

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

June 22, 2020

CALL TO ORDER

The Chair called the Zoom webinar meeting to order at 6 PM.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair de Arakal led the Pledge of Allegiance.

ROLL CALL

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

Officials Present: Director of Economic and Development Services Barry Curtis, Assistant Director of Development Services Jennifer Le, Assistant City Attorney Tarquin Preziosi, Interim City Engineer Bart Mejia, City Clerk Brenda Green, and Recording Secretary Julie Colgan

ANNOUNCEMENTS AND PRESENTATIONS:

Chair de Arakal read a brief statement into the record regarding COVID 19 and how the public can participate in the meeting.

PUBLIC COMMENTS:

Ms. Colgan stated that one public comment from MariAnn Chappell was received and provided to the Commission and made a part of the record.

There were no attendees on the Zoom webinar that wished to speak during public comment.

The Chair closed public comments.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Russell spoke on improving public outreach; look at the true needs of the residents of Costa Mesa; and how to address it from a planning perspective.

Commissioner Colbert spoke about Juneteenth day and recognized his debate coach Dr. Thomas F. Freeman who passed away.

Commissioner Tourje spoke about Zoom meetings and webinars that she will participate in addressing public space and how to respond to anti-black racism in urban practices and it means in the time of COVID. She also suggested looking into resources from the American Planning Association or others resources to continue education.

Commissioner Zich spoke on being more sensitive to the language we use; the idea of victimhood and blame; the public's different responses to George Floyd's death; and commended staff for their professionalism during the pandemic.

Commissioner Perkins spoke on reevaluating the reopening of the economy so the most vulnerable can safely get through it; maintaining remote meetings even after meetings resume at City Hall so the public can continue to participate from home; and accepting email comments live during the meetings.

Vice Chair Harlan expressed that he is looking forward to the discussion on equity that is on tonight's agenda.

Chair de Arakal spoke on the City's history of diversity; and how Orange County cities have a good record of diversity and inclusivity in city government and business.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS

- 1. A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL (ZONING CODE) TO CLEAN UP INTERNAL INCONSISTENCIES BETWEEN VARIOUS CHAPTERS OF THE ZONING CODE AND TO CONFORM TO RECENT REVISIONS TO AND REQUIREMENTS OF STATE LAW (CODE AMENDMENT CO-2020-02)**

Project Description: Zoning Code update (CO-2020-02) amending Title 13 of the Costa Mesa Municipal Code to clean-up internal inconsistencies between various chapters of the Zoning Code and to conform to recent revisions to and requirements of State law. The update includes revisions to the following chapters:

- Chapter I, Article 2: Definitions
- Chapter III, Planning Applications
- Chapter IV, Land Use Matrix
- Chapter V, Residential Development Standards
- Chapter V, Commercial and Industrial Development Standards
- Chapter V, Planned Development – Master Plan
- Chapter VI, Off-site Parking Standards
- Chapter VII, Landscape Standards
- Chapter VIII, Sign Standards
- Chapter IX, Wireless Antennas

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).

MOVED/SECOND: de Arakal/Zich

MOTION: Open the public hearing and move that the Planning Commission continue this item to the meeting of July 13.

The motion carried by the following roll call vote:
Ayes: de Arakal, Harlan, Colbert, Perkins, Russell, Tourje, Zich
Nays: None
Absent: None
Motion carried: 7-0

ACTION: The Planning Commission continued this item to the meeting of July 13, 2020.

NEW BUSINESS:

1. PLANNING COMMISSION DISCUSSION OF SYSTEMIC INEQUALITY AND THE FORMATION OF A SUBCOMMITTEE TO ADDRESS THIS TOPIC

Description: At the Planning Commission meeting of Monday June 8, 2020 during Commissioner Comments and Suggestions, the Planning Commission requested staff agendize for discussion, responses to systemic inequality and the formation of a subcommittee on that topic. As such, this item has been placed on the agenda for discussion.

Ms. Colgan noted that three written comments have been received that have been forwarded to the Commission and have been included as a part of the record.

Jennifer Le, Assistant Director of Development Services, presented the staff report.

Commissioner Perkins presented a slide show on the item.

The Chair opened public comments.

PUBLIC COMMENTS

Caller one asked whether the City received any race-related complaints regarding the sale of homes through the state agency or city agency and reminded the Council how much the City is rental and built out and budgeting issues that will restrict resources; spoke in support of equity and equality; and stated concerns with having an ad hoc committee for this item because it does not allow for the community to participate or be at the meetings.

The Chair closed public comments.

Discussion with the Commission and staff ensued on why there was not a staff recommendation on the item; any language in the City's documentation reflecting systemic inequality or institutional racism; whether there are any claims from an individual or any organization of systematic inequality or institutional racism against the City; were any other inquiries received to do this type of study; any racial animus in the City's literature; the Code provision that restricts certain animals in an R1 zone; reasons why a home occupation business would not be allowed; distinction between income inequality and institutional racism; clarifying Commissioner Perkins' request; whether the City translates documents into Spanish; Commissioner Harlan suggested that if a subcommittee is created, then defining what equity is and setting guiding principles needs to occur; forming a Human Relations Committee instead; whether the Brown Act applies to an Ad Hoc Committee; whether staff and legal counsel need to present at the Committee; diversity of business ownership in the City; issues of equity in the City; forming a Housing Element working group; the Housing

Element outreach program; identification of different languages spoken in the City; age distribution of residents; what items should be brought to City Council to approve.

MOVED/SECOND: Zich/de Arakal for discussion

MOTION: Receive and file the report with two actions. First, Commissioner Perkins letter should be sent to Council Member(s) of his choice and second, the Planning Commission should be engaged with the City consultant on the Housing Element through October 2021.

Chair de Arakal stated that he would like to meet with Commissioner Perkins and summarize what has been conveyed by the Commission and formulate a letter for Commissioners who so desire to sign the letter. The Housing Element is the best opportunity to address equal housing opportunities. He wants the Commission to have a working group in addition to the Chair and to have two other Commissioners to be a part of a working group for the Housing Element.

Chair de Arakal, Mr. Curtis, and Mr. Preziosi discussed that no more than three Commissioners could formulate the letter.

Chair de Arakal asked Commissioner Zich whether he agreed with the items he added to the motion. Commissioner Zich responded no and explained why.

Chair de Arakal and Commissioner Zich discussed the motion.

Commissioner Zich stated that his motion for the formal action by the Planning Commission is to receive and file.

Chair de Arakal withdrew his second.

No other Commissioner seconded Commissioner Zich's motion.

MOVED/SECOND: de Arakal/Perkins

MOTION: Receive and file and direct staff to work with the Chair and Commissioner Perkins to develop a summary letter requesting the City Council form a Human Relations and Equity Committee; and establish a Planning Commission working group to engage with the Housing Element consultant to ensure issues of equity and equal opportunity for housing are addressed in Costa Mesa.

Mr. Curtis suggested that the letter be brought to the next Commission meeting for approval and adoption and forwarded to City Council. Chair de Arakal and Commissioner Perkins agreed to add that to the motion.

Commissioner Colbert, Mr. Curtis, Mr. Preziosi discussed whether edits to the letter from the Commissioners would be allowed when it is brought back.

Commissioner Russell and Commissioner Tourje commented on the item.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Abstained: Colbert

Motion carried: 6-0

ACTION: Planning Commission received and filed the item and directed staff to work with the Chair and Commissioner Perkins to develop a summary letter to the City Council requesting the formation of: a Human Relations Committee and a Planning Commission working group to work with the City's Housing Element consultant to ensure that the issues of equity and equal opportunity for housing in Costa Mesa are addressed. The Planning Commission directed staff to bring the letter back to the next Commission meeting for the Commission to adopt and forward to the City Council.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Mejia provided updates on the repurposing of the old Donald Dungan Library and the permanent bridge shelter.
2. Development Services Report – Mr. Curtis provided updates on the Small Business Grant Program that City Council approved; requests coming in for City Council approved outdoor activity; and the three pilot projects to create public spaces within the public right-of-ways.

Mr. Curtis explained why emails are no longer read into the record during meetings.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 8:41 PM

Submitted by:



JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION