

**SPECIAL MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
November 15, 2010 - 6:00 p.m.
City Hall, 77 Fair Drive, Costa Mesa, California**

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.ci.costa-mesa.ca.us or purchased on DVD upon request.

I. ROLL CALL:

Present: Chair James Righeimer
Vice Chair Sam Clark
Commissioner Jim Fitzpatrick
Commissioner Colin McCarthy
Commissioner Stephen Mensinger

Absent: None.

II. PUBLIC COMMENTS:

There were no public comments.

III. CONSENT CALENDAR:

There were no consent calendar items.

IV. PUBLIC HEARINGS:

1. **Application No.:** PA-10-10/R-10-01
Site Address: 2699 Harbor Blvd.
2701 Harbor Blvd.
1545 Adams Ave.
1555 Adams Ave.
1500 Mesa Verde Dr. E.
Applicant: M.V. Partners
Zone: C2 & C1-S
Project Planner: Minoo Ashabi
Environmental Mitigated Negative
Determination: Declaration

Description:

The proposed project includes: (1) Initial Study/Mitigated Negative Declaration; (2) Rezone R-10-01 is a request to rezone a 21.22-acre

commercial site from C-1S (Shopping Center) and C2 (General Business) to PDC (Planned Development Commercial) zone; and (3) Master Plan PA-10-10 to develop a 7.55-acre vacant portion (1500 Mesa Verde Drive East) of this commercial site with 230 senior housing units, 258 parking spaces, and maximum 52-foot building height. Proposed construction includes two buildings that are two to four stories high with common outdoor amenities and parking areas. A variance request to identify private outdoor patios/balconies as exempt from the City's Noise Ordinance is also included.

Regarding ex parte communications, all the Commissioners said they had spoken with the applicant.

Justin McCusker and Robert Fernandez with C.J. Segerstrom and Sons introduced themselves and both made presentations.

Farah Namvari, Costa Mesa, supported the project.

Robin Leffler, representing Mesa Verde Community, Inc., expressed concern regarding the parking shortage, the 4-story height, and said a signal or stop sign is needed along Mesa Verde Drive East.

Lisa Imandt, Costa Mesa, stated she is very happy with the project.

Eugenia Imandt, Costa Mesa, said this project is perfect and addresses her safety concerns.

Kevin Orton, Costa Mesa, noted traffic and access concerns.

Ed Fawcett, Costa Mesa Chamber of Commerce, was very pleased with the project and said this is good for the community.

Forrest Werner, Costa Mesa, supported the project and noted this will be profitable for the City and surrounding businesses.

Henry Panian, Costa Mesa, said he is pleased because the blight will disappear, revenues will be increased, and this helps solve the shortage of senior housing.

Sue Lester, Costa Mesa, expressed concern regarding lighting and safety on the property and security related to the homeless.

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

MOTION: Recommend City Council approval of the Initial Study/Mitigated Negative Declaration, by adoption of Planning Commission Resolution PC-10-44; recommend City Council give first reading of Rezone Ordinance

R-10-01, and approve Planning Application PA-10-10, by adoption of Planning Commission Resolution PC-10-45, based on the evidence in the record and the findings in Exhibit "A", the conditions of approval in Exhibit "B", and the mitigation measures contained in Exhibit "C".

Moved by Vice Chair Sam Clark, seconded by Commissioner Stephen Mensinger.

The motion carried by the following roll call vote:

Ayes: Chair James Righeimer, Vice Chair Sam Clark, Commissioner Jim Fitzpatrick, Commissioner Colin McCarthy, and Commissioner Stephen Mensinger

Noes: None.

Absent: None.

Senior Planner Minoo Ashabi announced that this item would go for City Council consideration on December 7, 2010.

- 2. Application No.: PA-10-21**
Site Address: 2350 Canyon Drive
Applicant: Waldorf School
Zone: I&R
Project Planner: Mel Lee
Environmental
Determination: Exempt

Description:

Master Plan to allow the expansion of Waldorf Private School consisting of four new buildings totaling 9,600 sq. ft. for classrooms, a meeting hall, and an administration building.

Wes Alston, representing the applicant, made a presentation.

Lisa Manfredi, Costa Mesa, supported the project and suggested speed bumps on Canyon Drive.

Mr. Alston agreed to all the conditions of approval and working with staff to meet residential needs.

MOTION: Approve Planning Application PA-10-21, by adoption of Planning Commission Resolution PC-10-46, based on the evidence in the record and the findings contained in Exhibit "A", subject to conditions in Exhibit "B".

Moved by Vice Chair Sam Clark, seconded by Commissioner Stephen Mensinger.

The motion carried by the following roll call vote:

Ayes: Chair James Righeimer, Vice Chair Sam Clark, Commissioner Jim

Fitzpatrick, Commissioner Colin McCarthy, and Commissioner Stephen Mensinger

Noes: None.

Absent: None.

The Chair explained the appeal process.

The Chair noted it was time for the presentation of the Mesa Green Design Award for the Costa Mesa Sanitary District Yard (174 W. Wilson Street). The Chair originally presented the Mesa Green Design Award to Scott Carroll, General Manager of the Costa Mesa Sanitary District at the grand opening of the yard on October 30, 2010. Mr. Carroll spoke in acceptance of the award.

The Chair called a recess at 8:33 p.m. and resumed the meeting at 8:39 p.m.

- 3. Application No.: PA-10-31**
Site Address: 3350 Avenue of the Arts
Applicant: Anders Lasater
Zone: PDR-HD
Project Planner: Minoo Ashabi
Environmental
Determination: Exempt

Description:

Master Plan Amendment to add a new direct entrance from Avenue of the Arts and an outdoor seating area for the existing restaurant at the Wyndham Hotel. Encroachment into perimeter open space setback along Avenue of the Arts is proposed (20-foot setback required, 2'-4" setback proposed).

The Chair confirmed with the Commissioners that there were no ex parte communications.

Anders Lasater, applicant, stated he wanted to bring life back to Avenue of the Arts and described the project with landscape architecture.

There were no public comments.

MOTION: Approve Planning Application PA-10-31 for a Master Plan Amendment to allow an outdoor seating area and hardscape improvements within perimeter open space at 3350 Avenue of the Arts, by adoption of Planning Commission Resolution PC-10-47, 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. 1, adopted as follows:

CONDITION OF APPROVAL

Plng. 1. The use shall be limited to the type of operation described in the staff report, as amended extending the hours of operation until 1:00 a.m., and applicant's letter dated November 15, 2010, subject to conditions. Any change in the operational characteristics including change in hours of operation for the outdoor seating, shall be subject to Planning Division review and may require an amendment to the approval, subject to either Zoning Administrator or Planning Commission approval, depending on the nature of the proposed change. The applicant is reminded that Code allows the Planning Commission to modify or revoke any planning application based on findings related to public nuisance and/or noncompliance with conditions of approval [Title 13, Section 13-29(o)].

Moved by Commissioner Colin McCarthy, seconded by Commissioner Stephen Mensinger.

The motion carried by the following roll call vote:

Ayes: Chair James Righeimer, Vice Chair Sam Clark, Commissioner Jim Fitzpatrick, Commissioner Colin McCarthy, and Commissioner Stephen Mensinger

Noes: None.

Absent: None.

The Chair explained the appeal process.

**4. Application No.: PA-10-28
Site Address: 3188 Airway Ave., Unit E
Applicant: Daniel L. Curtis
Zone: MP
Project Planner: Mel Lee/Rebecca Robbins
Environmental
Determination: Exempt**

Description:

Conditional use permit to allow a specialized physical therapy facility for spinal cord injuries.

Dan Curtis, applicant, and Dr. Steven Shaffer agreed to all the conditions of approval.

Damien Menina, stated he has been a client of Dr. Shaffer and the physical therapy has been helping him.

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

MOTION: Approve Planning Application PA-10-28, by adoption of Planning Commission Resolution PC-10-48, based on the evidence in the record and

the findings contained in Exhibit “A”, subject to conditions in Exhibit “B”. Moved by Vice Chair Sam Clark, seconded by Commissioner Colin McCarthy.

The motion carried by the following roll call vote:

Ayes: Chair James Rigeimer, Vice Chair Sam Clark, Commissioner Jim Fitzpatrick, Commissioner Colin McCarthy, and Commissioner Stephen Mensinger

Noes: None.

Absent: None.

The Chair explained the appeal process.

- 5. Application No.: PA-10-29
Site Address: 1870 Harbor Blvd., Ste. B4
Applicant: Peter Buffa
Zone: PDC
Project Planner: Mel Lee
Environmental
Determination: Exempt**

Description:

PA-10-29 Amendment to the Triangle Square Master Plan (PA-89-31/RA-89-05) for the following: (1) to amend the existing Conditional Use Permit for a deviation from shared parking requirements based on unique operating characteristics; and 2) to include a Conditional Use Permit to allow a health club (24 Hour Fitness) within a 54,389 sq. ft. space in the basement and street level of Triangle Square.

The Chair confirmed with the Commissioners that there were no ex parte communications.

Peter Buffa, authorized agent for Greenlaw Partners, the property owner, and Mike Leonard with 24 Hour Fitness made detailed presentations.

Kyle Mayberry with Greenlaw Partners and Jim Camp of Greenlaw Partners also provided information relating to parking.

Beth Refakes, Costa Mesa, expressed concerns about overflow parking, security issues, signage, cut-through traffic, and banners.

Holland Bay, commented that this project will be a great opportunity and will improve the center.

Mr. Camp pointed out that Triangle Square is 30% occupied and Mr. Buffa agreed to providing a parking and traffic management plan for a grand-opening/special event for 24 Hour Fitness.

Steve Date, 24 Hour Fitness representative, explained the monthly prices and daily activities.

Commissioner Fitzpatrick noted that the applicant has agreed to come back with a traffic management plan for Triangle Square.

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

MOTION: Approve Planning Application PA-10-29, by adoption of Planning Commission Resolution PC-10-49, 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. 7, adopted as follows:

CONDITION OF APPROVAL

7. Prior to the issuance of a certificate of occupancy, the applicant shall submit a "grand-opening/special event" parking and traffic management plan to the Planning and Transportation Services Divisions for review and approval.

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

During discussion on the motion, Mr. Buffa agreed to the additional condition.

The motion carried by the following roll call vote:

Ayes: Chair James Righeimer, Vice Chair Sam Clark, Commissioner Jim Fitzpatrick, Commissioner Colin McCarthy, and Commissioner Stephen Mensinger

Noes: None.

Absent: None.

The Chair explained the appeal process.

V. REPORT OF THE DEVELOPMENT SERVICES DEPARTMENT.

None.

VI. REPORT OF THE CITY ATTORNEY'S OFFICE.

None.

VII. ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT

6:00 P.M. ON MONDAY, DECEMBER 13, 2010.

There being no further business, Chairman Righeimer adjourned the meeting at 10:20 p.m. to the next Planning Commission meeting on December 13, 2010 at 6:00 p.m.

Submitted by: _____
KIMBERLY BRANDT, SECRETARY
COSTA MESA PLANNING COMMISSION