

## UNOFFICIAL UNTIL APPROVED

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION****August 8, 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.*

Yolanda Summerhill, Deputy City Attorney, 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: 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

**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 stated concerns with the continuance of the Windward Way appeals located on Tustin Avenue, the affects sober living homes are having on the City and the lack of enforcement that is taking place with the sober living homes.

Sirius Kadanian, owns property in Costa Mesa, stated concerns with the affect that the sober living homes are having on his property off Victoria Street and the safety of his residents. He suggested to be more proactive with the sober living homes.

The Chair closed the public comments.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

Commissioner Sesler addressed the sober living homes public comment by reminding everyone that under State Housing Laws, sober living homes with less than six individuals have the right to be in a residential area and cannot be prohibited. He stated that the City can regulate the consequences of sober living homes and suggested reporting any disruptive behavior or any violations of the City's Zoning Code.

Commissioner McCarthy encouraged anyone that had a solution to the sober living home issue affecting the City to contact him.

Vice Chair Mathews reminded everyone that the City cannot ban sober living homes and the laws for the sober living homes come from the California State legislators and the Governor. The City can only regulate the sober living homes.

Chair Dickson reminded everyone that the people living in the sober living homes are under a protected class and the City needs to follow the law. He suggested the residence to report any kind of nuisance behavior that are destroying the quality of life in a neighborhood in the City to the Costa Mesa Connect or the Code Enforcement hotline or any other means.

## **CONSENT CALENDAR**

The Chair asked if any member of the public wanted to pull the minutes. No one responded.

1. Minutes for the meeting of July 25, 2016

**MOTION: Approve minutes for the meeting of July 25, 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

## **PUBLIC HEARINGS**

Chair Dickson announced that Public Hearing item number three has been pulled off calendar per the request of the applicant. The item will not be heard at tonight's meeting and will be re-noticed at a future date. He suggested signing up for the e-alerts on the City's website.

1. **Application No.:** PA-07-18 & VT-17207; PA-07-29  
**Applicant:** Wilson Meany  
**Site Address:** 585, 595 and 531 Anton Boulevard  
**Zone:** PDC  
**Project Planner:** Minoo Ashabi  
**Environmental Determination:**  
Final Program EIR No. 1052 previously certified on November 21, 2016 by City Council.

**Description:** A one-year time extension is requested for the following entitlements:

- **Final Master Plan (PA-07-18) and Vesting Tentative Tract Map VT-17207:** (a) demolition of 17,529 square feet of existing restaurant buildings, and (b) conversion of an unbuilt 300-room hotel entitlement to facilitate the construction of a maximum of 484 residential condominiums within a 26-story and 16-story high-rise buildings; two, six-level parking structures containing a total of 1040 parking spaces; and an additional 6,000 square feet of ancillary retail located at 585 and 595 Anton Boulevard; and
- **Final Master Plan (PA-07-29)** for three-level parking structure (total 342 parking spaces) at South Coast Metro Center, located at 531 Anton Boulevard in a PDC zone with a Minor Conditional Use Permit for a deviation from shared parking requirements and maximum number of compact parking requirements (34 permitted; 37 approved).

No ex-parte communications to report.

Minoo Ashabi, Principal Planner, presented the staff report and stated that the applicant requested a modification to the staff report. She read into the record to change the last sentence in the conclusion section of the staff report to add that the Symphony Apartment complex, which was approved under separate entitlement, required the additional parking structure as well as providing for an alternative parking arrangement if approved by the Development Services Director.

## **PUBLIC COMMENTS**

Allen Hyden, applicant, has read and agreed with the conditions of approval. He asked that the address for parking lot 'B' at the South Coast Metro be changed to 531 Anton Boulevard on the first page of the staff report.

No public comments.

The Chair closed the public hearing.

**MOTION: Move that the Planning Commission hereby moves that approve a one year time extension for Planning Application PA-07-18 and Vesting Tentative Tract Map VT-17207 for a 484 high rise residential development Symphony Towers at 585 and 595 Anton Boulevard; and PA-07-29 for a three-story parking structure at 531 Anton Boulevard to be valid till October 8, 2017 with the following modification:**

**Modify language in the staff report: to change the last sentence in the conclusion section of the staff report to add that the Symphony Apartment complex, which was approved under separate entitlement, required the additional parking structure as well as providing for an alternative parking arrangement if approved by the Development Services Director.**

**Moved by Commissioner McCarthy, second by Commissioner Andranian.**

**RESOLUTION PC-16-41 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING ONE-YEAR TIME EXTENSION FOR PLANNING APPLICATION PA-07-18 AND VESTING TENTATIVE TRACT MAP 17207 FOR DEVELOPMENT OF 484 HIGH RISE UNITS AT 585 AND 595 ANTON BOULEVARD AND PA-07-29, A MASTER PLAN AND A MINOR CONDITIONAL USE PERMIT, FOR CONSTRUCTION OF A THREE-STORY PARKING STRUCTURE CONTAINING 342 SPACES AND 34 COMPACT PARKING SPACES AT 531 ANTON BOULEVARD**

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None

The Chair explained the appeal process.

2. **Application No.:** PA-16-20 & TT-18034  
**Applicant:** Umbrella Capital Group, c/o Michael Alladawi  
**Site Address:** 752 & 756 West 19<sup>th</sup> Street  
**Zone:** C1  
**Project Planner:** Ryan Loomis  
**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:** The proposed project includes the following:

1. **Planning Application PA-16-20:** Urban Master Plan for a five-unit, three-story detached (two-units side by side) residential development located in the in the C1 zone and 19 West Urban Plan with the following deviations from the Live/Work Development Standards (reference Mesa West Bluffs Urban Plan):
  - Deviation from required distance between main buildings (10 feet required; 8 feet-8 inches proposed between Units 2 and 3).
  - Deviation from front setback abutting a public street (15 feet required; 14.5 feet proposed).
  - Deviation from one-acre minimum project site (0.27 acre proposed).
  - Deviation from required rear setback from residentially zoned property (20 feet required; 12 feet proposed).
  - Deviation from required street side setback (10 feet required; 5 feet- 2 inches proposed).
  - Deviation from required open guest parking (8 spaces required; 5 proposed). The project, however, includes 10 garage parking spaces and meets overall parking requirements (15 spaces required; 15 proposed).
2. **Tentative Tract Map 18034:** The subdivision of the 11,595 square-foot lot (0.27 acres) for ownership units consisting of five fee simple lots in accordance with the residential Small Lot Ordinance standards.

One ex-parte communication to report: Commissioner Andranian met with the applicant.

Ryan Loomis, Associate Planner, presented the staff report.

Vice Chair Mathews asked for clarification on the entrance to the main unit. Mr. Loomis responded they have two entrances from the sidewalk but no separate doors between work area and living area.

Commissioner McCarthy, Mr. Loomis and Ms. Ashabi discussed the Urban Plan Screening requirements, the parking requirements, and why the project had so many deviations. Mr. Loomis stated that the Urban Plan allows for deviations with requirement to provide on-site amenities.

Commissioner Andranian asked for clarification on what standards should the Commissioners use when approving the project. Mr. Loomis responded the Live/Work and Residential Development Standards in the Urban Plan.

## **PUBLIC COMMENTS**

Michael Alladawi, applicant, has read the conditions of approval and agrees to all except noise study condition and undergrounding the utilities within the public right-of-way. He addressed the Commissioners questions about the deviations and parking.

Commissioner McCarthy asked for clarification if the Commissioners are considering the Small Lot Ordinance standards on the project. Ms. Ashabi responded it was a tool that was used to subdivide the parcel.

Jay Humphrey, Costa Mesa resident, stated concerns with the parking and the work area separation from the live area.

A Costa Mesa resident stated opposition to the application.

Cynthia McDonald, Costa Mesa resident, stated concerns with the project's deviations and parking.

Rick Huffman, Costa Mesa resident, stated opposition to the application.

Mr. Alladawi responded to the public comments.

Vice Chair Mathews asked the applicant why they chose to develop it as a Live/Work project. Mr. Alladawi responded that they took over the project as Live/Work and it made sense for the area.

The Chair closed the public hearing.

Commissioner McCarthy stated concerns with the project standards that were chosen, the amount of rear setback requested and the request to not underground the utilities in the public right-of-way.

Chair Dickson reminded everyone that the Urban Plans did not move forward for a time because of the economy and inability to consolidate parcels. Also, that the use of the Live/Work space was intended as a commercial use with single customer businesses.

Commissioner Andranian stated concerns with the application's deviations and having an accurate representation of what will be built.

Commissioner Sesler stated a concern with the precedence that would be set with approving a smaller Live/Work project and the appearance of them.

The Commissioners and staff discussed whether to deny or continue the application.

The Chair re-opened the public hearing to ask the applicant if he preferred a vote or a continuance off calendar.

Mr. Alladawi stated he preferred a continuance.

The Chair closed the public hearing.

**MOTION: Hereby move that the Planning Commission continue Planning Application PA-16-20 and Tentative Tract Map 18034 for a five-unit, three-story detached Small Lot Residential Development within the 19<sup>th</sup> West Urban Plan located at 752 and 756 West 19<sup>th</sup> Street to a future date to be determined and that it will be noticed at the time it is to be returned.**

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

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None

## **NEW BUSINESS ITEM(S):**

1. 2015 Annual Review of the Costa Mesa General Plan

## **PUBLIC COMMENTS**

Cynthia McDonald, Costa Mesa resident, thanked staff for their work on the annual review and wanted to know why 125 Baker Street apartment units were not included in Table D on handwritten pages 34-35.

The Chair closed the public hearing.

Ms. Ashabi responded to the public comment and stated that the 125 Baker Street project will be added before the report is provided to the City Council.

Commissioner McCarthy and Chair Dickson thanked staff for all of their hard work on the General Plan updates.

**MOTION: Hereby move that the Planning Commission recommends City Council approval of the 2015 Annual Report of the Costa Mesa General Plan, New Business Item No. 1.**

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

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None

#### **DEPARTMENTAL REPORT(S)**

2. Development Services Report - none.
1. Public Services Report – Bart Mejia, City Engineer, gave a presentation on the completion of the beautification of Del Mar Avenue.

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

1. City Attorney – none.

**ADJOURNMENT: THE NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON AUGUST 22, 2016.**

Submitted by:

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GARY ARMSTRONG, ACTING SECRETARY  
COSTA MESA PLANNING COMMISSION