

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
September 12, 2011**

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.

I. ROLL CALL:

Present: Chair Colin McCarthy
Vice Chair Sam Clark
Commissioner Robert Dickson
Commissioner Jim Fitzpatrick
Commissioner Edward Salcedo

Absent: None.

II. PLANNING COMMISSION MESA GREEN DESIGN AWARDS:

- **"GREEN UP OUR SCHOOLS" PROGRAM**
- **WALDORF SCHOOL OF ORANGE COUNTY CAMPUS EXPANSION PROJECT**
- **JOANN STREET BIKE TRAIL**

The Chair made the Planning Commission Mesa Green Design Award presentations for the “Green Up Our Schools” Program, Waldorf School of Orange County Campus Expansion Project, and the Joann Street Bike Trail. Award certificates were presented and acceptance speeches were made.

III. PUBLIC COMMENTS:

Martin Millard, Costa Mesa, commented on outsourcing public relations’ jobs and keeping costs low for the reorganization of the City.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

During Planning Commissioner comments and suggestions, the Chair asked staff to provide ongoing updates on the proposed SR-55 project.

V. CONSENT CALENDAR:

Prior to moving on the Consent Calendar, Commissioner Fitzpatrick requested that Consent Calendar Item No. 3 be pulled for discussion.

The Chair asked for a motion on the remainder of the Consent Calendar.

1. Minutes for the meetings of August 8, 2011 and August 22, 2011.

MOTION: Approve.

Moved by Vice Chair Sam Clark, seconded by Commissioner Robert Dickson.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson,
Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

2. Code Enforcement Update

MOTION: Receive and file.

Moved by Vice Chair Sam Clark, seconded by Commissioner Robert Dickson.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson,
Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

4. 6-Month Report on Operation of the Corner Office Restaurant (580 Anton Boulevard).

MOTION: Receive and file.

Moved by Vice Chair Sam Clark, seconded by Commissioner Robert Dickson.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson,
Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

3. Garage Conversions Flyer

The Commissioners discussed establishing voluntary safety guidelines, continuing the item, and providing more educational flyers.

MOTION: Receive and file and direct staff to return this item as a future business item with the inclusion of voluntary safety guidelines.

Moved by Vice Chair Sam Clark, seconded by Chair Colin McCarthy.

During discussion on the motion, Commissioner Fitzpatrick asked if additional verbiage could be included directing staff to return this item as a future business item with a voluntary safety guideline. The maker of the motion and the seconder agreed.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson, Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

VI. PUBLIC HEARINGS:

- 1. Application No.: PA-11-16
Site Address: 178 - 180 E. 19th Street
Applicant: Melia Homes/Chad Brown
Zone: R2-MD
Project Planner: Mel Lee
Environmental
Determination: Exempt**

Description:

Design review to construct a 4-unit, two-story, residential common interest development. This project will replace the 4-unit project approved under Planning Application PA-07-37 and will be applicable to the previously approved Parcel Map PM-08-122 allowing the units to be sold independent of one another.

Chad Brown of Melia Homes, applicant, agreed to all the conditions of approval and made a presentation. He also agreed to a modification to Condition No. 3 (proposed air conditioning units).

No one else wished to speak and the Chair closed the public hearing.

All the Commissioners supported the project.

MOTION: Approve Planning Application PA-11-16, by adoption of Planning Commission Resolution PC-11-42, based on the evidence in the record and the findings contained in Exhibit "A", subject to conditions in Exhibit "B", with a modification to Condition No. 3, adopted as follows:

CONDITIONS OF APPROVAL

- 3. Applicant shall work with Planning Division staff to locate the proposed air conditioning units of Plan 1A and Plan 1B units in an appropriate location which minimizes noise impacts to the rear units. The final location of the A/C units is subject to Planning approval.**

Moved by Commissioner Robert Dickson, seconded by Chair Colin McCarthy.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson, Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

The Chair explained the appeal process.

- 2. Application No.: PA-11-17**
Site Address: 2777 Bristol St., Ste. A
Applicant: Bundy-Finkel Arch., Inc.
Zone: CL
Project Planner: Wendy Shih
Environmental
Determination: Exempt

Description:

Conditional use permit for a sports performance training and physical therapy facility in a 10,330 square-foot suite, including a deviation from shared parking requirements based on unique operational characteristics.

Tim Bundy, representing the applicant and the owner, agreed to all the conditions of approval in Exhibit "B" of the supplemental memorandum dated September 8, 2011, including an additional condition requiring a bike rack. Mr. Bundy also commented on the parking onsite.

Paul McGreggor, manager of the Velocity Sports Performance facility in Irvine, confirmed there is adequate parking at the proposed location.

Jonathan Zane, adjacent business owner on the same property (Dance Asylum), noted there is no parking problem and welcomed the proposed business as it will enhance his business.

No one else wished to speak and the Chair closed the public hearing.

The Commissioners spoke favorably of the project.

MOTION: Approve Planning Application PA-11-17, by adoption of Planning Commission Resolution PC-11-43, based on the evidence in the record and the findings contained in Exhibit "A", subject to conditions in Exhibit "B", with the addition of a new condition No. 10, adopted as follows:

CONDITIONS OF APPROVAL

PC 10. The applicant shall provide a bike rack on the property. The location and design of the bike rack shall be approved by the Planning Division prior to installation.

Moved by Commissioner Jim Fitzpatrick, seconded by Commissioner Robert Dickson.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson, Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

The Chair explained the appeal process.

VII. BUSINESS ITEMS:

1. Wireless Telecommunications Ordinance

The Commissioners, Deputy City Attorney Christian Bettenhausen, City Engineer Ernesto Munoz, and Planning Commission Secretary Claire Flynn discussed the silent Zoning Code on this ordinance; the Federal Communications Commission’s regulations; and Title 20.

There were no public comments and the Chair closed the public hearing.

Commissioner Fitzpatrick suggested that Deputy City Attorney Bettenhausen address the sun-setting of conditional use permits.

MOTION: Recommend that City Council authorize the utilization of more than 4 hours of staff time to research issues relating to updating our telecommunications facilities Citywide, including but not limited to integrating the Planning Division, Planning staff, and the Planning Commission into the review process; addressing the issue of the sun-setting of conditional use permits; and allowing this item to be returned to the Planning Commission for further evaluation.

Moved by Chair Colin McCarthy, seconded by Vice Chair Sam Clark.

During discussion on the motion, Commissioner Fitzpatrick asked if additional verbiage could be included to return this item to the Planning Commission for further evaluation. The maker of the motion and the seconder agreed.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson, Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

2. Commercial Vehicle Parking on Public Streets

The Commissioners discussed the impact of commercial vehicle parking in residential neighborhoods and revising Title 10 (Section 10-185) of the Municipal Code.

MOTION: Continue to the Planning Commission meeting of November 14, 2011 with direction to staff to investigate further and return with a representative from both Code Enforcement and the Police Department to speak on these Code issues.

Moved by Chair Colin McCarthy, seconded by Vice Chair Sam Clark.

The motion carried by the following roll call vote:

Ayes: Chair Colin McCarthy, Vice Chair Sam Clark, Commissioner Robert Dickson,
Commissioner Jim Fitzpatrick, and Commissioner Edward Salcedo

Noes: None.

Absent: None.

VIII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON OCTOBER 10, 2011.

There being no further business, Chairman McCarthy adjourned the meeting at 8:51 p.m. to the next Planning Commission meeting of October 10, 2011 at 6:00 p.m.

Submitted by: _____
CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION