

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION  
November 13, 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](http://www.costamesaca.gov) or purchased on DVD upon request.

**II. ROLL CALL:**

Present: Chair Colin McCarthy  
Vice Chair Sam Clark  
Commissioner Robert Dickson  
Commissioner Edward Salcedo  
Commissioner Jeff Mathews

Absent: None

**III. PUBLIC COMMENTS:**

Jamie MacLeod, resident, wanted written assurance that a traffic count would be done before the City approves anything going in next to Starbucks on 17<sup>th</sup> Street.

Perry Valantine, resident, congratulated Peter Naghavi on his time with the City.

**IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Chair McCarthy commended the staff on cleaning up the campaign signs after the election.

**V. CONSENT CALENDAR:**

1. Minutes for the meeting of October 8, 2012.
2. Code Enforcement Update.

**Motion: Approve Consent Calendar.  
Moved by Vice Chair Clark, seconded by Chair McCarthy.**

The motion carried by the following roll call vote:

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

3. Lawn Update.

Commissioner Salcedo asked Ms. Bouwens-Killeen if she looked at other city's lawn standards to compare with what our City is proposing.

**PUBLIC COMMENTS:**

Martin H. Mallard, resident, commented that he would like the City to emphasis on alternates to green grass lawns because we do not get that much rain here.

Beth Refakus, resident, commented that based on economic hard times, she does not see the need to issue a citation as long as people keep their lawn mowed.

Robin Leffler, resident, stated her concerns with requiring compliance when people do not have the means to comply and stressing out people with citations.

Devin Lucas, resident, commented that the Water District has programs that could help residents improve their lawns.

Jamie MacLeod, resident, stated her concerns with the cost of watering lawns and conservation of water.

Chair McCarthy stated the reason this is before the Council is because the standards for enforcing and citing people for lawns is too subjective.

**Motion: Move to accept the standards with the lawn compliance within the June to September time frame, seven-five percent of the lawn is in correct condition and is maintained, weeded, and mowed. And brought back after the first period of enforcement to see if it is working.**

**Moved by Vice Chair Clark, seconded by Chair McCarthy.**

The motion carried by the following roll call vote:  
Ayes: McCarthy, Clark, Dickson, Salcedo, Mathews  
Noes: None  
Absent: None

**VI. PUBLIC HEARINGS:**

- 1. Application No.: PA-12-02 A1**
- Applicant: Greenlaw Partners**
- Site Address: 1870 Harbor Boulevard**
- Zone: PDC**
- Project Planner: Mel Lee**
- Environmental**
- Determination: Exempt**

**Description:**

Amendment No. 1 to Master Plan PA-12-02 as it pertains to the Planned Sign Program component of The Triangle:

- **Newport Boulevard/West 19th Street Corner – Dome Banner Signage:** Request to allow off-site signage for the previously-approved 600 square-foot sign area of changeable vinyl signage at the former Niketown Dome. The allowable sign area is 9 feet x 67 feet.

- **Newport Boulevard/Harbor Boulevard Corner – Tower Banner Signage:** Request for an additional 300 square-foot sign area for changeable vinyl signage at the tower (former Gap space). The proposed sign area is 12 feet x 25 feet.

Vice Chair Clark, Commissioner Dickson, and Chair McCarthy asked for some clarification regarding the vinyl signage.

Commissioner Salcedo asked if there are any billboard signs in the immediate area. Mr. Lee responded yes.

Don Lamm, representative of Greenlaw Partners, is in agreement with the conditions of approval.

#### **PUBLIC COMMENTS:**

Perry Valentine, resident, stated his concerns with the off-site advertising, size and construction of the vinyl signs.

Katie Arthur, resident, stated her concerns with the controlling of the off-site advertising and it not being good for the neighborhoods.

Beth Refakus, resident, stated her concerns with the off-site advertising because it cannot be restricted or controlled.

Harold Weitzberg, resident, stated his concerns with the vinyl signage because it does not add to the quality of the spot, it sets a bad precedence for other buildings and forms confusion to the destination.

Jamie MacLeod, resident, commented that off-site advertising is a bad idea.

Herb Netal, resident, stated that renting out to non-resident advertising should not be approved and does not want to see bad signage on billboards in Costa Mesa.

Jay Humphrey, resident, stated his concern with the advertising on the off-site signage because it is the very first thing people see when they come to Costa Mesa, and its effects on the surrounding neighborhoods.

Cindy Neylund, resident, stated her concerns with the additional square footage for the signage, third-party advertising, the precedence this is setting, an image this will present, and its distraction to the busiest intersection.

Martin H. Mallard, resident, stated his approval for this project and he sees a quality operation going in there.

Robin Leffler, resident, stated she would like to see classier permanent signage like what was on there before and that it is not a precedence that is consistent with upgrading the City's image.

Don Lamm, representative of Greenlaw Partners, stated that he would like to withdraw from the application the request for any off-site signage to be allowed but is still continuing on with the plastic signage on the wall of the tower and the dome.

Vice Chair Clark, Commissioner Dickson, Chair McCarthy and Commissioner Salcedo asked for clarification regarding what is allowed with the changeable vinyl and what has been already approved for the tower signage.

Ms. Flynn clarified that today the Planning Commission is only looking at approving 300 square-foot of the sign box area for changeable vinyl signage on the tower and the dome has already been approved by the master plan for on-site changeable signage.

**MOTION: based on the evidence in the record and the conditions in Exhibit B5 and the findings in Exhibit A, that the Planning Commission hereby approve Amendment 1 to Master Plan PA-12-02 with the following changes to the condition of approval that in Condition No. 2 that the third sentence strike are allowed for off-site signage and strike Condition No. 13.**

**Moved by Vice Chair Clark, seconded by Chair McCarthy.**

Chair McCarthy asked Mr. Lamm to give his contact information to the public and to let them know what is going on so the community feels involve.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

2. **Application No.:** PA-07-15, TT-17198  
**Applicant:** Al Mozayeni  
**Site Address:** 2013-2029 Anaheim Avenue  
**Zone:** R3/Mesa West Ownership Urban Plan  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Description:**

Three-year time extension request for Master plan (PA-07-15) and Tentative Tract Map No. 17198 for a common interest residential development. The proposal involves 26 attached, three-story residential units to be sold for home ownership.

Al Mozayeni, the applicant, explained that there is no financing and that is why the extension is needed.

Commission Salcedo asked if the applicant had construction financing. Mr. Mozayeni responded no.

**PUBLIC COMMENTS:**

Jaclyn Lopez, resident, stated her concerns with the traffic and parking on Anaheim Street.

Vice Chair Clark asked if there have been any code amendment or policy changes that have come into affect since the number of extension so far. Ms. Flynn responded no.

**MOTION: Move to approve time extension for PA-07-15 and Tentative Tract 17198 Master Plan for a 26 unit residential common interest development at 2013-2029 Anaheim Avenue through October 8, 2013 based on the findings set forth in exhibit A and subject to the conditions set forth in Exhibit B.**

**Moved by Chair McCarthy, seconded by Commissioner Dickson.**

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Salcedo, Mathews

Noes: None

Absent: None

The Chair explained the appeal process.

- 3. Application No.: PA-01-39 A1**  
**Applicant: Steven Furman**  
**Site Address: 1731 Superior Avenue, Unit C**  
**Zone: C2**  
**Project Planner: Mel Lee**  
**Environmental**  
**Determination: Exempt**

**Description:**

Amend Conditional Use Permit PA-01-39 allowing the storage of limousines to also include service and repair of limousines within 200 feet of residentially-zoned property.

Commissioner Dickson asked the reason staff is still recommending no outside work. Mr. Lee responded noise concern.

Steven Furman, applicant, is in agreement with the proposed conditions of approval except the condition for the repair work being done inside. Mr. Furman stated the limousines cannot make the turn to get inside the unit.

Commissioner Salcedo asked the applicant what type of tools he would use for the repair work. Mr. Furman responded hand tools and an air gun to remove lug nuts.

**PUBLIC COMMENTS:**

There are no public comments.

**MOTION: Move to approve planning application amendment PA-01-39 A1 for repair of limousines in conjunction with previously approved outdoor storage of limousines within in 200 feet of a residential zoned property at 1731 Superior Avenue, Unit C based on the findings set forth in Exhibit A and subject to the conditions set forth in Exhibit B minus condition of approval No. 3 which will be stricken.**

**Moved by Chair McCarthy, seconded by Commissioner Mathews.**

The motion carried by the following roll call vote:  
Ayes: McCarthy, Clark, Dickson, Salcedo, Mathews  
Noes: None  
Absent: None

The Chair explained the appeal process.

4. **Application No.:** PA-12-18  
**Applicant:** Jacob Mello  
**Site Address:** 1838 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Mel Lee  
**Environmental Determination:** Exempt

**Description:**

Conditional use permit to establish a 1,880 SF tattoo parlor within an existing multiple-tenant commercial building.

Chair McCarthy asked about how state regulations are incorporated into the condition use permit.

Ms. Flynn responded that the approval granted by this resolution states they shall be subject to compliance with all applicable state, federal and local laws.

Jacob Mello, applicant, is in agreement with the conditions of approval.

**PUBLIC COMMENTS:**

There were no public comments.

**MOTION: Move based on the evidence of the record and the findings in Exhibit A, Planning Commission approve conditional use permit PA-12-18 and the conditions of approval in Exhibit B.**

**Moved by Commissioner Dickson, seconded by Chair McCarthy.**

The motion carried by the following roll call vote:  
Ayes: McCarthy, Clark, Dickson, Salcedo, Mathews  
Noes: None  
Absent: None

The Chair explained the appeal process.

**VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON DECEMBER 10, 2012.**

Submitted by:

  
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CLAIRE FLYNN, SECRETARY  
COSTA MESA PLANNING COMMISSION