

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

July 24, 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 (00:00:15).

Commissioner Harlan 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
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Justin Arios, Assistant Planner
JohnWilly Aglupos, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS: None

PUBLIC COMMENTS:

Jay Humphrey, Costa Mesa resident, suggested that the Planning Commission ask the City Attorney's office to defend the initiative Measure Y.

Janet Krochman, Costa Mesa resident, asked for a follow-up on the parking issue occurring on Trinity Drive that she spoke about at the last Planning Commission meeting.

A Costa Mesa resident spoke about the sober living homes issue in the City and potential sale of an Episcopal church site to developers.

Joe Mestanek stated concerns with sidewalks located at the Mesa Verde Senior Center; asked for security guards at night at the Albertsons located off Harbor Boulevard and Wilson Street; and asked for an update on the Costa Mesa Motor Inn.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Harlan thanked Tom Johnson, the Board of the Costa Mesa Chamber of Commerce and its staff, for their work with the Werner Escher Community Golf classic event.

Commissioner Kerins invited everyone to the library groundbreaking event at Lions Park.

Vice-Chair de Arakal asked staff to reach out to Ms. Krochman about the parking on Trinity Drive and suggested Mr. Mestanek call the City's Maintenance Service division about his sidewalk concern.

Chair Andranian responded to a public comment about the Costa Mesa Motor Inn.

CONSENT CALENDAR (00:14:40)

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

1. MINUTES FOR THE MEETING OF JULY 10, 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 (00:15:38)

1. PLANNING APPLICATION PA-17-13 AND TENTATIVE PARCEL MAP 2017-122 FOR A THREE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 767 WEST 18TH STREET

Project Description: The proposed project involves the following:

- 1. Planning Application (Design Review) PA-17-13** for construction of three, two-story detached single-family residences. Each single-family residence is approximately 1,700 square feet and includes 2 bedrooms / 2.5 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
- 2. Tentative Parcel Map 2017-122** for the subdivision of a 9,002-square-foot lot into three 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.

JohnWilly Aglupos, Assistant Planner, presented the staff report.

Commissioners, Mr. Aglupos, and staff discussed if the project is adding any density to the area; maturity height of the crepe myrtle trees located in the front; window privacy; accessibility of the trash cans; and guest parking.

PUBLIC COMMENTS

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

Commissioner Kerins asked if the houses were going to be rental properties. Mr. Hysten

responded yes and explained the reasoning behind it.

A speaker stated concerns with the houses being rental properties as opposed to for-sale units; the second floor area to first floor area ratio; design; and open space.

A speaker stated concerns with a Small Lot Ordinance project not being offered as for-sale units.

Mr. Hysten 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-17-13 and Tentative Parcel Map 2017-122, subject to conditions of approval.

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

Vice-Chair de Arakal stated that the Small Lot Ordinance was created to encourage homeownership but does not mandate it; and spoke in support of the project which provides single-family dwellings in the area.

Commissioner Kerins spoke about the trends in rental housing and in support of the project.

Commissioner Navarro Woods appreciated the use of grasscrete; felt single-family dwelling as rentals makes sense in this area and spoke in support of the project.

Commissioner Harlan stated support of the project, but stated concerns that the landscaping could have better enhanced the project.

Chair Andranian noted that Condition of Approval No. 14 reinforces the use of the garage for parking only.

RESOLUTION PC-17-27 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-13 FOR A 3-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2017-122 IN THE R2-HD ZONE FOR A PROPERTY AT 767 WEST 18TH 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.

2. PLANNING APPLICATION PA-17-25 AND TENTATIVE PARCEL MAP 2015-109 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 162 EAST 18TH STREET

Project Description: The proposed project involves the following:

- 1. Planning Application (Design Review) PA-17-25** for the construction of two, two-story detached single-family residences. The front residence (Unit 2) is proposed as a 3 bedroom / 2.5 bath 1,963-square-foot dwelling unit and the rear residence (Unit 1) is proposed as a 3 bedroom / 3 bath 2,090-square-foot dwelling unit. Both residences will provide attached two-

car garages, with the rear residence accessing the garage from the public alley. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.

2. **Tentative Parcel Map 2015-109** for the subdivision of a 6,263-square-foot lot into two separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines (Class 3), New Construction.

No ex-parte communications to report.

Justin Arios, Assistant Planner, presented the staff report.

Vice-Chair de Arakal asked that all easements and dedication be properly shown on the tentative parcel map before it gets recorded.

PUBLIC COMMENTS

Bill Parker, owner of SouthPointe Construction representing the applicant, stated he has read the conditions of approval and agrees to them. He gave an overview of the project.

Commissioner Navarro Woods and Mr. Parker discussed the parking spot that is located in the private courtyard; the French doors on the side of the garage; and where the open spaces are located.

Chair Andranian asked if the CC&Rs could include that the two rear spots in Unit 1 be used for open parking. Mr. Arios stated that it can be added to Condition of Approval No. 14.

Commissioner Navarro Woods and Mr. Parker discussed if the open space for Unit 2 could be made more private.

Commissioner Kerins commended the project's detailed architecture; and the thoughtfulness of the alley access and parking.

Jay Humphrey, Costa Mesa resident, stated safety concerns with the accessibility from the alley to the units and suggested adding language to Condition of Approval No. 14 that the patio space not be used for parking.

A speaker read an article from the US News and World Report about homeownership and stated concerns with the City's Small Lot Ordinance.

A speaker asked if there was a back door on Unit 1 for fire safety purposes and stated concern with the lack of parking on 18th Street.

A speaker stated concerns with the parking for Unit 1 being off the alley; with the access into the garage through the attached French doors; and the lack of parking on 18th Street.

Mr. Parker 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-17-25 and Tentative Parcel Map 2015-109, subject to conditions of approval with the following modification:

Condition of Approval No. 14 b to read: “The CC&Rs shall contain restrictions requiring the two open parking spaces for Unit 1 (the rear residence) be maintained free and clear for parking. Storage of other items in the open parking space area may occur only to the extent that vehicles may still be parked within the required parking space. Inspections by the association to verify compliance with this condition may occur as needed”.

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

Commissioner Kerins recommended frosting the French doors.

Commissioner Navarro Woods stated support of the amendment to the conditions of approval.

Commissioner Harlan suggested that the two windows above the garage in Unit 2 be more consistent with the overall design of the house.

Vice-Chair de Arakal spoke in support of the motion and amendment to the conditions of approval.

RESOLUTION PC-17-28 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-25 AND TENTATIVE PARCEL MAP 2015-109 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 162 EAST 18TH STREET IN THE R2-HD 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.

DEPARTMENTAL REPORT(S)

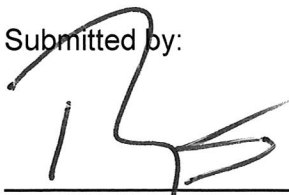
1. Public Services Report – none.
2. Development Services Report – Barry Curtis, Economic and Development Services Director, reported that there will be two items on the next Planning Commission agenda.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (01:26:02) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, AUGUST 14, 2017.

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION