

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

September 25, 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 (00:00:19).

Vice Chair de Arakal led the Pledge of Allegiance.

ROLL CALL

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

Absent: Commissioner Jeffrey Harlan

Staff: Peggy Schneble, Interim Assistant Development Services Director
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Mel Lee, Senior Planner
Dan Inloes, Senior Planner
Justin Arios, Assistant Planner
Roger Rath, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Kim Hendricks thanked the Commissioners for how they voted on the sober living home items at the last meeting and stated concerns with the City's Small Lot Ordinance.

Jay Humphrey, Costa Mesa resident, thanked the Commissioners for their participation with the joint study session with City Council; asked if sober living facilities could have meetings rooms occur in garages; and stated concerns with the City's Small Lot Ordinance.

A speaker stated concerns with the live/work units across from Trader Joes using their work spaces as a bedroom.

Cynthia McDonald, Costa Mesa resident, spoke about awards presented by the California Chapter of the American Planning Association and suggested our City work towards the goals that the residents suggested during the General Plan update.

A speaker asked that the Commissioners listen to the resident's concerns about Small Lot Ordinance projects.

A speaker thanked the Commissioners for being at the joint study session and stated concerns with the City's Small Lot Ordinance.

Sandy Johnson, Costa Mesa resident, stated concerns with Raymond Avenue being used for two-way traffic when it is only a one-way street.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Navarro Woods thanked the residents for coming out to the September 12th Joint Study Session.

Commissioner Kerins thanked the residents for coming out to the September 12th Joint Study Session and hoped that there will be more study sessions in the future.

Vice Chair de Arakal responded to public comments and asked staff for a report back on what the conditions of approval and CC&R's are for the live/work units near Trader Joe's and whether the enforcement of them are occurring.

Chair Andranian responded to public comments about requesting a moratorium on the City's Small Lot Ordinance and asked staff to follow up with Ms. Johnson about her concern with Raymond Avenue.

CONSENT CALENDAR (00:30:15)

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

1. MINUTES FOR THE MEETING OF AUGUST 14, 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, Kerins, Navarro Woods
Noes: None
Absent: Harlan
Abstained: None

PUBLIC HEARINGS (00:31:22)

1. PLANNING APPLICATION PA-17-29 TO ALLOW SHARED VEHICLE ACCESS AND PARKING, AS WELL AS COMPACT PARKING SPACES, FOR TWO SEPARATE PARCELS UTILIZED AS PARKING LOTS AT 330 AND 350 EAST 17TH STREET

Project Description: The proposed project involves a conditional use permit to allow shared vehicle access and parking for two separate parcels, utilized as parking lots, serving two commercial buildings located across a public alley from the parking area. A minor conditional use permit to allow compact parking spaces is also requested. Both parking lots will be combined into one for shared use by both buildings. The combined parking lots will contain 94 standard parking spaces; 6 handicap parking spaces; 10 compact parking spaces; and at least 20 valet parking spaces (116 spaces required; 109 spaces provided without valet parking; at least 129 spaces provided with valet parking).

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.

Mel Lee, Senior Planner, presented the staff report.

Commissioners and staff discussed what will happen to the previous minor conditional use permits after the application is approved tonight; how many tenants will be at 350 17th Street location; cost of valet parking; employee's parking location; and what specifically the Planning Commissioners are voting on at tonight's meeting.

PUBLIC COMMENTS

Ron Lewis, applicant, has read the conditions of approval and agrees to them. He discussed the traffic circulation; self-parking spaces; common trash enclosure location; and how the application will unify the lot.

Commissioner Navarro Woods asked Mr. Lewis if valet would be free. Mr. Lewis responded yes. Commissioner Navarro Woods asked if it is in the conditions of approval. Mr. Lee responded no and suggested adding it.

Vice Chair de Arakal and Mr. Lewis discussed parking and how patrons would know that tandem valet parking is being offered. Vice Chair de Arakal asked if he would be in agreement the addition of a condition of approval requiring that he work with staff to develop a signage program for valet. Mr. Lewis stated he was in agreement with such a condition.

Commissioner Navarro Woods, Mr. Lewis, and staff discussed the ADA parking locations and how to ensure the safety of patrons with mobility issues through the valet drop off/pick up area.

Jay Humphrey, Costa Mesa resident, stated concern with parking and suggested a parking lot as a solution for the parking problem in the area.

A speaker spoke in support of this item.

Sandy Johnson, Costa Mesa resident, stated concerns with the location of the ADA parking spots; the number of employee parking spaces; valet parking; and suggested having traffic control.

A speaker spoke in opposition to this item.

Beth Refakus, Costa Mesa resident, stated concerns with the location of the ADA parking spaces; exiting out of Raymond Avenue when making a left hand turn; and overflow parking occurring.

A speaker asked what would happen to the parking if the property next door was sold and whether the valet parking attendants have any special training to deal with intoxicated people.

Mario Marovic, partner at 330 East 17th Street and owner of the Country Club restaurant, responded to public comments.

Karen Stiffler Smith, Costa Mesa resident, suggested having the police monitor the area and consider putting a traffic light at Raymond Avenue so patrons can turn left when they leave.

A speaker stated concerns with the parking.

Andrew Gabriel, partner of the Country Club restaurant and owner of 350 East 17th Street, responded to public comments.

Commissioner Kerins spoke in favor of the two separate owners coming together to solve the parking problem. She suggested moving the ADA parking spots and asked if they considered an Uber/Lift designated shared drive for a pick-up area with seating.

Commissioners and Mr. Gabriel discussed valet service and whether overnight parking can occur.

The Chair closed the public hearing.

MOTION: Move that the Planning Commission find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301; and adopt a resolution to approve Planning Application PA-17-29, subject to conditions of approval in Exhibit B and findings in Exhibit A with the following modifications:

Condition of Approval No. 4 to read: “The applicant shall install appropriate signage directing customers to the valet parking areas, subject to review and approval by the Planning Division”.

Condition of Approval No. 5 to read: “The applicant shall install “Right Turn Only” signs at the driveway exits along Raymond Avenue, subject to review and approval by the Planning Division”.

Yolanda Summerhill, Deputy City Attorney, recommended that Condition of Approval No. 2 read: “All conditions of approval, including any sentence(s) within each condition of approval for PA-15-27 and PA-16-45 not in conflict with these conditions of approval, shall remain in full force and affect”.

Vice Chair de Arakal concurred with Ms. Yolanda’s recommendation to add it to his motion.

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

Chair Andranian asked counsel to clarify if one of the owners of the properties in this application decides to sell, the agreement is still active because of the CUP running with the land. Ms. Yolanda responded yes.

RESOLUTION PC-17-38 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-29 TO ALLOW SHARED VEHICLE ACCESS AND PARKING, AS WELL AS COMPACT PARKING SPACES, FOR TWO SEPARATE PARCELS UTILIZED AS PARKING LOTS AT 330 AND 350 EAST 17TH STREET

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins

Noes: Navarro Woods

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

2. PLANNING APPLICATION PA-17-15 FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG DAY CARE AND BOARDING FACILITY WITH GROOMING SERVICES INSIDE AND OUTSIDE AN EXISTING INDUSTRIAL BUILDING AT 774-778 WEST 17TH STREET

Project Description: The proposed project requests a conditional use permit to allow the establishment of a dog day care and boarding facility (Hydrant Pet Hotel). The facility also offers full bathing and grooming services as well as outside play areas for the dogs.

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.

Dan Inloes, Senior Planner, presented the staff report.

PUBLIC COMMENTS

Brooke Bradford, applicant, has read and agrees to the conditions of approval except Nos. 5 and 12. She explained her reasons for not agreeing with them and presented a slide show about her application.

Commissioner Navarro Woods and Ms. Bradford discussed the 70 percent estimated to be picked up and dropped off by a shuttle; Condition of Approval No. 5; and how the dog day care will maintain the cleanliness of the indoor play areas.

No public comments.

Mr. Inloes read revised Condition of Approval Nos. 5 and 12. Ms. Bradford agreed to the revised conditions.

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 15301; and adopt a resolution to approve Planning Application PA-17-15, subject to conditions of approval with the following modifications:

Condition of Approval No. 5 read: "Training classes shall be limited to only nine owners and nine dogs at any one time. There shall be a minimum of 10 minutes between classes to allow departing owners and dogs to leave before new arriving clients. Prior to the applicant occupying all 6,701 square feet only one-on-one training classes shall occur and only one class at any given time shall occur onsite".

Condition of Approval No. 12 read: "A staff or caretaker shall remain on the premises overnight with the pets. All dogs and cats shall be placed within their individual secure kennels by 8:00 PM and remain in their kennels until there are sufficient staff or caretakers to have one staff member for every 15 dogs. Any time pets are outside their kennels onsite staff support must be one for every 15 pets at a minimum".

Moved by Commissioner Kerins, seconded by Chair Andranian.

RESOLUTION PC-17-39 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-15 FOR A

**CONDITIONAL USE PERMIT TO ALLOW A DOG DAYCARE AND BOARDING FACILITY
LOCATED AT 774-778 WEST 17TH STREET**

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.

**3. PLANNING APPLICATION PA-17-30 AND TENTATIVE PARCEL MAP 2017-153 FOR A
TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 302
CABRILLO STREET**

Project Description: The proposed project involves the following:

1. **Planning Application (Design Review) PA-17-30** for the construction of two, two-story detached single-family residences. The existing single-story residence will be demolished for a new, 4 bedroom / 3 bathroom approximately 2,420 square-foot residence; and a new 4 bedroom / 4 bathroom approximately 2,375 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 2017-153** for the subdivision of an 8,505 square feet lot into two 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.

No ex-parte communications to report.

Roger Rath, Assistant Planner, presented the staff report.

Commissioners and staff discussed whether the public alley was calculated into the open space and density; how the planter space is a part of the property; driveway space; private alley dimensions; whether the entire alley is private; whether the conditions of approval require that the applicant pave the alley; and whether the lot falls under the 1992 SLO that allows the subdivision of a 3,000-square-foot lot.

PUBLIC COMMENTS

Bill Parker, owner of South Pointe Construction, has read and agrees to the conditions of approval including the additional engineering ones in the supplemental memo dated September 25, 2017. He presented a slideshow on the proposed application.

Commissioner Navarro Woods and Mr. Parker discussed the private patio location for each unit.

Cynthia McDonald, Costa Mesa resident, asked where the 20-foot rear yard setback is located.

Kim Hendricks, Costa Mesa resident, stated concern with the project preserving the existing character of the neighborhood and spoke in opposition to this item.

A speaker spoke in support of this item.

Jay Humphrey, Costa Mesa resident, stated concerns with the parking.

Teresa Drain, Costa Mesa resident, read from the General Plan page GL27 about open space.

Sandy Johnson, Costa Mesa resident, spoke in opposition of the project.

Rick Huffman, Costa Mesa resident, stated concerns with the zig zag of the property line and the SLO project conflicting with the character of the neighborhood.

Brian Smith, Costa Mesa resident off Cabrillo Street, stated that at the front of both units along Santa Ana Avenue the curb is painted red from Cabrillo Street to the alley.

A speaker spoke in opposition to this item.

Mr. Parker responded to public comments.

Chair Andranian asked if the alley will be repaved. Mr. Parker responded that they are amicable to repaving it but is it up to the Public Services Department.

Vice Chair de Arakal and Mr. Parker discussed the private alley dimensions.

The Chair closed the public hearing.

Commissioners and staff discussed how the private alleys become a part of the setbacks requirements; property lines; zero property line; and setbacks.

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-17-30 and Tentative Parcel Map 2017-153, subject to conditions of approval.

Moved by Chair Andranian, but motion died due to lack of second.

MOTION: Move that the Planning Commission deny the project.

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

Vice Chair de Arakal stated concern with counting private alleys in the gross calculation of the square footage of the parcel because alleys cannot be developed.

Mr. Inloes asked if continuing the item could be considered.

Vice Chair de Arakal asked Mr. Parker if he is in agreement to a continuance. Mr. Parker responded yes.

REVISED MOTION: Move that the Planning Commission continue the item so the applicant can modify the plans to reduce bedroom count in one or both units and notify staff when they are ready to bring it back to the Commission.

Moved by Vice Chair de Arakal, 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

The Chair recessed into a break at 8:53 p.m.

The Chair reconvened at 9:00 p.m.

4. PLANNING APPLICATION PA-17-19 FOR A CONDITIONAL USE PERMIT FOR A MICROBREWERY (BREWING RESERVE OF CALIFORNIA) WITH A TASTING ROOM AND RETAIL SALES AND A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AFTER 11 PM WITHIN 200 FEET OF A RESIDENTIAL ZONE AT 2930 COLLEGE AVENUE, UNIT D

Project Description: The proposed project involves conditional use permits for a microbrewery (Brewing Reserve of California), with a tasting room. The business proposes to occupy 3,000 square feet at 2930 College Avenue. The business involves:

- Retail sales of beer produced on the premises and related products. The microbrewery will not sell food.
- The proposed hours of operation are:
 - The microbrewery: Monday through Sunday, 5 AM to 5 PM
 - The tasting room/retail sales:
 - Monday through Wednesday from 5 PM to 10 PM;
 - Thursday and Friday from 5 PM to 12 AM;
 - Saturday from 11 AM to 12 AM; and
 - Sunday from 11 AM to 10 PM.
- Operating past 11 PM within 200 feet of a residential zone.

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.

Justin Arios, Assistant Planner, presented the staff report and read into the record Code Requirement No. 3.

Commissioners and staff discussed delivery of food for on-site consumption; noise from production of the beer; and why a Spanish only AA tenant was not included in the staff report.

PUBLIC COMMENTS

Steve Aguilar, applicant, has read and agrees to the conditions of approval. He gave an overview of the proposed application.

Commissioners and Mr. Aguilar discussed whether there would be a lot of business between 11 p.m. to 12 midnight; why the location was chosen; if they knew there was AA tenant in the same location; and what the goal of the business is.

Cynthia McDonald, Costa Mesa resident, suggested requiring food served in these types of businesses.

Mary Ann Frericks, Barley Forge owner, stated concerns with the traffic impact fee language in the staff report and that the fees might be waived.

Teresa Drain, Costa Mesa resident, stated concerns with the application being 200 feet from residential; if the proposed use will provide conformance to the General Plan Policy LU-1.1; and the business being compatible with the surrounding neighborhood.

Jim Hawkins, representing Davies Family Partners, spoke in opposition to this item.

Don Fredrickson asked if the back door is going to be a service door or a part of the operation; suggested having a wall in between their businesses; the hours of operation will change if the business expands; and if the business will operate out the front door.

A speaker spoke in opposition to this item and asked who is the real applicant.

Mario Marovic, property owner, explained that he has just bought the property; responded to public comments; and stated he has not seen the parking lot over fifty percent full.

Mr. Aguilar 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 15301; and adopt a resolution to approve Planning Application PA-17-19, subject to conditions of approval with the following modification:

Code Requirement No. 3 to read: "Within 30 days of final Planning Commission action, the illegal outdoor storage shall be removed, or a Code Enforcement Case will be opened, which is subject to fines".

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

Chair Andranian and Mr. Arios discussed why the traffic impact fee amount was not included in the report.

Ms. Summerhill clarified that the traffic impact fee amount is calculated and required at the time the building permits are issued.

Mr. Arios stated the traffic impact fee is not being waived by the City.

Chair Andranian stated he will be supporting the motion.

RESOLUTION PC-17-40 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING A CONDITIONAL USE PERMIT FOR A MICROBREWERY (BREWING RESERVE OF CALIFORNIA) WITH A TASTING ROOM AND RETAIL SALES AND A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOLIC BEVERAGES FOR ON-SITE CONSUMPTION AFTER 11 PM WITHIN 200 FEET OF A RESIDENTIAL ZONE AT 2930 COLLEGE AVENUE, UNIT D

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins

Noes: Navarro Woods

Absent: Harlan

Abstained: None

The Chair explained the appeal process.

- 5. PLANNING APPLICATION PA-17-23 FOR A CONDITIONAL USE PERMIT INCLUDING A MICROBREWERY (SALTY BEAR BREWERY) WITH A TASTING ROOM AND MINOR CONDITIONAL USE PERMITS FOR AN OUTDOOR DINING PATIO AND A DEVIATION**

FROM PARKING STANDARDS TO MEET PARKING REQUIREMENTS AT 2948 RANDOLPH AVENUE

Project Description: The proposed project is a conditional use permit request for a microbrewery with a tasting room and outdoor patio area (Salty Bear Brewery). The

microbrewery proposes to occupy a 3,192-square-foot lease area at 2948 Randolph Avenue.

The proposed business involves:

- Retail sales of beer produced for onsite and offsite consumption - the microbrewery will not be selling food.
- The proposed hours of operation are:
 - Production: 4:00 AM to 4:00 PM
 - Tasting Room: 11:00 AM to 12:00 (Midnight)
- Pedestrian access from 2937 Bristol Street (The Camp) and pedestrian and vehicular access from Randolph Avenue with a shared egress/ingress with 2944 Randolph Avenue.
- Maintaining unoccupied tenant spaces at 2948 and 2944 Randolph Avenue to meet the required number of parking spaces for the microbrewery.

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

One ex-parte communication to report: Commissioner Kerins reported meeting with the applicant to go over the application.

Dan Inloes, Senior Planner, presented staff report and read into the record a condition of approval that can be added "Prior to issuance of building permits, plans shall be modified to reflect revision of all addressing onsite including the freestanding monument sign to identify the building at 2948 Randolph Ave and not 2950 Randolph Avenue".

Commissioners and Mr. Inloes discussed whether the project is adequately parked; whether drinking is permitted in the larger common area; and whether there will be signage directing patrons to the designated alcohol tasting location.

PUBLIC COMMENTS

Phillip Schwartze, representing the applicant, has read and agrees to the conditions of approval.

Chris Bennett, representative from the LAB, presented a slideshow on the proposed application. Joe Scagliotti, business owner, gave a background on himself and his brewery experience.

Commissioners, staff, and Mr. Bennett discussed the proposed parking solution; if the parking meets the City's parking standards; and the vision for the empty office spaces.

Mary Ann Frericks, Barley Forge owner, stated concerns with the traffic impact fees estimate in the staff report and resolution being different; parking issues in the area; and who will be in charge of monitoring that the empty businesses stay that way.

A speaker spoke in support of this item.

Mike Briggs spoke in support of this item.

Ian Delzer spoke in support of this item.

A speaker spoke in support of the location for the business; stated concerns with parking; spoke about the overconcentration of on-sight liquor licenses and off-sight licenses in the area; and asked when there will be a limit for how many brewery or bars in the area.

Rayland Bartow spoke in support of this item.

The Chair closed the public hearing.

MOTION: Move that the Planning Commission adopt a resolution to approve Planning Application PA-17-23, subject to conditions of approval and find that the project is categorically exempt from the provisions of the California Environmental Quality Act section 15301 with the following modifications:

Condition of Approval No. 32 to read: “Prior to issuance of building permits, plans shall be modified to reflect revision of all addressing onsite including the freestanding monument sign to identify the building at 2948 Randolph Ave and not 2950 Randolph Avenue”.

Code Requirement No. 14 to read: “Fulfill mitigation of off-site traffic impacts at the time of issuance of occupancy by submitting to the Planning Division the required traffic impact fee pursuant to the prevailing schedule of charges adopted by the City Council. The traffic impact fee is calculated including credits for all existing uses. At the current rate per trip end, the traffic impact fee is \$36,019.00. NOTE: The Traffic Impact Fee will be recalculated at the time of issuance of building permit/certificate of occupancy based upon any changes in the prevailing schedule of charges adopted by the City Council and in effect at that time”.

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

Vice Chair de Arakal liked that the project is creating a pedestrian linkage from the CAMP to this location.

Commissioner Kerins asked staff to consider a light at Randolph Avenue and Baker Street for safety reasons.

RESOLUTION PC-17-41 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-17-23 FOR OPERATION OF A MICROBREWERY (SALTY BEAR BREWING COMPANY) AT 2948 AND 2944 RANDOLPH 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.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Mejia reported that re-pavement had occurred at a portion of Bristol Street between Baker Street and the 405 Freeway.

Development Services Report – Peggy Schneble, Interim Assistant Development Services Director, reported that an Ordinance for public noticing requirements to include all tenants on property be notified had its first reading with the City Council and she will provide the Commissioners a summary overview on the status of it. She also stated that in response to

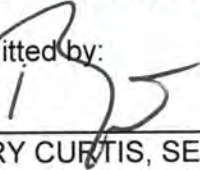
a letter received about the live/work units, Mino Ashabi called Taylor Woodrow the developer of the live/work units mentioned during public comments, and brought to their attention concerns of the work portion being used as a fourth bedroom. Ms. Ashabi also contacted the homeowner association representative to work with the homeowner because it is prohibited in the CC&R's.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (04:33:27) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, OCTOBER 9, 2017.

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION