



PLANNING COMMISSION AGENDA

March 8, 2021

Special Brown Act Training begins at **5:30 P.M.**
Planning Commission Regular Meeting begins at **6:00 P.M.**

In order to minimize the spread of the COVID-19 virus, Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act which allows Planning Commission Members to attend Planning Commission meetings telephonically. Given the health risks associated with COVID-19, the City Council Chambers will be closed to the public until further notice.

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

1. 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.
2. Zoom Webinar – March 8, 2021
5:30 P.M. – Special Brown Act Training – 6:00 P.M. Regular Meeting
Please click the link below to join the webinar:
<https://zoom.us/j/96060379921?pwd=N2lvbzhJM2hWU3puZkk1T3VYTXhoQT09>

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.

3. 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. 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. Any photos, PowerPoints or other materials for distribution to the Planning Commission must be 10 pages or less and submitted to the City as described above **NO LATER THAN 12:00 P.M.** on the day of the hearing. All materials, 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 note that materials submitted by the public that are deemed appropriate for general audiences will not be redacted in any way and will be posted online as submitted, including any personal contact information.
4. 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 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.
5. 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. 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

The City of Costa Mesa thanks you in advance for taking all precautions to prevent spreading the COVID-19 virus.

v.2, 3/05/2021

**MARCH 8, 2021
SPECIAL BROWN ACT TRAINING AT 5:30 P.M.
REGULAR MEETING – 6:00 P.M.**

BYRON DE ARAKAL
Chair

KEDARIOUS COLBERT
Vice Chair

DIANNE RUSSELL
Planning Commissioner

JOHN STEPHENS
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

JON ZICH
Planning Commissioner

JENNA TOURJE
Planning Commissioner

RUSSELL TOLER
Planning Commissioner

JENNIFER LE
Director of Economic and Development Services

CALL TO ORDER – 5:30 P.M. – SPECIAL BROWN ACT TRAINING

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS –

Special Brown Act Training by Assistant City Attorney Tarquin Preziosi.

REGULAR MEETING BEGINS AT 6:00 P.M.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS

CONSENT CALENDAR: None

PUBLIC HEARINGS:

PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion

1. **ZONING APPLICATION 19-68 FOR A PLANNED SIGNING PROGRAM AND DEVELOPMENT AGREEMENT 20-01 FOR TRIANGLE SQUARE (1870 HARBOR BOULEVARD AND 1875 NEWPORT BOULEVARD)**

Project Description: Zoning Application 19-68 is a request for a Planned Signing Program for Triangle Square to establish a new sign concept for the shopping center including electronic signs to be used for on- and off-site advertising. The project also includes a Development Agreement (DA-20-01) to be adopted by Ordinance in conjunction with the proposed Planned Signing Program. This item was continued from the April 13, 2020 and February 8, 2021 Planning Commission meetings.

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

Recommended Action: Staff requests that the Planning Commission continue this item to the April 12, 2021 Planning Commission meeting.

[Click here for public correspondence received on this item](#)

2. **[EXTENSION TO AND AMENDMENT OF THE SAKIOKA FARMS DEVELOPMENT AGREEMENT DA-99-02 \(DA-20-03\), SAKIOKA LOT 2, 14850 SUNFLOWER AVENUE](#)**

Project Description: An Ordinance to adopt the First Amendment to Development Agreement DA-99-02 (DA-20-03) to amend and extend the original Development Agreement established for Sakioka Farms Lot 2 (33 acres) for a period of ten years, to expire on May 15, 2031. The term of the existing Development Agreement expires on May 15, 2021.

Environmental Determination: The City finds that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061 (b) (3) (general rule) of the CEQA Guidelines because the amendment is merely a time extension for an existing development agreement and does not change the underlying project. In addition, the relevant environmental analysis contained in the approved 2015-2035 General Plan EIR (SCH No. 2015111053, June 2016) is still valid and applicable to the project such that no further environmental review is required.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to recommend that the City Council:

1. Find the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15061 (b) (3) (general rule) of the CEQA Guidelines because the amendment is merely a time extension for an existing development agreement and does not change the underlying project. In addition, the relevant environmental analysis contained in the approved 2015-2035 General Plan EIR (SCH No. 2015111053, June 2016) is still valid and applicable to the project such that no further environmental review is required; and
2. Give first reading to Ordinance 2021-xx to approve Development Agreement 20-03.

[Click here for public correspondence received on this item](#)

v.2, 3/05/2021

3. **ZONING APPLICATION 20-22 FOR A MINOR CONDITIONAL USE PERMIT TO ALLOW GROUP COUNSELING IN THE PLANNED DEVELOPMENT INDUSTRIAL (PDI) ZONE, LOCATED AT 3001 RED HILL AVENUE, BUILDING 4, UNIT 106**

Project Description: Zoning Application 20-22 is a request for a Minor Conditional Use Permit (MCUP) to allow a group counseling use (New Directions for Women) to operate in the Planned Development Industrial (PDI) zone. New Directions for Women is located within an existing tenant space (3,148 square feet) at 3001 Red Hill Avenue, Building 4, Unit 106.

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.

Recommended Action: Staff recommends that the 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 (Existing Facilities); and
2. Approve Zoning Application 20-22, subject to conditions of approval.

DEPARTMENTAL REPORTS:

1. **Public Services Report**
2. **Development Services Report**

CITY ATTORNEY'S OFFICE REPORT:

1. **City Attorney**

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, March 22, 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, please submit your comment via email at 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 **NO LATER THAN 12:00 NOON.**

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>

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 to the public on the City's website at www.costamesaca.gov.

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.

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:

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Planning Division 714.754.5245
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planninginfo@costamesaca.gov