



**PLANNING COMMISSION AGENDA
NOVEMBER 8, 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. Pursuant to the State of California Assembly Bill 361(Gov. Code § 54953(b)(3)) Planning Commission Members and staff may choose to participate in person or by video conference.

You may participate via the following options:

1. Attending in person: All attendees 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. Members of the public can view the Planning Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) or http://costamesa.granicus.com/player/camera/2?publish_id=10&redirect=true and online at [youtube.com/costamesatv](https://www.youtube.com/costamesatv).
3. Zoom Webinar: November 8, 2021, 6:00 p.m.
Please click the link below to join the webinar:
<https://zoom.us/j/96060379921?pwd=N2lvczhJM2hWU3puZkk1T3VYTkhQT09>

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

Webinar ID: **960 6037 9921**

Password: **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” feature 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:
Webinar ID: [960 6037 9921](#)

US: +1 (669) 900-6833
Password: [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 a written 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.
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 and staff 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 **NO LATER THAN 12:00 p.m.** 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 <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2021-agendas-and-minutes>.

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.

**MONDAY, NOVEMBER 8, 2021
REGULAR MEETING – 6:00 P.M.**

BYRON DE ARAKAL
Chair

JON ZICH
Vice Chair

RUSSELL TOLER
Planning Commissioner

JOHNNY ROJAS
Planning Commissioner

TARQUIN PREZIOSI
Assistant City Attorney

DIANNE RUSSELL
Planning Commissioner

ADAM ERETH
Planning Commissioner

JIMMY VIVAR
Planning Commissioner

JENNIFER LE
Director of Economic and Development Services

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS:

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: 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. 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.

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 (Class 1), Existing Facilities; and
2. Approve Planning Application 21-01, Zoning Application 21-40, and Zoning Application Amendment 17-31 A1 subject to conditions of approval.

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

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.

Recommended Action: Staff recommends that the Planning Commission:

1. Receive an introductory presentation for the 2021-2029 (Sixth Cycle) Housing Element Update, take public comment, and continue the Housing Element Update to the November 22, 2021 Planning Commission meeting.

OLD BUSINESS: None

NEW BUSINESS: None

DEPARTMENTAL REPORTS:

1. PUBLIC SERVICES REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, November 22, 2021, 6:00 p.m.

ADDITIONAL INFORMATION

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.

Free Wi-Fi is available in the Council Chambers during the meetings. The network username available is: CM_Council. The password is: cmcouncil1953.

The City of Costa Mesa aims 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 currently provided, the Clerk's office will attempt to accommodate in a 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 actualmente se proporciona, la oficina del Secretario de la Ciudad intentara de complacer en una forma razonable. Favor de comunicarse con 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.

PLANNING COMMISSION MEETING:

Costa Mesa Planning Commission meets on the second and fourth Monday of each month at 6:00 p.m.

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. 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
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Fax: (714) 754-4913
planninginfo@costamesaca.gov