



PLANNING COMMISSION AGENDA

June 8, 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 – June 8, 2020 **6:00 PM**

Please click the link below to join the webinar:

<https://zoom.us/j/99171999109?pwd=YIRmK3MyWFFPSGp6U05rZHJQNkNsdz09>

Or sign into Zoom.com and “Join a Meeting”

Webinar ID: 991 7199 9109 / Password: 163919

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: 991 7199 9109 / Password: 163919

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

3. Members of the public who wish to make a comment on a specific agenda item may submit your comment via email to PCPublicComments@costamesaca.gov. Comments received by **12:00 PM** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record.
4. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at 714-754-5225 or cityclerk@costamesaca.gov and we will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City's website.
5. 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.

**MONDAY, JUNE 8, 2020
CITY HALL, 77 FAIR DRIVE, COSTA MESA
REGULAR 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: None

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 20-03, A CONDITIONAL USE PERMIT TO ALLOW AN EXISTING SERVICE STATION AND MINI-MARKET (CHEVRON/EXTRA MILE) TO OPERATE UNDER A STATE ALCOHOLIC BEVERAGE CONTROL LICENSE TYPE 20 (OFF-SALE BEER AND WINE) CONCURRENT WITH THE SALE OF MOTOR VEHICLE FUEL WITH A FINDING OF PUBLIC CONVENIENCE OR NECESSITY AT 3000 FAIRVIEW ROAD**

Project Description: Planning Application 20-03 is a request for a Conditional Use

Permit to allow the sale of alcoholic beverages for off-site consumption pursuant to a State Alcohol and Beverage Control (ABC) License Type 20 (Off-Sale Beer and Wine) in conjunction with the sale of motor fuel for an existing service station and mini-market (Chevron) located at 3000 Fairview Road. The applicant is also requesting a Finding of Public Convenience or Necessity (PCN) pursuant to State ABC regulations. The sale of beer and wine is proposed between the hours of 6 AM to 12 midnight daily (the existing service station is open 24 hours).

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:

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;
2. Make a Finding of Public Convenience and Necessity (PCN), as appropriate; and
3. If the Planning Commission determines that a PCN finding is appropriate, adopt a Resolution to approve Planning Application 20-03, subject to conditions of approval.

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

NEW BUSINESS:

1. [**UPDATE REGARDING CITY COUNCIL ACTIONS TO ASSIST RESTAURANTS UNDER COVID-19**](#)

Description: This report provides information regarding recent City Council actions intended to assist restaurants and the local business community at large during the COVID-19 pandemic. Staff recommends the Planning Commission receive and file this report, and otherwise provide feedback as appropriate.

Recommended Action: Receive and file.

[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, June 22, 2020, 6 PM, City Hall, 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 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 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 **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.

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:

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Fax 714.754.4913

planninginfo@costamesaca.gov