

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

September 28, 2020

CALL TO ORDER

The Chairperson Pro Tem called the Zoom webinar meeting to order at 6 PM.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairperson Pro Tem Tourje led the Pledge of Allegiance.

ROLL CALL

Present: Commissioner Kedarious Colbert, Commissioner Marc Perkins, Commissioner Dianne Russell, Commissioner Jenna Tourje (Chairperson Pro Tem), Commissioner Jon Zich

Absent: Chair Byron de Arakal, Vice Chair Jeffrey Harlan

Officials Present: Acting Director of Economic and Development Services Jennifer Le, Assistant City Attorney Tarquin Preziosi, Interim City Engineer Bart Mejia, Associate Planner Nancy Huynh, Assistant Planner Chris Yeager, City Clerk Brenda Green, and Recording Secretary Julie Colgan

ANNOUNCEMENTS AND PRESENTATIONS:

Chairperson Pro Tem Tourje read a brief statement into the record regarding COVID-19 and how the public can participate in the meeting.

PUBLIC COMMENTS:

Wendy Leece, Costa Mesa resident, spoke on equity issues in public education and stated concerns with The Triangle LED signs that will be coming before the Planning Commission.

Katie Arthur thanked Commissioner Colbert for his comments on equity and stated concerns with The Triangle LED signs that will be coming before the Planning Commission.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Russell acknowledged Yum Kippur and wished all Jewish friends well.

Commissioner Colbert spoke on the passing of Justice Ruth Bader Ginsburg; indictment of the police officers involved in the death of Breonna Taylor and the protest surrounding her death; situations of injustice locally and throughout the country; on the way that he experiences the world; stated concerns with the letter from the Commission about forming a Human Relations and Equity Committee not making it to City Council yet; spoke on how Vans has been proactive in addressing the inequity in their company.

Commissioner Perkins spoke on addressing equity and black lives matter issues which is critical at this time and asked for an update on the status of the Human Relations and Equity Committee letter.

Commissioner Zich spoke on the issues currently happening on the news; how people are talking past each other about these issues; and that he would like to have an offline conversation with Commissioner Colbert about the issues of the day and points he raised.

Chairperson Pro Tem Tourje encouraged everyone in the City to be aware of who gets to participate in the conversations that shape the City and who is ultimately impacted by the City Council and Planning Commission decisions.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS

1. PLANNING APPLICATION 20-02 AND TENTATIVE PARCEL MAP 2019-120 FOR A TWO-UNIT RESIDENTIAL SMALL LOT SUBDIVISION DEVELOPMENT AT 2156 MYRAN DRIVE

Project Description: Planning Application 20-02 is a request for a Design Review to allow a residential small lot subdivision project with a total of two, two-story, single-family dwelling units each 3,048 square feet in size. Each new dwelling unit would include three bedrooms, one powder room, three full bathrooms, and an attached two-car garage. Tentative Parcel Map (TPM) 2019-120 is a request to subdivide the 10,316-square-foot subject property into two separate parcels each 5,158 square feet in size with one dwelling unit on each parcel intended for individual ownership.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development, and Section 15303 (Class 3), New Construction or Conversion of Small Structures.

Ms. Colgan stated that no public comments have been received.

No ex-parte communications to report.

Nancy Huynh, Associate Planner, presented the staff report.

Discussion with Commission and staff ensued on whether the interior six-foot wall will be a block wall and not a wood fence; who is responsible for maintaining the private road off Myran Drive; and how to ensure that the finished grade is compatible with the adjacent properties in Condition of Approval No. 4.

The Chairperson Pro Tem opened the public hearing.

PUBLIC COMMENT

Vivian Nguyen, applicant, stated that she has read the staff report and conditions and agrees to them.

Discussion with Commission and Ms. Vivian Nguyen ensued on the exterior lighting including the perimeter walkway, sides of property and between the properties and that exterior lighting will not spillover onto neighboring properties.

No public comments.

The Chairperson Pro Tem closed the public comments.

Discussion with Commission and Ms. Vivian Nguyen ensued on whether the street will be repaved.

Discussion with Commission and staff discussed that adjacent property owners were given notice.

MOVED/SECOND: Zich/Colbert

MOTION: Move staff's recommendation.

The Chairperson Pro Tem closed the public hearing and receives the motion by Commissioner Zich and seconded by Commissioner Colbert.

Commissioner Zich and Chairperson Pro Tem Tourje commented on the project.

The motion carried by the following roll call vote:

Ayes: Colbert, Perkins, Russell, Tourje, Zich

Nays: None

Absent: de Arakal, Harlan

Recused: None

Motion carried: 5-0

ACTION: 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 15332 (In-Fill Development and Section 15303 (New Construction or Conversion of Small Structures); and
2. Approve Design Review PA-20-02 and Tentative Parcel Map 2019-120, subject to conditions of approval.

RESOLUTION PC-2020-22 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 20-02 AND TENTATIVE PARCEL MAP 2019-120 FOR A TWO-UNIT SMALL LOT RESIDENTIAL SUBDIVISION IN THE R2-MD ZONE FOR PROPERTY AT 2156 MYRAN DRIVE

The Chairperson Pro Tem explained the appeal process.

2. **PLANNING APPLICATION 20-07 AND TENTATIVE PARCEL MAP 2020-126 FOR A CONVERSION OF AN EXISTING BUILDING AT 1375 LOGAN AVENUE INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT**

Project Description: Planning Application 20-07 is a request for a Conditional Use Permit (CUP) for the conversion of 12 leasable units within an existing industrial building into 12 industrial condominium units on one lot with ancillary common spaces. With the conversion, the 12 industrial units could be sold independently and owned. Ancillary spaces such as the common areas, parking lot, and landscaping would be under common ownership. The operation of the facility would remain substantially unchanged. Tentative Parcel Map (TPM) 2020-126 is a parcel map to facilitate the condominium project and is required to be recorded prior to the sale of the industrial condominium units.

Environmental Determination: The project is exempt from the provisions of CEQA per CEQA Guidelines Section 15301 (Class 1), Existing Facilities, and Section 15315 (Class 15), Minor Land Divisions.

Ms. Colgan stated that no public comments have been received.

No ex-parte communications to report.

Chris Yeager, Assistant Planner, presented the staff report.

Discussion with Commission and staff ensued on why the rear setback does not meet the required 33 feet; reason behind the condition to replace all roll up doors; structure problems identified in the structure report and whether those problems will be resolved when the building is remodeled; why this application is processed as a conditional use permit and why it does not require a variance; whether a seismic or structural stability inspection occurred; that it is up to the applicant's to select a recommendation in the inspection report memo; and that the application is a condominium conversion which triggers current building code requirements.

The Chairperson Pro Tem opened the public hearing.

PUBLIC COMMENT

Rob Guthrie, building owner, stated that he has read the staff report and agrees to the conditions of approval. He addressed Commissioner's concerns about which renovations will be done to the building.

Discussion with Commission and Mr. Guthrie ensued on what will happen with the existing tenants during renovations; whether there is any bike parking onsite; and that Mr. Guthrie stated he would be in agreement to a condition to add bike racks.

The Chairperson Pro Tem opened the public comments.

No public comments.

The Chairperson Pro Tem closed the public comments.

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

Chairperson Pro Tem Tourje closed the public hearing before Commissioner Russell seconded the motion.

Commissioner Zich thanked staff for the work they did on the staff report and spoke in support of the project.

Commissioner Colbert spoke in support of the item.

Commissioner Perkins spoke in support of the item and requested to add a condition of approval that half a bicycle parking space per unit be provided at location and is flexible on the number.

Commissioners discussed adding the condition that Commissioner Perkins requested.

Mr. Guthrie stated that he would be able to provide parking for six bicycles.

Commissioner Zich and Commissioner Russell agreed to add a condition of approval that the applicant provide bike rack capacity for six bicycles.

Commissioner Russell spoke in support of the item.

The motion carried by the following roll call vote:
Ayes: Colbert, Perkins, Russell, Tourje, Zich
Nays: None
Absent: de Arakal, Harlan
Recused: None
Motion carried: 5-0

ACTION: 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 15315 (Class 15), Minor Land Divisions; and
2. Approve Planning Application 20-07 and Tentative Parcel Map 2020-126, subject to conditions with an added condition by the Commission.

NEW CONDITION ADDED BY COMMISSION:

Condition of Approval No. 17: Prior to issuance of building permits, the plans shall include bicycle rack(s) with a minimum capacity of six bicycles.

RESOLUTION PC-2020-23 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 20-07 AND TENTATIVE PARCEL MAP 2020-126 FOR A CONVERSION OF THE EXISTING BUILDING AT 1375 LOGAN AVENUE INTO A NON-RESIDENTIAL COMMON INTEREST DEVELOPMENT

The Chairperson Pro Tem explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Development Services Report – Ms. Le provided an update on the Human Relations and Equity Committee letter sent to the City Council and the City’s Housing Element.

Commissioner Tourje asked for an update at a future Planning Commission meeting on a timeline with the Commissions involvement in the process of the City’s Housing Element.

Commissioner Colbert and Ms. Le discussed whether that the City would do the Housing Element with the number that SCAG provided or appeal the RHNA allocation.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney – none.

Commissioner Perkins asked for an update on the Triangle signage. Ms. Le stated that the item would be scheduled for November after the community outreach is complete.

ADJOURNMENT AT 8:18 PM

Submitted by:



JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION