



# PLANNING COMMISSION AGENDA

## October 12, 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 – October 12, 2020 **6:00 PM**  
Please click the link below to join the webinar:  
<https://zoom.us/j/96060379921?pwd=N2lvbzhJM2hWU3puZkk1T3VYTXhoQT09>

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

Webinar ID: 960 6037 9921/ Passcode: 595958

- 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: 960 6037 9921/ Passcode: 595958

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](mailto: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](mailto: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](mailto: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](mailto:cityclerk@costamesaca.gov)

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

OCTOBER 12, 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 20-11 TO ALLOW THE REPLACEMENT OF ONE GASOLINE DISPENSER WITH TWO HYDROGEN DISPENSERS AND RELATED EQUIPMENT INCLUDING A 40-FOOT-TALL VENT STACK AT AN EXISTING GASOLINE STATION AT 2995 BRISTOL STREET](#)

**Project Description:** Planning Application 20-11 is a request for a Conditional Use Permit for the replacement of one gasoline fuel dispenser with two hydrogen fuel dispensers and related equipment at an existing fueling station and a variance to

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allow a 40-foot-tall, six-inch in diameter vent stack on the property. The proposed vent stack would serve the proposed hydrogen fuel dispensers at the existing gas station.

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City in accordance with the California Environmental Quality Act (CEQA). The IS/MND finds that the environmental effects of the proposed project would be less than significant with the incorporation of a mitigation measure in the area of Tribal Cultural Resources, standard conditions of approval, and code compliance. The project site is on a list pursuant to Government Code Section 65962.5 pertaining to hazardous waste sites. The Planning Commission will consider adoption of the IS/MND at this hearing.

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

1. Adopt the Initial Study/Mitigated Negative Declaration for the project including the Mitigation Monitoring and Reporting Program; and
2. Approve Planning Application 20-11, subject to conditions of approval and mitigation measures.

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

2. [\*\*ZONING APPLICATION 20-17 FOR A PLANNED SIGNING PROGRAM FOR RANDY'S DONUTS AT 2930 HARBOR BOULEVARD\*\*](#)

**Project Description:** Zoning Application 20-17 is a request for a Planned Signing Program for Randy's Donuts, proposed at 2930 Harbor Boulevard. One 23-foot high, approximately 177-square-foot freestanding sign in the shape of a donut is proposed at the front of the property (12-foot-high, 89-square-foot freestanding sign is permitted by right), as well as one illuminated wall sign mounted above the entrance to the restaurant and one freestanding directional sign at the driveway entrance, for a total of approximately 218 square feet of total sign area proposed (approximately 178-square-foot total sign area is permitted by right).

**Environmental Determination:** The project is exempt from the provisions of CEQA per CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

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

1. Find that the project is categorically exempt from the provisions of CEQA per CEQA Guidelines Section 15311 (Accessory Structures); and
2. Approve Zoning Application 20-17, subject to conditions of approval.

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

3. [\*\*A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL ADOPT THE TRANSPORTATION IMPACT ANALYSIS \(TIA\) GUIDELINES AND GIVE FIRST READING TO AN ORDINANCE \(CODE AMENDMENT CO-20-05\) AMENDING CHAPTER XII, ARTICLE 3, SECTION 13-275 OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE REGARDING TRANSPORTATION IMPACT ANALYSIS OF THE DEVELOPMENT PROJECT REVIEW PROCEDURES\*\*](#)

**Project Description:** Code Amendment CO-2020-05 is a request to amend portions of Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to be consistent with proposed Transportation Impact Analysis Guidelines and to comply with State law (Senate Bill 743) regarding the use of vehicle miles traveled as the metric for evaluating traffic impacts in CEQA compliance documents. The proposed Code Amendment includes revisions to Chapter XII, Article 3: Section 13-275, Development project review procedures. Staff is also proposing the adoption of Transportation Impact Analysis Guidelines by Resolution.

**Environmental Determination:** The proposal is exempt from the provisions of the CEQA per CEQA Guidelines Section 15308 (Class 8), Actions by Regulatory Agencies for Protection of the Environment. The proposal is also exempt from the provisions of CEQA per CEQA Guidelines Section 15061(b)(3) (General Rule).

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

1. Find that the adoption of the Resolution is exempt from CEQA per CEQA Guidelines Section 15308 (Actions by Regulatory Agencies for Protection of the Environment) and CEQA Guidelines Section 15061(b)(3), General Rule;
2. Adopt the City's Transportation Impact Analysis (TIA) Guidelines by Resolution; and
3. Give first reading to an Ordinance for Code Amendment CO-20-05 amending Chapter XII, Article 3 (Transportation System Management), Section 13-275 of Title 13 of the Costa Mesa Municipal Code regarding transportation impact analysis of the development project review procedures.

[\*\*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, October 26, 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.

### **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 CITY STAFF:**

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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