

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

**September 10, 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 (00:00:33).

Commissioner Zich led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Stephan Andranian  
Vice Chair Byron de Arakal  
Commissioner Jon Zich

Absent: Commissioner Jeffrey Harlan  
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  
Jennifer Rosales, Transportation Services Manager  
Mino Ashabi, Principal Planner  
Julie Colgan, Recording Secretary

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

**PUBLIC COMMENTS:**

An unidentified speaker stated concerns with the approval of Zoning Application 18-29.

Tim Lewis stated concerns with the details found in staff reports and suggested a new way of creating detailed reports.

An unidentified speaker spoke on the sober living homes in the City.

An unidentified speaker discussed City staff.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

None.

**CONSENT CALENDAR:**

**1. GENERAL PLAN CONFORMITY RESOLUTION FOR THE PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED AT 292 EAST 19TH STREET**

Commissioner Zich asked to pull the item to discuss.

An unidentified speaker spoke in opposition to this item.

Commissioners and Bart Mejia, City Engineer, discussed the original intention for the dedication of the excess right-of-way; whether there are any recorded utility easements on the parcel; whether the City has used the excess right-of-way since 1977; liability concerns on the excess right-of-way; who initiates the vacation of excess right-of-way; how the City came to own the excess right-of-way; and why the vacation of excess right-of-way is occurring.

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

**Moved by Vice Chair de Arakal, seconded by Chair Andranian.**

**RESOLUTION PC-18-61 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE VACATION OF EXCESS RIGHT-OF-WAY BY THE CITY OF COSTA MESA AT 292 EAST 19TH STREET IS 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, Zich

Noes: None

Absent: Harlan, Navarro Woods

Abstained: None

**PUBLIC HEARINGS (00:24:53)**

**1. GENERAL PLAN AMENDMENT GP-18-02, REZONE R-18-01, MASTER PLAN PA-18-05 AND VESTING TENTATIVE TRACT MAP NO. 18156 FOR DEVELOPMENT OF A 38-UNIT THREE-STORY CONDOMINIUM DEVELOPMENT LOCATED AT 390 FORD ROAD AND 1957 NEWPORT BOULEVARD**

**Project Description:** The proposed project includes the following:

- (1) Initial Study/Mitigated Negative Declaration (IS/MND): This document analyzes the environmental impacts of the proposed project. Significant environmental impacts are mitigated to below a level of significance;
- (2) General Plan Amendment to change the land use designation from General Commercial (GC) to High Density Residential (HDR) with a site-specific density of 20.4 du/acre;
- (3) Rezone to change the zoning from General Business District (C-2) to Planned Development Residential High Density (PDR-HD) with a site-specific density of 20.4 du/acre;
- (4) Master Plan for site and building design for 38 attached townhome units including a deviation from the minimum open space requirement (42-percent required, 40-percent

proposed including balconies), a deviation from maximum site coverage (30-percent allowed, 40-percent proposed including carports), and seven of 19 required open guest parking are proposed as carports (in total nine additional parking spaces are provided in excess of required spaces);

- (5) Vesting Tentative Tract Map for the subdivision of the 1.86-acre site into a 38-unit condominium development for home ownership; and,
- (6) Abandonment of Ford Road from the existing residential uses to the west to Newport Boulevard on the east and replacing it with a one-way, 16-foot-wide privately-owned access from Newport Boulevard.

**Environmental Determination:** An IS/MND was completed 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 and compliance with Code requirements and mitigation measures.

Two ex-parte communications to report: Vice Chair de Arakal reported meeting with an Olson Company representative late spring of last year at the project site and another meeting last Friday; and Commissioner Zich met with the applicant representative and representatives of the mobile home park.

Minoo Ashabi, Principal Planner, presented the staff report.

Commissioners, Jennifer Le, Assistant Development Services Director, Jennifer Rosales, Transportation Services Manager, and Mr. Mejia discussed the CEQA process and why the Planning Commission public hearing and the end of the CEQA public comment period were scheduled close to each other; City's response to the OCTA comment letter regarding the IS/MND; whether the City is a part of the private party agreement in Condition of Approval No. 40; whether the private party agreement would allow the public to have a right to access Ford Road off of Newport Boulevard; when the 421 Bernard Street project was built; whether the Bernard Street project would trigger Measure Y if considered today; how the average daily trip count was calculated; the requirement for the four ADA accessible units; the differences between the ADA floor plans versus the other floor plans; whether resident concerns about emergency egress were addressed; the allowed building height; how the current project addressed Mayor Genis' concern from the initial screening about the emergency turn-around at Ford Road; and who owns the land under Ford Road.

## **PUBLIC COMMENTS**

Haggai Mazler, applicant representative, has reviewed the conditions of approval and requested amendments to Condition Nos. 18, 36, and 37. He presented a slideshow on the proposed project.

Commissioners, Mr. Mazler, Alan Scales, applicant's architect, and staff discussed whether guest parking will be marked; the proposed finished grade compared to abutting properties; the proposed height of the wall from finished grade; how trash collection will occur; whether the Bike and Walkability Committee's concern about the pavement was addressed; the location of air conditioning condensers for buildings 1 through 5; a concern that garage space might be used for storage because there is surplus of garage spaces; why 7 of the 19 guest parking spaces required will be located in carports; the difference in the ADA units' design versus the other units; proposed building height; whether tandem parking is proposed; the

apron width going into the 16-foot wide driveway from Newport Boulevard onto Ford Road; and the speed limit on Newport Boulevard.

An unidentified speaker stated concerns with the balconies considered as open space and spoke in opposition to this item.

Devyn Higgins, Costa Mesa resident, spoke in support of this item.

Tim Lewis spoke on the history of the property and in support of this item.

Madi Lang spoke in support of this item.

An unidentified speaker spoke in opposition to this item.

A speaker spoke in support of this item.

A speaker spoke in support of this item but stated concerns with guest parking occurring on Ford Road.

Justin Esayian, Costa Mesa resident, spoke in support of this item.

Wendy Leece, Costa Mesa resident, stated concerns with the deviations requested; the City Engineer being the last person to sign off on the agreement for the private easement; the time it took the developer to address concerns about providing a safe egress in an event of an emergency; how the project got started; and asked if there is a police crime report for the project area.

Veronica Tachias, regional manager for Rolling Homes and Ponderosa Mobile Home Park, spoke in opposition to this item stating that her clients have been opposed to this project because of the impacts to the residents, financially and to the business; and suggested that the City be a party to the easement agreement along with the Rolling Homes and Ponderosa Mobile Home Park and the Olson Company to ensure that Ford Road will be a one-way public access.

A speaker spoke in support of this item.

Karen Catalono, property manager of Rolling Homes and Ponderosa Mobile Estates, stated concerns with the safety of the residents and tenants turning into Ford Road and asked that a designated right turn lane and a sidewalk on one side of Ford Road be included.

Phyllis Parrott, Rolling Homes Mobile Home Park resident, spoke in opposition to this item.

A Rolling Home Mobile park resident stated concerns with having no privacy and construction debris falling on her property.

A Costa Mesa resident spoke in support of this item.

Joe Winkler, Costa Mesa resident, spoke in support of this item.

George Atalla, Costa Mesa resident, spoke in support of this item.

Elizabeth Hansburg, People for Housing OC, spoke in support of this item.

Jodi Estwict, People for Housing OC, spoke in support of this item.

Ken Stahl, People for Housing, spoke in support of this item.

Steven Chan asked that his time be given to Ms. Catalono's so she can show her diagram on the projector.

Walker Woods, Costa Mesa resident, spoke in support of this item.

Judi Smith, Costa Mesa resident, spoke in support of this item.

Beth Refakes, Costa Mesa resident, stated concerns with carports being used as guest parking; balconies being counted as open space; the driveway width along Ford Road; and suggested having a transition lane from Newport Boulevard.

Dominick Giambona, Rolling Homes Mobile Park resident, spoke in support of the project as long as there is public access not private access to Ford Road and a right hand only turn lane into Ford Road.

Lang Ye stated concerns with the project's requested deviations; how close the project is to Newport Boulevard; and safety concerns to the residents close by.

Nancy Chetum, whose family owns the nearby RV park, spoke in support of this item.

Nora Lugo, Rolling Homes Mobile Park resident, stated concerns with safety and parking.

Mr. Mazler, Commissioners and staff discussed whether there will be a pedestrian gate along the sidewalk; proposed hours for the pedestrian gate to remain open; setback requirements along the north property line; whether there is a minimum setback requirement for the proposed PDR-HD zone; the rationale behind the 16-foot wide initial ingress and the design of the drive apron; the original plan to close Ford Road; and whether line of sight was considered.

Mr. Mazler provided closing comments.

Vice Chair de Arakal asked Mr. Mazler if he would be ok with adding a condition to have a monument sign at the entrance to the development. Mr. Mazler agreed to adding it.

The Chair closed the public hearing.

Chair Andranian and staff discussed the maximum height of a commercial building under the current site zoning; whether a dedicated right turn lane is possible to add; and whether there is a technical difference between a dedicated right turn lane and a deceleration lane.

Vice Chair de Arakal stated concerns with people cutting through Ford Road and would rather have Ford Road closed off.

**MOTION: Move that the Planning Commission adopt a Resolution recommending that the City Council adopt the IS/MND including the mitigation monitoring and reporting**

**program for the proposed project, the general plan amendment and planning application as written in the staff report and also the rezoning as written in the staff report. Move the recommended action.**

**Moved by Chair Andranian, seconded by Vice Chair de Arakal for discussion.**

Chair Andranian stated that the staff report addressed the City Council concerns when it went before them for screening. He stated concerns with the fee title to Ford Road being unclear and requested that issue be addressed before the item goes to City Council.

Vice Chair de Arakal, Chair Andranian, and staff discussed revising the Conditions of Approval at the request of the Applicant.

Vice Chair de Arakal asked that Condition of Approval No. 36 be revised. Chair Andranian agreed.

**Condition of Approval No. 36 to read: “The applicant/developer shall record a private access easement on the property with the Orange County Recorder’s Office in a form approved by the City Attorney’s office that provides the mobile home park with road access from Newport Boulevard to Ford Road. The private drive shall be maintained by the homeowners association. Notice of the private access easement shall also be included in the Homebuyer Notification”.**

Vice Chair de Arakal asked that Condition of Approval No. 37 be revised to include having the applicant work with the Transportation Department on an alignment plan for Ford Road. Chair Andranian agreed with the revision.

Vice Chair asked that a new condition of approval be added to have monument signage at the entrance along Newport Boulevard. Chair Andranian agreed to adding it.

**Planning Commission new condition shall read: “The applicant shall install entry monument signs on Newport Boulevard with the name and address of the residential development subject to approval by Development Services Director”.**

Vice Chair de Arakal stated he seconds the motion with the modified conditions.

Ms. Le asked for clarification on whether the motion included a 37-unit project or a 38-unit project.

Chair Andranian clarified that his motion included a 38-unit, three-story development. Vice Chair de Arakal concurred.

Commissioner Zich stated his concerns about the project and the requested deviations.

**RESOLUTION PC-18-62 – A RESOLUTION OF THE PLANNING COMMISSION OF CITY OF COSTA MESA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF GENERAL PLAN AMENDMENT 18-02, REZONE 18-01, MASTER PLAN PA-18-05 AND VESTING TENTATIVE TRACT MAP NO. 18156 FOR DEVELOPMENT OF A 38-UNIT THREE-STORY CONDOMINIUM DEVELOPMENT LOCATED AT 390 FORD ROAD AND 1957 NEWPORT BOULEVARD**

The motion carried by the following roll call vote:

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

The Chair closed the public hearing.

**DEPARTMENTAL REPORT(S)**

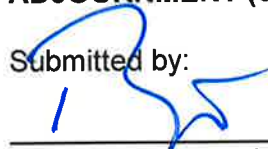
1. Public Services Report – none.
2. Development Services Report – none.

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

1. City Attorney – none.

**ADJOURNMENT (03:30:15)**

Submitted by:



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BARRY CURTIS, SECRETARY  
COSTA MESA PLANNING COMMISSION