

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

January 22, 2018

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.

The Chair called the meeting to order (00:00:01).

Commissioner Harlan led the Pledge of Allegiance.

ROLL CALL

Present: Chair Stephan Andranian
Vice Chair Byron de Arakal
Commissioner Jeffrey Harlan
Commissioner Isabell Kerins
Commissioner Carla Navarro Woods

Staff: Barry Curtis, Director of Economic and Development Services
Jennifer Le, Assistant Director of Development Services
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Fidel Gamboa, Community Improvement Manager
Dan Inloes, Senior Planner
Roger Rath, Assistant Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

Fidel Gamboa, Community Improvement Manager, presented a slideshow on the Community Improvement Division operations.

PUBLIC COMMENTS:

An unidentified speaker commented on Mr. Gamboa's presentation and stated concerns with how long Code Enforcement took to investigate a sober living home.

Tim Lewis spoke about a project located at Hamilton Street and Harbor Boulevard and asked that no more extensions be granted.

Dorothy McNiff, Costa Mesa resident, spoke about an accident that occurred at Tustin Avenue and Ogle Street and asked why the Planning Commission continues to pass projects with inadequate parking.

The Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Navarro Woods talked about a lands pass program that will be implemented at the Big Canyon parking lot and complimented the Costa Mesa Sanitation District for having their newsletter translated in Spanish.

Vice Chair de Arakal asked if the Harbor Boulevard and Hamilton Street property is for sale and the terms of the entitlement. Vice Chair de Arakal talked about the need for more Code Enforcement Officers and spoke about the passing of retired Costa Mesa Police Officer Jess Gilman.

Chair Andranian asked for staff direction on Ms. McNiff public comment about the parking problems on Tustin Avenue and to look into the surrounding business' conditional use permit regarding employee parking. Mr. Curtis responded that staff will look into it and pass it along to Public Services Department and Police Department. Chair Andranian agreed on adjourning the meeting in honor of Mr. Gilman.

CONSENT CALENDAR: None

PUBLIC HEARINGS (00:28:16)

1. PLANNING APPLICATION PA-17-30 AND TENTATIVE PARCEL MAP 2017-153 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 302 CABRILLO STREET

Project Description: Planning Application PA-17-30 is a request for:

1. Design Review to construct a two-unit, two-story small lot subdivision on an 8,505-square-foot parcel. The existing single-story residence is proposed to be demolished for a new, four bedroom / three bathroom detached single-family residence of approximately 2,442 square feet in size; and a new three bedroom / three and one-half bathroom detached single-family residence of approximately 2,088 square feet in size. Each residence will include an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.
2. Tentative Parcel Map 2017-153 to subdivide an 8,505-square-foot parcel into two separate parcels consistent with the Small Lot Subdivision Ordinance.

This item was continued from the September 25, 2017 Planning Commission meeting.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

No ex-parte communications to report.

Roger Rath, Assistant Planner, presented the staff report.

Commissioners and Mr. Rath discussed why staff did not include the alley as a part of the open space calculation and why the private alley does count towards the minimum lot size.

PUBLIC COMMENTS

Bill Parker, SouthPointe Construction, has read and agreed to the conditions of approval. He stated the changes they made to the project and presented a slideshow on the proposed project.

Commissioner Kerins thanked Mr. Parker for listening to the Commissioners and staff and bringing forth a much improved project.

An unidentified speaker stated concerns with the project's zero setback and with the project fitting in with the neighborhood.

An unidentified speaker spoke in support of this item.

Beth Refakes, Costa Mesa resident, asked what the price point is on each project and if the tree that is being kept will be taken care of during the construction process; stated concerns with the houses being out of scale with the surrounding neighborhood; and with the driveways being long enough.

Mr. Parker responded to public comments.

The Chair closed the public hearing.

Vice Chair de Arakal liked the revised plans including the additional five-foot setback on Unit 2.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (New Construction); and adopt a Resolution to approve Planning Application PA-17-30 and Tentative Parcel Map 2017-153, subject to findings in Exhibit A and conditions of approval in Exhibit B.

Moved by Vice Chair de Arakal, seconded by Commissioner Kerins.

Chair Andranian addressed a public comment about compatibility concerns with the project and stated that there are apartment buildings across the street from this project and he does not think the project is out of character for the neighborhood.

RESOLUTION PC-18-10 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-30 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2017-153 FOR PROPERTY AT 302 CABRILLO STREET IN THE R2-MD ZONE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Kerins, Navarro Woods
Noes: None
Absent: None
Abstained: None

The Chair explained the appeal process.

2. PLANNING APPLICATION PA-17-37 AND TENTATIVE PARCEL MAP 2017-163 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1593 RIVERSIDE PLACE

Project Description: Planning Application PA-17-37 is a request for:

1. Design Review PA-17-37 to construct a two-unit two-story small lot subdivision on a 7,910-square-foot parcel. The two-story detached single-family residence at the front of the property is proposed to be approximately 2,700 square feet with four bedrooms; the two-story detached single-family residence at the rear of the property is proposed to be approximately 2,300 square feet with three bedrooms. Each residence includes an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and the Residential Design Guidelines.
2. Tentative Parcel Map 2017-163 for the subdivision of a 7,910-square-foot parcel into two separate parcels consistent with the Small Lot Subdivision Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

No ex-parte communications to report.

Dan Inloes, Senior Planner, presented the staff report.

Chair Andranian and Mr. Inloes discussed what provisions the Commission could modify in the conditions of approval to address the concerns stated in a letter from the Court Newport Homeowner's Association asking the developer for assistance replacing their rear gates and fences.

PUBLIC COMMENTS

Bryan Price, agent for the project, has read and agreed to the conditions of approval and explained the proposed project.

Commissioner Navarro Woods and Mr. Price discussed whether the privacy impacts were evaluated from the second-story windows to the neighboring properties.

An unidentified speaker stated concerns with completed projects sometime not appearing how they were presented before the Commission and the utilities not being undergrounded.

Robert Swartz, next door neighbor, asked how his wall will change and stated concerns with where the property line will be.

Beth Refakes, Costa Mesa resident, stated that it is a nice project; asked what the architectural style will be; and suggested to inform the neighbors when the block wall construction will occur so they can keep their pets safe.

Mr. Price responded to public comments and clarified that a lot survey was done.

Chair Andranian asked Mr. Price whether he would be in agreement with adding to Condition of Approval No. 4 a notification requirement to the neighbors when the fence will be coming down to build the block wall. Mr. Price responded yes.

Commissioner Navarro Woods and Mr. Price discussed why they decided to do more open space than what is required.

The Chair closed the public hearing.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303, New Construction; and adopt a Resolution to approve Planning Application PA-17-37 and Tentative Parcel Map 2017-163, subject to the findings in Exhibit A and the conditions of approval in Exhibit B with the following modification:

Condition of Approval No. 4 to read: "The applicant shall install a six-foot high decorative block wall around the perimeter of the proposed development lot. Where walls or fences on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to:

- ensure the safety and stability of attached fences or walls during block wall construction;
- prevent side-by-side walls with gaps in between them; and
- provide adequate privacy screening by trees and landscaping.

The applicant shall notify adjacent property owners and tenants in writing at least 14 calendar days prior to commencing work on the perimeter block wall to allow for appropriate coordination”.

Moved by Vice Chair de Arakal, seconded by Commissioner Navarro Woods.

Commissioner Navarro Woods liked the project’s ample private open space on each parcel.

RESOLUTION PC-18-11 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-37 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2017-163 IN THE R2-MD ZONE FOR PROPERTY AT 1593 RIVERSIDE PLACE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Kerins, Navarro Woods
 Noes: None
 Absent: None
 Abstained: None

The Chair explained the appeal process.

3. PLANNING APPLICATION PA-17-41 AND PARCEL MAP NO. 2017-174 FOR A FOUR-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 2573 ELDEN AVENUE

Project Description: Planning Application PA-17-41 is a request for:

1. Design Review to construct a four-unit, two-story, small lot subdivision on a 20,141-square-foot parcel in the R2-MD zone. The two-story detached single-family residential homes, each with an attached two-car garage, are 2,665 square feet in size on Parcels 1 through 3, and 2,768 square feet in size on Parcel 4. The proposed residences have four bedrooms and three to three and one-half bathrooms. The development meets all Small Lot Subdivision Development Standards and Residential Design Guidelines.
2. Tentative Parcel Map PM 2017-174 to subdivide a 20,141-square-foot parcel into four separate residential parcels and one common ownership parcel in accordance with the Small Lot Subdivision standards.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), Infill Development.

No ex-parte communications to report.

Dan Inloes, Senior Planner, presented the staff report.

Vice Chair de Arakal and Mr. Inloes discussed past Small Lot Ordinance applications where the majority of the gross lot area were common interest lots.

PUBLIC COMMENTS

Moises Villegas, applicant, has read and agreed to the conditions of approval. He presented a slideshow on the proposed project.

No public comments.

Vice Chair de Arakal stated concerns with the location of Unit 4 and the ingress and egress from the garages.

The Chair closed the public hearing.

Commissioners and staff discussed the project's parking spaces.

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Infill Development); and adopt a Resolution to approve Planning Application PA-17-41 and Tentative Parcel Map 2017-174, subject to conditions of approval.

Moved by Commissioner Harlan, seconded by Vice Chair de Arakal.

RESOLUTION PC-18-12 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-17-41 FOR A FOUR-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP 2017-174 FOR PROPERTY AT 2573 ELDEN AVENUE IN THE R2-MD ZONE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Kerins, Navarro Woods
Noes: None
Absent: None
Abstained: None

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Bart Mejia, City Engineer, gave an update on the Lion's Park project; Fire Station No. 1; Placentia Avenue medians; and Arlington Drive improvements.

Commissioner Kerins asked when the new light that is being installed over by The Camp will be operable.

Mr. Mejia responded that the signal is almost ninety percent complete and it will be turned on once it safe to do so.

2. Development Services Report – Mr. Curtis reported that the City Council overturned the Planning Commission's approval of two shipping containers located at 777 West 19th Street; the City Council directed staff to explore revisions to the City's Zoning Code related to storage containers; the February 12th meeting will have sober living home applications; and asked the Commission to let staff know of any conflicts with future projects.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – Yolanda Summerhill, Deputy City Attorney, stated that the Commissioner's statement of economic interest is due to the City Clerk soon.

Vice Chair de Arakal adjourned the meeting in honor of Costa Mesa Police Department Officer Jess Gilman.

ADJOURNMENT (01:58:48) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, FEBRUARY 12, 2018.

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION