

UNOFFICIAL UNTIL APPROVED

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION****October 10, 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.

Commissioner Sesler 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: Jay Trevino, Economic Development & Development Services Director/Consultant
Peggy Schneble, Interim Assistant Development Services Director
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Mino Ashabi, Principal Planner
Mel Lee, Senior Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS

Steven Chan, Costa Mesa resident, suggested the City review its Public Entertainment Permit process and procedures.

Beth Refakes, Costa Mesa resident, presented a slide show of the ball gowns that were donated for the City's adopted Marine unit and announced items that the Costa Mesa Military Affairs Team is collecting for the Trunk or Treat event at Camp Pendleton.

A Costa Mesa resident spoke about a campaign flyer, City candidates to vote for, and the City's Group Home Ordinances.

The Chair closed the public comments.

Chair Dickson introduced Jay Trevino, the City's Interim Economic Development & Development Services Director. Mr. Trevino spoke about his background, introduced Peggy Schneble, and explained her background.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy spoke about David Hollister's retirement and his service to the City. He asked Mr. Trevino to do a proclamation for him.

Commissioner Sesler addressed the sober living home public comment and suggested that citizens report any impacts from sober living homes because that is one way that the City can regulate them.

Chair Dickson spoke about David Hollister's part in the review process of projects, appreciated his dedication, and that he will be missed. He asked for an information item about the Public Entertainment Permit process and how the State Alcoholic Beverage Control (ABC) licensing process affects the land use decisions in the City's permitting process.

CONSENT CALENDAR

Chair Dickson asked if anyone would like to remove an item from the Consent Calendar.

Steven Chan asked to pull the minutes for the meeting of September 12, 2016.

1. Minutes for the meeting of September 26, 2016

**MOTION: Approve minutes for the meeting of September 26, 2016.
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

2. Minutes for the meeting of September 12, 2016

Steve Chan, Costa Mesa resident, stated concerns with the accuracy of the minutes.

Yolanda Summerhill, Deputy City Attorney, referenced CMMC Section 2-82 and stated that the minutes are action items; they have been revised and have incorporated all the changes that were appropriate; and is comfortable with them moving forward.

Chair Dickson asked if Gary Armstrong's signature on the minutes should be lined out and changed. Ms. Summerhill responded yes.

**MOTION: Approve minutes for the meeting of September 12, 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

- Application No.:** R-16-02 and CO-16-05
Applicant: Hoonie Kang, Kearny Real Estate Company
Site Address: 1375 Sunflower Avenue and 3370 Harbor Boulevard
Zone: From Industrial Park (MP) to Planned Development Commercial (PDC)
Project Planner: Mino Ashabi
Environmental Determination:
This project is exempt under Section 15061 (b) (3) (general rule) of the CEQA Guidelines.
Description: The proposed project involves:

1. **Rezone R-16-02** to change the zoning of the 24-acre property consisting of three parcels (APNs: 140-041-24, 140-041-40, 140-041-62) from Industrial Park (MP) to Planned Development Commercial (PDC) to allow office development at 0.64 FAR and commercial/retail development at 0.54 FAR and;
2. **Code Amendment CO-16-05** to amend Title 13, Chapter IV (Citywide Land Use Matrix) and Chapter V, Article 6 (Planned Development), and Chapter V, Article 8 (Floor Area Ratio) related to development standards pertaining to office and commercial development at 1375 Sunflower Ave. and 3370 Harbor Blvd.

One ex-parte communication to report: Chair Dickson met with the applicant's representative.

Minoo Ashabi, Principal Planner, presented the staff report and noted changes that would be made to the staff report before it went to City Council.

Commissioner McCarthy asked if the application is requesting the same type of approval as previous General Plan/ Code Amendments follow ups that just came before the Planning Commission and if the statutory language is consistent with the recently approved General Plan. Ms. Ashabi responded that it is similar to previous ones but this one involved one property owner and the request is to make zoning consistent with the newly adopted General Plan.

PUBLIC COMMENTS

Hoonie Kang, applicant, explained that the reason behind their application is to make the zone consistent with the 2105-2035 General Plan.

A Costa Mesa resident stated concerns with housing not being allowed north of the 405 freeway.

The Chair closed the public hearing.

MOTION: Hereby move that the Planning Commission recommend that the City Council give first reading to Ordinance 16-XX to Rezone R-16-02 a 23.4-acre site from Industrial Park (MP) to Planned Development Commercial (PDC) for three parcels located at 1375 Sunflower Avenue and 3370 Harbor Boulevard and Zoning Code Amendment CO-16-05 to amend Title 13, Chapters IV and V related to Development Standards applicable to the overall site including the revision stated by staff. Moved by Commissioner McCarthy, second by Vice Chair Mathews.

RESOLUTION PC-16-53 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA GIVE FIRST READING TO ORDINANCE 16- XX TO REZONE (R-16-02) A 23.4-ACRE SITE FROM INDUSTRIAL PARK (MP) TO PLANNED DEVELOPMENT COMMERCIAL (PDC) FOR THREE PARCELS LOCATED AT 1375 SUNFLOWER AVENUE AND 3370 HARBOR BOULEVARD AND ZONING CODE AMENDMENT CO-16-05 TO AMEND TITLE 13, CHAPTERS IV AND V RELATED TO DEVELOPMENT STANDARDS APPLICABLE TO THE OVERALL SITE

The motion carried by the following roll call vote:

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

2. **Application No.:** R-15-01 and PA-15-30
Applicant: Annette Wiley

Site Address: 375 Bristol Street
Zone: Existing: PDC (Planned Development Commercial) Proposed: C2
(General Business District)
Project Planner: Mel Lee

Environmental Determination:

An IS/MND was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND was available for public review and comment from May 14, 2016 to June 12, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

Description: The proposed project involves the following:

1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**);
2. **Rezone R-15-01** for the rezone of a 3.2-acre site from PDC (Planned Development Commercial) to C2 (General Business District); and
3. **Conditional Use Permit PA-15-30** for the demolition of a portion of the existing automotive strip mall (Bristol Autoplex) and the development of a two-story, 719-unit mini-storage facility and 12,500 square-foot retail building. The existing three buildings on the site total 38,430 sq. ft.; two buildings and a portion of one building totaling 25,930 sq. ft. will be demolished and the remaining 12,500 sq. ft. retail and tenants will be retained with minor renovations. No code deviations are requested.

Four ex-parte communications to report: Chair Dickson, Vice Chair Mathews, and Commissioner Andranian met with the applicant; Commissioner McCarthy spoke with the applicant.

Mel Lee, Senior Planner, presented the staff report.

Commissioner McCarthy asked if any changes to the project altered the EIR findings or the trip count. Mr. Lee responded no.

Commissioner Sesler asked if staff did an economic analysis. Mr. Lee responded no.

PUBLIC COMMENTS

Paul Freeman, applicant, has read and agreed with the conditions of approval. He explained the changes to the application and thanked the Commissioners for their direction.

Terry Shannon, speaking on behalf of one of the tenants at 375 Bristol Street, stated concerns with the businesses that have to leave and jobs that will be lost; and spoke in opposition to the project.

George Bean, tenant (Sandwich World), stated the owners did do an outreach to the tenants and spoke in support of the project.

Paul, tenant at 375 Bristol Street, stated the cost of the move would be difficult for his business and the Planning Commission should consider another solution.

John, owner of a business at 375 Bristol Street, stated he did not hear from the landlord or owner; he has been a good tenant and asked that they would reach out to him so his business could stay.

Sherry Krogh, President of Dan's Autocare Express, had meet with the current owners and came to an agreement and is happy with the solution. She is thankful the applicant reached out to them and spoke in support of the project.

Jiyoung Yui, tenant (Sushi Imari), spoke in support of the project.

Mr. Freeman responded to public comments.

Commissioner Sesler asked out of the 13 existing tenants how many would be at the new project and how much sales tax would be generated from them. Mr. Freeman responded that there are five spaces available and marginally less sales tax but more property tax.

The Chair closed the public hearing.

Chair Dickson thanked the Police Department for providing calls for service to the applicant's site and the nearby mini-storage facility at 1275 Bristol Street; and stated that it showed that the calls were less at the 1275 Bristol Street mini-storage facility.

Commissioner McCarthy stated it was a much better application than the previous one in June; that the plan is going to be successful; liked that some of the tenants will be staying; and will be supporting the application.

Commissioner Sesler stated a concern with the applicant requesting a rezone because it could become an economic loss for the City.

Commissioner Andranian stated that the project was an improvement and will be supporting the revised application. He also noted that in the long term the project will be a net gain for the City.

Commissioners and staff discussed the rezone and the potential uses if rezoned.

Chair Dickson stated supporting the project and encouraged the applicant to speak with all tenants prior to the City Council Meeting.

MOTION: Hereby move that the Planning Commission recommends that City Council do as follows: Adopt the Initial Study/Mitigated Negative Declaration; Recommendation of Rezone R-15-01 for the rezone of 3.18 Acre site from Planned Development Commercial to C2 General Business District; and approval of Conditional Use Permit PA-15-30 for the demolition of a portion of the existing automotive strip mall and the development of a two-story 719-unit mini-storage facility and 12,500 square-foot retail building at 375 Bristol Street based on the findings set forth in Exhibit A and subject to conditions set forth in Exhibit B. Moved by Commissioner McCarthy, second by Commissioner Andranian.

RESOLUTION PC-16-54 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA TAKE THE FOLLOWING ACTIONS: (1) ADOPT THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION, (2) APPROVE AND GIVE FIRST READING TO REZONE R-15-01 FOR A REZONE OF THE ZONING CLASSIFICATION OF A 3.18-ACRE DEVELOPMENT SITE FROM PDC (PLANNED DEVELOPMENT COMMERCIAL) TO C2 (GENERAL BUSINESS DISTRICT), AND (3) APPROVE PLANNING APPLICATION PA-15-30 FOR A CONDITIONAL USE PERMIT FOR THE DEVELOPMENT OF A TWO-STORY, 719-UNIT MINI-STORAGE FACILITY AND 12,500 SQUARE-FOOT RETAIL BUILDING AT 375 BRISTOL STREET

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. Development Services Report – Mr. Trevino reported that the department intends to schedule Special Planning Commission meetings to handle the volume of group home applications.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT: TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, OCTOBER 24, 2016.

Submitted by:

JAY TREVINO, ACTING SECRETARY
COSTA MESA PLANNING COMMISSION