

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

**April 23, 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](http://www.costamesaca.gov) or purchased on DVD upon request.*

The Chair called the meeting to order (00:00:11).

Commissioner Harlan led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Stephan Andranian  
Vice Chair Byron de Arakal  
Commissioner Jeffrey Harlan

Absent: 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  
Detective Jon Doezie, Police Department  
Mel Lee, Senior Planner  
Dan Inloes, Senior Planner  
Justin Arios, Assistant Planner  
JohnWilly Aglupos, Assistant Planner  
Julie Colgan, Recording Secretary

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

Unidentified speaker spoke about something she viewed on television discussing Fairview Development Center turning into housing for the homeless; stated concerns with the approval of Zoning Application 18-11; and provided comments on Public Hearing Item Nos. 1 and 2.

Beth Refakes, Costa Mesa resident, spoke regarding the City's small lot ordinance and stated concerns with Code Enforcement's turn-around time to handle a complaint.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Vice Chair de Arakal stated that Senate Bill 827 has died.

Chair Andranian announced that Thursday, April 26th, the Fairgrounds Board of Supervisors will be reviewing draft concepts for a master plan at the Fairgrounds.

**CONSENT CALENDAR:**

1. MINUTES FOR THE SPECIAL MEETING OF MARCH 5, 2018
2. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR 2018-2019 AND SEVEN-YEAR 2018-2025 CAPITAL IMPROVEMENT PROGRAMS

**MOTION:** Move approval of the consent calendar.

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

**RESOLUTION PC-18-33 – A RESOLUTION OF THE PLANNING COMMISSION OF CITY OF COSTA MESA FINDING THAT THE PROPOSED ONE-YEAR 2018-2019 AND SEVEN-YEAR 2018-2025 CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN**

The motion carried by the following roll call vote:

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

#### **PUBLIC HEARINGS (00:10:24)**

1. **PLANNING APPLICATION 17-48 (PA-08-27 A2) FOR A SECOND AMENDMENT TO CONDITIONAL USE PERMIT PA-08-27 TO REMOVE CERTAIN CONDITIONS OF APPROVAL FOR A JEWELRY STORE, WITH ANCILLARY PAWNBROKER SERVICES, (JEWELRY-N-LOAN) AT 1872 NEWPORT BOULEVARD**

**Project Description:** Planning Application 17-48 (PA-08-27 A2) is a request for a second amendment to Conditional Use Permit PA-08-27 for a jewelry store, with ancillary pawnbroker services (Jewelry-N-Loan), to remove the following conditions of approval:

- No loans less than \$1,000 shall be permitted. (Condition of Approval #10)
- Security measures described in the security plans shall be maintained, including:
  - Installation of 27 surveillance cameras covering the interior and exterior of the building, with 6 months of stored footage,
  - An armed security guard on the premises during operating hours, and
  - Installation of an alarm system. (Condition of Approval #13)

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

No ex-parte communications to report.

Justin Arios, Assistant Planner, presented the staff report.

Detective Jon Doezie, Police Department, and Vice Chair de Arakal discussed what pawn transactions are reported to the Department of Justice; why the inclusion of the minimum loan amounts occurred in the original application; and why other jewelry and loan stores are considered legal non-conforming.

#### **PUBLIC COMMENTS**

Paul Freeman, applicant's representative, stated he has read the conditions of approval and agreed to them including the newly added Condition of Approval No. 14.

Commissioners, Mr. Freeman, and Dan Stansell (applicant), discussed what has changed since the application went before the Commission last time; their justification to remove some of the conditions of approval; and camera placement.

No public comments.

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) under CEQA Guidelines Section 15301 (Existing Facilities) and adopt a Resolution to approve certain amended conditions for Planning Application 17-48 (PA-08-27 A2) subject to findings and condition of approval with the following modification:**

**Condition of Approval No. 14 to read: "No signage (temporary or permanent) shall contain verbiage related to the loan amounts".**

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

Chair Andranian spoke in opposition to the motion.

**SUBSTITUTE MOTION: Move that the Planning Commission approve the application but Condition of Approval No. 10 remains in place.**

**Moved by Chair Andranian.**

Motion died due to lack of a second.

**RESOLUTION PC-18-34 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CERTAIN AMENDED CONDITIONS FOR PLANNING APPLICATION 17-48 (PA-08-27 A2) FOR A JEWELRY STORE, WITH ANCILLARY PAWNBROKER SERVICES, (JEWELRY-N-LOAN) AT 1872 NEWPORT BOULEVARD**

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

**2. PLANNING APPLICATION 17-46 AND TENTATIVE TRACT MAP NO. 18149 FOR A FIVE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1966 WALLACE AVENUE**

**Project Description:** Planning Application 17-46 is a request for:

1. Design Review for the construction of five, two-story, detached single-family residences on an 18,418-square-foot lot. Each single-family residence is approximately 2,200 square feet and includes two beds / 2.5 baths with an attached two-car garage. The project satisfies all Small Lot Subdivision development standards and Residential Design Guidelines.

2. Tentative Tract Map No. 18149 for the subdivision of an 18,418-square-foot lot into five separate parcels with one residence on each parcel 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 15332 (Class 32), In-Fill Development Projects.

No ex-parte communications to report.

John Willy Aglupos, Assistant Planner, presented the staff report.

Commissioner Harlan and Jennifer Le, Assistant Director of Development Services, discussed the orientation of the house that fronts Sterling Avenue.

## **PUBLIC COMMENTS**

Pison Netsawang, applicant, stated he has read the conditions of approval and agreed to them. He explained the architectural style of the houses.

No public comments.

Mr. Netsawang stated concerns with the 40 percent required open space in small lot projects and the two-car garage parking spaces requirement in reference to the forthcoming small lot ordinance code amendment.

Commissioner Harlan commended the applicant on the provided project packet.

Commissioners and Mr. Netsawang discussed the landscaping on Sterling Avenue and confirmed that he was in agreement to add a condition to install speed bumps down the common shared driveway.

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 15332, Infill Development and adopt a Resolution to approve Planning Application 17-46 and Tentative Tract Map No. 18149, subject to conditions of approval with the following modification:**

**Condition of Approval No. 23 to read: "Two speed tables shall be installed in front of Unit B and Unit E along the shared driveway adjacent to the planters and shall be incorporated into the overall driveway design".**

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

Chair Andranian spoke in support of the motion.

**RESOLUTION PC-18-35 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION 17-46 FOR A FIVE-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE TRACT MAP NO. 18149 IN THE R2-HD ZONE FOR PROPERTY AT 1966 WALLACE AVENUE**

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan



Noes: None  
Absent: Navarro Woods  
Abstained: None

The Chair explained the appeal process.

**3. PLANNING APPLICATION 18-10 AND TENTATIVE PARCEL MAP NO. 2018-114 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 170 CABRILLO STREET**

**Project Description:** Planning Application 18-10 is a request for:

1. Design Review to construct a two-unit, two-story, small lot subdivision on an 8,507-square-foot parcel. The two-story detached single-family residence at the front of the property is proposed to be approximately 2,857 square feet with three bedrooms; the two-story detached single-family residence at the rear of the property is proposed to be approximately 3,001 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 No. 2018-114 for the subdivision of an 8,507-square-foot parcel into two separate parcels, one residence on each parcel, 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.

**PUBLIC COMMENTS**

Matt White, applicant, stated he has read the conditions of approval and agreed to them. He presented a slideshow.

No public comments.

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 18-10 and Tentative Parcel Map No. 2018-114, subject to conditions of approval with the following modification:

**Condition of Approval No. 20 to read:** "The massing of the 2<sup>nd</sup> floor in relation to the 1<sup>st</sup> floor shall not exceed a ratio of 100 percent".

**Condition of Approval No. 21 to read:** "Prior to issuance of building permits, the applicant shall modify the west facing elevation of the front unit to include four pop-out windows."

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

Commissioner Harlan commended the project's high quality and use of open space.

Chair Andranian concurred with Commissioner Harlan's comments; stated this project reflects what the small lot ordinance encourages and spoke in support of the motion.

**RESOLUTION PC-18-36 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION 18-10 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP NO. 2018-114 IN THE R2-HD ZONE FOR PROPERTY AT 170 CABRILLO STREET**

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

**4. PLANNING APPLICATION 17-11 FOR THE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE**

**Project Description:** Planning Application 17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

Staff is recommending to continue the hearing to the May 14, 2018 Planning Commission meeting to allow staff time to coordinate additional details with the applicant's architect.

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval, mitigation measures and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

The Chair and Yolanda Summerhill, Deputy City Attorney, discussed when the public could give comments on this item.

**PUBLIC COMMENTS**

The Chair opened the public hearing.

Bill Mitchell, representing the Monticello Board, stated concerns with the maintenance of Vanguard University; the outsourced maintenance company that they use; and the relocation of the maintenance shed next to the Monticello residences.

Rick Francis, Costa Mesa resident, stated concerns with the parking overflowing on the streets during construction; asked when the parking structure will be built; whether the parking structure

covers the loss of parking that will be taken away; the loss of parking spaces for the new driveway access to the maintenance building; the location of the equipment during construction; and asked that the equipment not be stored on the City streets.

Kent Mora, Costa Mesa resident, stated concerns with the maintenance of the greenscape; with heavy equipment being used after 10 PM; increasing the student size in a dense area; and relocating the maintenance building next to residents.

Jackson Grand, Costa Mesa resident, stated concerns with the location of the service route to the proposed large depot adjacent to residents; and the affect this project will have on the neighbors.

The Chair did not close the public hearing so public comments would continue to the next meeting.

**MOTION: Move to continue the hearing on Planning Application 17-11 for the expansion of Vanguard University to the regularly scheduled Planning Commission meeting of May 14, 2018.**

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

Chair Andranian stated that the he would like the questions that the public raised at tonight's meeting to be addressed in the staff report.

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan

Noes: None

Absent: Navarro Woods

Abstained: None

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

1. Public Services Report – Bart Mejia, City Engineer, provided an update on Fire Station No. 1; Arlington Drive improvements; Bristol Street projects; Placentia Avenue medians; pedestrian bicycle signal crossing by Fairview Channel; and the reconstruction of Sterling Avenue's alley.

Vice Chair de Arakal complimented staff on the Arlington Drive bioswale project.

2. Development Services Report – none.

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

1. City Attorney – none.

**ADJOURNMENT (01:20:27) TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, MAY 14, 2018.**

Submitted by:

  
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BARRY CURTIS, SECRETARY  
COSTA MESA PLANNING COMMISSION