

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

November 23, 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, Interim City Engineer Bart Mejia, Assistant Planner Chris Yeager, Deputy City Clerk Stacy Bennett, 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.

Presentation recognizing Vice Chair Harlan for his service on the Planning Commission.

Chair de Arakal read a Proclamation commending Vice Chair Harlan for his service on the Planning Commission.

All Commissioners congratulated Vice Chair Harlan on his election to City Council and wished him the best.

PUBLIC COMMENTS:

No public comments.

The Chair closed public comments.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Russell wished everyone a Happy Thanksgiving.

Commissioner Colbert wished everyone a Happy Thanksgiving and to practice gratitude during this holiday.

Commissioner Zich wished everyone a Happy Thanksgiving.

Commissioner Perkins spoke on COVID-19 and wished everyone a Happy Thanksgiving.

Chair de Arakal congratulated both Mayor Foley on her reappointment as Mayor and the newly elected City Council members; wished everyone a Happy Thanksgiving; and acknowledged nurses, doctors and first responders that will be working during the holiday instead of being with their families.

CONSENT CALENDAR:

None.

Chair de Arakal announced that Zoning Application 20-14 will not be heard tonight and will not be re-noticed for a future date.

PUBLIC HEARINGS

1. ZONING APPLICATION 20-17 FOR A MODIFIED 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 to allow for one roof mounted sign in the form of a donut with exterior illumination to be located at the front of the building. The sign will be approximately 433 square feet and total height is 39 feet 11 inches above finished grade. One illuminated wall sign mounted above the entrance to the restaurant on the south side of the building and one freestanding directional sign at the driveway entrance are also proposed. A previous iteration of the application was conditionally approved by the Planning Commission at the October 12, 2020 meeting.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

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

Commissioner Perkins recused himself at 6:26 PM due to living within close proximity of the project location.

No ex-parte communications to report.

Chris Yeager, Assistant Planner, presented the staff report.

Discussion with Commission and staff ensued on the size of the donut shaped sign in the illustrated in the southbound Harbor Boulevard rendition. The applicant was asked a question regarding the lighting.

PUBLIC COMMENT

Applicant's team: Kevin McConnell, applicant's representative and Mark Kelegian, owner.

Mr. Kelegian stated that he has read the staff report and agrees to the conditions of approval. He thanked the Commission for taking another look at this application.

Discussion with the Commission and applicants ensued regarding the lighting for the donut shaped sign and why it is ground mounted instead of roof mounted.

The Chair opened the meeting for public comments.

A speaker by telephone spoke in support of the item.

Dr. Nader Mikhail stated concerns with the donut sign not being like the other signs surrounding it on Harbor Boulevard; with the illumination causing light pollution; and the possibility that the sign will distract drivers along Harbor Boulevard.

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

The Chair closed the public hearing.

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

All Commissioners spoke in support of the item.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Tourje

Recused: Perkins

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 15311 (Class 11), Accessory Structures; and
2. Approve Zoning Application 20-17 with a modified design as presented, subject to conditions of approval.

RESOLUTION PC-2020-28- A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING ZONING APPLICATION 20-17 FOR A PLANNED SIGNING PROGRAM FOR RANDY'S DONUTS AT 2930 HARBOR BOULEVARD

The Chair explained the appeal process.

Commissioner Perkins returned to the meeting at 6:57 PM.

DEPARTMENTAL REPORT(S)

1. Public Services Report – Mr. Mejia reported on the multiple street repairs occurring in the City; completion of the City’s first electrical vehicle charging station at City Hall; and a new community park near Santa Ana Avenue and University Drive.
2. Development Services Report – Ms. Le reported on the Housing Element community outreach and that there is a Housing Element survey for the public to complete on the City website.

CITY ATTORNEY’S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 7:02 PM

Submitted by:



JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION