

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
October 8, 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.

II. ROLL CALL:

Present: Chair Colin McCarthy
Vice Chair Sam Clark
Commissioner Robert Dickson
Commissioner Edward Salcedo
Commissioner Jeff Mathews

Absent: None

III. PUBLIC COMMENTS:

There were no public comments.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner McCarthy suggested the City have a small lot ordinance and have it on the agenda for the December meeting.

V. CONSENT CALENDAR:

1. Minutes for the meeting of September 10, 2012.
2. Code Enforcement Update.

**Motion: Approve Consent Calendar.
Moved by Commissioner Dickson, seconded by Vice Chair Clark.**

The motion carried by the following roll call vote:
Ayes: McCarthy, Clark, Dickson, Salcedo, Mathews
Noes: None
Absent: None

VI. PUBLIC HEARINGS:

1. **Application No.:** PA-01-39 A1
Applicant: Steven Furman
Site Address: 1731 Superior Avenue,
Unit C
Zone: C2
Project Planner: Mel Lee
**Environmental
Determination:** Exempt

Description:

Amend Conditional Use Permit PA-01-39 allowing the storage of limousines to also include service and repair of limousines within 200 feet of residentially-zoned property.

Steven Furman, applicant, stated he is in agreement with the proposed conditions of approval except Condition No. 3.

Commissioner Salcedo asked what type of repair work is done at this location. Mr. Furman responded 60 point inspection type repairs.

PUBLIC COMMENTS:

There were no public comments.

Commissioner Dickson suggested a continuation of this application so staff could get more information about the issues that were brought up in Mr. Fox’s email opposing the project.

**MOTION: Continue this item till the meeting of November 13.
Moved by Vice Chair Clark, seconded by Chair McCarthy.**

The motion carried by the following roll call vote:

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

- 2. **Application No.:** PA-12-16 & TTM 17457
- Applicant:** SCEL Properties
- Site Address:** 1856 Placentia Avenue and 791 Center Street
- Zone:** R-3/Overlay Zone
- Project Planner:** Minoo Ashabi
- Environmental Determination:** Exempt

Description:

- **Master Plan PA-12-16** for development of a five-unit Residential Common Interest Development. The project site is within Mesa West Residential Ownership Urban Plan and the following deviations from Code requirements, Urban Plan standards, or Residential Design Guidelines are requested:
 - (1) Lot size (one acre lot required, 0.48-acre proposed);
 - (2) Rear yard setback requirement for 2nd story (20 feet required, 10 feet proposed);
 - (3) Front setback requirement (20 feet required, 12 feet proposed);
 - (4) Street side yard setback along Center Street (10 feet required, five feet proposed)
 - (5) Wall setback in the front yard along Placentia Avenue (min. 10 feet allowed, five feet proposed);
 - (6) Wall setback along Center Street (min. five feet required, zero setback proposed);
 - (7) Minimum distance between buildings (10 feet required, five feet proposed);
 - (8) Deviation from Residential Design Guidelines requested for average second story side yard setback (average 10 feet side yard setback required, 9.5 feet proposed).
- **Tentative Tract Map No. 17457** for residential subdivision of the parcel for condominium development.

Chair McCarthy asked why this is considered a condo. Mr. Ashabi answered its based on the condominium map which has no property line, just one parcel.

Mark Rosene, represented of SCEL Properties, is in agreement with the conditions of approval and the revision to Condition No. 13.

PUBLIC COMMENTS:

Edward Carmona, resident, stated his concerns with traffic, visibility getting out of the site onto Placentia, and the density.

Kathleen Eric, resident, commented that she likes that apartments are not going in and thinks the traffic will improve on Placentia. She also stated her concerns with the setbacks.

Mr. Rosene responded that the green screening fence will be moved back and no trees will be in the line of sight area which should help with the visibility concerns. Each house has two car garage and two parking spaces for guests. This project has a lower density then that what could be proposed.

Commissioner Dickson, Chair McCarthy, Vice Chair Clark all agreed that this project will improve the parking and the neighborhood.

MOTION: Move based on the evidence in the record and the findings in Exhibit A and the conditions in Exhibit B, with modification to Condition No. 13 relative to pavers only in the common drive that the Planning Commission approve PA-12-16 and Tentative Tract Map 17457.

Moved by Vice Chair Clark, seconded by Chair McCarthy.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

- 3. **Application No.:** PA-11-20
- Applicant:** Sarah Boyd
- Site Address:** 1805 Placentia Avenue
- Zone:** MG
- Project Planner:** Mel Lee
- Environmental**
- Determination:** Exempt

Description:

Conditional use permit to allow outdoor display of motor vehicles for sale for Newport Beach Auto Gallery in an MG (General Industrial) zone.

Amy Armstrong, the applicant, stated she is in agreement with the conditions of approval.

Vice Chair Clark stated his concerns with the parking and asked the applicant if she would be ok to add to the condition requirements to mark three customer parking spots. Ms. Armstrong responded yes.

PUBLIC COMMENTS:

Kathleen Eric, resident, stated she is in favor of this project because they are good neighbors.

MOTION: Move based on the evidence in the record and the findings in Exhibit A and the conditions of approval in Exhibit B, with the addition of Conditions No. 13, a minimum of three (3) on-site parking spaces shall be painted with the following description: "Customer Parking", that the Planning Commission approve PA-11-20 Moved by Commissioner Dickson, seconded by Commissioner Mathews.

The motion carried by the following roll call vote:

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

The Chair explained the appeal process.

- 4. **Application No.:** PA-12-19
- Applicant:** Jerry Haddad
- Site Address:** 1930 Newport Blvd.
- Zone:** C1
- Project Planner:** Mel Lee
- Environmental Determination:** Exempt

Description:

Conditional use permit to allow motor vehicle sales with outdoor display of motor vehicles in a C1 zone (Local Business District). The proposed use involves sales of pre-owned vehicles and does not include motor vehicle service or repair.

Jerry Haddad and James Tice, applicant and property owner are in agreement with the conditions of approval except Condition No. 17 for an eight-foot high masonry wall at the rear of the property. Mr. Tice stated it is an expense and does not see the need for it.

Commissioner Salcedo, asked Mr. Tice regarding Condition No. 17 if he is offering to do a six-foot high masonry wall. Mr. Tice responded no, just keep the existing wood fence.

PUBLIC COMMENTS:

There were no public comments.

Chair McCarthy stated his concern with the applicant wanting to eliminate the block wall in Condition No. 17.

City Attorney Bettenhausen commented that the City should impose Condition No. 17 if there is a problem now with not having the block wall.

**MOTION: Move based on the evidence in the record and the findings in Exhibit A and the conditions of approval in Exhibit B with the modification to Conditions No. 17 that the applicant shall work with abutting residential neighbors on Church Street to construct a six-foot high masonry wall and the addition to Condition No. 21 three (3) on-site parking spaces shall be painted with the following description: "Customer Parking", that the Planning Commission approve PA-12-19.
Moved by Vice Chair Clark, seconded by Chair McCarthy.**

The motion carried by the following roll call vote:
Ayes: McCarthy, Clark, Dickson, Salcedo, Mathews
Noes: None
Absent: None

The Chair explained the appeal process.

VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON NOVEMBER 13, 2012.

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