

**ATTACHMENT 5  
PLANNING COMMISSION MEETING  
MINUTES**

**EXCERPTS FROM THE APPROVED MINUTES OF THE  
MARCH 23, 2014 PLANNING COMMISSION MEETING  
REGARDING TRUMARK HOMES  
(Public Hearing No. 2 – GP-14-03, R-14-03, PA-14-19, VT-17779)**

2. **Application No.:** GP-14-03, R-14-03, PA-14-19, VT-17779: A MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET

**Applicant:** Eric Nelson  
**Site Address:** 1239 Victoria Street  
**Zone:** AP (Existing); PDR-HD (Proposed)  
**Project Planner:** Mel Lee

**Environmental**

**Determination:** The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration available for review and comment from February 25, 2015 to March 27, 2015. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa.

**Description:** The proposed involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **General Plan Amendment GP-14-03** – General Plan amendment to a change of Land Use Designation from Neighborhood Commercial to High Density Residential;
- 3) **Rezone R-14-03** - A Rezone of the zoning classification of the site from Administrative and Professional District (AP) to Planned Development Residential – High Density District (PDR-HD), up to 20 dwelling units per acre;
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of the development of 28 single-family, detached residences with a net density of 14 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. The following variances are requested:
  - a) Perimeter Open Space (a minimum depth of 20 feet is required; a minimum depth of 11 feet with an average of 20 feet is proposed);
  - b) Open Space - a minimum of 42 percent of the total site area is required, 34.9 percent proposed; and
  - c) Common Open Space (50 percent of the open space required to be common open space; 10 percent common open space proposed);
- 5) **Vesting Tentative Tract Map 17779** – Subdivision of a 2.04-acre property into fee simple lots for homeownership.

Mel Lee, Senior Planner, presented a brief overview of the project and read a summary of public comments and responses. Mr. Lee noted that the applicant wanted to hear public comments and requested a continuance to the next meeting to address them. The Commission discussed at large the density of the project, open space, variances and transportation issues.

**PUBLIC COMMENTS**

Eric Nelson, Trumark Homes, asked to hear public comments.

Mary Spadoni, Costa Mesa resident, addressed traffic issues and questioned the traffic engineer assigned to the project.

Jay Humphrey, Costa Mesa resident, agreed with Ms. Spadoni's comments and addressed concerns over traffic control, open space, parking and building height.

Steve Spriggs, Costa Mesa resident, spoke in opposition of the project and addressed traffic concerns.

Ann Parker, Costa Mesa resident, echoed Mr. Sprigg's comments and added the project was not in the overlay district.

Jim Kehrins, Costa Mesa resident, spoke on mitigation measures and concerns on parking capacity and lack of sidewalks. Mr. Kerrence stated the community should be high-end, not high density as the area is the gateway to Costa Mesa and asked the Commission to consider making the project medium density.

Virginia Colwell, Costa Mesa resident, agreed with every public speaker and added due to current traffic conditions, she takes her business outside of Costa Mesa. Ms. Colwell expressed concern with density and height of the development and is against the project.

Amber Webster, Costa Mesa resident, agreed with previous comments and questioned the accuracy of the traffic study. Ms. Webster brought up concerns on zoning, density and safety.

Eric Nelson, Trumark Homes, thanked the public for all the comments and appreciated all the feedback. Mr. Nelson chose to refrain from comment until further research can be done based on the large amount of information provided at the hearing.

Commissioner McCarthy asked for more information on density and would like to look at the reconfiguration to meet the open space and the density.

Chair Dickson informed applicant that PDR-HD may not be appropriate.

Commissioner McCarthy asked staff to compile further analysis on circulation and would like to see what surrounding cities term for similar density.

Chair Dickson appreciated the comments regarding traffic but a more accurate depiction of traffic counts is needed before any determination can be made.

James Dodelson, Costa Mesa resident, briefly addressed traffic issues but was more interested in Commissioner McCarthy's inquiry into high density (HD) and would like to learn more. Mr. Dodelson expressed concern over how the project would affect the appearance of the neighborhood and if the developer is willing to compromise.

**MOTION: Continue PH-2 GP-14-03, R-14-03, PA-14-19, VT-17779: A MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET to the Planning Commission meeting of April 13, 2015. Moved by Commissioner McCarthy, second by Vice Chair Mathews.**

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian  
Noes: None  
Absent: None  
Abstained: None

UNOFFICIAL UNTIL APPROVED

**MINUTE EXCERPTS FROM THE  
APRIL 13, 2015 PLANNING COMMISSION MEETING  
REGARDING TRUMARK HOMES  
(Public Hearing No. 2 – GP-14-03, R-14-03, PA-14-19, VTT-17779)**

2. **Application No.:** GP-14-03, R-14-03, PA-14-19, VT-17779: A MASTER PLAN FOR DEVELOPMENT OF A 28-UNIT RESIDENTIAL PLANNED DEVELOPMENT AT 1239 VICTORIA STREET
- Applicant:** Eric Nelson  
**Site Address:** 1239 Victoria Street  
**Zone:** AP (Existing); PDR-HD; R2-HD (Proposed)  
**Project Planner:** Mel Lee
- Environmental Determination:** The City of Costa Mesa proposes to adopt a Mitigated Negative Declaration for the Project. The Initial Study/Mitigated Negative Declaration available for review and comment from February 25, 2015 to March 27, 2015. The Mitigated Negative Declaration is based on the finding that, through compliance with the Standard Conditions and Mitigation Measures, the Project's potential significant adverse impacts would be reduced to a less than significant level. The reasons to support such a finding are documented by an Initial Study prepared by the City of Costa Mesa

**Description:** The proposed project involves the following:

- 1) Adoption of an **Initial Study/Mitigated Negative Declaration (IS/MND)**;
- 2) **General Plan Amendment GP-14-03** – General Plan amendment to change of Land Use Designation from Neighborhood Commercial to High Density Residential;
- 3) **Rezone R-14-03** - A Rezone (or change) of the zoning classification of the site from Administrative and Professional District (AP) to R2-HD (Multiple-Family Residential District, High Density), up to 14.5 dwelling units per acre;
- 4) **Planning Application PA-14-19** – A Master Plan for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of the development of 28 single-family, detached residences with a net density of 14 dwelling units per acre. The three bedroom residences are three-stories with roof decks and have attached two-car garages. A total of 56 garage parking spaces, 42 driveway spaces, and 14 guest parking spaces are proposed (112 total spaces, or four spaces per unit). The following variances are requested:
  - a) Open Space - A minimum of 40 percent required, 34.9 percent proposed;
  - b) Rear Setback - (20 feet required for second story; 10 feet proposed for second and third stories);
  - c) Building Height (max. 2 stories/27 feet required; 3 stories/roof deck/37 feet proposed).

Administrative Adjustment is required for the Front Setback (20 feet required; 14 feet proposed); A Minor Modification required to deviate from the distance from main buildings requirement (10 feet required, 8 feet proposed).

- 5) **Vesting Tentative Tract Map 17779** – Subdivision of a 2.04-acre property.

Mel Lee, Senior Planner, gave an overview and summary of the project's developments since the last Planning Commission meeting.

Raja Sethuraman, Transportation Services Manager, provided a summary of the traffic analysis.

The Commission discussed several concerns - ingress/egress, open space deficiency, roof decks, traffic safety, provision prohibiting rental of rooms and fencing along Vista

Park. Ms. Flynn advised the applicant would be responsible for the wrought-iron fence at Valley Rd. and Victoria and that he had not yet concurred.

## **PUBLIC COMMENTS**

Eric Nelson, Trumark Homes applicant, gave a presentation that covered the history of the area, a new project and issues raised at the March 23, 2015 Planning Commission meeting.

Ann Parker, Costa Mesa resident, asked questions regarding the traffic study and using the parking from the shopping center.

Guitar Hoang, Costa Mesa resident, spoke about concerns with the project's proposed zoning and height and the impacts they would have on his home and community.

Christine O'Connor, Costa Mesa resident, was happy that the ingress/egress on to Sea Bluff would not happen. Ms. O'Connor raised concerns with pedestrian access and traffic safety.

Amber Webster, Costa Mesa resident, spoke in opposition of the project's proposed design.

Jay Humphrey, Costa Mesa resident, addressed concerns with parking, the height of the project and the future development of the corner market.

CJ Eckman, Costa Mesa resident, supported the project – it was low maintenance, close to parks and good for growing families. Reduced traffic would be a benefit.

James Hsu, Costa Mesa resident, was concerned with the number of variances and spoke in opposition of the project.

Chris Stewart, Costa Mesa resident, wanted to know the current number of employees at the Westar Plant and addressed traffic safety, access and privacy concerns.

Scott Maples, Corona del Mar resident, liked the detached project because it was low maintenance. It reached out to a group in the City that currently did not have options.

Mike Byer, Costa Mesa resident, felt the project was a good product that attracted younger residents to Costa Mesa. Mr. Byer supported the project.

James Dodelson, Costa Mesa resident, stated a significant change to the character of the neighborhood was at stake due to the high-density. Mr. Dodelson was opposed to the roof decks and height of the project.

Pete Brown, Costa Mesa resident, spoke about the parking issues the project would create and said the project was a recipe for disaster.

Christina Ball, Costa Mesa resident, said the project provided opportunities for the next generation of Costa Mesa residents to start families. She was in support of the project.

Randy Maples, Costa Mesa resident, supported the project because there was growing voice of young professionals that supported projects that offered them trendy amenities.

Mr. Nelson addressed the concerns raised by the public speakers (abutting neighbors who supported and opposed the project, parking, traffic, HOA-maintained sewage plan, deviations, etc.).

Chair Dickson discussed the fence along Vista Park. Mr. Nelson said the City Council would have to decide if the applicant could use park fees to improve the park.

Tom Holm, AECOM Environmental Consultant, reported on the results of the Shadow Study that the project architect submitted to their firm for review.

Commissioner Andranian believed that people who purchase property should essentially get the benefit of the bargain; hence, he had concerns with the zone change.

**MOTION: Recommend by adoption of the Planning Commission Resolution that the City Council approve General Plan Amendment GP-14-03, Rezone R-14-03, Planning Application PA-14-19, Vesting Tentative Tract Map VT-17779, including the Initial Study/Mitigated Negative Declaration, based on the evidence in the record, the Findings set forth in Exhibit A and subject to the Conditions of Approval set forth in Exhibit B, and additional conditions as follows:**

- 1) Prior to consideration by City Council, the applicant work with staff to assess the feasibility (cost, location, etc.) of the installation of a wrought-iron fence at Victoria Park
- 2) Prior to the consideration by City Council, applicant to explore leasing the additional parking space at Victoria Square for afterhours parking
- 3) Inclusion of the specific conditions as set forth in the Supplemental Memo
- 4) Per Page 72 of the staff report and Page 14 on the Supplemental Memo, remove the roof decks for Lots 3, 4, 5 and 6 and amend Conditional of Approval No. 7 pertaining to lot configuration.
- 5) Installation of privacy windows above the site line per the satisfaction of the Development Services Director.
- 6) Inclusion of a provision by City Council prohibiting the rental of individual rooms to the extent that it is legal.

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

**RESOLUTION 15-17** - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT CITY COUNCIL TAKE THE FOLLOWING ACTIONS:

- (1) ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION;
- (2) ADOPT GENERAL PLAN AMENDMENT GP-14-03 CHANGING THE LAND USE DESIGNATION OF A 2.04 ACRE SITE FROM NEIGHBORHOOD COMMERCIAL (NC) TO HIGH DENSITY RESIDENTIAL (HDR) LOCATED AT 1239 VICTORIA STREET;
- (3) GIVE FIRST READING TO REZONE R-14-03 TO CHANGE THE ZONING DISTRICT FROM ADMINISTRATIVE PROFESSIONAL TO MULTIPLE FAMILY RESIDENTIAL – HIGH DENSITY; AND
- (4) APPROVE MASTER PLAN PA-14-19 AND VESTING TENTATIVE TRACT MAP VT-17779

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler  
Noes: Andranian  
Absent: None  
Abstained: None

Ms. Flynn reported the item would go before the City Council on June 2, 2015.

Chair Dickson called a 5-minute break.

Mr. Nelson reported that due to timing issues with their purchase contract, Ms. Flynn was going look into changing the June 2, 2015 Council meeting date.