

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
April 9, 2012**

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.

I. ROLL CALL:

Present: Chair Colin McCarthy
Vice Chair Sam Clark
Commissioner Robert Dickson
Commissioner Jim Fitzpatrick
Commissioner Edward Salcedo

Absent: None

II. PUBLIC COMMENTS:

Martin H. Millard commented that the Planning Commission should focus more on revitalizing Westside Costa Mesa.

III. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Salcedo requested that the commissioners be copied with letters that are specifically related to items that come before the Planning Commission, such as communication to Target.

Vice Chair Clark mentioned that he read in the newspaper about Homeless Task Force completing its work and thanked Chair McCarthy and Commissioner Salcedo for spending many hours with the committee.

Commissioner Fitzpatrick enumerated the things he had done for Westside Costa Mesa.

Commissioner Dickson mentioned that they had been working behind-the-scenes with staff for the improvement of Westside.

Chair McCarthy thanked the commissioners for attending the Costa Mesa High School Invitational Swimming held on March 31, 2012. In regard to the Westside, he is pleased to see that a few developers are looking at smaller projects and finding a way to implement them.

IV. CONSENT CALENDAR:

Prior to moving on the Consent Calendar, Chair McCarthy requested that Business Item No. 2 be moved to the front of the calendar, after which he announced the Call for Special Meeting on April 23, 2012 at 6:00 p.m.

1. Minutes for the meeting of March 26, 2012.
2. Code Enforcement Update.

Moved by Vice Chair Clark, seconded by Commissioner Salcedo.

The motion to approve the consent calendar carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo
Noes: None
Absent: None

V. PUBLIC HEARINGS:

- | | |
|-------------------------------------|------------------------------|
| 1. Application No.: | PA-11-02 |
| Site Address: | 2025 Placentia Avenue |
| Applicant: | Lisa Morehart |
| Zone: | MG |
| Project Planner: | Mel Lee |
| Environmental Determination: | Exempt |

Description:

Conditional use permit to establish a recycling and collection facility within a new 15,910 square-foot main building with enclosed parking and a 1,970 square-foot detached storage building with a variance from rear setbacks (48 feet required; 9 feet 10 inches provided); an interpretive center to provide education and information related to recycling as an ancillary use; a reduction in required parking based on unique operating characteristics.

PUBLIC COMMENTS:

No one wished to speak and the Chair closed the public comments.

MOTION: Continue to Planning Commission meeting of April 23, 2012.

Moved by Vice Chair Clark, seconded by Commissioner Dickson.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo
Noes: None
Absent: None

2. Application No.: GP-11-03, PA-11-27,
TPM-12-104
Applicant: Bryan Coggins
Site Address: 743 W. 20th Street
Zone: R2-HD
Presentation By: Minoo Ashabi
Environmental Determination: Exempt

Description:

General Plan Amendment GP-11-03 to allow an exception in the General Plan to permit "rounding up" the maximum allowable density, to the next whole number for fractions of 0.65 or greater, for projects within Urban Plan areas. For the subject application, this would allow four units (20.5 du/acre density) for the project site instead of maximum three units (20 du/acre) allowed by the General Plan high density land use designation.

Master Plan for development of a 4-unit Residential Common Interest Development. The application includes the following requested deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines:

- (1) Lot size (one acre lot required, 0.195-acre proposed);
- (2) Rear yard setback requirement (20-feet required, 12-feet proposed);
- (3) Wall setback in the front yard (max. 10-feet allowed, 6-feet proposed);
- (4) Minimum distance between buildings (10-feet required, 6-feet proposed);
- (5) Tandem parking (two tandem parking spaces proposed);
- (6) Minimum and average lot size condominium lots;
- (7) Elimination of requirement for a common lot and Homeowner's Association;
- (8) Deviation from Residential Design Guidelines requested for bulk/massing.

Tentative Parcel Map PM-12-104 for residential subdivision of the parcel into four fee-simple parcels for ownership.

Vice Chair Clark inquired what makes this project qualified under the residential ownership Urban Plan and staff responded that it is based on the location.

Commissioner Fitzpatrick asked staff to expound more about simple-fee lot. Staff explained that a simple-fee lot as proposed is owned by an individual homeowner, there are no CC&Rs, and no Homeowners Association.

Chair McCarthy asked about the staff's perspective on the elimination of the HOA. Staff responded that in this case, there is no fee and there is no

maintenance that would be shared among the homeowners. Maintenance obligations are enforced through maintenance agreement and further clarification can be provided by the applicant.

Bryan Coggins, applicant, made a presentation and responded that CC&Rs will be established. He replied to other questions by Commissioners, and agreed to all conditions except condition number 19 of Exhibit B.

PUBLIC COMMENTS:

Martin H. Millard congratulated the applicant, Mr. Coggins, for coming up with a development on the Westside but expressed his concern about parking issues that may arise.

The Commissioners spoke favorably of the project.

MOTION: Approve Planning Application GP-11-03, PA-11-27, TPM-12-104 by adoption of Planning Resolution PC-12-10, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B, with the following revision:

**Delete condition no. 19: Windows facing interior yards and opposing neighbors shall include obscure glass for privacy. The open stairways to roof deck shall be enclosed with solid barrier instead of open metal railing for privacy and screening purposes.
Moved by Vice Chair Clark, seconded by Chair McCarthy.**

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

- | | |
|-------------------------------------|-------------------|
| 3. Application No.: | PA-91-99 A1 |
| Site Address: | 1195 Baker Street |
| Applicant: | PLRC |
| Project Planner: | Mel Lee |
| Environmental Determination: | Exempt |

Description:

A finding of Public Convenience or Necessity (PC or N) for a State Department of Alcoholic Beverage Control (ABC) Type 20 License, Off Sale Beer and Wine to allow concurrent sales of alcoholic beverages and gasoline at an existing service station with a carwash and mini-market approved under PA-91-99.

PUBLIC COMMENTS:

No one wished to speak and the Chair closed the public comments.

MOTION: Continue to Planning Commission meeting of May 14, 2012.

Moved by Commissioner Dickson, seconded by Commissioner Salcedo.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

- 4. **Application No.:** CO-12-05
- Site Address:** Citywide
- Applicant:** City of Costa Mesa
- Project Planner:** Claire Flynn
- Environmental Determination:** Exempt

Description:

Code Amendment CO-12-05 to amend Title 13, Chapter VI, of the Costa Mesa Municipal Code. The Zoning Code amendment involves amending the off-street parking requirements for establishments where food and beverages are served (i.e. cafes, sandwich shops, sit down restaurants, family restaurants, etc). The proposed new parking regulations involve lower parking rate(s) compared to the current regulation.

MOTION: Recommend that City Council approve Code Amendment CO-12-05 to amend Title 13, Chapter VI, of the Costa Mesa Municipal Code.

Moved by Commissioner Salcedo, seconded by Chair McCarthy.

During discussion on the motion, Commissioner Fitzpatrick asked to add footnote number 3, consideration for bike racks and striking out the exception for the outdoor patio seating 2 spaces per thousand.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

VI. BUSINESS ITEMS:

1. Go Green Program

Fee Waiver program for solar permits and electric vehicle charging station permits from May through December 2012.

MOTION: Recommend that City Council approve the Go Green Program.

Moved by Vice Chair Clark, seconded by Chair McCarthy.

During discussion on the motion, Commissioner Salcedo suggested the addition of potential options such as fee discount, fee cap, etc.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Salcedo

Noes: Fitzpatrick

Absent: None

2. Call for Special Meeting on April 23, 2012 at 6:00 p.m.

Announcement made for special meeting.

VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON APRIL 23, 2012.

Submitted by: _____
CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION