



PLANNING COMMISSION AGENDA

September 14, 2020

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 – September 14, 2020 **6:00 PM**
Please click the link below to join the webinar:
<https://zoom.us/j/92382403119?pwd=c1Jtc2VnaVova1IScFBMSWVNOEI0dz09>

Or sign into Zoom.com and “Join a Meeting”
Webinar ID: 923 8240 3119/ Passcode: 687530

- 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. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: US: + 1 669 900 6833

Webinar ID: 923 8240 3119/ Passcode: 687530

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 press *6 to unmute your line when it is your turn to speak. Comments are limited 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. The City of Costa Mesa’s goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk’s office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible 714-754-5225 or at cityclerk@costamesaca.gov. El objetivo de la ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que normalmente se proporciona, intentaremos de complacer en todas las maneras. Favor de comunicarse a la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o cityclerk@costamesaca.gov

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

**SEPTEMBER 14, 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

JENNIFER LE
Acting 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 – MATTERS 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 20-08 FOR A CONDITIONAL USE PERMIT TO ALLOW A TATTOO PARLOR AT 1775 NEWPORT BOULEVARD, SUITE A**](#)

Project Description: Planning Application 20-08 is a request for a Conditional Use Permit to allow Gold Rush Tattoo to relocate from its existing location at 1779 Newport Boulevard, Suite B, into a 1,700-square-foot suite in an existing one-story, multiple tenant commercial building located on the adjoining property at 1775

Newport Boulevard, Suite A. This item was continued from the August 10, 2020 Planning Commission meeting.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per 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 20-08, 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 REPEAL URGENCY ORDINANCE 19-19 AND GIVE FIRST READING TO AN ORDINANCE APPROVING CODE AMENDMENT CO-2020-04 AMENDING PORTIONS OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE PERTAINING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS CONSISTENT WITH STATE LAW REQUIREMENTS AND TO AUTHORIZE 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
- Chapter VI, Off-site Parking Standards
- Chapter XI, Subdivisions
- Chapter XII, Special Fee Assessments

This item was continued from the July 27, 2020 Planning Commission meeting.

Environmental Determination: The Ordinance 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 of small structures] and 15305 [minor alterations to land] and CEQA Guidelines Section 15061.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution recommending that the City Council:

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; and
2. Repeal Urgency Ordinance 19-19 and 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](#)

NEW BUSINESS:

1. [APPOINTMENT OF A CHAIRPERSON PRO TEM FOR THE SEPTEMBER 28, 2020 PLANNING COMMISSION MEETING DUE TO THE PLANNED ABSENCE OF BOTH THE CHAIR AND VICE-CHAIR PERSONS](#)

Description: Article II, Section 2, of the Planning Commission bylaws state that a Chairperson Pro Tem may be appointed by the Planning Commission to act in the absence of both the Chairperson and Vice-Chairperson. Both Chairperson de Arakal and Vice-Chairperson Harlan have scheduled absences for the regular meeting of September 28, 2020. Accordingly, staff recommends that the Planning Commission appoint a Chairperson Pro Tem to serve for the regular meeting of September 28, 2020.

Recommended Action: Appoint a Chairperson Pro Tem.

[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, September 28, 2020, 6 PM

v.2, 9/10/2020

ADDITIONAL INFORMATION

PLANNING COMMISSION MEETINGS:

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 PM.

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 CITY STAFF:

77 Fair Drive, Costa Mesa, CA 92626
Planning Division 714.754.5245
Fax 714.754.4913
planninginfo@costamesaca.gov

v.2, 9/10/2020