

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

**May 8, 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](http://www.costamesaca.gov) or purchased on DVD upon request.*

The Chair called the meeting to order (00:00:20).

Commissioner Kerins led the Pledge of Allegiance.

**ROLL CALL**

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

Staff: Jay Trevino, Development Services Department Consultant  
Peggy Schneble, Interim Assistant Development Services Director  
Tarquin Preziosi, Assistant City Attorney  
Bart Mejia, City Engineer  
Minoo Ashabi, Principal Planner  
Ryan Loomis, Associate Planner  
Roger Rath, Assistant Planner  
Julie Colgan, Recording Secretary

**ANNOUNCEMENTS AND PRESENTATIONS:**

Chair Andranian presented former Commissioners Timothy Sesler, Colin McCarthy, and Robert Dickson plaques in honor of their service to the city.

**PUBLIC COMMENTS:**

A speaker spoke about Jeff West retiring from writing his blog; spoke about former Commissioner Colin McCarthy; appreciates how the new Planning Commission is looking at each project; asked to eliminate the Small Lot Ordinance; and spoke about the sober living home issue affecting the city.

The Chair closed public comments.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Navarro Woods announced that the city provided her an email and phone number and asked the residents to reach out to her with any concerns.

Commissioner Kerins stated that the residents may also reach out to her with any concerns.

Commissioner Harlan spoke about Jeff West's retirement.

Vice-Chair de Arakal spoke about Jeff West's retirement and wished him and his wife the best.

Chair Andranian spoke about Jeff West's retirement; asked for a report on Code Enforcement activity; and spoke about a construction work issue occurring on 19<sup>th</sup> Street.

**CONSENT CALENDAR (00:16:15)**

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

**1. MINUTES FOR THE MEETING OF APRIL 11, 2017**

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

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 (00:16:55)**

**1. DEVELOPMENT AGREEMENT DA-17-01: TWO-YEAR REVIEW OF PACIFIC ARTS PLAZA (FORMERLY TWO TOWN CENTER) DEVELOPMENT AGREEMENT (DA-00-04) AT 3201 PARK CENTER PLAZA**

**Project Description:** Two-year review of the development agreement executed between the City of Costa Mesa and Irvine Company (as successor to FSP Two Town Center/Fifth Street Properties) for the Two Town Center Master Plan (DA-00-04).

**Environmental Determination:** The two-year review is not subject to CEQA.

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report.

**PUBLIC COMMENTS**

Harpal Sadhel, Director of Development with the Irvine Company, stated he is happy to answer any questions.

Commissioner Navarro Woods and Mr. Sadhel discussed if the Noguchi garden parcel could be developed after 2050; when the building plans will be submitted; and if a parking discount for Costa Mesa residents sign is posted.

No public comments.

The Chair closed the public hearing.

**MOTION: Move by Minute Order that the property owner (Irvine Company) has demonstrated good faith compliance with the terms and conditions of the Pacific Arts Plaza (formerly Two Town Center) Development Agreement (DA-00-04).  
Moved by Commissioner Harlan, seconded by Vice-Chair de Arakal.**

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. PLANNING APPLICATION PA-17-01 AND TENTATIVE PARCEL MAP 2017-124: FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 245 KNOX PLACE**

**Project Description:** The proposed project involves the following:

1. **Planning Application (Design Review) PA-17-01** for the construction of two, two-story detached single-family residences. The existing single-story front residence will be demolished for a new, 4 bed / 3.5 bath approximately 2,982 square foot residence; and the detached garage in the rear will be demolished for a new, 3 bed / 3.5 bath approximately 2,688 square-foot residence. Both residences will provide attached two-car garages. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. **Tentative Parcel Map 2017-124** for the subdivision of a 7,800 square foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

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

No ex-parte communications to report.

Roger Rath, Assistant Planner, presented the staff report.

**PUBLIC COMMENTS**

Tom St. Clair, applicant, stated he has read the conditions of approval and agrees to them. He explained that his company has completed three other projects in the neighborhood with similar design and he will be living in the front house.

Commissioner Kerins suggested having an easement or zero lot line for the rear unit to maximize the rear yard usage.

Commissioner Navarro Woods and Mr. St. Clair discussed the backyard and front yard of the rear house; and if the front house privacy would be impacted by the duplex across the street on Westminster Avenue.

A speaker stated concerns with the project's compatibility with the surrounding neighborhood and asked if there are building height restrictions.

Mr. St. Clair responded to public comments.

The Chair closed the public hearing.

**Motion: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15303;**

**and adopt a resolution to approve Planning Application PA-17-01 and Tentative Parcel Map 2017-124, subject to conditions of approval.**

**Moved by Commissioner Kerins, seconded by Chair Andranian.**

Commissioners and staff discussed if a zero lot line is part of the motion. Commissioner Kerins clarified it was not.

Chair Andranian spoke in support of the project.

**RESOLUTION PC-17-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-01 FOR A 2-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2017-124 FOR PROPERTY AT 245 KNOX 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.

**3. PLANNING APPLICATION PA-16-67 AND TENTATIVE PARCEL MAP 2017-106: FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 1933 CHURCH STREET**

**Project Description:** The proposed project involves the following:

1. **Planning Application (Design Review) PA-16-67** for the construction of two, two-story detached single family residences. Each unit includes 3 bedrooms and 2.5 baths with attached two-car garages. The rear unit (Parcel 1) proposes 2,114 square feet of total living area, and the front unit (Parcel 2) proposes 1,878 square feet of total living area. The proposed project complies with the Small Lot Subdivision development standards and the Residential Design Guidelines.
2. **Tentative Parcel Map 2017-106** for the subdivision of a 7,006 square-foot parcel into two parcels, including a 3,979 square-foot parcel (Parcel 1) and a 3,027 square-foot parcel (Parcel 2), 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.

Commissioners and Mr. Loomis discussed the square footages of the adjacent units on Church Street; privacy of the front yard for the front unit; rear unit's 2-foot utility easement; if the project meets all the of the city development standards without any deviations or variances.

**PUBLIC COMMENTS**

Ryan Oldham, applicant, stated he has read the conditions of approval and agrees to them. He gave an overview of the project.

Commissioners and staff discussed what kind of wood materials will be used; if the architectural style fits with the surrounding neighborhood; and the pricing of the homes.

Greg Talkovich, Costa Mesa resident, spoke in support of the project.

Beth Refakus, Costa Mesa resident, stated concerns with the project's compatibility with the surrounding neighborhood.

A speaker stated concerns with the project's compatibility with the surrounding neighborhood.

Mr. Oldham responded to public comments.

The Chair closed the public hearing.

Commissioner Kerins stated concerns with the architectural design fitting with the surrounding neighborhood.

Commissioner Navarro Woods stated she will not be supporting the project.

Commissioner Harlan talked about the project's design and whether it fits in with the surrounding neighborhood.

Chair Andranian and Vice-Chair de Arakal spoke in support of the project because eclectic design is acceptable on the east side and in proximity to commercial uses existing in the area.

**MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15303; and adopt a resolution to approve Planning Application PA-16-67 and Tentative Parcel Map 2017-106, subject to conditions of approval.**

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

**RESOLUTION PC-17-17 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-67 AND TENTATIVE PARCEL MAP 2017-106 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT FOR THE PROPERTY LOCATED AT 1933 CHURCH STREET IN THE R2-MD ZONE**

Commissioner Harlan asked for clarification on how the Residential Incentive Overlay Zone will impact the proposed property and Newport Boulevard. Mr. Loomis responded that lots would have to be consolidated to meet the the minimum lot size of half an acre and that 40 dwelling units per acre up to four-stories high could be built.

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Kerins

Noes: Navarro Woods

Absent: None

Abstained: None

The Chair explained the appeal process.

## **DEPARTMENTAL REPORT(S)**

1. Public Services Report – none.

2. Development Services Report – Jay Trevino, Development Services Department Consultant, reported that there are tentatively four items at the next Planning Commission meeting.

Vice-Chair de Arakal asked for an update on the master plan for The Press located at 1375 Sunflower Avenue. Ms. Ashabi responded the thirty-day environmental review will be starting soon and after it is completed a public hearing will be scheduled.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney –none.

**ADJOURNMENT (01:36:42) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MAY 22, 2017.**

Submitted by:



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JAY TREVINO, ACTING SECRETARY  
COSTA MESA PLANNING COMMISSION