



PLANNING COMMISSION AGENDA

March 23, 2020

City Council Chambers, 77 Fair Drive

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

Planning Commission Meeting begins at **6:00 p.m.

In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Costa Mesa Planning Commission Members may attend this meeting telephonically.

1. You are strongly encouraged to observe the Planning Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) AND ONLINE AT [youtube.com/costamesatv](https://www.youtube.com/costamesatv).
2. If you wish to make a comment on a specific agenda item, please submit your comment via email to PCPublicComments@costamesaca.gov. Comments will be accepted continuously during the meeting and will be read into the record up to three minutes.
3. In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

The City of Costa Mesa thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Chair: Byron de Arakal

Vice Chair: Jeffrey Harlan

Commissioners: Kedarious Colbert, Marc Perkins, Dianne Russell, Jenna Tourje, Jon Zich

ANNOUNCEMENTS AND PRESENTATIONS:

PUBLIC COMMENTS:

Public Comments will be accepted in real time via email at PCPublicComments@costamesaca.gov on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. Public Comments will be read into the record up to three minutes. This time may be extended for good cause by the Chair or by the majority vote of the Planning Commission

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. The public can make this request via email at PCPublicComments@costamesaca.gov and should include the item number to be addressed. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

CONSENT CALENDAR:

1. [MINUTES FOR THE MEETING OF AUGUST 12, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on August 12, 2019.

2. [MINUTES FOR THE MEETING OF JULY 22, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on July 22, 2019.

3. [MINUTES FOR THE MEETING OF JULY 8, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on July 8, 2019.

4. [MINUTES FOR THE MEETING OF JUNE 24, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on June 24, 2019.

5. [MINUTES FOR THE MEETING OF JUNE 10, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on June 10, 2019.

6. [MINUTES FOR THE MEETING OF MAY 28, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on May 28, 2019.

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. [PLANNING APPLICATION 19-31 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ESCAPE ROOM \(UNLOCKED: ESCAPE ROOM\) AND A MINOR CONDITIONAL USE PERMIT FOR A DEVIATION FROM PARKING REQUIREMENTS AT 1111 BAKER STREET, BUILDING A](#)

Project Description: Planning Application 19-31 is a request for a Conditional Use Permit for an Escape Room (Unlocked: Escape Room) including a minor conditional use permit to deviate from parking requirements based on unique operating characteristics.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1) Existing Facilities; and
2. Approve Planning Application 19-31, subject to conditions of approval.

[Click here for public correspondence received on this item](#)

2. [PLANNING APPLICATION 19-28 AND TENTATIVE PARCEL MAP NO. 2019-174 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 377-379 LA PERLE PLACE](#)

Project Description: Planning Application 19-28 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,200-square-foot lot, addressed 377-379 La Perle Place. The project satisfies all Small Lot Subdivision development standards and the City's Residential Design Guidelines.
2. Tentative Parcel Map No. 2019-174 for the subdivision of a 7,200-square-foot lot into two 3,600-square-foot lots, with one unit on each lot, consistent with the Small Lot Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), New Construction; and
2. Approve Planning Application 19-28 and Tentative Parcel Map 2019-174, subject to conditions of approval.

[Click here for public correspondence received on this item](#)

3. [PLANNING APPLICATION 19-34 AND TENTATIVE PARCEL MAP NO. 2020-103 FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 385-387 LA PERLE PLACE](#)

Project Description: Planning Application 19-34 is a request for:

1. Design Review for the construction of two, two-story, detached single-family residences on a 7,200-square-foot lot addressed 385-387 La Perle Place. The project satisfies all Small Lot Subdivision development standards and the City's Residential Design Guidelines.
2. Tentative Parcel Map No. 2020-103 for the subdivision of a 7,200-square-foot lot into two 3,600-square-foot lots, with one unit on each lot, consistent with the Small Lot Ordinance.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 (Class 3), New Construction; and
2. Approve Planning Application 19-34 and Tentative Parcel Map No. 2020-103, subject to conditions of approval.

[Click here for public correspondence received on this item](#)

DEPARTMENTAL REPORTS:

1. **Public Services Report**
2. **Development Services Report**

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, April 13, 2020, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A.

PUBLIC COMMENTS – MATTERS LISTED ON THE AGENDA:

1. If you wish to make a comment on a specific agenda item, please submit your comment via email to PCPublicComments@costamesaca.gov. Comments will be accepted continuously during the meeting and will be read into the record up to three minutes.
2. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.

AGENDA REPORTS:

Reports may be obtained on the City's website at www.costamesaca.gov.

Note regarding agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5):

Any related documents provided to a majority of the Planning Commission after distribution of the Planning Commission Agenda Packets will be made available for public on the city's website at www.costamesaca.gov.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available in the City Clerk's office.

CONTACT US:

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