

UNOFFICIAL UNTIL APPROVED

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION****March 14, 2016**

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.

Chair Dickson 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, Deputy City Attorney
Raja Sethuraman, Transportation Services Manager
Fidel Gamboa, Chief of Code Enforcement
Alisha Winterswyk, CEQA Attorney
Laura Stetson, MIG Consultant
Minoo Ashabi, Principal Planner
Dan Inloes, Senior Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS

Chair Dickson made note of a newly added Municipal Code Section 2-64 verbiage on the Agenda under public comments.

Jay Humphrey, Costa Mesa resident, spoke about Fairview Park and the Initiative to Require Voter Approval on Certain Development Projects.

Kim Hendricks, Costa Mesa resident, spoke about the Initiative to Require Voter Approval on Certain Development Projects myth and the Fairview Park Initiative.

Cindy Black, Costa Mesa resident, spoke about the myths of the Initiative to Require Voter Approval on Certain Development Projects.

Bill Harader, Costa Mesa resident, spoke about the myths of the Initiative to Require Voter Approval on Certain Development Projects.

Holly Switzelson, Costa Mesa resident, spoke about the myths of the Initiative to Require Voter Approval on Certain Development Projects.

Beth Refakes, announced it is the last week to donate items for the Easter egg hunt for the City's adopted Marine families and a groundbreaking ceremony happening at the Fairgrounds for the opening of a Veteran's Museum.

A Costa Mesa resident read a letter addressed to Tom Hatch about words spoken at the Planning Commission on February 22, 2016.

A Costa Mesa resident stated concerns about certain building projects and businesses being passed without going to Planning Commission. She also stated wanting to see Code Enforcement being applied equally to everyone.

The Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner Andranian asked speaker number three to contact him to talk about their concern.

Commissioner Sesler thanked all the Initiative to Require Voter Approval on Certain Development Projects supporters for coming out to the meeting and encouraged them to have a civil discussion tonight.

Commissioner McCarthy spoke about the passing of Fariba Fazeli, City Engineer.

Chair Dickson spoke about Fariba Fazeli, City Engineer, and how greatly she will be missed.

CONSENT CALENDAR

Chair Dickson noted the minutes from the February 22, 2016 meeting were amended to reflect Commissioner Andranian absence.

Chair Dickson asked if anyone wanted to pull the Consent Calendar items. A member from the public pulled Consent Calendar item number 2.

1. Minutes for the meeting of February 22, 2016

**MOTION: Approve amended minutes for the meeting of February 22, 2016.
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. Code Enforcement Update

Fidel Gamboa, Chief of Code Enforcement, presented the staff report.

The Chair opened up public comments.

A Costa Mesa resident asked several questions about what the additional Code Enforcement staff is working on.

A Costa Mesa resident stated concerns with not fining sober living homes, number of occupants at the sober living homes located off of El Camino Real in an apartment complex and thanked Commissioner Andranian for helping out with the sober living home off 15th Street and Orange Avenue.

Wendy Leece, Costa Mesa resident, gave ideas to help with the homeless in the City and suggested that the Commissioner's put it on their goals to come up with ideas to help with the homeless situation.

Adam Shandrow, Solid Landings, stated reasons for having a pro-active approach to addiction and sober living homes.

A Costa Mesa resident expressed concerns with the sober living homes greatly impacting the quality of life in the City's neighborhoods.

Jay Humphrey, Costa Mesa resident, stated concerns with the sober living homes in the City.

Teresa Drain, Costa Mesa resident, stated reasons why there was an appeal of Solid Landings.

The Chair closed the public comment.

Chair Dickson announced several ways to contact Code Enforcement with a concern or question and reminded everyone that Mr. Gamboa could not talk about a case specifically.

Mr. Gamboa reminded everyone that the R1 Ordinance is in litigation and explained the violation process for group homes in the multi-family residential zones.

**MOTION: Receive and file Consent Calendar item number 2.
Moved by Commissioner McCarthy, seconded by Chair Dickson.**

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.:** 2015-2035 General Plan and Draft Environmental Impact Report (DEIR) SCH# 2105111068

Applicant: City of Costa Mesa

Site Address: Citywide

Project Planner: Minoo Ashabi

Environmental Determination:

The General Plan and Draft Environmental Impact Report and Technical Appendices are available for review and comment for 45 days commencing March 4, 2016 at 8:00 am and ending on April 18, 2016 at 5:00 pm. Written comments on the Draft EIR must be submitted by April 18, 2016 by 5:00pm to the City of Costa Mesa.

Description: The proposed project involves the following:

- 2015-2035 General Plan – an update to current General Plan including all ten elements with the exception of the 2013-2021 Housing Element which was adopted in 2014. The proposed amendment is related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources.
- Draft Environmental Impact Report (DEIR) - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.

Claire Flynn, Assistant Development Services Director, explained what would be heard at the meeting and what occurred during the General Plan great reach process.

Dan Inloes, Senior Planner, gave an introductory presentation on what specific items were updated in the General Plan.

Laura Stetson, MIG consultant, explained the proposed changes to the Land Use Map in the General Plan and the key purpose of the Environmental Impact Report review.

Chair Dickson asked Ms. Stetson to give an explanation of how the floor area ratio is calculated.

Raja Sethuraman, Transportation Manager, explained the circulation element changes to the General Plan.

Chair Dickson asked how the Environmental Impact Report comments can be submitted. Ms. Stetson responded by email or in writing by April 18th.

Ms. Flynn explained how the public can receive a copy of the General Plan and Environmental Impact Report.

Commissioner McCarthy asked what the process would be if a new residential proposal happened in the SoCo Collection area. Ms. Stetson responded that an individual property owner would have to submit a General Plan Amendment or the City Council could redirect staff to study the area. The law limits all General Plan Amendments to four times a year.

Ms. Flynn gave an example of the Robinson Pharma Sekura Paper property wanting to be included in the General Plan Amendment but the City Council did not direct staff to proceed to include them. They would then have to privately submit their General Plan Amendment to rezone the property for residential property.

PUBLIC COMMENTS

Kathy Esfahani, member of the Costa Mesa Affordable Housing Coalition, stated concerns with the affordable housing in the City. She would like to see the Commissioners address the affordable part within the General Plan Amendments with the Fairview Developmental site (increase the density) and the residential incentive overlay with the motels. She asked the City to link the high density that is being offered for 40 units per acre to the affordable housing requirement of 15% or 20% for low or very low residents.

Wendy Leece, Costa Mesa resident, stated the City should be looking into the affordable housing and supportive housing for the homeless. She asked for clarification of when the deadline is to give input regarding impacts and if they do not want to adopt the intensity in the General Plan.

Kim Hendricks, Costa Mesa resident, stated corrections that need to be made including: correcting reference to the Fairview Park Citizen Advisory Committee and the pink color that represents underserved parks in the park access map on page OSR14 is not depicted correctly. She also expressed opposition to the statement in the organized sports program page OSR18 that there was a demand for more baseball, softball and soccer fields. She stated there was no new evidence to support that there is a need for more sports fields based on a survey and that no youth sport groups have been turned away.

Jay Humphrey, Costa Mesa resident, stated he will make comments in writing at a later date. He suggested having a link on the front page of the City's website to email a

comment to minimize the distress on the public. He also suggested a having a bike walk trail on Adams Street like the one on Anton Boulevard and to look at the affordable housing process.

Rick Huffman, Costa Mesa resident, suggested giving concrete examples of what the density increase will look like. He expressed concern with the increase in residential units not be single-family but multi-family instead and the 4% change in density is misleading.

Beth Refakes, Costa Mesa resident, stated being happy with the deletion of the 19th Street Bridge. She expressed opposition to increasing the street width on East 17th Street from Tustin to Newport Boulevard from four lanes to six. She also stated that one of the meetings did show examples of the density levels and the residents in attendance made it clear that they do not want high density projects because it changes the character of their neighborhood. She stated concerns with the high density making rentals verses home ownership out of balance.

Diane Russell, Affordable Housing Coalition, suggested having Fairview Developmental site be at 40-dulacre because it makes sense having it at a higher density. She suggested planning for affordable housing in the City to help decrease the traffic and plan for a more transit friendly environment.

A Costa Mesa resident asked if the traffic studies were current, who is deciding on the plan for the development on Harbor Boulevard and 19th street to be on the General Plan. She expressed opposition to the City making a deal with the Methodist Church located at 420 West 19th Street to buy the property and build a parking structure in the back.

A Costa Mesa resident stated concerns with the SR55 agreement that the City had between Caltrans and Orange County Transportation Authority for the completion of the 55 freeway and how the funds for Measure M went to different agencies instead. He also expressed concerns with increasing the density in the City but no roads to support it.

The Chair closed the public hearing.

Commissioner McCarthy asked Mr. Sethuraman for clarification about the SR55 public comment. Mr. Sethuraman responded that SR55 was not a Measure M project and there was no funding elected for the extension of the 55 Freeway.

McCarthy stated the City does not have enough athletic fields and that affordable housing would be a great opportunity at the Fairview Development center. He also stated if SoCo continues to have success then there will be a mixed use project in the future. Thanked staff and consultants for all of their work.

Commissioner Sesler thanked staff for all of their work and wondered what steps were taken with the Great Reach Effort to have reached all the residents to get responses that reflect the true diversity of Costa Mesa.

Commissioner Andranian thanked everyone who came out and gave public comments. He clarified that the General Plan and Environmental Impact Report documents have only been out for ten days and there will be a series of public comment period so we can all become more familiar with documents and get all questions answered.

Chair Dickson thanked the public who made comments, commended staff for all of their work and encouraged everyone to give public input.

Commissioner McCarthy asked Mr. Sethuraman the status of City's bridges in the Master Plan. Mr. Sethuraman responded only the 19th Street Bridge would be deleted from the

Master Plan. The Geisler Bridge could still happen because it is in a category called the right-of-way reserve till 2020.

Chair Dickson asked if there is going to be any action on the 55 Freeway terminus. Mr. Sethuraman responded there was a study done and the preferred alternative is to build the freeway extension under the existing Newport Boulevard alignment up to the southern limits and there is no funding for it.

Ms. Stetson responded to the public comment about how the public can suggest change to the proposed General Plan and explained how the public process works.

Ms. Flynn explained what will happen at the next Planning Commission meeting. She stated she will discuss with the IT department about the automated emails and will make sure there is no double attendees for the head count at the Great Reach Events.

MOTION: Hereby move that the Planning Commission continue to the Planning Commission meeting March 28, 2016 2015-2035 General Plan and Draft Environmental Impact Report (DEIR) State Clearing House 2105111068. 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

The Chair called for a break.

2. **Application No.:** SP-05-06 A1: SoBECA Urban Plan; SP-05-07 A1: 19 West Urban Plan; SP-05-08 A2: Mesa West Urban Plan; SP-05-09 A1: Mesa West Residential Ownership Plan

Applicant: City of Costa Mesa
Site Address: Citywide
Zone: Mixed Use Overlay Zone
Project Planner: Claire Flynn

Environmental Determination:

The project is categorically exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act).

Description: The proposed project involves City-initiated Urban Plan Amendments to amend development regulations and to provide additional clarification/discussion related to mixed-use, live/work, and residential development in the overlay zones (as applicable), for the following Urban Plans:

Description of Urban Plans:

- *SP-05-06 A1 - SoBECA Urban Plan:* The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).
- *SP-05-07 A1 - 19 West Urban Plan:* The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue.
- *SP-05-08 A2 - Mesa West Urban Plan:* The Mesa West Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits.

- *SP-05-09 A1 - Mesa West Residential Ownership Urban Plan*: This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved site-specific Master Plan.

Commissioner Andranian recused himself.

Claire Flynn, Assistant Development Services Director, presented the staff report.

PUBLIC COMMENTS

Chris Bennett, The LAB, stated being in support of the Urban Plan Amendment changes except banning the short term rentals. He suggested looking at them on a case by case basis.

The Chair closed the public hearing.

Chair Dickson asked if a project requesting short term rentals could still come forward if there was a prohibition on that use. Ms. Flynn responded no based on the language that is in the report. The Commissioners would have to modify it by striking the prohibition.

Staff and Commission discussed allowing short term rentals in the SoBECA area.

Chair re-opened the public hearing.

Mr. Bennett clarified the reason for requesting to not prohibit short term rentals such as Air B&B.

Chair Dickson suggested to Mr. Bennett to bring his proposal to City Council.

Commissioner McCarthy stated being in support of the Urban Plan Amendments because the proposal is great. It will be well received by City Council and the applicant community.

Chair Dickson stated also being in support of the Urban Plan Amendments.

**MOTION: Hereby move that the Planning Commission recommend City Council adoption of Urban Plan Amendments to the SoBECA and Westside Urban Plans as follows: SP-05-06 A1 - SoBECA Urban Plan, SP-05-07 A1 - 19 West Urban Plan, SP-05-08 A2 - Mesa West Urban Plan and SP-05-09 A1 - Mesa West Residential Ownership Urban Plan based on the resolution in the staff report.
Moved by Commissioner McCarthy, second by Chair Dickson.**

RESOLUTION PC-16-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING COUNCIL APPROVAL OF THE FOLLOWING AMENDMENTS TO THE URBAN PLANS:

- **SP-05-06 A1: SoBECA Urban Plan;**
- **SP-05-07 A1: 19 West Urban Plan;**
- **SP-05-08 A2: Mesa West Urban Plan;**
- **SP-05-09 A1: Mesa West Residential Ownership Urban Plan.**

The motion carried by the following roll call vote:

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

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: CHAIR DICKSON ADJOURNED THE MEETING IN HONOR OF FARIBA FAZELI, CITY ENGINEER. THE NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MARCH 28, 2016.

Submitted by:

CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION