

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

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

The Chair called the meeting to order (00:00:13).

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

**ROLL CALL**

Present: Chair Stephan Andranian  
Vice Chair Byron de Arakal  
Commissioner Jeffrey Harlan  
Commissioner Isabell Kerins

Absent: Commissioner Carla Navarro Woods

Staff: Barry Curtis, Director of Economic and Development Services  
Jennifer Le, Assistant Director of Development Services  
Yolanda Summerhill, Deputy City Attorney  
Scott Porter, City Attorney's office  
Bart Mejia, City Engineer  
Willa Bouwens-Killeen, Zoning Administrator  
Dan Inloes, Senior Planner  
John Willy Aglupos, Assistant Planner  
Julie Colgan, Recording Secretary

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

An unidentified speaker stated that she appreciated that the Zoning Administrator's decision on the small cell facilities was being reviewed and stated concerns with the east side having visible utility wires.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Vice Chair de Arakal thanked the Cultural Arts Committee of Costa Mesa, Council Member Katrina Foley, City staff liaison Ashely Ocasio and Justin Martin for their work on Costa Mesa Art Adventure 2017 and named all the Cultural Arts Committee members by name to thank them.

**CONSENT CALENDAR (00:05:49)**

**1. MINUTES FOR THE MEETING OF SEPTEMBER 25, 2017.**

There were no public comments on consent calendar items.

**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

Noes: None

Absent: Navarro Woods

Abstained: None

#### **PUBLIC HEARINGS (00:06:46)**

The Chair announced that the three applications listed under Public Hearing Item No. 1 will not be heard together but instead as three separate hearing items.

#### **1. REVIEW OF ZONING APPLICATION ZA-17-11 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED ADJACENT TO 450 WEST WILSON STREET**

Commissioner Harlan recused himself at 6:07 p.m. from the hearing.

#### **PUBLIC COMMENTS**

The Chair opened the public hearing.

Chair Andranian asked Peter Blied, applicant, if he would be in agreement to continue this item to the next Planning Commission meeting. Mr. Blied responded yes.

The Chair closed the public hearing.

**MOTION: Move that the Planning Commission continue the hearing on minor conditional use permit application ZA-17-11 to the November 27, 2017 Planning Commission meeting.**

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

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Kerins

Noes: None

Absent: Navarro Woods

Abstained: Harlan

Commissioner Harlan re-entered Chambers at 6:10 p.m.

#### **ZA-17-38 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED ADJACENT TO 2196 HARBOR BOULEVARD**

Chair Andranian recused himself at 6:11 p.m. from the hearing.

Commissioner Harlan recused himself at 6:11 p.m. from the hearing.

Ms. Summerhill stated that there is a lack of quorum and staff will re-notice this item for the November 27, 2017 Planning Commission meeting. No action was taken.

**ZA-17-39 TO INSTALL A SMALL CELL FACILITY ON TOP OF A SOUTHERN CALIFORNIA EDISON STREETLIGHT POLE LOCATED ADJACENT TO 333 MERRIMAC WAY**

Chair Andranian recused himself at 6:12 p.m. from the hearing.

**PUBLIC COMMENTS**

The Vice Chair opened the public hearing.

Vice Chair de Arakal asked Nancy Sheridan, applicant, if it was acceptable to continue her item to the November 27, 2017 meeting. Ms. Sheridan responded yes.

The Vice Chair closed the public hearing.

**MOTION: Move that the Planning Commission continue this item to the November 27, 2017 meeting and re-notice it.**

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

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Kerins

Noes: None

Absent: Navarro Woods

Abstained: Andranian

Chair Andranian re-entered Chambers at 6:13 p.m.

2. **PLANNING APPLICATION PA-17-04 FOR A CONDITIONAL USE PERMIT FOR THE CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND A MINOR CONDITIONAL USE PERMIT FOR SALE OF ALCOHOLIC BEVERAGES AFTER 11 PM NOT WITHIN 200 FEET OF RESIDENTIAL USES AND DEVIATION FROM PARKING REQUIREMENTS WITH OFF-SITE SHARED PARKING WITH 729 OHMS WAY, 1609 POMONA AVENUE, AND 1626 OHMS WAY FOR A PROPOSED PROJECT AT 1618 OHMS WAY**

**Project Description:** Planning Application PA-17-04 is a request for a conditional use permit for the renovation of an existing one-story, 6,461-square-foot industrial building at 1618 Ohms Way to an event venue (The Harper). The request includes the following:

1. Conditional use permit for:
  - a) operation of an event center/ banquet facility
  - b) valet parking at 729, 1626 and 1618 Ohms Way and 1609 Pomona Avenue
2. Minor conditional use permit for:
  - a) sale of alcoholic beverages after 11 PM, not within 200 feet of residential uses
  - b) shared parking at 729 and 1626 Ohms Way and 1609 Pomona Avenue

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

Four ex-parte communications to report: Vice Chair de Arakal met with the applicant and had a telephone conversation; Commissioner Kerins met with the applicant; Commissioner Harlan met with the applicant; and Chair Andranian met with the applicant.

Dan Inloes, Senior Planner, presented the staff report.

Commissioners and staff discussed the condition of approval requiring a land use restriction for shared parking; the reasoning for the condition of approval requiring a 12 midnight event closing time; whether free valet parking is typically required in conditions of approval; when valet parking would be offered; hours of operation; how shared parking will be enforced; if the parking layout and agreement with offsite businesses is workable; and how the valet plan will operate.

## **PUBLIC COMMENTS**

Steve Fortunato, applicant, presented a slideshow; requested revisions to Condition of Approval No. 3 and Condition No. 8; and responded to the Commissioners questions. The applicant requested revisions to Condition No. 3 to limit events to 50 persons from 10 AM to 5 PM but allow full occupancy from 5 PM to 2 AM. The applicant also requested removal of the land use restriction requirement from Condition No. 8. The applicant suggested the Condition could instead list the business addresses where shared parking would be provided and include a requirement to notify the City of Costa Mesa if the parking agreements were terminated.

Commissioners and Mr. Fortunato discussed the full occupancy number; additional parking opportunities at Ford's Automotive Service and why Ford's Automotive Service declined to sign the land use restriction; notification requirements for termination of the off-site parking agreements; the proposed use of the outdoor area; and parking. Staff noted that shared parking at Ford's Automotive Service was not part of the application being considered.

Rob Dickson, Costa Mesa resident, spoke in support of this item.

Adrian Foley, President of Brookfield Residential, spoke in support of this item.

Peter Buffa, Costa Mesa resident, spoke in support of this item.

An unidentified speaker spoke in support of this item.

Beth Refakus, Costa Mesa resident, asked for clarification on handwritten page 20 of the staff report, why the valet plan shows self-parking stalls when Mr. Fortunato stated all parking would be valet; and where the ride share pick up and drop off area is located. The speaker stated concerns with parking occurring on the streets; would like to include a condition that the valet is free and a reference to the approved valet parking plan submitted by the applicant; and spoke in support of having a land use restriction.

August Williams, Perfect Parking (valet operator), explained the valet parking plan for this application.

Mr. Fortunato provided closing comments.

Commissioner Harlan and Mr. Fortunato discussed where the food is going to be prepared and why the Ford's Automotive Service would not sign the land use restriction.

The Chair closed the public hearing.

Chair Andranian asked staff if along Pomona Avenue there would be open parking or would the curb be painted red. Bart Mejia, City Engineer, responded that staff would look into it.

Commissioners discussed the application.

**MOTION: Move that the Planning Commission adopt Resolution PC-17-48 approving**



Planning Application PA-17-04, subject to conditions of approval; and find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 with the following modifications:

Condition of Approval No. 3 to read: “Hours of operation shall be from 8 AM to 2 AM daily with events allowed between 10 AM and 2 AM daily; a maximum of 50 people shall be onsite during the hours of 10 AM to 5 PM daily. Any change in the business description, hours or days of operation, etc. shall require further review of the CUP”.

Condition of Approval No. 8 to read: “Prior to issuance of building permits, the Applicant shall provide to the City copies of the recorded lease agreements for shared parking and reciprocal access on and between 729, 1626, and 1618 Ohms Way and 1609 Pomona Avenue. The agreements shall identify the number and location of required shared parking spaces and the hours of operation during which parking stalls shall be available for shared parking purposes. The agreements shall provide for a combined total of 85 parking spaces. The offsite parking spaces at 729 and 1626 Ohms Way and at 1609 Pomona Avenue shall be available for shared parking purposes between the hours of 5 PM and 2 AM daily. The agreements shall require the Development Services Department of the City of Costa Mesa to be notified within 30 days if there are any modifications to the agreements or if the agreements are terminated”.

Condition of Approval No. 26 to read: “The event center shall be reviewed by Planning Staff at 6 months of operation, unless problems have arisen in which case the review shall be completed by Planning Commission. A review before Planning Commission shall occur at 12 months of operation”.

Moved by Commissioner Kerins, seconded by Commissioner Harlan.

**RESOLUTION PC-17-48 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-04 FOR A CONDITIONAL USE PERMIT FOR A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND A MINOR CONDITIONAL USE PERMIT FOR SALE OF ALCOHOLIC BEVERAGES AFTER 11:00 PM AND DEVIATION FROM PARKING REQUIREMENTS WITH OFF-SITE SHARED PARKING WITH 729 OHMS WAY, 1609 POMONA AVENUE, AND 1626 OHMS WAY FOR A THE PROPOSED PROJECT AT 1618 OHMS WAY**

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

#### **DEPARTMENTAL REPORT(S)**

1. Public Services Report – none.
2. Development Services Report – Mr. Curtis welcomed Jennifer Le, Assistant Director of Development Services, to her first Planning Commission meeting and reported that the two microbreweries that went before the City Council for review were approved.

#### **CITY ATTORNEY’S OFFICE REPORT(S)**

1. City Attorney – none.

ADJOURNMENT (01:52:24) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, NOVEMBER 27, 2017.

Submitted by:



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BARRY CURTIS, SECRETARY  
COSTA MESA PLANNING COMMISSION