

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

**January 14, 2019**

*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 (00:00:22).

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

**ROLL CALL**

Present: Chair Stephan Andranian  
Vice Chair Byron de Arakal  
Commissioner Jeffrey Harlan  
Commissioner Carla Navarro Woods  
Commissioner Jon Zich

Staff: Barry Curtis, Director of Economic and Development Services  
Jennifer Le, Assistant Director of Development Services  
Yolanda Summerhill, Assistant City Attorney  
Bart Mejia, City Engineer  
Willa Bouwens-Killeen, Zoning Administrator  
Daniel Inloes, Economic Development Administrator  
Julie Colgan, Recording Secretary

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

No public comments.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

The Commissioners wished everyone a happy new year.

**CONSENT CALENDAR:**

1. **MINUTES FOR THE MEETING OF DECEMBER 10, 2018**
2. **MINUTES FOR THE SPECIAL MEETING OF DECEMBER 17, 2018**

**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, Navarro Woods, Zich

Noes: None

Absent: None

Abstained: None

## **PUBLIC HEARINGS (00:03:37)**

### **1. PLANNING APPLICATION 18-28, A MASTER PLAN FOR THE DEVELOPMENT OF THE ORANGE COUNTY MUSEUM OF ART AT 655 TOWN CENTER DRIVE**

**Project Description:** Planning Application 18-28 is a request for a Master Plan for the construction of the Orange County Museum of Art (OCMA). The project-specific master plan proposes the construction of a 53,875-square-foot structure and a future 10,000-square-foot expansion. The OCMA building will include a permanent and special exhibition space, an exhibition corridor with storefront glass facing the pedestrian walkway along Avenue of the Arts, a landscaped second floor outdoor terrace, a café, a museum shop, and the associated administration area. The project will leverage the existing parking structures in the area for employee and patron parking and is proposing a bus turnout along the Avenue of the Arts to support school bus traffic.

**Environmental Determination:** Development on the project site was previously analyzed under Final Program Environmental Impact Report (PEIR) No. 1047 (State Clearinghouse No. 200041100) for the South Coast Plaza Town Center Project. The PEIR concluded that significant environmental impacts would result from the previously-approved project, but were mitigated to less than significant levels except in the areas of Transportation and Circulation, Air Quality, Population, Employment and Housing. Findings and a Statement of Overriding Considerations were adopted at that time. The proposed museum is a smaller less intense development than was originally analyzed. Therefore, there are no changes to the conclusions of the previously-approved PEIR. Per CEQA Guidelines Section 15162, an addendum to the previously-approved PEIR has been prepared and provided to the Planning Commission for consideration.

Three ex-parte communications to report: Vice Chair de Arakal had a meeting with Todd Smith from the museum last week and telephone conversations over the last couple of months with Justin McCusker from C.J. Segerstroms; Commissioner Zich met with Mr. Smith this past week; and Commissioner Navarro Woods had a brief meeting with Mr. Smith this morning and will re-ask the questions she asked him for the benefit of the public.

Daniel Inloes, Economic Development Administrator, presented the staff report.

Commissioner Zich and Mr. Inloes discussed the future 10,000-square-foot expansion location and the proposed landscaped area on the second-floor terrace that will be affected by it.

## **PUBLIC COMMENTS**

Todd Smith, Director/CEO of Orange County Museum of Art, stated that he has read the conditions of approval and agrees to them. He presented a slideshow on the proposed application.

Brandon Welling, architect from Morphosis, also presented on the proposed application.

Commissioner Navarro Woods and Mr. Smith discussed whether the second floor terrace would be ADA accessible; whether landscape would be added to other areas after the Phase 2 expansion is built; whether multiple languages will be included on the interpretive materials; whether free parking is or would be offered to Costa Mesa residents; and whether the Costa Mesa shuttle would have stops near the site location.

Liz McNabb, Chair of the Costa Mesa Parks and Recreation Commission, spoke in support of this item.

Paula Tomei, Manager of South Coast Repertory, spoke in support of this item.

Terry Dwyer, President of Segerstrom Center for the Arts, provided a correspondence to the Commissioners and requested that the Commission add a condition requiring the applicant to complete a transfer of land agreement with the Segerstrom Center for the Arts prior to building permit issuance.

Karen Everts spoke in support of this item.

Sophia Gutierrez spoke in support of this item.

Mr. Smith provided closing comments.

Chair Andranian asked Mr. Smith whether he is okay with the condition of approval requested by Mr. Dwyer. Mr. Smith responded yes.

Vice Chair de Arakal and Mr. Smith discussed the transfer of land agreement and its current status.

The Chair closed the public hearing.

Commissioners, Jennifer Le, Assistant Director of Development Services, and staff discussed the condition requested by Mr. Dwyer; whether the transfer agreement is a private-to private-party agreement; how the City determines that the applicant has an ownership interest in the land during the building permit process; how the City determines who the owner of the land is for application purposes; who is in possession of the deed for the project site; and what happens to Condition of Approval No. 9 pertaining to the passive landscaping space on the second floor and how it relates to the second floor expansion when Phase 2 begins.

**MOTION: Move that the Planning Commission adopt a Resolution to approve the Master Plan, subject to findings in Exhibit A and conditions of approval as presented in Exhibit B and approve the Addendum to the previously-approved Final Program Environmental Impact Report No. 1047.**

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

Vice Chair de Arakal provided comments on the motion.

Commissioner Navarro Woods spoke in support of the motion.

Chair Andranian provided comments on the motion.

**RESOLUTION PC-19-01 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING THE ADDENDUM TO THE PREVIOUSLY APPROVED FINAL PROGRAM ENVIRONMENTAL IMPACT REPORT NO. 1047 AND APPROVING PLANNING APPLICATION PA-18-28 FOR THE MASTER PLAN FOR THE CONSTRUCTION OF THE ORANGE COUNTY MUSEUM OF ART AT 655 TOWN CENTER DRIVE**

The motion carried by the following roll call vote:

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

Noes: None

Absent: None

Abstained: None

The Chair explained the appeal process.

**2. PLANNING APPLICATION 18-23 VARIANCES FROM INTERIOR LANDSCAPING AND SETBACK REQUIREMENTS WITH A MINOR CONDITIONAL USE PERMIT FOR COMPACT PARKING TO ACCOMMODATE THE EXPANSION OF A PRIVATE PARKING LOT INTO PUBLIC RIGHT-OF-WAY WITH AN ENCROACHMENT PERMIT AT 234 EAST 17TH STREET**

**Project Description:** Planning Application 18-23 is a request for variances and a minor conditional use permit to allow for the expansion of a private commercial center parking lot into public right of-way. The expansion of the parking lot would allow the provision of an additional 16 parking stalls onsite. No building expansions are proposed.

To accommodate the parking lot expansion, a variance from street setback landscape requirements is being requested (Cabrillo Street frontage: required - 15 feet / proposed - no setback with a 5 foot, 10-inch encroachment into the public right-of-way: Westminster Avenue frontage: required - 20 feet / proposed - 11 feet). A variance from site interior landscape requirements (required - 2,300 square feet / proposed - 1,634 square feet) is also being requested, along with a minor conditional use permit to add one additional compact parking space (10 were previously approved for the site under Minor Conditional Use Permit ZA-11-11) for a total of 11 compact parking spaces. An encroachment permit would also be required and is being processed concurrently.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15304 (Class 4), Minor Alterations to Land.

No ex-parte communications to report.

Ms. Le stated that the applicant has indicated to staff that he intends to request a continuance for this item and that the Commission may decide on how to proceed.

**MOTION: Move that the Commission continue this item to the January 28, 2019 meeting of the Costa Mesa Planning Commission.**

**Moved by Vice Chair de Arakal.**

Chair Andranian stated that he would like to see if there are members from the public here to address the item so the Planning Commission could take public comments now. He then asked if there are any members from the public that would like to address the item.

Vice Chair de Arakal withdrew his motion.

Yolanda Summerhill, Assistant City Attorney, asked whether the applicant is present at this time. Ms. Le responded yes.

Ms. Summerhill asked that the Public Hearing be opened before public comments are taken.

The Chair opened the public hearing.

**PUBLIC COMMENTS**

A resident who lives across the street from the proposed project spoke in opposition to the variance request and stated concerns with the request to eliminate landscape requirements and buffers between a residential and commercial zone.

Commissioners and the speaker discussed whether there has been an impact to Cabrillo Street due to overflow parking from the project site; and whether he has observed transients using the parkway area. The speaker responded that he has not noticed overflow parking occurring onto Cabrillo Street and there has not been a transient problem since the bushes and plants were removed from the parkway area.

Ms. Summerhill advised that if members of the public wanted to wait until the actual hearing where the applicant would be presenting, she recommended that.

A resident that lives near the proposed project spoke in support of keeping the landscape buffer and stated opposition to the variance requests.

Suzanne Brooker, who lives adjacent to the proposed property, spoke in opposition to this item.

**MOTION: Move that the Planning Commission continue the public hearing to the Costa Mesa Planning Commission meeting of January 28, 2019.**

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

Ms. Le advised that February 11 would be the first possible date to consider this matter.

Vice Chair de Arakal amended the motion to the meeting of February 11 and Chair Andranian stated that he is amenable to the amendment.

The motion carried by the following roll call vote:

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

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – none.
2. Development Services Report – none.

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

1. City Attorney – none.

**ADJOURNMENT (01:10:25)**

Submitted by:



---

BARRY CURTIS, SECRETARY  
COSTA MESA PLANNING COMMISSION