

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
March 26, 2012**

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. PUBLIC COMMENTS:

There were no public comments.

III. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Chair McCarthy spoke about the mid-town housing project on Thurin Street as an example of a project that works. He stated that it sold out in less than 30 days. If you build the right product at the right time and price it well, people will come.

IV. CONSENT CALENDAR:

1. Minutes for the meeting of March 12, 2012.
2. Code Enforcement Update.

The motion to approve the consent calendar carried by the following roll call vote:

Moved by Commissioner Fitzpatrick and seconded by Vice Chair Clark.

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo
Noes: None
Absent: None

V. PUBLIC HEARINGS:

1. Application No.:	PA-02-11A
Site Address:	421 Bernard Street
Applicant:	Ed McCoy
Zone:	PDC
Project Planner:	Minoo Ashabi
Environmental Determination:	Addendum to FEIR No. 1050

Description:

The proposed project involves development of 113 apartment units at 421 Bernard Street, located at the residual site of Plaza residences previously approved for a total of 145 condominium units. Thirty-two of the 145 units have been constructed as condominium units. The project includes the following:

- o Addendum to Final Environmental Impact Report (FEIR) No. 1050.
- o Amendment to Master Plan PA-02-11A to allow development of 113 for-rent residential units as the final phase of a 145-unit residential development approved in 2005 and a five-level (four-above grade) parking structure. The master plan amendment includes the following:
 - o Change of the housing type for 421 Bernard site from condominiums to for-rent residential units;
 - o Change of unit type from townhomes to single-story flats and a five-level (four-level above grade / 1 level subterranean) parking structure containing 283 parking spaces in accordance with the Zoning Code requirements. The original approval included 40 additional parking spaces.
 - o Variance from the noise standards to identify private outdoor patios/balconies as exempt from the City's Noise regulations.

PUBLIC COMMENTS:

Ed McCoy, applicant, explained the purpose and intent of the project, agreed to comply with the conditions of Exhibit B and offered to answer any questions.

Chair McCarthy questioned staff about project density and parking regulations. In response to his inquiry, it was stated that the requirement for changing from condominiums to apartments required an amendment to the original plan.

Commissioner Fitzpatrick asked Raja Sethuraman, Transportation Manager, whether a traffic study had been prepared. There were some concerns about the dangers of crossing the street without a traffic signal on Harbor Boulevard.

Commissioner Fitzpatrick mentioned the high percentage of renter versus owner properties in Costa Mesa. He stated that the caliber of these apartments is high and will attract a different type of renter.

Beth Rafakes, resident, stated some concerns about the project such as the lack of a traffic light on Harbor and Bernard, noise coming from the Toyota dealer that might cause a disturbance to some of the prospective tenants, not having the balconies subject to the City's noise ordinance, the housing mix between ownership and rentals, and the shortening of the setbacks from 20-feet to 16-feet.

Nancy Glen, resident, spoke in support of the project. She stated that the applicant met with both the board and residents of the condominium complex to hear any concerns that they had and all of their concerns were met. She went on to state that it will be so much nicer than the current empty lot that is there presently.

A resident at 414 Bernard Street stated his concern about whether the water main on Bernard Street was properly engineered. He was also concerned with the overflow of street parking, and noise that may occur from the use of the balconies.

No one else wished to speak and the Chair closed the Public Comments.

Commissioner Clark asked that staff address the concern that street parking is being taken up by the Toyota dealer. He also asked about whether the original proposal required a street signal to be placed at Harbor and Bernard Streets. Staff responded that the requirement was for a study done within five years after the development was built.

Peter Naghavi, Director of Economic Development, provided an overview of the improvements that have taken place on Harbor Boulevard.

MOTION: Approve Planning Application PA-02-11A by adoption of Planning Commission Resolution PC-12-09, based on the evidence in the record and the findings contained in Exhibit A, subject to conditions in Exhibit B, and Mitigation Measures in Exhibit C, with an amendment to condition no. 42 to include buyer/tenants to first sentence.

Moved by Chair McCarthy and seconded by Vice Chair Clark.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

2. Application No.: CO-12-04
Site Address: Citywide
Applicant: City of Costa Mesa
Project Planner: Claire Flynn/Fariba Fazeli
Environmental Determination: Exempt

Description:

Code Amendment CO-12-04 is an amendment to Title 19 of the Costa Mesa Municipal Code to establish processing procedures and regulations for wireless telecommunications facilities in the public right-of-way.

PUBLIC COMMENTS:

No one wished to speak and the Chair closed the Public comments.

MOTION: Continue to May 14, 2012 Planning Commission meeting.

Moved by Vice Chair Clark and seconded by Commissioner Dickson.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

VI. NEW BUSINESS:

1. Second Residential Neighborhood Enhancement Program.

Acting Chief of Code Enforcement, Willa Bouwens-Killeen, gave an overview of the program.

MOTION: Return with the next program area to the June 11, 2012 Planning Commission meeting.

Moved by Commissioner Salcedo and seconded by Vice Chair Clark.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

2. Lawn Standards Policy.

Acting Chief of Code Enforcement Willa Bouwens-Killeen updated the Planning Commissioners on the new standards that are being utilized in determining whether a lawn is in compliance with Code Enforcement standards.

MOTION: Return with an update to the September 10, 2012 Planning Commission meeting.

Moved by Vice Chair Clark and seconded by Commissioner Salcedo.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

3. Funding for Code Enforcement Staffing.

Acting Chief of Code Enforcement Willa Bouwens-Killeen updated the Commissioners on Code Enforcement staffing and explained their request to add a Chief of Code Enforcement and two additional Code Enforcement Officers.

MOTION: Process approvals to fill two presently unbudgeted Code Enforcement positions as well as the Chief of Code Enforcement position.

Moved by Vice Chair Clark and seconded by Commissioner Salcedo.

The motion carried by the following roll call vote:

Ayes: McCarthy, Clark, Dickson, Fitzpatrick, Salcedo

Noes: None

Absent: None

VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON APRIL 9, 2012.

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