

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

December 12, 2016

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.

Chair Dickson led the Pledge of Allegiance.

ROLL CALL

Present: Chair Robert Dickson
Vice-Chair Jeff Mathews
Commissioner Colin McCarthy
Commissioner Tim Sesler
Commissioner Stephan Andranian

Staff: Jay Trevino, Development Services Department Consultant
Peggy Schneble, Interim Assistant Development Services Director
Yolanda Summerhill, Deputy City Attorney
Bart Mejia, City Engineer
Ryan Loomis, Associate Planner
Justin Arios, Assistant Planner
Julie Colgan, Recording Secretary

Jay Trevino, Development Services Department Consultant, announced that the City Council has decided to evaluate the City's regulations and approach to sober living homes and licensed drug and alcohol facilities and pending that the Planning Commission will defer any further review of such applications and all will be re-noticed when the items are scheduled.

PUBLIC COMMENTS

Jay Humphrey, Costa Mesa resident, suggested noticing to 650 feet for the sober living home items, and stated concerns with cars being delivered to Buick Dealership and blocking the bicycle lane and first lane off of Merrimac Way. He also stated concerns with the green living wall at the dealership.

Linda Tuttle, Costa Mesa resident, stated concerns with traffic and speeding on Victoria Street and the cancellation of the sober living home items.

The Chair closed the public comments.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

Commissioner McCarthy asked staff to look into the green living wall at the Buick Dealership and wished everyone a wonderful holiday season.

Commissioner Sesler wished everyone a Merry Christmas and Happy New Year.

Commissioner Andranian wished everyone a happy holiday and Happy New Year. He also addressed the public comment about the sober living home items.

Vice Chair Mathews wished everyone a Merry Christmas, happy holidays and Happy New Year.

Chair Dickson asked staff to look into the loading and unloading of cars at the Buick Dealership. He encouraged everyone to go to City's Snoopy House, wished everyone a happy holiday and Happy New Year and commented on the sober living home items.

CONSENT CALENDAR: None

PUBLIC HEARINGS

1. **Application No.:** PA-16-29 and PM-2016-118

Applicant: Sue Rabin

Site Address: 2053 Tustin Avenue

Zone: R2-MD

Project Planner: Ryan Loomis

Environmental Determination: The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (new construction).

Description: The proposed project involves:

1. **Design Review PA-16-29** application for the development of a two-unit, two-story residential development per the residential small lot development standards with the following deviation from code requirements:
 - a. Variance from landscape parkway requirement along sides of the common driveway (Combined width of 10 feet, but not less than three feet on one side required; 0 feet proposed).
2. **Tentative Parcel Map PM-2016-118** for the subdivision of a 0.22-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.

No ex-parte communications to report.

Vice Chair Mathews recused himself.

Ryan Loomis, Associate Planner, presented the staff report.

Commissioner Andranian asked if there was a requirement to underground all utilities, specifically the power pole located out front. Bart Mejia, City Engineer, responded the application is only two units and does not meet the City's requirement of 5 units or more.

PUBLIC COMMENTS

Ted Lamare, owner of the project, has read and agrees to all the conditions of approval.

Jay Humphrey, Costa Mesa resident, stated concerns with the project's variance.

The Chair closed the public hearing.

Commissioner McCarthy stated supporting the application.

MOTION: Move that the Planning Commission approve Planning Application PA-16-29 and Tentative Parcel Map 2016-118 for a two-unit residential small lot development at 2053 Tustin Avenue based on the findings set forth in Exhibit A and subject to the conditions set forth in Exhibit B including the determination that the project is exempt from California Environmental Quality Act based on Section 15303. Moved by Commissioner McCarthy, seconded by Chair Dickson.

RESOLUTION PC-16-66 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-16-29 AND TENTATIVE PARCEL MAP NO. PM-2016-118 FOR PROPERTY AT 2053 TUSTIN AVENUE IN THE R2-MD ZONE

The motion carried by the following roll call vote:

Ayes: Dickson, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: Mathews

The Chair explained the appeal process.

Vice Chair Mathews re-entered Chambers.

2. **Application No.:** PA-16-65

Applicant: Dave Ruffell

Site Address: 1912 through 1942 Harbor Boulevard

Zone: C1, Local Business

Project Planner: Justin Arios

Environmental Determination: The project is categorically exempt under Section 15301 & 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 & 3 (Existing Facilities & Accessory Structures).

Description: PA-16-65 includes the following:

1. A conditional use permit request for shared parking between the properties at 1912 through 1942 Harbor Boulevard. A total of 15,612 square feet of building area exists on-site, no additional square footage is proposed. Required parking is 70 spaces; 59 spaces are existing.
2. A minor conditional use permit request to deviate from shared parking requirements to allow an existing massage establishment to be relocated within the center and occupy two suites (1932 & 1934 Harbor Boulevard).

No ex-parte communications to report.

Justin Arios, Assistant Planner, presented the staff report.

Commissioner Sesler asked if 1920 Harbor Boulevard will be permanently vacant and if there are any parking concerns. Mr. Arios responded that the shared parking study included those suites as having regular retail uses even though they are currently vacant and additionally, Condition of Approval No. 1 states that any use requiring a higher parking ratio will require a discretionary review.

PUBLIC COMMENTS

Mike Guenther, applicant, agreed with the conditions of approval and stated in regards to the parking concerns some of the employees do not drive and get dropped off and the owner of the property will take up only one space.

Beth Refakes, Costa Mesa resident, stated concern with parking at the location and the speeding occurring through the parking lot.

Dave Ruffell, property owner, stated the applicant is a model tenant; no complaints have been filed against the business; and he supports their application.

The Chair closed the public hearing.

Chair Dickson asked if staff had concerns about the parking at the site. Mr. Mejia stated the parking along Harbor Boulevard could be enforced and the circulation with the layout as proposed appears to work.

MOTION: Move that the Planning Commission hereby approve Planning Application PA-16-65 for a conditional use permit to allow share parking between 1912 through 1942 Harbor Boulevard and a minor conditional use permit to deviate from shared parking requirements for a massage establishment based on the findings set forth in Exhibit A and subject to the conditions set forth in Exhibit B including the environmental determination that the project is exempt from the provisions of the California Environmental Quality Act under Section 15301 for Existing Facilities. Moved by Commissioner McCarthy, seconded by Chair Dickson.

RESOLUTION PC-16-67 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-16-65 FOR THE SHARED PARKING BETWEEN THE PROPERTIES AT 1912 THROUGH 1942 HARBOR BOULEVARD AND A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM SHARED PARKING REQUIREMENTS FOR A MASSAGE ESTABLISHMENT

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian
Noes: None
Absent: None
Abstained: None

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

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

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT: TO A PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JANUARY 9, 2017.

Submitted by:



JAY TREVINO, ACTING SECRETARY
COSTA MESA PLANNING COMMISSION