

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

**July 12, 2021  
6:00 p.m.**

**CALL TO ORDER:**

Chair de Arakal called the meeting to order at 6:00 p.m.

**PLEDGE OF ALLEGIANCE:**

Commissioner Tourjé led the Pledge of Allegiance.

**ROLL CALL:**

Present: Chair Byron de Arakal, Commissioner Adam Ereth (via Zoom), Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jenna Tourjé, Commissioner Jon Zich

Officials Present: Director of Economic and Development Services Jennifer Le, Associate Planner Katelyn Walsh, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang, City Clerk Brenda Green, and Recording Secretary Julie Colgan

**ANNOUNCEMENTS AND PRESENTATIONS:**

Chair de Arakal presented Kedarious Colbert with a proclamation for his faithful and excellent service.

Mr. Colbert provided comments and thanked the Commission.

Commissioners thanked Mr. Colbert for his service on the Commission.

**ELECTION OF OFFICERS:**

- 1. Selection of Vice Chairperson: Chair de Arakal declared nominations open for Vice Chairperson.**

**Public Comments:** None.

**MOTION: Commissioner Russell nominated Commissioner Tourjé as Vice Chair.**

**Moved by Commissioner Russell, seconded by Commissioner Ereth.**

The motion carried by the following roll call vote:

Ayes: de Arakal, Russell, Stephens, Toler

Nays: Zich

Absent: None

Recused: None

Abstained: Tourjé

Motion carried: 4-1-0-1

**ACTION:** Appointed Commissioner Tourjé as Vice Chair of the Planning Commission.

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

Chair de Arakal opened Public Comments at 6:22 p.m.

David Martinez spoke about Zoning Code requirements for the R-1 zone, including minimum setbacks, and parking requirements. He stated the City needs to reform their system.

Chair de Arakal closed Public Comments at 6:27 p.m.

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Zich welcomed everyone back to the Council Chambers. He also thanked Staff for their efforts to keep the Planning Commission meetings and City Hall running over the last year.

Commissioner Russell echoed Commissioner Zich's comments. During the last year, Staff did an amazing job of communicating with Commissioners and the community. She also invited everyone to the Norma Hertzog Community Center and Lions Park Playground Ribbon-cutting Ceremony on July 17, 2021, at 10:00 a.m.

Commissioner Toler thanked Planning Staff and IT Staff for the hybrid meetings over the last year.

Vice-Chair Tourjé thanked Planning Staff and IT Staff for their efforts over the last year and stated how much she appreciates everyone. She encouraged everyone to stay cautious and to continue to support local businesses.

Commissioner Ereth stated it was wonderful to work with Planning Staff and IT Staff over the last year. The information provided was thorough and informative. He also invited everyone to the Norma Hertzog Community Center and Lions Park Playground Ribbon-cutting Ceremony.

Chair de Arakal stated it was good to be back in the Council Chambers. He echoed his fellow Commissioners on their gratitude towards Planning Staff, IT Staff, and City Clerk Staff. He noted everyone handled themselves with grace and professionalism.

**CONSENT CALENDAR:**

**Commissioner Toler pulled Consent Calendar Item No. 3 for discussion.**

**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.

Public Comments – None.

**MOTION: A motion was made by Commissioner Ereth to approve Consent Calendar Items 1 and 2.**

**Moved by Commissioner Ereth, seconded by Vice-Chair Tourjé.**

The motion carried by the following roll call vote:  
Ayes: de Arakal, Tourjé, Ereth, Russell, Toler, Zich  
Nays: None  
Absent: None  
Recused: None  
Motion carried: 6-0

**ACTION: Planning Commission approved Consent Calendar Items 1 and 2.**

**ITEM PULLED FROM THE CONSENT CALENDAR:**

**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**

Recording Secretary Colgan read the item into the record.

Associate Planner Katelyn Walsh presented the Staff Report.

Commission and Staff discussed whether a sidewalk would be City responsibility, the “Missing Sidewalk Program”, High-Density/Residential zoning, and ADU requirements and eligibility.

Chair de Arakal opened Public Comment at 6:45 p.m.

**PUBLIC COMMENTS:**

David Martinez spoke about Minimum Lot Area (12,000 square feet) and requested the City eliminate it as a requirement.

Daniel Morgan, applicant, thanked Staff for their consideration of his project.

Chair de Arakal closed Public Comments at 6:47 p.m.

**MOTION: A motion was made by Chair de Arakal to approve Consent Calendar Item 3.**

**Moved by Chair de Arakal, seconded by Commissioner Ereth.**

The motion carried by the following roll call vote:

Ayes: de Arakal, Tourjé, Ereth, Russell, Toler, Zich

Nays: None

Absent: None

Recused: None

Motion carried: 6-0

**ACTION:** The Planning Commission adopted a resolution to:

1. Adopt the agenda report for this item for purposes of reporting to the City Council on general plan conformance, and find 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;
2. Find it is not subject to the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3).

**RESOLUTION PC-2021-13 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE VACATION OF EXCESS RIGHT-OF-WAY BY THE CITY OF COSTA MESA, AT 154 BROADWAY ON THE FULLERTON AVENUE FRONTAGE, IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN.**

**PUBLIC HEARINGS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**DEPARTMENTAL REPORT(S):**

1. Public Services Report – City Engineer Seung Yang reported construction on Fairview Road and Village Way is underway; Merrimac Way road construction is almost complete. He invited everyone to the Norma Hertzog Community Center and Lions Park Playground Ribbon-cutting Ceremony.
2. Development Services Report – Director Le welcomed Commissioners and the public back to the Council Chambers and to City Hall. City Hall reopened on July 12, 2021. She gave an overview of the WaitWhile online appointment system program. At Commissioner Russell’s request, Director Le also gave an update on the Housing Element.

**CITY ATTORNEY’S OFFICE REPORT(S):**

1. City Attorney - none.

**COMMISSIONER COMMENTS:**

Chair de Arakal stated the Orange County Fair opens at the end of the week.

**ADJOURNMENT AT 6:53 P.M.:**

Submitted by:



---

JENNIFER LE, SECRETARY  
COSTA MESA PLANNING COMMISSION