

**OFFICIAL MINUTE EXCERPTS FROM THE  
SEPTEMBER 28, 2015 PLANNING COMMISSION MEETING  
REGARDING 3132 Airway Avenue  
(Public Hearing No. 2 – PA-11-03)**

**2. Application No.:** PA-11-03  
**Applicant:** Kevin Coleman  
**Site Address:** 3132 Airway Avenue  
**Zone:** MP  
**Project Planner:** Mel Lee

**Environmental Determination:**

The project is categorically exempt under Section 15311 of the State CEQA (California Environmental Quality Act) Guidelines – Class 11 (Accessory Structures).

**Description:** Conditional Use Permit to install a 40-foot (long) x 40-foot (wide) helipad/helistop on the roof of an existing industrial building. The helistop will be located on a 6' high platform on the roof of an existing 19' high building. The proposed helistop was conceptually approved in 2011 by the Airport Land Use Commission (ALUC) and conditionally approved by the Federal Aviation Administration (FAA).

This project was originally heard by the Planning Commission on August 8, 2011, who recommended denial of the project to the City Council, and subsequently withdrawn by the applicant prior to being heard by the City Council. The applicant is re-submitting the project for consideration by the Planning Commission and City Council.

Mel Lee, Senior Planner, presented the staff report.

Commissioner Andranian asked if other helipads within the City had been approved. Mr. Lee responded yes. He also asked about the reasons for the first denial of the application and if any of them had been corrected.

Commissioners and staff discussed if any other surrounding cities beside Newport Beach stated that they were in opposition, City policies on helipads, and where other helipad locations were within the City.

**PUBLIC COMMENTS**

Kevin Coleman, applicant, has read and is in agreement with the conditions of approval. He also addressed the concerns of the application.

Chair Dickson asked for clarification with how many flights per day, location of where the maintenance/fueling will take place and where the helicopter will be stored. Mr. Coleman responded it does not fly on a daily basis; it is a private helicopter. Maintenance/fueling will occur off-site and the helicopter will be stored on the helipad.

Denis S. LaBonge, adjacent business owner, spoke in opposition of the application.

Beth Refakus, Costa Mesa resident, stated concerns with the increased intensity of the flight activity, noise and debris.

Mike Manclark, owner of the helicopter, responded to Commissioners questions and public comments.

Mr. Coleman responded to the public comments.

Chair closed the public hearing.

Commissioners discussed the concerns and public comments about the application.

**MOTION: Hereby approve that the Planning Commission recommend approval to the City Council for Planning Application PA-11-03, conditional use permit for a private helistop for Leading Edge Aviation Services at 3132 Airway Avenue based on the findings set forth in Exhibit A, and subject to conditions set forth in Exhibit B with the following modification:**

**Condition of Approval No. 4 to read: "A maximum of 2 arrivals and 2 departures per day with a maximum of 3 arrivals and 3 departures per week are permitted for the helistop. Hours of operation shall be 7:00 am-7:00 pm, Monday through Saturday, and 8:00 am-7:00 pm Sunday".**

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

Claire Flynn, Assistant Development Services Director, asked the Commissioners if they wanted the hours of operation on Sunday, in Condition of Approval No. 4, to be changed to 8 a.m. to coincide with the same hours as John Wayne Airport. Commissioner McCarthy agreed.

**RESOLUTION 15-54 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING APPROVAL TO THE CITY COUNCIL FOR PLANNING APPLICATION PA-11-03, A CONDITIONAL USE PERMIT FOR A PRIVATE HELISTOP FOR LEADING EDGE AVIATION SERVICES AT 3132 AIRWAY AVENUE**

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None