REGULAR MEETING OF THE CITY OF COSTA MESA PLANNING COMMISSION

October 13, 2014

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.

Boy Scout Troop 316 led in the Pledge of Allegiance.

ROLL CALL:

Present: Chair Jim Fitzpatrick
Vice-Chair Dickson
Commissioner Colin McCarthy
Commissioner Jeff Mathews
Commissioner Tim Sesler

Staff: Claire Flynn, Assistant Development Services Director
Yolanda Summerhill, Planning Commission Counsel
Bart Mejia, Parks Project Manager
Minoo Ashabi, Principal Planner
Shawna L. Shaffner, CEO of CAA Planning, Inc.
Christine Cordon, Assistant Recreation Supervisor
Arzo Azad, Webmaster
Martha Rosales, Recording Secretary

PUBLIC COMMENTS

Beth Refakes, Costa Mesa resident representing the Costa Mesa Military Affairs Team, reported the Trunk or Treat event for the 1/5 Marine Regiment.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner Sesler reported on the Costa Mesa Connect application, the passage of the Motel Ordinance and the Pension Oversight Committee.

Vice-Chair spoke about the HERO Program and referred the public to their website.

Commissioner McCarthy encouraged the public to attend the annual Battle of the Bell game (Costa Mesa vs. Estancia).

Chair Fitzpatrick requested specificity on the Appeals form and encouraged Council Members to contact the Planning Commissioners prior to the public hearings to articulate concerns.

CONSENT CALENDAR:

Chair Fitzpatrick pulled Item No. 1 (Code Enforcement Update) and No. 2 (Costa Mesa Connect Update) for discussion.

1. Minutes for the meeting of September 22, 2014.

MOTION: Approve the September 22, 2014 Minutes. Moved by Commissioner McCarthy, seconded by Vice-Chair Dickson.

The motion carried by the following roll call vote:
Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes: None
Absent: None
Abstained: None

2. Code Enforcement Update

Chair Fitzpatrick provided history on the Code Enforcement Update and asked that the report no longer be provided by staff as they move forward with technology.

MOTION: Approve the Code Enforcement Update. Moved by Chair Fitzpatrick, seconded by Commissioner McCarthy.

The motion carried by the following roll call vote:
Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes: None
Absent: None
Abstained: None

3. Costa Mesa Connect Update

Christine Cordon and Arzo Azad gave a presentation regarding the Costa Mesa Connect application.

MOTION: Receive and file the Costa Mesa Connect Update. Moved by Chair Fitzpatrick, seconded by Commissioner McCarthy.

The motion carried by the following roll call vote:
Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler
Noes: None
Absent: None
Abstained: None

PUBLIC HEARINGS:

1. **Application No.** PA-07-18/VT-17207 and PA-07-29
Applicant: Wilson Meany
Site Address: 585 / 595 Anton Boulevard, 531 Anton Boulevard
Project Planner: Minoo Ashabi
Environmental Determination: Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council: The North Costa Mesa High-Rise Residential Final Program Environmental Impact Report (EIR) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 ("CEQA"), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). City Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93.

Description: Two-year time extension requested for the following:

- **Final Master Plan PA-07-18 and Vesting Tentative Tract Map VT-17207**: (a) demolition of 17,529 square feet of existing restaurants, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484

residential condominiums within a 26- story and 16-story high-rise building; two six-level parking structures containing a total of 1,040 parking spaces; and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard.

- **Final Master Plan PA-07-29** for a three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone and Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements.

Vice-Chair Dickson recused himself from Public Hearing Nos. 1 and 2 due to a conflict of interest involving his firm's representation.

Ms. Flynn provided background information regarding the high-rise environmental impact report and Ms. Ashabi presented the staff report.

PUBLIC COMMENTS

Alan Hyden of Wilson Meany agreed with the summary presented by staff.

MOTION: Approve a two year extension for PA-07-18 and Vesting Tentative Tract Map VT-17207 for a 484 high rise residential development, Symphony Towers at 585 and 595 Anton Boulevard and PA-07-29 for a parking structure at 531 Anton Boulevard. Moved by Commission McCarthy, seconded by Chair Fitzpatrick.

RESOLUTION NO. 14-46 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING TWO YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-07-18 AND VESTING TENTATIVE TRACT MAP 17207 FOR DEVELOPMENT OF 484 HIGH RISE UNITS AT 585 AND 595 ANTON BOULEVARD AND PA-07-29, A MASTER PLAN FOR A MINOR CONDITIONAL USE PERMIT, FOR CONSTRUCTION OF A THREE-STORY PARKING STRUCTURE CONTAINING 342 SPACES AND 34 COMPACT PARKING SPACES AT 531 ANTON BOULEVARD.

The motion carried by the following roll call vote:

Ayes:	Fitzpatrick, McCarthy, Mathews, Sesler
Noes:	None
Absent:	None
Abstained:	Dickson (recused)

2. **Application No.:** PA-14-11
Applicant: Wilson Meany
Site Address: 585 and 595 Anton Boulevard
Zone: PDC
Project Planner: Minoo Ashabi
Environmental Determination: Final Program EIR No. 1052/Previously Certified on November 21, 2006 by City Council: The North Costa Mesa High-Rise Residential Program Environmental Impact Report (EIR) was prepared to evaluate the environmental impacts resulting from the proposed project, in accordance with the California Environmental Quality Act of 1970 ("CEQA"), as amended (Public Resources Code Section 21000 et seq.), and the State CEQA Guidelines for Implementation of CEQA (California Code of Regulations, Title 14, Section 15000 et seq.). City Council certified the Program EIR on November 21, 2006 by adoption of Resolution No. 06-93. An Addendum to the Program EIR was prepared by CAA Planning in September 2014 for the proposed project. The Addendum validated the original conclusions of the Program EIR as it relates to the

revised project, in that environmental impacts could be mitigated to below a level of significance with the exception of air quality and library service impacts.

Description:
The proposed project at 595 Anton Boulevard in the PDC zone involves the following:

1) **Addendum to Program EIR No. 1052.**

2) **Final Master Plan PA-14-11** for development of a 393-unit mid-rise residential development including:

   - Demolition of two restaurant buildings (17,529 square feet) and 373 surface parking spaces;
   - Construction of two midrise residential buildings consisting of 393 apartment units connected with a pedestrian bridge; six stories high above grade (75 feet maximum building height) with one subterranean level parking. A total of 731 parking spaces (699 standard, 15 tandem and 17 compact spaces) will be provided to accommodate the residential units and the 4,104 square feet of retail space at ground level (722 parking spaces required). The project includes multiple on-site amenities such as three outdoor decks, two pools and spas, and fitness rooms.
   - Deviation from the perimeter open space requirement along Anton Boulevard (20 feet required, 7 feet proposed) and Avenue of the Arts (20 feet required, 8'6" proposed) proposed for patios, low walls, and stoops;
   - Administrative Adjustment to allow encroachment of upper levels of buildings and balconies (Level 3 and above) in the perimeter open space (20 feet required, 12 feet proposed);
   - Encroachment into 25-foot Landscape and Sidewalk Easement along Anton Boulevard frontage (7 feet landscaped setback proposed, 20 feet setback provided to building on the ground floor containing stoops and landscape walls);

Ms. Ashabi presented the staff report and Ms. Shaffner reported on the Addendum.

PUBLIC COMMENTS

George Sakioka of Sakioka Company, received the conditions of approval. He addressed a point of clarification regarding the Condition of Approval for Parking Structure B that needed to remain in place.

Alan Hyden with Wilson Meany was in agreement with the Condition of Approval in intent but wanted make sure it did not jeopardize the situation with Parking Structure B. Mr. Hyden introduced their Team (David Senden and Benjamin Kasdan of KTGY; Mark Schattinger from MJS Design Group; Doug Champion, Attorney; John Olivier, Civil Engineer and Kyle Mayberry, Traffic Engineer).

David Senden, KTGY Principal, gave a presentation and overview of the proposed project.

Mark Schattinger, MJS Design Group Principal, gave a presentation on the amenities and landscaping elements for the proposed project.

MOTION: Based on the evidence of the record, the Findings set forth in Exhibit A and subject to the Conditions set forth in Exhibit B with revisions related to the addition of a Finding for park impacts, the addition of a Condition of Approval for nullifying prior approvals, the removal of Condition of Approval No. 41 and the additional Finding for the open space easement and development agreement, recommend to the City Council approval of PA-14-11 for a 343 mid-rise residential

development, Symphony Apartments at 585 and 595 Anton Boulevard, including an Addendum to final Program EIR No. 1052, Final Master Plan PA-14-11 for the development of 343 mid-rise residential development projects . Moved by Commissioner McCarthy, seconded by Commissioner Mathews.

RESOLUTION NO. 14-47 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF ADDENDUM TO NORTH COSTA MESA HIGH RISE RESIDENTIAL PROJECT EIR NO. 1052 AND FINAL MASTER PLAN PA-14-11 FOR 393-UNIT SYMPHONY APARTMENTS AT 585 AND 595 ANTON BOULEVARD IN A PDC ZONE.

The original motion carried by the following roll call vote:

Ayes:	Fitzpatrick, McCarthy, Mathews, Sesler
Noes:	None
Absent:	None
Abstained:	Dickson (recused)

Approved Item to go before the City Council on November 18, 2014.

DEPARTMENTAL REPORT(S)

1. Public Services Report

   Mr. Mejia gave a brief update regarding the Del Mar Beautification Project.

2. Economic and Development Services Report - None

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – None.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MONDAY, OCTOBER 27, 2014.

Submitted by:

CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION