

**SPECIAL MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

May 27, 2020

CALL TO ORDER

The Chair called the Zoom webinar meeting to order at 6 PM and read a brief statement into the record regarding COVID 19 and how the public can participate in the meeting.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair de Arakal led the Pledge of Allegiance.

ROLL CALL

Present: Chair Byron de Arakal, Commissioner Kedarious Colbert, Commissioner Marc Perkins, Commissioner Dianne Russell, Commissioner Jenna Tourje, Commissioner Jon Zich

Absent: Vice Chair Jeffrey Harlan

Officials Present: Director of Economic and Development Services Barry Curtis, Assistant Director of Development Services Jennifer Le, Assistant City Attorney Tarquin Preziosi, Public Services Director Raja Sethuraman, Interim City Engineer Bart Mejia, Transportation Services Manager Jennifer Rosales, Senior Planner Mel Lee, Assistant Planner Justin Arios, Contract Planner Michelle Halligan, City Clerk Brenda Green, Deputy City Clerk Stacy Bennett, and Recording Secretary Julie Colgan

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Ms. Colgan read Bruce Krochman email into the record which was about keeping the alternative methods of public participation even after the public is allowed to return to meetings.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Tourje thanked staff their work and residents for all they are during COVID to stay safe and help out the local economy.

Commissioner Colbert thanked staff for their work to make sure the public voice is being heard; talked about the issues facing African Americans communities across the country in relation to police departments; and provided ideas to address these issues and ways that City can address it.

Commissioner Zich spoke on the need to support the community during COVID, on diversity, on public participation during COVID, and increasing public awareness about what items will be decided on at meetings to serve the community better.

Commissioner Perkins talked about the coronavirus and asked for a motion that at the next meeting the Commission add to the agenda a discussion recommending the City Council support local business recovery.

Commission and staff discussed that at the next City Council meeting there will be an item to support local business recovery and on the next Commission agenda a report will be added about the outcome of that City Council item.

CONSENT CALENDAR:

Commissioner Zich pulled Consent Calendar Items No. 5 and No. 6.

- 1. MINUTES FOR THE MEETING OF MARCH 23, 2020**

- 2. MINUTES FOR THE MEETING OF FEBRUARY 24, 2020**

- 3. MINUTES FOR THE MEETING OF FEBRUARY 10, 2020**

- 4. MINUTES FOR THE MEETING OF JANUARY 13, 2020**

MOVED/SECOND: de Arakal/ Perkins

MOTION: Move approval of the balance of the Consent Calendar.

The motion carried by the following roll call vote:

Ayes: de Arakal, Colbert, Perkins, Russell, Tourje, Zich

Nays: None

Absent: Harlan

Motion carried: 6-0 with Chair de Arakal abstaining from Consent Calendar Item No. 3 and Commissioner Tourje abstaining from Consent Calendar Item No. 2.

5. 2019 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN

Discussion with Commission and staff ensued on the listing of sites rezoned to accommodate the City's share of regional housing needs; housing element update process and the Commission's role in the process; how the areas will be selected in LU-2.6 and LU-6.5; how the City can attract developers to have affordable housing for the very low, low and moderate income levels; why certain circulation element policies are on-going with no details; and whether there is a list of 2019 residential demolitions with information related to the subsequent construction and affordability of the units on those lots.

Commissioners commented on the item.

MOVED/SECOND: de Arakal/ Russell

MOTION: Move staff's recommendation on Consent Calendar Item No. 5.

The motion carried by the following roll call vote:

Ayes: de Arakal, Colbert, Perkins, Russell, Tourje, Zich

Nays: None
Absent: Harlan
Motion carried: 6-0

ACTION: The Planning Commission recommends that the City Council approve the 2019 Annual Review of the 2015-2035 Costa Mesa General Plan for final submittal to the State Office of Planning and Research and the State Department of Housing and Community Development.

6. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA ONE-YEAR 2020-2021 AND FIVE-YEAR 2020-2025 CAPITAL IMPROVEMENT PROGRAMS

Discussion with Commission and staff ensued on an example of a project that would not be in conformance with the General Plan; how new projects become priority for the fiscal year; whether the project budget totals are realistic; how projects are evaluated to be included; the Commission's role for this item; Commissioner Perkins concern with the widening of Newport Boulevard as a cohesive part of the General Plan; and the reason for widening Newport Boulevard.

No public comments.

MOVED/SECOND: de Arakal/ Zich
MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:
Ayes: de Arakal, Colbert, Perkins, Russell, Tourje, Zich
Nays: None
Absent: Harlan
Motion carried: 6-0

ACTION: Adopt a Resolution to find that the City's proposed CIP is in conformance with the 2015-2035 General Plan and find that the General Plan conformance finding for the City's proposed CIP is not a "project" and is not subject to CEQA.

RESOLUTION PC-2020-14 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE PROPOSED ONE-YEAR 2020-2021 AND FIVE-YEAR 2020-2025 CAPITAL IMPROVEMENT PROGRAMS ARE IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

PUBLIC HEARINGS

- 1. DEVELOPMENT REVIEW 20-02 (DR-99-22 A4), A REQUEST TO AMEND DR-99-22 TO CONVERT A 9,089-SQUARE-FOOT OUTDOOR GARDEN CENTER AND 703-SQUARE-FOOT SCREENED AREA INTO AN ENCLOSED BUILDING ADDITION TO BE USED FOR STORAGE AT AN EXISTING TARGET RETAIL STORE LOCATED AT 3030 HARBOR BOULEVARD**

Project Description: Development Review (DR) 20-02 is a request to amend DR-99-22 to convert a 9,089-square-foot outdoor garden center and 703-square-foot screened area into

an enclosed building addition to be used for storage at an existing Target retail store located at 3030 Harbor Boulevard.

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.

Five ex-parte communications to report: Commissioner Zich was not contacted by Target or their representative but was contacted by a member of the public and met with them; Commissioner Tourje met with a member of the public and was not consulted by Target; Commissioner Russell was not contacted by Target but did have a phone call with a member of the public this morning; Commissioner Colbert was not contacted by Target but did speak with a member of the public this morning; and Chair de Arakal had contact with a member of the public this afternoon.

Mel Lee, Senior Planner, presented the staff report.

Discussion with Commission and staff ensued that no northern pedestrian traffic would occur and the pedestrian traffic would not change; why the garden center required a minor conditional use permit; the parking calculations for this application; how the conditions of approval for the site are monitored; CEQA history for the site; the entitlements run with the land; any additional impacts to the neighbors because of the proposed change of use; seven new parking stalls will be designated for customers only; the light spilling into the neighborhood; whether landscaping is going to be retained at the north edge of the building; eliminating drive-thru verbiage in Condition of Approval of 1b; eliminating Condition of Approval No. 8; entrances to the new structure; the City does not have an adopted standard to measure for the impacts of exterior lighting; whether the number and location of the emergency exits for the new storage space are sufficient; and bike parking at the location.

PUBLIC COMMENT

Applicant team: Justin Becker, Kimley-Horn, applicant, and Timothy Kindig, Target Store Director.

Mr. Becker stated that he has read the conditions and agrees to them.

Discussion with Commission, Mr. Becker, and Mr. Kindig ensued that the request is for a storage space for internal employee access only; no delivery of inventory on the side of the building where the storage space is located; emergency exit doors in the storage space; support eliminating the verbiage about loading and unloading in Condition of Approval No. 8; what Target could do to the outdoor lighting that faces neighborhood if there becomes an issue; in terms of noise, no forklifts will be used; and what is the protocol that Target uses to address code violations.

PUBLIC COMMENTS

Comments by telephone:

Sarah Morelli, Costa Mesa resident (Shamrock Lane), asked that all product stored in this area will be brought into the store via the existing loading dock on the south side of the building; there will be no transfer of product from the parking lot on the north or west sides of

the new building area be included in Exhibit B, Condition of Approval No. 1 and to remove Condition of Approval No. 1a and have it state "All doors shall be closed at all times except in the event of an emergency. No loading or unloading permitted"; and to remove Condition of Approval No. 8 since it was only for the garden center and No. 1e.

Ms. Colgan read the following into the record.

Al Morelli wrote in opposition to the item.

Jeff Gibbs wrote in opposition to the item.

The Chair closed public comment.

The applicant team responded to public comments.

The Chair closed the public hearing.

Discussion with the Commission and the applicant ensued on the motivation behind the application; projection for future growth; and that the employee count would remain the same.

Discussion with Commission and staff ensued on whether the conditions with the garden center could be modified; the emergency lights affecting the surrounding neighbors; and the trash/recycling issue that Mr. Gibbs provided as pictures in his public comments.

MOVED/SECOND: Tourje/ Zich for discussion

MOTION: Move staff's recommendation with two modifications, the removal of Condition of Approval 1b that references the drive-thru fast food restaurants and modification/removal to Condition of Approval No. 8. Remove the current wording and with City staff advice on how to word it replace with "No deliveries on the north side of the property shall occur".

Commissioner Zich and Commissioner Tourje discussed the proposed modifications in the motion.

Chair de Arakal and Mr. Lee discussed the proposed modification to Condition of Approval No. 8.

Commissioner Zich, Commissioner Colbert, and Commissioner Russell provided comments.

The motion carried by the following roll call vote:

Ayes: de Arakal, Colbert, Perkins, Russell, Tourje, Zich

Nays: None

Absent: Harlan

Motion carried: 6-0

ACTION: 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 Development Review 20-02 (DR-99-22 A4), subject to conditions of approval with the revisions below.

REVISED CONDITIONS:

Condition of Approval 1b: Loudspeakers, public address and/or paging systems, and two-way radios shall be prohibited outside any building.

Condition of Approval 8: Loading and unloading of deliveries on the north side of the property (adjacent to the former garden center/addition) are prohibited.

RESOLUTION PC-2020-15 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING DEVELOPMENT REVIEW 20-02 (DR-99-22 A4) TO CONVERT A 9,089-SQUARE-FOOT GARDEN CENTER AND 703-SQUARE-FOOT SCREENED AREA INTO AN ENCLOSED BUILDING ADDITION TO BE USED FOR STORAGE AT AN EXISTING TARGET RETAIL STORE, LOCATED AT 3030 HARBOR BOULEVARD

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Mejia announced tomorrow's Parks, Arts, and Community Services meeting.
2. Development Services Report – Mr. Curtis reported that the City Council directed staff to bring forth potential changes to Measure X to consider for the November ballot.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 9:23 PM

Submitted by:



JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION