



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – November 8, 2021, 6:00 p.m.
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikethrough format. See the meeting minutes for more detailed information regarding the Commission's actions. You may also contact the Planning Division at (714) 754-5245 for additional information.

PUBLIC HEARING:

1. **PLANNING APPLICATION PA-21-01 FOR A CONDITIONAL USE PERMIT FOR AN EVENT CENTER WITH ON-SITE VALET PARKING; ZONING APPLICATION 21-40 FOR A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS BASED ON UNIQUE OPERATING CHARACTERISTICS OF AN EVENT CENTER LOCATED AT 2995 AIRWAY AVENUE, UNIT B; AND AN AMENDMENT TO ZONING APPLICATION 17-31 TO MODIFY THE HOURS OF OPERATION FOR A CHURCH ON THE SAME PROPERTY OCCUPYING 2995 AIRWAY AVENUE UNIT A**

Project Description: Planning Application 21-01 is a request for a Conditional Use Permit (CUP) for a 300-person capacity event center/banquet facility for Crevier Classic Cars with onsite valet parking and Zoning Application 21-40 is a request for a Minor Conditional Use Permit (MCUP) to deviate from parking requirements due to the unique operating characteristics of an event center located at 2995 Airway Ave, Unit B. The applicant is also requesting an amendment to Zoning Application 17-31 to modify the hours of operation of a church on the same property occupying Unit A. The event space is proposed within a portion of an existing automotive storage warehouse owned and operated by Crevier Classic Cars. The event center/banquet facility proposes to operate until 11 PM daily and would operate outside of the normal Crevier Classic Cars operation hours and the Saint James Anglican Church's Administrative Hours (Monday through Friday, from 8:00 AM to 4:00 PM) and Specified Assembly Hours (Sundays from 7:30 AM to 1:00 PM).

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.

Planning Commission adopted a Resolution approving Planning Application 21-01, Zoning Application 21-40, and Zoning Application 17-31 A1, subject to conditions of approval with a modification to Condition of Approval No. 6.

~~Condition of Approval No. 6: All display vehicles shall remain roped off from the event seating area and monitored by security staff during special events so that guests cannot walk freely through the display areas. The operator shall conduct events in accordance with the approved plans. shall ensure that a minimum of 110 vehicles are stored in the vehicle display areas at all times during special events. No display vehicles shall be located in the event attendee available parking spaces.~~

Approved, 7-0.

2. **CITY OF COSTA MESA 2021-2029 (SIXTH CYCLE) HOUSING ELEMENT (GP-21-01)**

Project Description: 2021-2029 Housing Element Sixth Cycle Update Introduction. Development Services staff will be providing the Planning Commission an introductory presentation regarding the current status of the 2021-2029 City of Costa Mesa 6th Cycle Housing Element Update. The presentation will be focused on providing the Planning Commission with an update of the Draft Housing Element process and current status. A subsequent noticed public hearing will be held on a future date for the Planning Commission to consider and make a Housing Element recommendation to the City Council.

Environmental Determination: In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study has been prepared to evaluate the potential environmental effects associated with the City of Costa Mesa 2021-2029 Housing Element Update. Based on the conclusions of the environmental analysis, the City's Housing Element Update would have less than significant impact on the following environmental issue areas: Aesthetics, Agricultural and Forestry Resources, Air Quality, Energy, Geology, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire. Additionally, the Housing Element Update would have less than significant impacts with the implementation of mitigation on: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for public comments on October 29, 2021. The public comment period ends on November 29, 2021. At a future public hearing, the Planning Commission will be requested to consider the Housing Element and IS/MND and make a recommendation to the City Council.

Planning Commission continued the public hearing to the meeting of November 22, 2021.

Next Planning Commission regular meeting: November 22, 2021, 6 PM