

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

October 26, 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 Jon Zich

Absent: Commissioner Jenna Tourje

Officials Present: Acting Director of Economic and Development Services Jennifer Le, Assistant City Attorney Tarquin Preziosi, Senior Planner Mel Lee, 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:

Wendy Leece spoke in opposition to the Triangle sign proposal.

Cynthia McDonald spoke in opposition to the Triangle sign proposal.

Katie Arthur stated spoke in opposition to the Triangle sign proposal.

A caller spoke in opposition to the Triangle sign proposal.

Herb Netal spoke in opposition to the Triangle sign proposal.

A speaker spoke in opposition to the Triangle sign proposal.

Syndy Neyland spoke in opposition to the Triangle sign proposal.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Zich spoke on the Triangle sign proposal's community outreach.

Commissioner Perkins acknowledged the public engagement that occurred during public comments.

Commissioner Russell spoke on the two large fires occurring in north Orange County.

Commissioner Colbert reminded everyone to vote this election season.

Vice Chair Harlan thanked the public that spoke tonight on the Triangle sign proposal; spoke on the fires in north Orange County; and encouraged everyone to vote this election season.

Chair de Arakal spoke on the north Orange County fires; asked for prayers for the two OCFA firefighters who are in critical condition; and spoke on voting in this election season.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS

1. PLANNING APPLICATION 20-13 FOR A TEMPORARY CONDITIONAL USE PERMIT FOR USED MOTOR CAR SALES WITH OUTDOOR DISPLAY AND STORAGE ON A TEMPORARY BASIS LOCATED AT 2750 BRISTOL STREET

Project Description: Planning Application 20-13 is a request for a Conditional Use Permit to allow used motor vehicle sales (Luxury Auto Lounge) with outdoor display and storage of motor vehicles on the former site of the South Pacific Car Wash, located at 2750 Bristol Street. The use would be temporary in nature and would be discontinued when a permanent use of the site is commenced.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Ms. Colgan stated that two public comments had been provided to the Commission and made a part of the record.

Chair de Arakal recused himself due to living within 500 feet of the subject property.

Four ex-parte communications to report: Commissioner Russell had a phone call with the applicant's representative this morning; Commissioner Colbert spoke with the applicant's representative on Friday; Commissioner Perkins received a call and an email from the applicant's representative; and Commissioner Zich exchanged a couple of emails with Coralee Newman.

Mel Lee, Senior Planner, presented the staff report.

Discussion with Commission and staff ensued on the three entities involved in this application; whether the Planning Commission can issue a conditional use permit that has a two year renewal requirement as part of the conditions of approval; that the maximum term of the temporary conditional use permit is one year; what the added storage means in the application; that no vehicle repair would occur onsite; and that Zoning Application 20-13 is for the permanent use for this site and is a separate application from this proposed application.

The Vice Chair opened the public hearing.

PUBLIC COMMENT

Applicant's team: Jason Cooper, Walker Group Ventures, Coralee Newman, applicant's representative and J. Dickinson, operator of Luxury Auto Lounge.

Ms. Newman stated that they have read the staff report and agrees to all the conditions and asked for the operating days Monday through Saturday not Monday through Friday be made a part of the record.

No questions from the Commission.

The Vice Chair opened the public comment.

No public comments.

Ms. Newman provided closing comments.

The Vice Chair closed the public comment portion of the hearing and closed the public hearing.

MOVED/SECOND: Colbert/Russell

MOTION: Move that the Planning Commission find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Existing Facilities); and approve Zoning Application 20-07, subject to conditions of approval including the modification to the analysis that the business hours will be Monday through Saturday.

Ms. Colgan asked for Commissioner Colbert to clarify what application number was approved. Commissioner Colbert clarified that his motion was for Planning Application 20-13 and Commissioner Russell agreed to clarification.

The motion carried by the following roll call vote:

Ayes: Harlan, Colbert, Perkins, Russell, Zich

Nays: None

Absent: Tourje

Recused: de Arakal

Motion carried: 5-0

ACTION: The Planning Commission adopted 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 (Existing Facilities); and
2. Approve Planning Application 20-13, subject to conditions of approval including the modification to the analysis that the business hours will be Monday through Saturday.

RESOLUTION PC-2020-26 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 20-13 FOR A TEMPORARY CONDITIONAL USE PERMIT FOR USED MOTOR CAR SALES

WITH OUTDOOR DISPLAY AND STORAGE ON A TEMPORARY BASIS LOCATED AT 2750 BRISTOL STREET

The Vice Chair explained the appeal process.

Chair de Arakal returned to the meeting.

2. ZONING APPLICATION 20-07 FOR A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS FOR AN INDIVIDUAL AND GROUP COUNSELING USE LOCATED AT 2001 HARBOR BOULEVARD, SUITES 200, 210, AND 220

Project Description: Zoning Application 20-07 is a request for a Minor Conditional Use Permit to deviate from parking requirements due to unique operating characteristics for an individual and group counseling use (The Center, AKA, Yellowstone Recovery – Outpatient Treatment Program) located in Suites 200, 210, and 220 (3,249 square feet total area) of an existing multi-tenant commercial building at 2001 Harbor Boulevard.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Ms. Colgan stated that no public comments have been received on this item.

No ex-parte communications to report.

Mel Lee, Senior Planner, presented the staff report and stated that there was a typo in the hours of operation and that they should be 5 PM to 8PM not 5 AM to 8PM and should be corrected if approved.

Discussion with the Commission and staff ensued on that the applicant is seeking a minor conditional use permit due to parking requirements and that nothing has changed in the applicant's operation since 2014.

The Chair opened the public hearing.

PUBLIC COMMENTS

Corrie Kates, applicant, stated that he has read the staff report and the conditions of approval and agrees to them.

No questions from the Commission for the applicant.

The Chair opened public comments.

No public comments.

The Chair closed the public comment portion of the public hearing.

Discussion with the Commission and staff ensued regarding inclusion of counseling services use in the next Code update and whether these applications would still be forwarded to the Commission from the Zoning Administrator.

The Chair closed the public hearing.

MOVED/SECOND: Commissioner Perkins/de Arakal
MOTION: Move staff recommendation.

Chair de Arakal asked that the motion include the modifications to the findings and condition of approval that the hours of operation be 5PM to 8PM.

Commissioner Perkins agreed to the modifications in the draft resolution, conditions of approval, and the staff report to the 5PM start time to his motion.

Chair de Arakal seconded the motion.

Chair de Arakal spoke on revising the category that counseling services are in the next Zoning code update.

Commissioner Perkins spoke also on revising where counseling services are in the City's land use matrix and include provisions on van drop offs.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Tourje

Recused: None

Motion carried: 6-0

ACTION: Planning Commission adopted 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 (Existing Facilities); and
2. Approve Zoning Application 20-07, subject to conditions of approval with 5PM start time. See revised condition below.

REVISED CONDITION:

Condition of Approval No. 2: The overall hours of operation shall be from 9 AM to 9 PM Mondays through Fridays; staff may be on-site from 8 AM to 10 PM. Programming hours of operation for individual and group counseling shall be from 9 AM to 3 PM, and 5 PM to 8 PM; the intervening hours will be utilized by the staff for internal meetings. Additionally, staff training may occur on weekends between 8 AM and 4 PM.

RESOLUTION PC-2020-27 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING ZONING APPLICATION 20-07 FOR A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS FOR AN INDIVIDUAL AND GROUP COUNSELING USE LOCATED AT 2001 HARBOR BOULEVARD, SUITES 200, 210, AND 220

The Chair explained the appeal process.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Development Services Report – Ms. Le reported on the City Manager appealing the City's RHNA allocation to SCAG and on the City Council directing staff to bring forward a moratorium on short term rentals.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 7:25 PM

Submitted by:



JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION