

## UNOFFICIAL UNTIL APPROVED

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION****November 9, 2015**

*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.*

Yolanda Summerhill led in the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Robert Dickson  
Vice-Chair Jeff Mathews  
Commissioner Colin McCarthy  
Commissioner Tim Sesler  
Commissioner Stephan Andranian

Staff: Claire Flynn, Assistant Development Services Director  
Yolanda Summerhill, Planning Commission Counsel  
Raja Sethuraman, Transportation Services Manager  
Mino Ashabi, Principal Planner  
Dan Inloes, Associate Planner  
Julie Colgan, Recording Secretary

**PUBLIC COMMENTS**

Beth Refakus, Costa Mesa resident, stated that the trick or treat event was a success and thanked everyone who donated. She also announced that the Military Affairs Team will be collecting unwrapped toys for children.

John Hawley, Costa Mesa resident, stated concerns with development on the west side.

Jay Humphrey, Costa Mesa resident, stated concerns with proximity of the R2 and R3 sober living homes.

A Costa Mesa resident suggested having security at the Boathouse Collective because of the late night activity. She also stated concerns with the effect that the people from the sober living homes are having on Hoag hospital.

Chair closed public comments.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

Commissioner McCarthy stated that the discussion on the Costa Mesa Motor Inn at the City Council meeting was a productive one and what a great job Raising Canes was doing with the traffic management on the site.

Commissioner Sesler announced that the Pension Oversight Meeting had been canceled and the next one would be on December 9<sup>th</sup>. He also addressed the sober living home public comment.

Chair Dickson addressed the sober living home public comment and announced that there will be a section on the City's website about frequently asked questions regarding the group home Ordinances.

## CONSENT CALENDAR

Chair Dickson asked if anyone wanted to pull a Consent Calendar item. Commissioner McCarthy pulled Consent Calendar item number 2.

1. Minutes for the meeting of October 26, 2015

**MOTION: Approve Consent Calendar Item number 1  
Moved by Commissioner McCarthy, seconded 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

2. Comparison Matrix of Orange County Cities

Commissioner McCarthy thanked staff for the report and stated he would like it to continue to guide the City when there are discussions about parking requirements in high density areas.

No public comment

Chair closed the public comments

**MOTION: Approve Consent Calendar Item number 2  
Moved by Commissioner McCarthy, seconded by Commissioner Sesler.**

The motion carried by the following roll call vote:

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

## PUBLIC HEARINGS

1. **Application No.:** PA-15-41/ T-17974  
**Applicant:** Kerry Smith  
**Site Address:** 261 Mesa Drive  
**Zone:** R2-MD  
**Project Planner:** Dan Inloes

**Environmental Determination:**

The project is categorically exempt under Section 15332 of the State CEQA (California Environmental Quality Act) Guidelines – Class 32 (In-Fill Development).

**Description:** Design Review for the demolition of 5 existing multi-family units and construction of five new 2-story detached single-family residences. This 22,500 square foot lot will be subdivided into 5 fee simple lots per the Small Lot Subdivision Ordinance. The project meets all residential development standards and residential design guidelines.

Dan Inloes, Associate Planner, presented the staff report.

Commissioners and staff discussed the requirement of undergrounding the utilities.

## **PUBLIC COMMENTSS**

Kerry Smith, applicant, stated that the project meets all the requirements and has no variances or deviations. He also stated concerns with the requirement to underground the utilities in Condition of Approval No. 18 and asked it to be waived.

Jay Humphrey, Costa Mesa resident, stated that he liked that the project had no variances but stated concerns with having enough guest parking.

Chair closed the public hearing.

Commissioner McCarthy and Vice Chair Mathews stated they were in favor of waiving the requirement of undergrounding the utilities. They expressed concerns with a condition for undergrounding utilities being applied to a project without knowledge of the proposed design or implications.

Commissioner Andranian stated that he supported the project because it met all the standards required by the City.

Chair Dickson asked whether the City can require the cable and telephone company to underground the utilities for new installations. Raja Sethuraman, Transportation Services Manager, responded for new installations the City already requires it. Chair Dickson also stated that the project is a great addition to the area.

**MOTION: The Planning Commission hereby approves Planning Application PA-15-41 and Tentative Tract Map T-17974 for a five unit Small Lot Subdivision residential development at 261 Mesa Drive based on the evidence set forth in Exhibit A, and subject to the findings set forth in Exhibit B including the supplemental memo staff report with the following modification:**

**The deletion of Condition of Approval No. 18 of the City Engineer letter.**  
**Moved by Commissioner McCarthy, second by Vice Chair Mathews.**

**RESOLUTION 15-63 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-41 AND TENTATIVE TRACT MAP TT-17974 FOR PROPERTY LOCATED AT 261 MESA DRIVE**

The motion carried by the following roll call vote:

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

Chair explained the appeal process.

2. **Application No.:** PA-15-46  
**Applicant:** Clay Peterson  
**Site Address:** 1640 Pomona Ave., off-site parking at 1626 Ohms Way, and 1603 Superior Avenue  
**Zone:** MG  
**Project Planner:** Minoo Ashabi

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** Conditional use permit to allow modified operations of Boathouse Collective as a restaurant and music venue with live entertainment and dancing within a 3,000 square foot building with valet parking and no outdoor dining. The following hours of operation are proposed:

- Weekly daytime - Monday – Thursday 7:00 a.m. to 3:00 p.m. for takeout orders and delivery only;
- Weekday evenings – 5:00 p.m. to 1:00 a.m. with valet service; and
- Weekend daytime and evenings – 7:00 a.m. to 2:00 a.m. with valet service.

The valet parking will be provided as follows:

- On-site valet parking with 30 parking spaces;
- Off-site valet parking at 1603 Superior Avenue with 21 overflow spaces; and
- Off-site employee parking at 1626 Ohms Way with 15 parking spaces.

Minoo Ashabi, Principal Planner, presented the staff report and stated that based on a received letter from the property owner the reference to off-site employee parking at 1626 Ohms Way was no longer valid.

Commissioners, staff and counsel discussed the short and long term solutions if the parking becomes a problem and the process of revising the conditional use permit.

## **PUBLIC COMMENTS**

Clay Peterson, applicant, gave an overview of the events that typically happen at the Boathouse Collective and the proposed parking.

Lee Miller, SVS Parking Field Operation Manager, went over the parking operation for the Boathouse Collective.

Commissioner McCarthy asked what will be the parking problem solutions. Mr. Peterson stated surrounding businesses have offered off-site after hour parking as an option.

Chair Dickson asked the applicant what the plan is for the noise concern from a public comment. Mr. Peterson stated they close the windows at night to help block the noise.

Richard Goehring, Costa Mesa resident, stated concerns with the parking and daytime deliveries.

Richard Russell, Costa Mesa resident, stated the location is good, great venue and suggested making the proposed conditional use permit beneficial to applicant.

John Lindsey, Costa Mesa resident, spoke in support of the business and will work with Mr. Peterson on providing parking.

Lei Knudson, Business owner at 717 and 719 Ohms Way, stated concerns with the parking and delivery truck parking on the street.

Norm Dias, property owner, stated concerns with the parking and valet plan.

Beth Refakus, Costa Mesa resident, stated concerns with using other properties parking, and the applicants expired conditional use permit.

Jay Humphreys, Costa Mesa resident, stated concerns with the parking.

Levi Perrerie, employee for Boathouse Collective, stated that the traffic issues were previously in the area before the Boathouse Collective, the City needs the culture of the Boathouse Collective and never had a problem finding parking.

John Morehart, Costa Mesa resident (owner), spoke about a previous petition signed for additional seventeen parking spots on Pomona Avenue, suggested having parking waivers like other Orange County cities and giving incentives to let the businesses prosper.

Commissioners and Mr. Peterson discussed the cost of the valet parking.

Mr. Peterson responded to the public comments.

Chair Dickson asked if Mr. Peterson agrees with the conditions of approval. Mr. Peterson responded he is in agreement with the conditions of approval except with Condition of Approval No. 7.

Commissioner Sesler asked if the applicant would be in compliance with the new proposed valet parking. Ms. Ashabi responded yes.

Chair closed the public hearing.

Commissioners and staff discussed requiring the applicant to charge for valet parking, the parking concerns, more staff involvement in reviewing if the application is working, delivery truck parking and modifying Condition of Approval No. 2.

**MOTION: Hereby move that the Planning Commission hereby approve Planning Application PA-15-46 for the Boathouse Collective located at 1640 Pomona Avenue including the Planning Commission supplemental memo dated November 9, 2015, based on the findings set forth in Exhibit A and subject to the conditions Exhibit B with the following modifications:**

**Condition of Approval No. 2 to read: “Within 3-months of operations of the off-site valet parking, Planning staff shall prepare a report to the Planning Commission on status of the business and valet parking operation. The Planning Commission may impose additional conditions if deemed necessary including the possibility of providing valet service free of charge”.**

**Condition of Approval No. 6 to read: “Delivery trucks shall not block any public rights-of-way on Pomona Avenue. The three parking spaces in front of 1640 Pomona Avenue shall remain open for deliveries between 12:00 p.m. and 4:00 p.m.”.**

**Condition of Approval No. 7 to read: “The applicant shall submit authorization from the property owner at 1603 Superior Avenue that the employees (up to 5) are allowed to use the parking spaces before operation of the valet parking from 12:00 p.m. to 4:00 p.m. No employee parking shall occur on public streets or on adjacent businesses without approval”.**

**Condition of Approval No. 12 to read: “Employee parking shall occur on-designated site and not within surrounding streets”.**

**Moved by Commissioner McCarthy, seconded by Commissioner Andranian**

**RESOLUTION 15-64 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-15-46 FOR A 3,000 SQUARE FOOT RESTAURANT AND EVENT VENUE WITH ON-SITE AND OFF-SITE VALET PARKING AT 1640 POMONA AVENUE**

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – none.
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 NOVEMBER 23, 2015.**

Submitted by:

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CLAIRE FLYNN, SECRETARY  
COSTA MESA PLANNING COMMISSION