



# PLANNING COMMISSION AGENDA

## **SPECIAL MEETING**

**May 27, 2020**

**City Hall, 77 Fair Drive, Costa Mesa**

Planning Commission Meeting begins at **6:00 PM**

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 which allows Planning Commission Members to attend Planning Commission meetings telephonically. Given the health risks associated with COVID-19, the City Council Chambers will be closed to the public until further notice.

If you would like to participate in this meeting, you can participate via the following options:

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. Zoom Webinar – May 27, 2020 **6:00 PM**  
Please click the link below to join the webinar:  
<https://zoom.us/j/94659408242?pwd=d3lnWGw1TGY1YS9lVW9LYTJZNVI2Zz09>  
Or sign into Zoom.com and “Join a Meeting”  
Webinar ID: 946 5940 8242 / Password: 541224  
Members of the public will be placed in a “waiting room”. When the time for public comment is introduced for the item on which you wish to speak, use the “raise hand” icon and wait to be recognized.

Participate via telephone: US: + 1 669 900 6833  
Webinar ID: 946 5940 8242 / Password: 541224

When the item is introduced on which you wish to speak Press \*9 and wait to be recognized.

3. Submit your comment via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments will be accepted continuously during the meeting and will be read into the record up to the time limit of three minutes. Any portion of comment not read aloud due to time restrictions will still be included in the record.
4. Members of the public may also leave a comment via voice message up to three minutes by calling 714.754.5327 until 12 Noon on the day of the hearing. Please identify which agenda item you are speaking on. Voice message comments will be transcribed and read into the record up to the time limit of three minutes. Any portion of comment not read aloud due to time restrictions will still be included in the record.
5. Hardcopy comment letters may be submitted in person to the City Clerk's Office at City Hall Monday through Thursday 8 AM to 5 PM. Please call the City Clerk's Office at 714.754.5225 to make arrangements.
6. 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.**

**WEDNESDAY, MAY 27, 2020  
CITY HALL, 77 FAIR DRIVE, COSTA MESA  
SPECIAL MEETING – 6:00 PM**

**BYRON DE ARAKAL**  
Chair

**JEFFREY HARLAN**  
Vice Chair

**KEDARIOUS COLBERT**  
Planning Commissioner

**DIANNE RUSSELL**  
Planning Commissioner

**MARC PERKINS**  
Planning Commissioner

**JON ZICH**  
Planning Commissioner

**JENNA TOURJE**  
Planning Commissioner

**BARRY CURTIS**  
Director of Economic and Development Services

**TARQUIN PREZIOSI**  
Assistant City Attorney

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL**

**ANNOUNCEMENTS AND PRESENTATIONS**

**[PUBLIC COMMENTS](#)**

**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. Members of the public desiring to comment on a Consent Calendar item please submit your comment via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) prior to the start of the Consent Calendar period. Please include the Consent Calendar item number to be addressed. Each comment will be read into the record up to the time limit of three minutes. Any portion of the comment not read aloud due to time restrictions will still be included in the record. 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 MARCH 23, 2020](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on March 23, 2020.

2. [MINUTES FOR THE MEETING OF FEBRUARY 24, 2020](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on February 24, 2020.

3. [MINUTES FOR THE MEETING OF FEBRUARY 10, 2020](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on February 10, 2020.

4. [MINUTES FOR THE MEETING OF JANUARY 13, 2020](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on January 13, 2020.

5. [2019 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN](#)

**Recommended Action:** Staff recommends that the Planning Commission recommend that the City Council approve of the 2019 Annual Report of the 2015-2035 Costa Mesa General Plan for final submittal to the State Office of Planning and Research and the State Department of Housing and Community Development.

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

6. [GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR 2020-2021 AND FIVE-YEAR 2020-2025 CAPITAL IMPROVEMENT PROGRAMS](#)

**Recommended Action:** Adopt a Resolution to find that the City's proposed CIP is in conformance with the 2015-2035 General Plan and find that the General Plan conformance finding for the City's proposed CIP is not a "project" and is not subject to CEQA.

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

## **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. DEVELOPMENT REVIEW 20-02 (DR-99-22 A4), A REQUEST TO AMEND DR-99-22 TO CONVERT A 9,089-SQUARE-FOOT OUTDOOR GARDEN CENTER AND 703-SQUARE-FOOT SCREENED AREA INTO AN ENCLOSED BUILDING ADDITION TO BE USED FOR STORAGE AT AN EXISTING TARGET RETAIL STORE LOCATED AT 3030 HARBOR BOULEVARD**

**Project Description:** Development Review (DR) 20-02 is a request to amend DR-99-22 to convert a 9,089-square-foot outdoor garden center and 703-square-foot screened area into an enclosed building addition to be used for storage at an existing Target retail store located at 3030 Harbor Boulevard.

**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 Development Review 20-02 (DR-99-22 A4), 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 meeting, June 8, 2020, 6 PM, City Hall, 77 Fair Drive, Costa Mesa, California

v.1, 5/22/2020

## **ADDITIONAL INFORMATION**

### **PLANNING COMMISSION MEETINGS:**

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

### **PUBLIC COMMENTS – MATTERS LISTED ON THE AGENDA:**

1. Members of the public desiring to comment on a specific agenda item, please submit your comment via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) or as otherwise described on Pages 1 and 2 of this agenda.
2. In accordance with City Council Policy 000-11, and among other requirements, any pictures, PowerPoints, and videos 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. Please email [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) **NO LATER THAN 12:00 NOON.**

### **AGENDA REPORTS:**

Reports may be obtained on the City's website at <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2020-agendas-and-minutes>

### **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 to the public on the City's website at [www.costamesaca.gov](http://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 PM, 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 through the City Clerk's office; please call 714.754.5225 for additional information.

### **CONTACT US:**

77 Fair Drive, Costa Mesa, CA 92626

Planning Division 714.754.5245

Fax 714.754.4913

[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)

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