

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

July 10, 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 (00:00:16).

Vice-Chair de Arakal 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: Barry Curtis, Economic and Development Services Director
Peggy Schneble, Interim Assistant Development Services Director
Ivy Tsai, Deputy City Attorney
Bart Mejia, City Engineer
Minoo Ashabi, Principal Planner
Roger Rath, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS: none

PUBLIC COMMENTS:

Janet Krochman, Costa Mesa resident, spoke about a parking issue occurring on Trinity Drive.

Jay Humphrey, Costa Mesa resident, stated concerns with the parking issues in the City; asked that the Planning Commission talk to the City Council about the overlay zones off Harbor Boulevard and Newport Boulevard and the Small Lot Ordinance; and asked for a moratorium on them so they can be further studied.

A speaker stated concerns with parking on Orange Avenue; the affects the Small Lot Ordinance is having on the East Side of Costa Mesa; and asked for a moratorium on the Small Lot Ordinance.

Susan Thompson, Costa Mesa resident, spoke about the parking issue occurring on Trinity Drive.

Lynne Weigenton, Costa Mesa resident, stated concerns with the parking situation on Trinity Drive.

A speaker stated concerns with a Costa Mesa developer.

Vice-Chair de Arakal stated that Ms. Krochman did reach out to him about the parking situation on Trinity Drive and he passed along the information to Jay Trevino and Minoo Ashabi. They are working with the property owner at 3033 Bristol Street to help out with the parking issues. Vice-

Chair de Arakal asked for a report back on the Hilton's conditions of approval and what the process is to have resident parking passes as an option on Trinity Drive.

Commissioner Kerins asked for staff to revisit and look into the parking issue at 3033 Bristol Street. Barry Curtis, Economic and Development Services Director, replied that staff will look into both Vice-Chair de Arakal and Commissioner Kerins request and report back.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Kerins suggested looking at having parking structures as an option to help out with the City's parking problem.

Chair Andranian welcomed Barry Curtis, the City's new Economic and Development Services Director; noted the end of the First Friday Roadshow; and recognized and thanked the First Friday Roadshow volunteers.

CONSENT CALENDAR (00:23:20)

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

1. MINUTES FOR THE MEETING OF JUNE 12, 2017

MOTION: Move approval of the Consent Calendar.

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

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 (00:24:25)

1. ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-09-15 A1 FOR THE VIVANTE PHASE II 111-UNIT INDEPENDENT AND ASSISTED LIVING FACILITY, 1700 SQUARE FOOT CLUB FITNESS CENTER, AND A 3900 SQUARE FOOT COMMUNITY EVENT CENTER AT 1640 MONROVIA AVENUE

Project Description: The request is for a one-year time extension to July 11, 2018 for the following approved Planning Application PA-09-15 A1:

1. **Master Plan Amendment PA-09-15 A1:** The Urban Master Plan Amendment is for the replacement of a 42,000-square-foot office building with a 111-unit, four-story mixed-use development that consists of:

- a. 111 units of independent and assisted living
- b. Senior Club Fitness Center (1700 SF)
- c. Community Event Center (3900 SF)

2. **Setback from Public Street.** Any structure is required to be a minimum 15 feet from property line which abuts a public street. The project proposes a vehicular ramp and wrought iron fencing with a zero setback from the property line.

Environmental Determination: A mitigated negative declaration and addendum was prepared and previously adopted in accordance with the California Environmental Quality Act (CEQA) and the City of Costa Mesa Environmental Guidelines.

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report.

Chair Andranian asked Ms. Ashabi to clarify a typo on the first page of the staff report. Ms. Ashabi responded that the time extension was till July 11, 2018 not 2016 as stated on the report on page 1.

PUBLIC COMMENTS

Rob Eres, representative for Nexus Development, stated he has read the conditions of approval and agrees to them.

A speaker stated concerns with the zero setback for the fence and the affordability of the facility.

Chair Andranian addressed the previous speaker's public comments.

Cory Alder, President of Nexus Development, responded to public comments.

The Chair closed the public hearing.

Commissioner Kerins commended Mr. Alder on his facility; and the affordability and services that are offered there.

Commissioner Navarro Woods stated she visited the facility and spoke in support of it.

MOTION: Move that the Planning Commission adopt a resolution to approve one-year time extension for Planning Application PA-09-15 A1 to be valid until July 11, 2018. Moved by Commissioner Kerins, seconded by Commissioner Harlan.

RESOLUTION PC-17-24 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-09-15 A1 FOR THE VIVANTE PHASE II AT 1640 MONROVIA AVENUE

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-17-12 FOR A CONDITIONAL USE PERMIT FOR RETAIL SALES OF MOTOR VEHICLES WITH FIVE (5) OUTDOOR DISPLAY PARKING SPACES AT THE SOUTHWEST CORNER OF RED HILL AVENUE AND CLINTON STREET FOR EUROCAR AT 2920 RED HILL AVENUE

Project Description: The proposed request involves a Conditional Use Permit (CUP) for motor vehicle retail sales with five (5) outdoor display parking spaces located in a designated artificial turf area on the corner of Red Hill Avenue and Clinton Street within private property.

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

No ex-parte communications to report.

Roger Rath, Assistant Planner, presented the staff report.

Commissioners and staff discussed how many display cars are allowed to be parked out front of the business; how long the business has been parking displaying cars at the corner and on-site; if display parking spaces can occur in the parking lot; how much landscape is required; why the requirement for artificial turf; Condition of Approval No. 1 referring to the Zoning Code's requirement of no display cars parked in a parking lot; and if the Code Enforcement case had been closed.

PUBLIC COMMENTS

Jim Santaniello, applicant, stated he has read the conditions of approval and agrees to them.

Chair Andranian asked Mr. Santaniello if he understood Condition of Approval No. 1 requirement that all outdoor display of cars is limited to five. Mr. Santaniello responded that he did not. He thought the condition was in reference to the concrete pad area only.

Commissioners and Mr. Santaniello discussed how long the operator of the business had more than one display car on the corner concrete pad; the reasoning behind the artificial turf; and if the concrete pad was part of the original plans.

Vice-Chair de Arakal and Commissioner Harlan stated concerns with the requirement of the artificial turf.

A speaker spoke in support of the application and with having more display cars parked out front of the business.

Mr. Santaniello stated he is willing to comply and agreed with not having the artificial turf.

Vice-Chair de Arakal stated concerns with the applicant not being aware of conditions of approval and not allowing display cars in the parking lot other than the corner area.

The Chair closed the public hearing.

Commissioner Kerins spoke in support of the application.

Commissioner Harlan suggested adding a condition of approval that all inventory needs to be warehoused.

Motion: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15301; and adopt a resolution to approve Planning Application PA-17-12, subject to conditions of approval with the following modification:

Add a condition of approval that all inventory must be warehoused inside the building.
Moved by Commissioner Harlan, seconded by Vice-Chair de Arakal with discussion.

Chair Andranian suggested adding to the motion that the artificial turf be optional, not mandatory.

Commissioners and staff discussed requiring artificial turf; if a permit was required to pour concrete; and what code violations occurred.

Chair Andranian withdrew his suggestion of amending the motion.

Vice-Chair de Arakal withdrew his second to the motion and stated a substitute motion.

Substitute Motion: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15301; and adopt a resolution to approve Planning Application PA-17-12, subject to conditions of approval with the following modifications:

Condition of Approval No. 1 to read: “The use shall be limited to the type of operation described in this staff report: high-end automobile retail sales with five (5) outdoor display spaces strictly limited to the corner of the property at Red Hill Avenue and Clinton Street on a concrete pad. No display of automobiles is allowed in the parking lot. Any significant change in the operational characteristics will require approval of an amendment to the conditional use permit, subject to Planning Commission approval”.

Add a Condition of Approval No. 14 to read: “The 20 feet front and side landscape setback shall be restored with natural turf, which requires the partial removal of the existing concrete display pad”.

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

RESOLUTION PC-17-25 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-12 FOR A CONDITIONAL USE PERMIT FOR RETAIL SALES OF MOTOR VEHICLES WITH FIVE (5) OUTDOOR DISPLAY PARKING SPACES AT THE SOUTHWEST CORNER OF RED HILL AVENUE AND CLINTON STREET FOR EUROCAR AT 2920 RED HILL AVENUE

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-17-18 (PA-07-38 A) TO MODIFY A CONDITIONAL USE PERMIT FOR THE HUDDLE LOCATED AT 741 BAKER STREET

Project Description: Conditional Use Permit to modify the opening hours of operation from 10:00 a.m. to 6:00 a.m. for The Huddle, an existing bar and lounge located within a multi-tenant center at the southwest corner of Baker Street and Randolph Avenue. The current entitlements (PA-92-32 and PA-07-38) allow the operating hours from 10:00 a.m. to 2:00 a.m., seven days a week; proposed hours for the bar/lounge are 6:00 a.m. to 2:00 a.m., seven days a week. The property is located within 200 feet of residential uses to the north.

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

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report.

Vice-Chair de Arakal suggested changing the hours of operation on the resolution to clarify the

current versus proposed hours and stated concerns if there is school traffic occurring near the bar.

PUBLIC COMMENTS

Tami Wilson, applicant, stated she has read the conditions of approval and agrees to them. She stated the reasons behind her request to change the hours of operation.

A speaker stated concerns with approving the proposed hours.

Andrea Marr, Costa Mesa resident, spoke in support of the application.

The Chair closed the public hearing.

Commissioner Harlan and Ms. Ashabi discussed the business license hours.

MOTION: Move that the Planning Commission Find that the project is categorically exempt from the provisions of the California Environmental Quality Act Section 15301; and adopt a resolution to approve Planning Application PA-17-18 (PA-07-38 A), subject to conditions of approval.

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

Vice-Chair de Arakal spoke in support of approving the application.

RESOLUTION PC-17-26- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-18 (PA-07-38 A) FOR MODIFYING OPENING HOURS OF OPERATION FOR THE HUDDLE AT 741 BAKER 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.

4. CODE AMENDMENT CO-17-05 TO AMEND SECTIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATED TO PLANNING AND SUBDIVISION APPLICATION REVIEW PROCESS TIME LIMITS

Description: The proposed code amendment addresses increasing the time limits for discretionary planning applications and subdivision maps and modifying the parameters to process and grant extensions of time. Applications would initially be approved for a period of 24 months, rather than the current 12 months. If an application is not exercised within 24 months, a time extension could be granted by either the Director of Development Services for an extension up to 180 days or by the original approval body for an extension of more than 180 days.

Environmental Determination: The ordinance is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15061(b)(3) (General Rule).

Minoo Ashabi, Principal Planner, presented the staff report.

Commissioner Navarro Woods asked for clarification on the time allowed for an extension request. Ms. Ashabi responded it should be no more than 60 days and no less than 30 days.

Commissioner Harlan asked if an extension denied by the director is appealable. Ms. Ashabi stated all director decision are appealable to the Planning Commission.

PUBLIC COMMENTS

A speaker stated concerns with approving time extensions and the problems that arise when properties are left vacant when time extensions occur.

The Chair closed the public hearing.

Vice-Chair de Arakal and Ms. Ashabi discussed when a demo permit can be applied for.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15061(b)(3); and recommend that the City Council approve Code Amendment CO-17-05. Moved by Commissioner Kerins, seconded by Commissioner Harlan.

The motion carried by the following roll call vote:

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

Noes: None

Absent: None

Abstained: None

NEW BUSINESS

1. 2016 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN

Minoo Ashabi, Principal Planner, presented the staff report.

Vice-Chair de Arakal asked for clarification on handwritten page 8, LU-2.4, why certain lots were not rounded up; and on handwritten page 138, Housing Authority Annual Report, stated concerns with the low amount the City spent for Administration Expenditures and Homeless Prevention and Rapid Rehousing Services Expenditures.

PUBLIC COMMENTS

Kathy Esfahani, Costa Mesa Affordable Housing Authority Coalition, invited the Commission to work with them to come up with solutions to the affordable housing issue in the City.

Andrea Marr, Costa Mesa resident, spoke about the need for affordable housing in the City.

Cynthia McDonald, Costa Mesa resident, stated concerns with high density projects in the City; 125 Baker Street project not being included in the report; and the City's overlay zones.

A speaker stated concerns with the City's overlay zones; why the 125 Baker Street project was not included in the report; and spoke about the need for affordable housing in the City.

Richard Huffman, Costa Mesa resident, asked for the status on the analysis of Measure Y and how it will affect the General Plan; and talked about the City's Newport Boulevard Overlay Zone and Harbor Boulevard Overlay Zone.

A speaker suggested using extra funds the City has for former sober living home residents that get evicted and stated concerns with the Newport Boulevard Overlay Zone and Harbor Boulevard Overlay Zone.

The Chair closed the public comments.

Commissioner Navarro Woods stated she is in support of any progressive ideas for affordable housing.

Vice-Chair de Arakal stated concerns with the Harbor Boulevard Overlay Zone, Newport Boulevard Overlay Zone and suggested looking into them again. He also talked about affordable housing in the City and how high density projects could play a role.

Commissioner Kerins suggested looking at the City's circulation and traffic if more high density projects get built and if more affordable housing occurs.

Chair Andranian asked for an update on the Measure Y analysis; and on the Marijuana Ordinance and how it will affect the General Plan. He also asked to amend the report to include 125 Baker Street project before it goes to City Council.

Motion: Move that the Planning Commission recommend City Council approval of the 2016 Annual Report of the Costa Mesa General Plan and include some of the notations made by the public and Commissioners related to Table D with the following modification:

Update Table D to include 125 Baker Street Project

Moved by Chair Andranian, 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

DEPARTMENTAL REPORT(S)

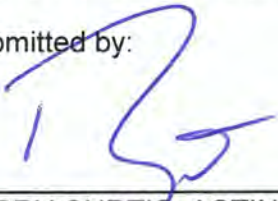
1. Public Services Report – none.
2. Development Services Report – Mr. Curtis reported that there will be two items for the next Planning Commission meeting on July 24th.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (02:26:38) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JULY 24, 2017.

Submitted by:



BARRY CURTIS, ACTING SECRETARY
COSTA MESA PLANNING COMMISSION