

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

January 11, 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: Claire Flynn, Assistant Development Services Director
Yolanda Summerhill, Planning Commission Counsel
Bart Mejia, Acting Principal Civil Engineer
Dan Stefano, Fire Chief
Mel Lee, Senior Planner
Dan Inloes, Associate Planner
Julie Colgan, Recording Secretary

PUBLIC COMMENTS

Beth Refakes, Costa Mesa resident, stated how great the Christmas carnival event was for the children from the adopted unit 1/5 Marines and showed pictures of the toys that were collected.

Tim Lewis, Costa Mesa resident, stated concerns with Red Mountain Asset Fund II, LLC having clear title for a parcel on the property.

Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy encouraged everyone to watch the discussion from the January 5th City Council meeting on residential parking permits.

Commissioner Andranian thanked Ms. Refakes and the volunteers for all the work that they do.

Chair Dickson appreciated what Ms. Refakes did for the adopted Marines and their families.

CONSENT CALENDAR

Chair Dickson asked if anyone wanted to pull the Consent Calendar item. No one responded.

1. Minutes for the meeting of December 14, 2015

**MOTION: Approve Consent Calendar Item number 1
Moved by Commissioner McCarthy, seconded by Commissioner Sesler.**

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.:** PA-13-29 and TT- 17668
Applicant: Red Mountain Asset Fund II, LLC
Site Address: 2089, 2095 and 2099 Harbor Boulevard
Zone: PDC
Project Planner: Minoo Ashabi

Environmental Determination:

An Initial Study/ Mitigated Negative Declaration was adopted for the project on May 27, 2014. The Negative Declaration was based on the finding that, through compliance with the Standard Conditions of Approval and Code Requirements, the environmental effects from the project would be less than significant. The reasons to support such a finding are documented by the IS/MND prepared by the City of Costa Mesa.

Description: Request for a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map 17668. The 28-unit, three-story common interest development project on a 1.53-acre site in PDC zone (Planned Development Commercial) was originally approved on May 27, 2014. The project included the following:

- **PA-13-29** - Master Plan for a 28-unit detached three-story townhouse development including seven live/work units with ground floor workspace with the following deviation:
 - A Minor Modification to reduce the perimeter open space along Harbor Boulevard from 20 feet to 17 feet.
 - A Variance to reduce the perimeter open space along Hamilton Street from 20 feet to 10 feet.
 - Deviation from Residential Design Guidelines to allow 104% -110% second floor and third floor ratio to first floor (100% recommended)
- **Tentative Tract Map 17668** – Subdivision of a 1.53-acre property for condominium purposes to allow private sale and ownership of the 28 residential and live/work units.

Mel Lee, Senior Planner, stated the application was being recommended for continuance to February 22, 2016 Planning Commission Meeting.

PUBLIC COMMENTS

Tim Lewis, Costa Mesa resident, stated concerns with the environmental problems with application.

Alton Klein, applicant, responded to Mr. Lewis' concerns.

MOTION: Hereby move that Planning Application continue Public Hearing item number 1, a two-year time extension for Planning Application PA-13-29 and Tentative Tract Map 17668 for 2089, 2095 and 2099 Harbor Boulevard to the Planning Commission Meeting of February 22, 2016.

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

2. **Application No.:** PA-15-34
Applicant: City of Costa Mesa
Site Address: 2803 Royal Palm Drive
Zone: I&R
Project Planner: Mel Lee
Environmental Determination:

The project is categorically exempt under Section 15302 of the State CEQA (California Environmental Quality Act) Guidelines – Class 2 (Replacement or Reconstruction).

Description: Master plan to demolish the existing Costa Mesa Fire Station No. 1, and to construct a new one story, 11,675 square foot fire station facility with new living quarters, fire apparatus bay, offices and meeting rooms. Maximum allowable Floor Area Ratio (FAR) is .25 (12,075 square feet); proposed FAR is .24 (11,675 square feet). Twenty-two on-site parking spaces are proposed (15 for fire employees; 7 for visitors). Two architectural design options for the new fire station will be considered by the Planning Commission.

Mel Lee, Senior Planner, presented the staff report.

Dan Stefano, City's Fire Chief, stated how the application was a collaborated effort, explained the new design and goal for it.

Commissioner McCarthy asked Mr. Stefano what option he liked. Mr. Stefano responded Option 2.

PUBLIC COMMENTS

Tim Lewis, Costa Mesa resident, stated having a picture of his mother in-law in front of the fire station when it first opened.

Beth Refakes, Costa Mesa resident, stated concerns with all the resident's concerns in the staff report being addressed, if the project would still be complying with the LEED certification if they added solar panels later on and the construction cost of the project.

The Chair closed the public hearing.

Chair Dickson asked for clarification about the public comment about complying with the LEED certification.

Kelley Needham, architect, responded by going over the requirements for the LEED certification.

Commissioner McCarthy stated that design Option 2 fit with the character of the neighborhood and will be in support of it.

MOTION: Hereby move that Planning Application adopt resolution approving Planning Application PA-15-34, master plan for the reconstruction of Costa Mesa Fire Station No. 1 at 2803 Royal Palm Drive, based on the findings set forth in Exhibit A and subject to the conditions set forth in Exhibit B with the recommendation for the approval of design Option number 2.

Moved by Commissioner McCarthy, seconded by Vice Chair Mathews

RESOLUTION 16-01 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-34, A MASTER PLAN FOR THE DEMOLITION AND RECONSTRUCTION OF COSTA MESA FIRE STATION NO. 1 AND THE SELECTION OF DESIGN OPTION 2 LOCATED AT 2803 ROYAL PALM DRIVE IN AN I&R ZONE

The motion carried by the following roll call vote:

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

3. **Application No.:** PA-15-42
Applicant: Walt Bushman
Site Address: 2242 Pacific
Zone: R2-MD
Project Planner: Dan Inloes

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: Design Review to construct a 2-unit, two story, detached small lot residential development on a 7,681 sq. ft. lot in an R2-MD zone. The development complies with Code parking requirements and features standard two-car garages and individual driveways serving each residence. Unit 1 (2,253 sq. ft.) consists of 4 bedrooms/4 baths. Unit 2 (2,255 sq. ft.) includes 3 bedrooms/3.5 baths. The proposed project meets all small lot subdivision standards and design guidelines. A subdivision map will be submitted separately to allow the small lot subdivision of the property into two fee simple lots.

Dan Inloes, Associate Planner, presented the staff report.

Commissioner McCarthy asked if the project complies fully with the Small Lot Ordinance. Mr. Inloes responded yes. It has no deviations.

Chair Dickson thanked the architect for his great as-built design.

PUBLIC COMMENTS

Walt Bushman, applicant, has read and is agreement with the conditions of approval.

No public comments.

The Chair closed the public hearing.

Commissioner McCarthy stated the application was a terrific use of the Small Lot Ordinance and liked how it exceeded the open space required.

Chair Dickson stated supporting the project based on the great use of the land, great architecture and how it complements the neighborhood.

MOTION: Based on the evidence in the record and the findings contained in Exhibit A and subject to conditions of approval contained within Exhibit B that the Planning Commission approve Planning Application PA-15-42 and the Planning Commission

**find that the project is exempt from the provisions of the California Environmental Quality Act under guidelines section 15332 which is In-Fill Development.
Moved by Chair Dickson, seconded by Commissioner McCarthy**

RESOLUTION PC-16-02 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-15-42 AT 2242 PACIFIC AVENUE IN THE R2-MD ZONE

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.

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: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON JANUARY 25, 2016.

Submitted by:



CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION