

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

March 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.

The Chair called the meeting to order (00:00:11).

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

ROLL CALL

Present: Chair Stephan Andranian
Vice-Chair Byron de Arakal
Commissioner Isabell Kerins
Commissioner Carla Navarro Woods
Commissioner Jeffrey Harlan

Staff: Jay Trevino, Development Services Department Consultant
Peggy Schneble, Interim Assistant Development Services Director
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Dan Inloes, Senior Planner
Ryan Loomis, Associate Planner
Justin Arios, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS: None

PUBLIC COMMENTS:

A speaker stated concerns with the City's Small Lot Ordinance and asked for a review of the Small Lot Ordinance so it can be revoked.

A speaker stated concerns with the City's Small Lot Ordinance; thanked Mayor Foley for requesting a review of the 99 Cents Only Stores Zoning Administrator decision; stated concerns with certain activities occurring at Balboa Horizons off Tulip Lane and Orange Avenue; asked for an update on what is occurring at the trailer park located at 2560 Newport Boulevard; and stated concerns with a house being built close to a fence located at 231 Flower Street.

The Chair closed public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Kerins thanked staff for coordinating the Planning Commissioner Academy training and asked for a map of where the sober living homes are located in the City.

Commissioner Navarro Woods spoke about restoration opportunities coming up at Fairview Park.

Vice-Chair de Arakal spoke about the Planning Commissioner Academy training he attended. He explained that he is interested in updating the Newport Boulevard Specific Plan and would also

like to take a look at new ways to develop South Harbor Boulevard. He ended his comments with speaking about Fire Station No. 1.

Chair Andranian stated he will follow up with staff about what is happening at 2560 Newport Boulevard. He asked when the appeal of the 99 Cents Only Store would go before the Planning Commission. Peggy Schneble, Interim Assistant Development Services Director, responded within 45 days. He asked for staff's recommendation on how to move forward with Vice-Chair de Arakal comments on the Newport Boulevard Specific Plan and South Harbor Boulevard. He also spoke about Fire Station No. 1.

Commissioner Harlan announced the joint City Council, Planning Commission and Parks and Recreation Commission Meeting happening on March 28th. Jay Trevino, Development Services Department Consultant, added that the meeting will occur at the Costa Mesa Country Club at 6pm.

The Chair closed Commissioner comments.

CONSENT CALENDAR (00:19:13)

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

- 1. MINUTES FOR THE MEETING OF FEBRUARY 27, 2017**
- 2. PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED AT 152 EAST 19TH STREET**

**MOTION: Move approval of the Consent Calendar Items.
Moved by Vice-Chair de Arakal, seconded by Commissioner Kerins.**

RESOLUTION PC-17-06 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE VACATION OF EXCESS RIGHT-OF-WAY BY THE CITY OF COSTA MESA AT 152 EAST 19TH STREET IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

The motion carried by the following roll call vote:

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

PUBLIC HEARINGS (00:20:19)

- 1. PA-16-61 AND PM-2016-190: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 353 EAST 18TH STREET**

Project Description: The proposed project involves:

- 1. Design Review and Variance PA-16-61** for the demolition of an existing single-family residence and construction of four units: three with 4 bed/3.5 bath and one unit with 4 bed / 3 bath residences over 2,000 square feet with attached two-car garages. Includes a deviation from the required combined landscaping parkway - along common drives (Proposed 2 feet; Required 10 feet.)
- 2. Tentative Parcel Map 2016-190** for the subdivision of a 0.413-acre lot (18,009 square feet) into four separate parcels, per the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15332 (Class 32), for In-fill Development Projects.

Two ex-parte communications to report: Chair Andranian spoke with the applicant discussing the project and Vice-Chair de Arakal spoke with Mr. Sermon and Ms. Ashton on-site last week.

Dan Inloes, Senior Planner, presented the staff report.

Commissioners and Mr. Inloes discussed Condition of Approval No. 8; how many units could be built in the zone; the requested deviation in the landscape parkway; project's turnaround; how the previous project issues were corrected; the reasons for the variance; and the reasoning behind the 3-foot minimum landscape parkway standard requirement.

PUBLIC COMMENTS

Gavin Sermon, South Pointe Construction (representative for the owner), spoke about the history of the project and how it has developed into the proposed project.

Bill Parker, owner of South Pointe Construction, explained the project's features and the history of the project.

Denise Ashton, representing A3, spoke highly of the neighborhood and the project; and the reasons behind the requested variance.

Commissioner Kerins stated that she liked the floor plans but had concerns with the 2-foot landscaping parkway because it limits the type of species that could grow there. Mr. Parker explained that the reasoning for a thinner landscape parkway was to provide more of an entrance to the first three homes.

Commissioner Navarro Woods asked how would the privacy of the adjacent neighbors be protected; asked that the windows be offset; and asked that the proposed rear yard tree be moved to the corner of the lot.

Mr. Parker responded positively to landscaping ideas or frosted windows to address the privacy concern. He is willing to move the rear yard tree if it is relocatable or will plant a new tree.

Mr. Inloes clarified that Exhibit A findings addresses the windows concern. Exhibit B, Conditions of Approval No. 16 and 20, addresses the tree and curb concerns.

Vice-Chair de Arakal asked the applicant if they would be ok to add into the CC & R's to post a no parking sign on the west wall along the common drive. Mr. Parker responded he would be in agreement to that.

Chair Andranian asked if Mr. Parker has read the conditions of approval and agreed with them. Mr. Parker responded yes.

Rick Huffman, Costa Mesa resident, stated the project looked beautiful but stated concerns with the Small Lot Ordinance and suggested not building so many houses into one space.

A speaker stated concerns with the amount of houses being built on the lot and the parking; and suggested building only three houses.

Mr. Parker responded to the public comments.

Ms. Navarro Woods, Mr. Parker and Ms. Ashton discussed if they considered building three homes instead of four.

The Chair closed the public hearing.

Vice-Chair de Arakal talked about how rare it is to see a project completely park itself on-site. He complimented the applicant on listening to the former Commissioners input and stated he is in support of the project.

MOTION: Move approval of Planning Application PA-16-61 and Tentative Parcel Map 2016-190 based on the findings that the project is categorically exempt from the provisions of the California Environmental Quality Act section 15332; and based on the findings in Exhibit A and subject to the conditions of approval in Exhibit B. Moved by Vice-Chair de Arakal, seconded by Commissioner Kerins.

Commissioner Kerins addressed the public comment about parking.

Commissioner Harlan stated the project fits within the character of the community; is well parked and designed. He does have concerns with the requested variance but will be in support of the project.

Commissioner Navarro Woods talked about how the amount of open space required in the Small Lot Subdivision standards can change the character of what a parcel can look like. She stated the project was well thought out, liked the indoor/outdoor space, and will be supporting the project.

Chair Andranian stated because of the unique characteristics of the lot he supports granting the 1-foot variance request.

RESOLUTION PC-17-07 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-61 FOR A FOUR-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2016-190 FOR PROPERTY AT 353 18TH STREET IN THE R2-MD ZONE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Kerins, Navarro Woods

Noes: None

Absent: None

Abstained: None

The Chair explained the appeal process.

2. PA-16-68 AND PM-2016-205: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 391 LA PERLE PLACE

Project Description: The proposed project involves:

1. **Design Review PA-16-68** for the construction of two, two-story detached single family residences. The detached 4-bedroom/3.5 bath units are both proposed at 2,579 square feet, and include an attached two-car garage. The proposed project complies with the Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2016-205** for the subdivision of a 7,200 square-foot parcel into two 3,600 square-foot separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New

Construction or Conversion of Small Structures.

No ex-parte communications to report.

Ryan Loomis, Associate Planner, presented the staff report.

Vice-Chair de Arakal and staff discussed the density of the property and why it could be subdivided.

Commissioner Kerins commended staff on the window placement and privacy factors always being considered.

PUBLIC COMMENTS

Ryan Oldham, authorized agent for the property owners Jeremy Huang and Daniel Huang, has read the conditions of approval and agrees with them and explained the proposed project.

Commissioner Harlan asked Mr. Oldham to explain the deep side entries of the house. Mr. Oldham responded to accommodate the oversized garage; to provide privacy; and provide efficiency inside the floor plan in the home.

Adina Finberg, Costa Mesa resident (neighbor), stated concerns with the windows facing her bedroom windows.

Chair Andranian asked if Ms. Finberg saw the changes to the plans and if she was ok with them. Ms. Finberg responded that she did not know about the changes until the hearing and asked if the windows could be higher, above eye level.

Roberta Lewis, Costa Mesa resident (neighbor), stated concern with removing the greenery and with the design of the house fitting in with the surrounding neighborhood.

A neighbor stated concern with the parking and traffic.

The applicant responded to public comments.

The Chair closed the public hearing.

Commissioner Kerins suggested the driveways have greenery.

Chair Andranian made a motion to approve the project and Vice-Chair de Arakal seconded it for discussion purposes.

Commissioner Navarro Woods and staff discussed the concrete in the driveway; asked staff for clarification on whether the neighbor's concern regarding the second-story windows facing their house was addressed in the conditions, and asked what kind of trees would be replaced.

Commissioner Kerins proposed to add a condition of approval for pavers with turf planting joints in the driveways. The Chair and Vice-Chair were ok with adding the condition.

Commissioner Harlan stated concern with the design of the project not being conducive to the neighborhood and the entry of the house not facing the street.

Vice-Chair de Arakal stated he agreed with Commissioner Harlan comments and will not be supporting the project.

**MOTION (substitute motion): Deny the project without prejudice.
Moved by Chair Andranian, seconded by Commissioner Harlan.**

RESOLUTION PC-17-08 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DENYING WITHOUT PREJUDICE PLANNING APPLICATION PA-16-68 AND TENTATIVE PARCEL MAP 2016-205 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT FOR THE PROPERTY LOCATED AT 391 LA PERLE PLACE IN THE R2-MD ZONE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Kerins, Navarro Woods

Noes: None

Absent: None

Abstained: None

The Chair explained the appeal process.

3. PA-16-72 AND PM-2016-193: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 326 EAST 16TH STREET

Project Description: The proposed project involves:

1. **Design Review PA-16-72** for the demolition of an existing single-family residence and construction of two units: one with 4 bed/4 bath and one unit with 3 bed / 3.5 bath residences over 2,300 square feet with attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Development Guidelines.
2. **Tentative Parcel Map 2016-193** for the subdivision of a 0.186-acre lot (8,106 square feet) into two separate parcels, per the Small Lot Subdivision Ordinance.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15303 (Class 3), New Construction or Conversion of Small Structures.

No ex-parte communications to report.

Dan Inloes, Senior Planner, presented the staff report.

Commissioner Navarro Woods asked for clarification on the address in Condition of Approval No. 23 and 24 and privacy impacts to first floor windows to the east property. Mr. Inloes responded the street name should be 16th Street and he will ask the applicant to provide drawings of the windows to make sure there is no impact on privacy.

PUBLIC COMMENTS

Bryan Price, authorized agent for John Geyer, has read and is in agreement with the conditions of approval; and gave an overview of the project.

No public comment.

The Chair closed the public hearing.

Vice-Chair de Arakal and Mr. Inloes discussed the requirements to have a turn-around area in the driveway.

MOTION: Move approval of the resolution approving Planning Application PA-16-72 and Parcel Map 2016-193 based on the findings that the project is categorically exempt

from the provisions of the California Environmental Quality Act section 15303 and subject to the findings in Exhibit A and the corrected conditions of approval in Exhibit B.

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

Vice-Chair de Arakal stated the project is beautifully planned.

Chair Andranian agreed with Vice-Chair de Arakal comments and is in support of the motion.

Commissioner Kerins commended the applicant on having two different floor plans and taking into consideration multi-generation living by having a bedroom on the first floor.

Commissioner Navarro Woods liked that there was a bedroom on the first floor for anyone that has mobility issues and the project's open space.

RESOLUTION PC-17-09 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-72 AND TENTATIVE PARCEL MAP 2016-193 FOR PROPERTY LOCATED AT 326 EAST 16TH STREET

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Bart Mejia, City Engineer, reported that the City Council awarded a contract primarily for the rehabilitation of Bristol Street near The CAMP. It also includes beautification element projects and for construction of a pipeline. The project will start within the next few weeks until August and he will give more updates once the work starts. He also reported that he will bring updates on Fire Station No. 1 as the work progresses.
2. Development Services Report – Mr. Trevino reported that the Planning Commission will have back to back meetings next week. The March 27th agenda will include changes to the group home ordinances and two conditional use permits. On March 28th, there will be a joint meeting with City Council, Planning Commission, and Parks and Recreation Commission to consider the Lions Park project.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (02:32:28) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MARCH 27, 2017.

Submitted by:



JAY TREVINO, ACTING SECRETARY
COSTA MESA PLANNING COMMISSION