



PLANNING COMMISSION AGENDA

July 27, 2020

Pre-Meeting Agenda Review begins at **5:30 PM**
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 – July 27, 2020 **5:30 PM** Pre-Meeting Agenda Review and **6:00 PM** Planning Commission meeting will use the same link below.

Please click the link below to join the webinar:

<https://zoom.us/j/93770582959?pwd=VmlRbDdCR3RDVGZydm10eHMyb0JUQT09>

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

Webinar ID: 937 7058 2959 / Password: 722955

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”

- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” function located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Limit comments to 3 minutes, or as otherwise directed.

Participate via telephone: US: + 1 669 900 6833
 Webinar ID: 937 7058 2959 / Password: 722955

During the Public Comment Period, press *9 to add yourself to the queue and wait for city staff to announce your name/phone number and unmute your line when it is your turn to speak. Limit comments to 3 minutes, or as otherwise directed.

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.

**JULY 27, 2020
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:

Presentation to the Director of Economic and Development Services, Barry Curtis, for his service to the City.

PUBLIC COMMENTS – MATTER NOT LISTED ON THE AGENDA

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 20-04 FOR A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A CHILD CARE LEARNING CENTER IN THE R2-HD (MULTIPLE-FAMILY RESIDENTIAL, HIGH DENSITY) ZONE IN CONJUNCTION WITH PROPOSED RENOVATIONS AND ADDITIONS, INCLUDING OUTDOOR**

PLAY AREAS AND SHADE STRUCTURES, LOCATED AT 1815 ANAHEIM AVENUE

Project Description: Planning Application 20-04 is a request for a Conditional Use Permit (CUP) for the establishment of a child care learning center (Kiddie Academy) in the R2-HD (Multiple-Family Residential, High Density) zone in conjunction with proposed renovations and additions. The proposed project involves the demolition of 2,122 square feet of building area, the remodel of the remaining structures (approximately 4,269 square feet), a new 2,468-square-foot building addition, and outdoor play areas and shade structures. The proposed 6,737-square-foot facility would serve up to 114 children and have 15 employees (13 teachers and 2 part-time administrative staff). The facility would be a drop-up/pick-up program only. Proposed hours of operation are from 6:30 AM to 6:30 PM, Monday through Friday; use of the outdoor play areas would be limited to the hours of 9:30 AM to 5 PM.

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 (Existing Facilities); and
2. Approve Planning Application 20-04, subject to conditions of approval.

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

2. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE (CODE AMENDMENT CO-2020-04) AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND RELATED FEES**

Project Description: An ordinance to adopt Code Amendment CO-2020-04 to amend portions of Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to modify and establish standards and fees for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law. The update includes revisions to the following chapters:

- Chapter I, Article 2: Definitions
- Chapter IV, Citywide Land Use Matrix
- Chapter V, Development Standards

3. 1, 7/23/2020

- Chapter VI, Off-site Parking Standards
- Chapter XI, Subdivisions
- Chapter XII, Special Fee Assessments

Environmental Determination: The ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule).

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

1. Find that adoption of the Resolution is exempt from the California Environmental Quality Act (“CEQA”) under Public Resources Code section 21080.17 [statutory exemption for second unit ordinances]; CEQA Guidelines sections 15282(h) [statutory exemption for second unit ordinances]; 15303 [new construction or small structures] and 15305 [minor alterations to land] and CEQA Guidelines section 15061 because a recommendation is not a final action, and because the recommended ordinance will not have a significant effect on the environment, because ADUs will largely constitute infill housing which is exempt from CEQA; and,
2. Recommend that the City Council give first reading to an Ordinance approving Code Amendment CO-2020-04, amending Title 13 of the Costa Mesa Municipal Code relating to accessory dwelling units and junior accessory dwelling units and to authorize related fees.

[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, August 10, 2020, 6 PM

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.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 PM, prior to the regular meeting. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

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:

77 Fair Drive, Costa Mesa, CA 92626

Planning Division 714.754.5245

Fax 714.754.4913

PCPublicComments@costamesaca.gov