



# **PLANNING COMMISSION AGENDA**

## **JULY 12, 2021**

### **COUNCIL CHAMBERS AND VIRTUAL LOCATIONS**

#### **77 FAIR DRIVE, COSTA MESA, CALIFORNIA**

#### **REGULAR MEETING 6:00 P.M.**

The Planning Commission meetings are presented in a hybrid format, both in-person at City Hall, and virtually via Zoom Webinar. The Governor’s Executive Orders N-25-20 and N29-20 suspend certain requirements of the Brown Act, and Planning Commission Members and Staff may choose to participate in person or by video conference.

If you would like to participate in this meeting, you can participate via the following options:

1. Attending in person: All attendees who are not fully vaccinated are required to wear a face covering at all times while in the Council Chambers or City Hall. Please maximize spacing by utilizing all seating in the Chambers.
2. You may observe the Planning Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) AND ONLINE AT [youtube.com/costamesatv](https://youtube.com/costamesatv).
3. Zoom Webinar – July 12, 2021 – **6:00 p.m.**  
Please click the link below to join the webinar:  
<https://zoom.us/j/96060379921?pwd=N2lvczhJM2hWU3puZkk1T3VYTXhoQT09>

Or sign into Zoom.com and “Join a Meeting”

Webinar ID: 960 6037 9921

Passcode: 595958

- If Zoom is not already installed on your computer, click “Download & Run Zoom” on the launch page and press “Run” when prompted by your browser. If Zoom has previously been installed on your computer, please allow a few moments for the application to launch automatically.
- Select “Join Audio via Computer.”

- The virtual conference room will open. If you receive a message reading, “Please wait for the host to start this meeting,” simply remain in the room until the meeting begins.
- During the Public Comment Period, use the “raise hand” function located in the participants’ window and wait for city staff to announce your name and unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

Participate via telephone: US: + 1 669 900 6833  
 Webinar ID: 960 6037 9921                      Passcode: 595958

During the Public Comment Period, press \*9 to add yourself to the queue and wait for city staff to announce your name/phone number and press \*6 to unmute your line when it is your turn to speak. Comments are limited to 3 minutes, or as otherwise directed.

4. Members of the public who wish to make a comment on a specific agenda item may submit your comment via email to [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov). Comments received by **12:00 P.M.** on the date of the meeting will be provided to the Planning Commission, made available to the public, and will be part of the meeting record.
5. Please know that it is important for the City to allow public participation at this meeting. If you are unable to participate in the meeting via the processes set forth above, please contact the City Clerk at (714) 754-5225 or [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) and we will attempt to accommodate you. While the City does not expect there to be any changes to the above process for participating in this meeting, if there is a change, the City will post the information as soon as possible to the City’s website.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

All pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. No links to YouTube videos or other streaming services will be accepted, a direct video file will need to be emailed to staff prior to each meeting in order to minimize complications and to play the video without delay. The video must be one of the following formats, .mp4, .mov or .wmv. Only one file may be included per speaker for public comments. Please e-mail to the City Clerk at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov) **NO LATER THAN 12:00 Noon** on the date of the meeting. Note regarding agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5):

Any related documents provided to a majority of the Planning Commission after distribution of the Planning Commission Agenda Packets will be made available for public inspection. Such documents will be posted on the City’s website at [www.costamesaca.gov](http://www.costamesaca.gov) or by clicking [here](#).

v.1, 7/8/2021

**As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A limited number of hard copies of the agenda will be available in the Council Chambers. For your convenience, a binder of the entire agenda packet will be at the table in the foyer of the Council Chambers for viewing.**

The City of Costa Mesa's goal is to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk's office 24 hours prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible (714) 754-5225 or at [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov). El objetivo de la ciudad de Costa Mesa es cumplir con la ley de Estadounidenses con Discapacidades (ADA) en todos los aspectos. Si como asistente o participante en esta reunión, usted necesita asistencia especial, más allá de lo que normalmente se proporciona, intentaremos de complacer en todas las maneras. Favor de comunicarse a la oficina del Secretario de la Ciudad con 24 horas de anticipación para informarnos de sus necesidades y determinar si alojamiento es realizable al 714-754-5225 o [cityclerk@costamesaca.gov](mailto:cityclerk@costamesaca.gov)

**MONDAY, JULY 12, 2021  
REGULAR MEETING – 6:00 P.M.**

**BYRON DE ARAKAL**  
Chair

**JON ZICH**  
Planning Commissioner

**JENNA TOURJE**  
Planning Commissioner

**ADAM ERETH**  
Planning Commissioner

**TARQUIN PREZIOSI**  
Assistant City Attorney

**DIANNE RUSSELL**  
Planning Commissioner

**RUSSELL TOLER**  
Planning Commissioner

**JENNIFER LE**  
Director of Economic and Development Services

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**ANNOUNCEMENTS AND PRESENTATIONS:**

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

**ELECTION OF VICE-CHAIR:**

**Election of Vice Chairperson:** Planning Commission Chair declares nominations open for Vice Chairperson and calls for Commission vote.

**PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA**

Comments are limited to three (3) minutes, or as otherwise directed.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS**

**CONSENT CALENDAR:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Public comments on Consent Calendar items are limited to three (3) minutes, or as otherwise directed.

**CONSENT CALENDAR (Items 1 – 3):**

**1. MINUTES FOR THE MEETING OF JANUARY 25, 2021**

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on January 25, 2021.

**2. MINUTES FOR THE MEETING OF FEBRUARY 8, 2021**

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on February 8, 2021.

**3. GENERAL PLAN CONFORMITY REPORT AND RESOLUTION THEREOF FOR THE PROPOSED VACATION OF EXCESS RIGHT-OF-WAY LOCATED AT 154 BROADWAY ON THE FULLERTON AVENUE FRONTAGE**

**Recommended Action:** Adopt a Resolution that adopts the agenda report for this item for purposes of reporting to the City Council on general plan conformance, and finding that the proposed vacation of excess right-of-way of the Fullerton Avenue frontage of 154 Broadway is in conformance with the City of Costa Mesa General Plan, serves the public interest, is a public benefit, and is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

**PUBLIC HEARINGS:** None

**OLD BUSINESS:** None

**NEW BUSINESS:** None

**DEPARTMENTAL REPORTS:**

**1. PUBLIC SERVICES REPORT**

**2. DEVELOPMENT SERVICES REPORT**

**CITY ATTORNEY'S OFFICE REPORT:**

**1. CITY ATTORNEY REPORT**

**ADJOURNMENT:**

Next Meeting: Planning Commission regular meeting, July 26, 2021, 6:00 p.m.

## **ADDITIONAL INFORMATION**

### **PLANNING COMMISSION MEETINGS:**

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 P.M.

### **PUBLIC COMMENTS – MATTERS LISTED ON THE AGENDA:**

1. Members of the public desiring to comment on a specific agenda item may submit your comments in person or via email at [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) or as otherwise described on Pages 1 and 2 of this agenda.
2. In accordance with City Council Policy 000-11, and other requirements, any pictures, PowerPoints, and videos for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. Refer to Page 2 of this agenda for detailed instructions. Please email [PCPublicComments@costamesaca.gov](mailto:PCPublicComments@costamesaca.gov) **NO LATER THAN 12:00 NOON.**
3. All cell phones and other electronic devices are to be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
4. Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM\_Council. The password is: cmcouncil1953.

### **AGENDA REPORTS:**

Reports may be obtained on the City's website at: <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2021-agendas-and-minutes>

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### **APPEAL PROCEDURE:**

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 P.M., seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available through the City Clerk's office; please call (714) 754-5225 for additional information.

**CONTACT CITY STAFF:**

77 Fair Drive, Costa Mesa, CA 92626

Planning Division 714.754.5245

Fax 714.754.4913

[planninginfo@costamesaca.gov](mailto:planninginfo@costamesaca.gov)