

## UNOFFICIAL UNTIL APPROVED

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION****August 22, 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](http://www.costamesaca.gov) or purchased on DVD upon request.*

Commissioner McCarthy led in the Pledge of Allegiance.

**ROLL CALL**

Present: Vice-Chair Jeff Mathews  
Commissioner Colin McCarthy  
Commissioner Stephan Andranian

Absent: Chair Robert Dickson  
Commissioner Tim Sesler

Staff: Gary Armstrong, Economic Development & Development Services Director/  
Deputy CEO  
Yolanda Summerhill, Deputy City Attorney  
Bart Mejia, City Engineer  
Mino Ashabi, Principal Planner  
Ryan Loomis, Associate Planner  
Julie Colgan, Recording Secretary

Vice Chair Mathews announced that Public Hearing Item number four (PA-16-03) and five (PA-16-04) would not be going forward at tonight's meeting and the City will provide notice of when these items will be re-agenized for the hearing.

**PUBLIC COMMENTS**

Beth Refakes, Costa Mesa resident, announced items that the Costa Mesa Military Affairs team are collecting for the 1/5 Marine's wives.

A Costa Mesa resident had questions about how the legality of City contracts work. Yolanda Summerhill, Deputy City Attorney, responded that she would help answer any specific questions offline.

A Costa Mesa resident stated concerns with the parking problems caused by sober living homes; their proximity to schools and children; and the postponement of tonight's sober living home items.

Jay Humphrey, Costa Mesa resident, asked for an update on the safety and building code violations that happened at 719 West 19<sup>th</sup> Street.

A Costa Mesa resident stated concerns with the high percentage of sober living homes in our City.

The Vice Chair closed the public comments.

## PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy stated concerns with trash on a bike path near the golf course at the Costa Mesa Country Club and asked Bart Mejia, City Engineer, to follow up with the golf course to clean it up.

Commissioner Andranian thanked the Fire Department that rescued a blind dog.

## PUBLIC HEARINGS

- Application No.:** SP-16-01  
**Applicant:** City of Costa Mesa  
**Site Address:** North Costa Mesa Specific Plan  
**Zone:** PDC & PDR-HD within North Costa Mesa Specific Plan  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:**  
Addendum to Final Impact Report EIR No. 200711125 adopted in 2007 for Wyndham Hotel and EIR No. 2015111053 adopted in June 2016 for 2015-2035 General Plan.

**Description:** The Costa Mesa Planning Commission will hold a public hearing to consider an Amendment to North Costa Mesa Specific Plan (NCMSP), Subarea 3.0, Area 1 (Home Ranch); Area 5 (Wyndham Hotel site); and, Area 8 (Sakioka Lot 2) for consistency with the recently adopted 2015-2035 General Plan to include the following development intensities and trip budgets:

- Segerstrom Home Ranch – Maximum floor area ratio 0.64; trip budget of 1,860 A.M. and 1,788 P.M.; and maximum building area of 1,200,000 SF; and updates to exhibits depicting the current ownership, freeway improvements and parcel boundaries.
- 3350 Avenue of the Arts – Development flexibility to allow Option 2 for hotel expansion with 150 additional rooms and no residential units.
- Sakioka Lot 2 – Maximum non-residential 863,000 SF (0.50 retail FAR, 0.60 office FAR) and residential units of up to 660 units and a maximum density of 80 du/acre. The trip budget for this area is 1,062 A.M. and 1,407 P.M. with a maximum height of 120 feet/8 stories as required by the Airport Land Use Commission’s determination on May 26, 2016.

Minoo Ashabi, Principal Planner, presented the staff report and the supplemental memo.

Commissioners and staff discussed when the building height would be approved by Federal Aviation Administration and if what is being proposed is initiated by the City or a property owner.

## PUBLIC COMMENTS

No public comments.

The Vice Chair closed the public hearing.

**MOTION:** Hereby move that the Planning Commission recommend approval of North Costa Mesa Specific Plan Amendment SP-16-01 related to the Home Ranch site, 3350 Avenue of the Arts and Sakioka Lot 2 including the supplemental memorandum dated August 22, 2016 and recommend that City Council approve.  
**Moved by Commissioner McCarthy, second by Vice Chair Mathews.**

**RESOLUTION PC-16-42 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL ADOPT AMENDMENT TO**

**NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO HOME RANCH, 3350 AVENUE OF THE ARTS, AND SAKIOKA LOT 2**

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Andranian

Noes: None

Absent: Dickson, Sesler

Abstained: None

2. **Application No.:** DA-00-01 (DA-16-03)  
**Applicant:** Justin McCusker of Segerstrom and Sons  
**Site Address:** Home Ranch 3315 Fairview Road  
**Zone:** PD North Costa Mesa Specific Plan  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:**

The project is exempt from the provisions of the California Environmental Quality Act under Section Exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines.

**Description:** The request is the Fourth Amendment to Home Ranch Development Agreement DA-00-01 for the following:

- Include maximum development intensities (FARs and square footage) approved by the adopted 2015-2035 General Plan and as reflected in the update to North Costa Mesa Specific Plan Amendment (SP-16-01);
- Adjust subarea trip budgets based on transferred properties within the Home Ranch planning area for IKEA and Emulex;
- Correct the boundaries and land area relative to freeway improvements; and,
- Include the 10,000 SF Water District Parcel in the overall Home Ranch site.

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report.

**PUBLIC COMMENTS**

Justin McCusker, applicant, explained the reasoning behind the Fourth Amendment request.

No public comment.

The Vice Chair closed the public hearing.

**MOTION: Hereby move that the Planning Commission recommend approval of the Fourth Amendment Development Agreement DA-00-01 (DA-16-03) for Home Ranch and recommend that City Council give first reading to the Ordinance. Moved by Commissioner McCarthy, second by Commissioner Andranian.**

**RESOLUTION PC-16-43 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE AUTHORIZING THE FOURTH AMENDMENT TO THE SEGERSTROM HOME RANCH DEVELOPMENT AGREEMENT DA-00-01 (DA-16-03).**

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Andranian

Noes: None

Absent: Dickson, Sesler

Abstained: None

3. **Application No.:** PA-16-49  
**Applicant:** Jeff Chon  
**Site Address:** 333 East 17<sup>th</sup> Street, Suite #2  
**Zone:** C1  
**Project Planner:** Ryan Loomis

**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 for sales of alcoholic beverages for onsite consumption after 11pm for a new restaurant, Oak and Coal (formerly Union Jack Fish and Chips), located within 200 feet of a residential zone. Proposed operating hours are 6PM to 11PM, Monday thru Thursday, and 6PM to midnight, Friday and Saturday.

No ex-parte communications to report.

Ryan Loomis, Associate Planner, presented the staff report.

Commissioner McCarthy asked for clarification if the condition use permit was required because of application's hours of operation. Mr. Loomis responded yes; since it will be opened past 11pm near residential.

Vice Chair asked for clarification if the back of the restaurant had an opening and if customers would be able to access the restaurant from the back. Mr. Loomis responded that it would be best if the applicant answers it.

Commissioner Andranian asked for clarification if the back of the business abutted homes and how the applicant could change their hours of operation in the future. Mr. Loomis responded the business does not back up to homes but to other businesses and the applicant would have to return to Planning Commission to change their hours of operation.

**PUBLIC COMMENTS**

Jeff Chon, applicant, stated reasons for requesting to open late, and has read and is in agreement with the conditions of approval.

No public comment.

The Vice Chair closed the public hearing.

Commissioner Andranian stated supporting the application because it will not have an impact on the residents.

Commissioner McCarthy stated also supporting the application because the center will not have a parking problem and the application is far removed from residential impacts.

**MOTION: Hereby move that the Planning Commission approve Planning Application PA-16-49 for a conditional use permit to allow extended hours of operation for customer service in the sale of alcoholic beverages for on-site consumption after 11pm for a new restaurant Oak and Coal located at 333 East 17<sup>th</sup> Street, Suite 2 based on the findings set forth in Exhibit A and subject to conditions set forth in Exhibit B; and including the environmental determination that the project is categorically exempt under 15301 of the California Environmental Quality Act which is existing facilities. Moved by Commissioner McCarthy, second by Vice Chair Mathews.**

**RESOLUTION PC-16-44 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-16-49 LOCATED AT 333 EAST 17<sup>TH</sup> STREET, SUITE 2**

The motion carried by the following roll call vote:

Ayes: Mathews, McCarthy, Andranian

Noes: None

Absent: Dickson, Sesler

Abstained: None

The Vice Chair explained the appeal process.

Vice Chair Mathews again announced that Public Hearing items number four and five which had been previously on the calendar for tonight's meeting had been taken off and would not be going forward.

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – none.
2. Development Services Report – none.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – none.

**ADJOURNMENT: TO A SPECIAL PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, AUGUST 29, 2016**

Submitted by:

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GARY ARMSTRONG, ACTING SECRETARY  
COSTA MESA PLANNING COMMISSION