

**REGULAR MEETING OF THE CITY OF  
COSTA MESA PLANNING COMMISSION**

**October 27, 2014**

*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.*

William Ramseur, Retired Air Force Veteran led in the Pledge of Allegiance.

**ROLL CALL:**

Present: Chair Jim Fitzpatrick  
Vice-Chair Dickson  
Commissioner Colin McCarthy  
Commissioner Jeff Mathews  
Commissioner Tim Sesler

Staff: Claire Flynn, Assistant Development Services Director  
Yolanda Summerhill, Planning Commission Counsel  
Bart Mejia, Parks Project Manager  
Antonio Gardea, Senior Planner  
Chelsea Crager, Assistant Planner  
Martha Rosales, Recording Secretary

**PUBLIC COMMENTS**

Beth Refakes, representing the Costa Mesa Military Affairs Team, thanked everyone for the Trunk or Treat candy drive donations for the 1/5 Marine Regiment.

Barrie Fisher, Costa Mesa resident, encouraged the Commission to expedite Phase 2 of the R1 Sober Living Ordinance (R2 Zone).

Steven White, Costa Mesa resident, spoke about political signs that were removed from his property.

Mary, Costa Mesa resident, spoke about and expressed concern with the 17<sup>th</sup> Street median.

Ann Parker, East Side resident, expressed disappointment regarding the Sober Living Ordinance and said the R-2 Zone should be coming forth immediately.

Laurene Keane, Costa Mesa resident, spoke about a 6-inch separation between detached homes that the developer for the Live Westreef project received.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

Chair Fitzpatrick requested an update from Public Services on the removal of the median on Ralphs and an update/timeline for reviewing R-2 Zones with regards to the Sober Living Ordinance.

Commissioner McCarthy thanked the Public Services Department for the various street improvements. He announced that the first small lot ordinance project had been built and would open this week. He also congratulated Estancia High School on winning the Battle of the Bell.

Vice-Chair Dickson spoke about 6-inch separations for small lot subdivisions, the Sober Living Ordinance, using Costa Mesa Connect to report problems, including circulation studies on the update from Public Services and political signs.

**CONSENT CALENDAR:**

1. Minutes for the meeting of October 13, 2014.
2. General Plan Conformity for vacation of a portion of a 30-foot wide utility easement at 2294 Pacific Avenue

**MOTION: Approve Consent Calendar items. Moved by Commissioner McCarthy, seconded by Vice-Chair Dickson.**

RESOLUTION NO. 14-48 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE CITY OF COSTA MESA'S VACATION OF A PORTION OF UTILITY EASEMENT ON THE PROPERTY OF 2294 PACIFIC AVENUE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN AND WILL SERVE THE PUBLIC INTEREST AND IS A PUBLIC BENEFIT.

The motion carried by the following roll call vote:

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

**PUBLIC HEARINGS:**

1. **Application No.** PA-14-25: Conditional Use Permit for a Proposed Church at 1901 Newport Boulevard  
**Applicant:** Steve Camp, AIA  
**Site Address:** 1901 Newport Blvd., Suites 100, 177, 261 and 271A  
**Zone:** PDC  
**Project Planner:** Antonio Gardea  
**Environmental Determination:** This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines related to existing facilities.

**Description:** Conditional use permit to establish a church with a deviation from the shared parking requirements due to off-set hours of operation. Saddleback Church is proposed to occupy 19,312 sq. ft. of tenant space within the 1901 Newport office building; uses include a 10,651 sq. ft. assembly/worship hall in Suite 100; 3,690 sq. ft. religious education in Suite 177; 2,000 sq. ft. youth education in Suite 261, and 2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00 a.m. to 2:00 p.m. for the main services, and evenings Monday through Saturday from 6:30 p.m. to 10:00 p.m. for ministry services.

**PUBLIC COMMENTS - None**

**MOTION: Continue PA-14-25 to the Planning Commission of November 10, 2014. Moved by Chair Fitzpatrick, seconded by Commission McCarthy.**

The motion carried by the following roll call vote:

Ayes: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler

Noes: None

Absent: None

Abstained: None

2. **Application No.:** PA-14-05/TPM-2013-178: Planning Application for a Two-Unit, Two-Story Small Lot Subdivision and Tentative Parcel Map at 320 E. 18<sup>th</sup> Street

**Applicant:** SCEL Properties

**Site Address:** 320 East 18<sup>th</sup> Street

**Zone:** R2-MD

**Project Planner:** Antonio Gardea

**Environmental**

**Determination:** This project is categorically exempt under Sections 15303 & 15315 of the California Environmental Quality Act (CEQA) Guidelines related to construction of small structures and minor land divisions.

**Description:** The proposed project involves the following:

1. **Planning Application PA-14-05.** A small lot subdivision consisting of two, two-story residences with attached two-car garages. The project complies with the development standards of the Small Lot Subdivision Ordinance and the Residential Design Guidelines.
2. **Tentative Parcel Map TPM-2013-178.** Parcel map to subdivide the 9,679 square foot parcel map into two, fee simple lots.

Antonio Gardea, Senior Planner, presented the staff report and announced that two correspondence letters were received.

## **PUBLIC COMMENTS**

Ryan Mordahl, representing SCEL Properties, read the Conditions of Approval and agreed with them. He expressed concern with raising the wall from 6 to 7 feet.

Barrie Fisher, Costa Mesa resident, spoke on the subject of fences and asked that pine trees not be approved for this project.

Ann Parker, Costa Mesa resident, asked if the church had provided any feedback and why Costa Mesa was the only city in Orange County to have a Small Lot Ordinance.

Beth Refakes, Magnolia Street resident, was in support of the project and addressed some concerns.

In closing, Mr. Mordahl thanked Ms. Refakes for supporting the project and addressed the issues with the wall.

Vice-Chair Dickson reported that Pastor Harrison was in support of the project.

**MOTION:** Based on the evidence of the record, the Findings set forth in Exhibit A and subject to the Conditions of Approval contained within Exhibit B with modifications as follows:

**Condition of Approval No. 19 to read:** "Plant a minimum 24" box tree to the satisfaction of the Development Services Director, not be a *Pinus canariensis*."

**Condition of Approval No. 9 to read:** Prior to issuance of certificate of occupancy, the applicant shall construct a minimum six-foot tall decorative masonry wall, **utilizing slump stone or equivalent and durable materials**, around the perimeter of the project site, unless otherwise approved by the Development Services

Director.”, approve PA-14-05 and TPM-2013-178 and find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303 and 15315. Moved by Vice-Chair Dickson, seconded by Commissioner McCarthy.

RESOLUTION NO. 14-49 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-05 AND TENTATIVE PARCEL MAP NO. 2013-178 FOR PROPERTY LOCATED AT 320 E. 18<sup>TH</sup> STREET IN THE R2-MD ZONE.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

3. **Application No.:** PA-14-28/TPM-2014-140: Planning application for a Two-Unit, Two Story Small Lot Subdivision and Tentative Parcel Map at 119 Cecil Place
- Applicant:** Susan McDowell  
**Site Address:** 119 Cecil Place  
**Zone:** R2-MD  
**Project Planner:** Chelsea Crager
- Environmental Determination:** This project is categorically exempt under Sections 15303 & 15315 of the California Environmental Quality Act (CEQA) Guidelines related to construction of small structures and minor land divisions.

**Description:**

1. **Planning Application PA-14-28.** A small lot subdivision consisting of two, two-story detached single family residences with attached two-car garages. The project complies with the development standards of the Small Lot Ordinance and the Residential Design Guidelines.
2. **Tentative Parcel Map TPM-2014-140.** Parcel Map to subdivide an 8,476-square foot parcel into two fee-simple lots.

Chelsea Crager, Assistant Planner, presented the staff report and reported the project had no requests for variances or administrative adjustments.

**PUBLIC COMMENTS**

Ryan Mordahl, representing SCEL Properties, read the Conditions of Approval and was in agreement with them. Mr. Mordahl spoke about open space.

**MOTION:** Based on the evidence of the record, the Findings set forth in Exhibit A and subject to the Conditions of Approval contained within Exhibit B, approve PA-14-28 and TPM-2014-140 and find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15303 and 15315. Moved by Vice-Chair Dickson, seconded by Commissioner McCarthy.

RESOLUTION NO. 14-50 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-28 AND TENTATIVE PARCEL MAP NO. 14-140 FOR PROPERTY LOCATED AT 119 CECIL PLACE IN THE R2-MD ZONE.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

4. **Application No.:** PA-14-17: Conditional Use Permit for a 24-Hour/7 Days a Week Health Club at 2200 Harbor Boulevard  
**Applicant:** Bill Fancher  
**Site Address:** 2200 Harbor Boulevard, Suite H  
**Zone:** C1-S  
**Project Planner:** Chelsea Crager  
**Environmental Determination:** This project is categorically exempt under Sections 15301 of the California Environmental Quality Act (CEQA) Guidelines related to existing facilities.

**Description:**

Conditional use permit for a 15,825 square foot health club (Planet Fitness) operating 24 hours a day, 7 days a week with a deviation from shared parking requirements due to unique operating characteristics.

Chelsea Crager, Assistant Planner, presented the staff report.

**PUBLIC COMMENTS**

Bill Fancher, Applicant, provided a summary of the Planet Fitness project and spoke about the parking plan. He was amenable to installing a bike rack, having staff review the Grand Opening plan and providing a convenient, safe and welcoming secondary entrance per the Commission's request.

Mary, Costa Mesa resident, addressed security concerns and was happy to see a long-time Costa Mesa resident bringing forward a project.

Barrie Fisher, Costa Mesa resident, spoke about security concerns she had.

Mr. Fancher explained the security measures for Planet Fitness.

**MOTION: Approve PA-14-17, a conditional use permit a 24-Hour health club with a deviation from shared parking requirements at 2200 Harbor Boulevard, Suite H, based on the Findings set forth in Exhibit A and subject to the Conditions of Approval set forth in Exhibit B with the following revisions:**

**Condition of Approval No. 7 – strike “six months” and replace with “one year”.**

**Condition of Approval No. 10 – strike “during business hours” and the three sentences following.**

**Add Condition If Approval No. 23 – Applicant to provide a bike rack.**

**Moved by Commissioner McCarthy, seconded by Chair Fitzpatrick.**

Chair Fitzpatrick, the Second of the Motion asked the Maker of the Motion (Commissioner McCarthy) if he would agree to add “**Condition of Approval No. 24 for the applicant to submit a Grand Opening Plan to facilitate the rear entrance and that said entrance be convenient, safe and welcoming as agreed to by the Development Services Director.**” Commission McCarthy agreed to add Condition of Approval No. 24.

**RESOLUTION NO. 14-51 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-17 FOR A CONDITIONAL USE PERMIT FOR A 24-HOUR HEALTH CLUB LOCATED AT 2200 HARBOR BOULEVARD, SUITE H.**

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

**DEPARTMENTAL REPORT(S)**

1. Public Services Report - None
2. Economic and Development Services Report

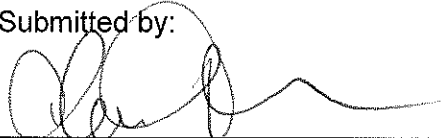
Ms. Flynn gave an update regarding the East Haven project.

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

1. City Attorney – None.

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON MONDAY, NOVEMBER 10, 2014.**

Submitted by:



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CLAIRE FLYNN, SECRETARY  
COSTA MESA PLANNING COMMISSION