE PARCEL MAP 2015-108, FOR A 4-UNIT RESIDENTIAL DEVELOPMENT AT 2068 MAPLE AVENUE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins, Navarro Woods

Noes: None

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

The Chair called for a break.

The Chair reconvened the meeting.

The Chair announced that Commissioner Navarro Woods recused herself from Public Hearing Item No. 3.

3. PA-16:58: A REQUEST FOR THE RENOVATION/CONVERSION OF AN EXISTING ONE-STORY 11,200 SQUARE-FOOT INDUSTRIAL BUILDING INTO A PROPOSED EVENT VENUE AT 3101 RED HILL AVENUE

Project Description: The proposed hours of operation for are 6AM to 2AM, seven days a week. This request includes the following:

1. A conditional use permit for a banquet facility use located within the MP zone;
2. A conditional use permit for on-site valet parking during peak demand times to accommodate the increase in required parking;
3. A minor conditional use permit to deviate from shared parking requirements (124 spaces required for banquets; 76 spaces existing; 124 spaces proposed with valet) and;
4. A minor conditional use permit to allow sale of alcoholic beverages for on-site consumption after 11PM and provision of live entertainment or dancing located not within 200 feet of a residential zone.

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

No ex-parte communications to report.

Ryan Loomis, Associate Planner, presented the staff report.

Commissioner Kerins asked if there was an area for catering or food prep. Mr. Loomis responded there are clean up and storage areas that might be intended for food but however no commercial kitchen is proposed. He believes the operation is for food to be brought onto the site, and mentioned the applicant can verify it.

Chair Andranian asked if off-site parking was being proposed. Mr. Loomis responded no.

PUBLIC COMMENTS

Brook Morris, applicant, has reviewed and accepts the conditions of approval.

Gary Rogers, President of Rogers Hospitality, presented a slideshow of the proposed request.

Mr. Morris explained the venue details.

Vice Chair de Arakal asked for clarification on the alcohol sales at the site and asked if it will be stored on-site. Mr. Rogers responded 80 to 90 percent of the time it would be a hosted bar system; and the other times it would be a cash bar system. The alcohol is not stored on-site now, but could be in the future.

Vice Chair de Arakal also asked what kind of security would be provided, as mentioned in Condition of Approval No. 5, and if they will have contracts with private promoters. Mr. Rogers

responded they will have cameras on the inside and outside of the building; will have mandatory security when alcohol is being served; and will have no contracts with promoters.

Cindy Brenneman, Costa Mesa resident, stated supporting the project but had concerns with the parking.

Mr. Morris responded to public comments.

The Chair closed the public hearing.

MOTION: Move to adopt the resolution approving the Planning Application PA-16-58 for the renovation/conversion of an existing industrial building to a banquet facility located at 3101 Red Hill Avenue based on the findings in Exhibit A and subject to the conditions of approval in Exhibit B with the addition of a condition that valet parking is complimentary to the guest included in the Supplemental Memo dated February 13, 2017.

Moved by Vice Chair de Arakal, seconded by Commissioner Kerins.

RESOLUTION PC-17-03 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-58 FOR THE RENOVATION AND CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A BANQUET FACILITY WITH VALET PARKING LOCATED AT 3101 RED HILL AVENUE (290 FISCHER STREET)

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins

Noes: None

Absent: Harlan

Abstained: Navarro Woods

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

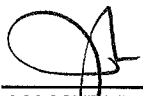
1. Public Services Report – Raja Sethuraman, Public Services Director, congratulated the Planning Commissioners on their appointment.
2. Development Services Report – Mr. Trevino reported that there will be a Joint City Council/Planning Commission meeting held on March 28, 2017.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – Ms. Summerhill reported that the Planning Commissioners will need to fill out required Form 700 and to see the City Clerk's office to file it.

ADJOURNMENT: TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, FEBRUARY 27, 2017.

Submitted by:



JAY TREVINO, ACTING SECRETARY
COSTA MESA PLANNING COMMISSION