

**REGULAR MEETING OF THE CITY OF
COSTA MESA PLANNING COMMISSION
September 10, 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:

MaryJo Baretich, resident of Huntington Beach, stated her concerns with the Closure Impact Report and asked how the city can help the Anchor Trailer Park residents.

IV. PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Dickson stated he saw the first steps in the capital improvement plans happen based on a temporary sign put up on West 19th street.

Chair McCarthy asked staff for more information regarding the mobile home park closure before the next meeting.

V. CONSENT CALENDAR:

1. Minutes for the meeting of August 13, 2012.
2. Code Enforcement Update.

Motion: Approve Consent Calendar.

Moved by 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

VI. PUBLIC HEARINGS:

1. **Application No.:** PA-12-10, TTM17450
Applicant: Bryan Coggins
Site Address: 1974 Meyer Place
Zone: R2-HD

Project Planner: Minoo Ashabi
Environmental Determination: Exempt

Description:

A master plan for construction of five, three-story detached single-family residences in the Urban Plan Area with a tentative tract map to facilitate subdivision of the property into a five-unit residential common interest development. The application includes the following requested deviations:

1. Lot size (one acre lot required; 0.25 acre proposed);
2. Front setback (20 feet required; eight feet proposed);
3. Minimum and average lot size for condominium lots (3,500 SF required; 1,190 SF proposed);
4. Open Space (40% required; 25% proposed);
5. Residential Design Guidelines a) 80% second floor to first floor ratio recommended; 110% proposed and b) 10 feet recommended side yard setback for two-stories; five feet proposed for second and third floor; and,
6. Standard garage size (20' x 20' required; 19' 4" x 19' 4" proposed).

Chair McCarthy asked about the changes to the project since the 2008 approval.

Bryan Coggins, representative for the applicant, explained improvements to the height, residency, drainage, appearance, and privacy.

Commissioner Dickson asked Mr. Coggins about the drainage issue and if any hydrology studies have been done. Mr. Coggins described their solution is a drainage basin. Matt Hamilton, civil engineer for this project, responded that they will do a hydrology report.

Commissioner Salcedo asked if the pavers were sloped so gravity will direct water to the basin. Mr. Hamilton responded yes.

Chair McCarthy asked Mr. Coggins about the price range for the houses. Mr. Coggins indicated approximately half a million dollars.

PUBLIC COMMENTS:

Walt Clanton, representing Ellen Meredith, stated their concerns with the grading, flooding, common space, and parking.

Beth Refakes, resident, stated her concerns with number of bedrooms in the units, trash pick up, and flooding.

Mary Caldwell, property owner on Anaheim Avenue, stated her concerns with the many deviations to the requirements, parking, three-story height, and increasing the density to five living units.

Mr. Coggins responded that they did write to the adjacent neighbors to get them involved in the project. He described their solution to the drainage issue as a huge improvement because the street does not have a storm drain. There is one three-bedroom unit in the back. The units will have individual trash pick up.

Mr. Hamilton responded that they are not changing the existing grades.

Commissioner Mathews asked how the trash was going to be picked up. Mr. Coggins responded that the trash truck will go onto the property to get the trash; there will never be any trash cans out on the street.

Commissioner Salcedo asked if there were any similar developments being built nearby. Mr. Coggins responded that there will be within two blocks of this site in the next 2 years. Commissioner Salcedo also asked what the applicant knew about the property adjacent at 1970 Meyer Place. Mr. Coggins responded that he reached out and never heard back.

Mr. Coggins stated that he is in agreement with the conditions of approval.

Commissioner Dickson asked staff about Condition No. 7 in regards to the drainage issue. Ms. Ashabi responded that the applicant through the building permit process would have to submit hydrology plans and soil reports.

Commissioner Mathews asked about where the trash receptacles get stored because Condition No. 18 states that there be nothing stored in the garage except built in storage systems and cars. Ms. Ashabi responded that there is designated area for trash outside of the garage area for them.

Ms. Flynn, Assistant Development Services Director, clarified if approved or not the staff will make a minor modification to the resolution related to the open space requirement being 40% and excluding the balconies to refer to it will be about 24% open space provided.

Vice Chair Clark commented that the main problem with this project is the lot size but it does improve the drainage issue and meet all of the requirements.

MOTION: Move based on the evidence in the record and the findings in Exhibit A and subject to the conditions in Exhibit B, with the amendment to Condition No. 21 that windows facing interior yards and opposing neighbors shall be limited in numbers and sill height and shall include built-in plantation shutters for privacy, that the Planning Commission approve Planning Application PA-12-10 and Tentative Tract Map 17450. 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.

2. **Application No.:** PA-97-27 A1
Applicant: Charles Collett
Site Address: 1785 Monrovia Ave.
Zone: MG
Project Planner: Mino Ashabi
Environmental Determination: Exempt

Description:

Amend Conditional Use Permits PA-97-27 to allow auto repair in conjunction with Jim's Towing within an existing building with four service bays for a property located within 200 feet of residential properties.

Charles Collett, representative of the applicant Jim Lewis, is in agreement with the conditions of approval.

Commissioner Salcedo asked how many vehicles does the business have and if they service them in the service bays. Mr. Lewis responded that they have about 15 vehicles and they do get serviced there in the service bays.

PUBLIC COMMENTS:

There were no public comments.

MOTION: Move based on the evidence in the record and the findings in Exhibit A and the conditions in Exhibit B, that the Planning Commission approve the amendment of PA-97-27 with the conditions of approval striking Condition No. 1.

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-09-11 A1
- Applicant:** Ian Marr
- Site Address:** 3003 Newport Blvd.
- Zone:** C1
- Project Planner:** Mel Lee
- Environmental**
- Determination:** Exempt

Description:

This is a two-part request involving a second time-extension and also a minor amendment to the conditional use permit.

- (1) Second time extension (retroactive) for a conditional use permit to convert existing auto service bays to a 24-hour convenience store with concurrent sale of beer, wine, and gasoline at a service station, and to construct a car wash tunnel and new fuel canopies (to replace existing), in conjunction with the following variances (32 ft. rear and side setbacks required for car wash tunnel; 12 ft.-13 ft. proposed), administrative adjustments (20 ft. front, rear and side setbacks required; 12 ft.-15 ft. proposed for fuel canopy and 13 ft. for car wash storage), and minor modification (20 ft. Newport side setback required; 12 ft. proposed for fuel canopy);
- (2) Amendment:

- a. Finding of public convenience and necessity in conjunction with a premise-to-premise transfer of a State Alcoholic Beverage Control License Type 21 (Off-Sale General) to allow concurrent sales of beer, wine, distilled spirits, and gasoline;
- b. Amend hours of operation for the convenience store to 6:00 am to 12:00 midnight.

Commissioner Dickson asked if the Alcoholic Beverage Control License Type 21 is being transferred from Sunshine Liquor and if Sunshine Liquor stills has an option to get another license with a conditional use permit. Mr. Lee responded that was correct.

Chair McCarthy asked for clarification regarding the approval of the Alcoholic Beverage Control License and the 24 hours of operations request. Mr. Lee responded that if Alcoholic Beverage Control License Type 21 is approved then the hours of operation would be 6:00 am to 12:00 midnight.

Commissioner Salcedo asked how often the City grants a Type 21 license to this type of establishment. Mr. Lee responded it's not abnormal to grant one.

Vice Chair Clark asked what will happen if the City does not approve the Type 21 license does it stay with Sunshine Liquor. Mr. Lee responded that they already surrendered their license so the alternative for them is to find a license within the same tract or one from outside the city.

Ian Marr, applicant, and Bahman Bakhtar, owner, are in agreement with the conditions of approval with a modification of the hours being from 5 am to 11 pm.

Mr. Marr clarified that Mr. Bakhtar is the owner of the Type 21 license from a previous location and would like to move it to this location.

Commissioner Salcedo asked if the Type 20 license will be used anymore. Mr. Marr responded that if he gets the Type 21 license then he will not get a Type 20 license also.

Chair McCarthy asked whose license is USA Gas is using. Mr. Bakhtar responded that the Type 21 license is his license.

PUBLIC COMMENTS:

There were no public comments.

Commissioner Dickson stated his support for this application because the City is not gaining another liquor license, liquor is already available in that area, and the hours of operation are being reduced.

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 change of Conditions of approval No. 30 to hours of operation shall be as follows the convenience store shall be limited to 5:00 am to 11:00 pm, seven days a week, that the Planning Commission approve PA-09-11 A1 and Type 21 Alcohol License.

Moved by Commissioner Dickson, seconded by Chair McCarthy.

The motion carried by the following roll call vote:

Ayes: McCarthy, Dickson, Salcedo, Mathews

Noes: Clark

Absent: None

The Chair explained the appeal process.

VII. **ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M. ON OCTOBER 8, 2012.**

Submitted by: 

CLAIRE FLYNN, SECRETARY
COSTA MESA PLANNING COMMISSION