



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – October 12, 2020  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**PUBLIC HEARINGS:**

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 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.

**Planning Commission adopted a Resolution adopting the Initial Study/Mitigated Negative Declaration for the project including the Mitigation Monitoring and Reporting Program; and approved Planning Application 20-11, subject to conditions of approval.**

Approved, 7-0.

**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.

**Planning Commission adopted a Resolution approving Zoning Application 20-17, subject to conditions of approval with a new condition added by the Commission.**

**Condition of Approval No. 9: At the applicant's discretion, the planned signing program may be modified within 60 days of the final approval to incorporate an alternative design for the proposed freestanding sign (incorporating a roof mounted sign instead). The modification, if proposed, shall be submitted to the Planning Commission for review.**

Approved, 6-0.

Commissioner Perkins recused.

**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).

**Planning Commission continued the item to a date uncertain and requested that the consultant and staff work on a proposal to address the concerns that the Commission raised during the hearing, especially adding in more quantification and consideration for the thresholds and metrics for non-motor vehicle level of service to be included in a level of service analysis; to look at the impacts of what would be involved in removing level of service altogether; include the discussion of the lower end threshold; and include affordable housing into the screening criteria.**

**Approved, 4-3.**

**Commissioner Colbert, Commissioner Russell, and Commissioner Zich voting no.**

Next Meeting: Planning Commission regular meeting, October 26, 2020, 6 PM