

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

January 28, 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 or purchased on DVD upon request.

The Chair called the meeting to order at approximately 6:02 p.m.

Chair Andranian 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
Tarquin Preziosi, Assistant City Attorney
Bart Mejia, City Engineer
Willa Bouwens-Killeen, Zoning Administrator
Katelyn Walsh, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Mayor Pro-Tem John Stephens thanked the Commissioners for their hard work and Chair Andranian for his service on the Planning Commission.

Ann Parker, Costa Mesa resident, spoke about documents that she received from a public records request.

Maria Mantillo, Costa Mesa resident, spoke about affordable housing for seniors in the City.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Zich encouraged more residents to attend Planning Commission meetings and to voice their concerns.

Commissioner Navarro Woods noted she had reapplied and spoke about her service on the Planning Commission for the past two years; thanked the Commissioners for their diverse perspective on projects; and thanked staff for their hard work.

Commissioner Harlan thanked Chair Andranian for his service on the Planning Commission; stated that he enjoyed working with Commissioner Navarro Woods and Commissioner Zich.

Vice Chair de Arakal spoke on Chair Andranian's leadership on the Planning Commission; wished him best of luck; and thanked him for his service to the community. He acknowledged Yolanda Summerhill's departure and wished her the best of luck. He also spoke regarding the lawsuit filed by Governor Newsom against the City of Huntington Beach regarding insufficient housing for their population and stated his intent to address housing in Costa Mesa.

Chair Andranian, whose terms on the Planning Commission is expiring, noted he had not reapplied and stated it was an honor to serve on the Planning Commission for the last four years; thanked Mayor Pro-tem John Stephens for coming out tonight and speaking about his service on the Planning Commission; and thanked staff and his fellow Commissioners.

CONSENT CALENDAR:

1. MINUTES FOR THE MEETING OF JANUARY 14, 2019

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

Abstain: None

PUBLIC HEARINGS (00:03:37)

1. CODE AMENDMENT CO-18-05 – AMENDMENT TO TITLE 13, CHAPTER VIII, TABLE 13-115 OF THE COSTA MESA MUNICIPAL CODE

Description: Code Amendment CO-18-05 is a Zoning Code amendment related to non-commercial portable signs placed on private residentially-zoned property. As part of Code Amendment CO-16-01, City Council adopted specific time periods for the placement and display of non-commercial portable signs placed on private properties. This proposed amendment would remove the time limits solely for private properties in residential zones. No other changes are proposed.

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

Willa Bouwens-Killeen, Zoning Administrator, presented the staff report.

Commissioners and Ms. Bouwens-Killeen discussed whether the non-commercial portable signs can be placed in the public right-of-way in front of a private residence; time limits would be retained for non-commercial portable signs placed in the public parkway in front of residences; and there is not a limit on the number of signs allowed on the front lawn of residences.

PUBLIC COMMENTS

No public comments.

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 CEQA Guidelines Section 15061(b)(3); and recommend that the City Council give first reading to an Ordinance approving Code Amendment 18-05 amending portions of Title 13 of the Costa Mesa Municipal Code (Zoning Regulations) to remove the time periods for placement and display of non-commercial portable signs on private residentially-zoned properties.

Moved by Chair Andranian, seconded by Commissioner Zich.

The motion carried by the following roll call vote:

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

Noes: None

Absent: None

Abstain: None

2. PLANNING APPLICATION 18-45 – CONDITIONAL USE PERMIT TO ALLOW A FULL BATHROOM IN A NEW DETACHED ACCESSORY STRUCTURE IN AN R-1 ZONE LOCATED AT 466 EAST 18TH STREET

Project Description: Planning Application 18-45 is a request for a Conditional Use Permit (CUP) to allow a full bathroom in a new detached accessory structure located at 466 East 18th Street. The property is zoned R-1 and is developed with a 1,262-square-foot, single-story residence. The proposed accessory structure would contain a 440-square-foot two-car garage and 395 square feet of living area including one bedroom, one bathroom, an office/family room and a wine storage room (no kitchen is proposed).

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction or Conversion of Small Structures.

No ex-parte communications to report.

Katelyn Walsh, Assistant Planner, presented the staff report.

PUBLIC COMMENTS

Randy Teteak, applicant, stated that he has read the conditions of approval and agrees to them. He explained the reasons why he is requesting a detached accessory structure and presented a slideshow on the proposed project.

Commissioner Harlan asked Mr. Teteak whether he would build an ADU if his property was eligible to have one. Mr. Teteak responded no.

Commissioner Navarro Woods and Mr. Teteak discussed why he did not consider installing a half bath which does not require a public hearing before the Commission.

Judith Gielow, Costa Mesa resident, spoke in support of keeping the neighborhood an R1-Zone.

Ms. Parker spoke in support of the proposed project because it will keep the character of the neighborhood and stated concerns with projects like this becoming an illegal ADU.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), New Construction or Conversion of Small Structures; and approve Planning Application 18-45 subject to conditions of approval in Exhibit B.

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

Vice Chair de Arakal provided comments on the project.

Commissioner Harlan addressed Ms. Parker concern about this project becoming an illegal ADU.

Commissioner Zich provided comments on the project.

RESOLUTION PC-19-02 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 18-45 TO ALLOW A FULL BATHROOM IN A NEW DETACHED ACCESSORY STRUCTURE IN AN R-1 ZONE AT 466 EAST 18TH STREET

The motion carried by the following roll call vote:

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

Noes: None

Absent: None

Abstain: None

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Development Services Report – Barry Curtis, Director of Economic and Development Services, thanked Chair Andranian for his service.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 6:58 PM

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION