

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

**August 26, 2024**

**CALL TO ORDER**

The Vice Chair called the meeting to order at 6:04 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Vice Chair Toler led the Pledge of Allegiance.

**ROLL CALL**

Present: Vice Chair Russell Toler, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Jonny Rojas, Commissioner Jon Zich

Absent: Chair Adam Ereth

Officials Present: Assistant Director of Development Services Scott Drapkin, Planning and Sustainable Development Manager Bill Rodrigues, Assistant City Attorney Tarquin Preziosi, Assistant Planner Jeffery Rimando, City Engineer Seung Yang, and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

None.

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

Windy Simo raised concerns regarding the noise emanating from The 12 Gym and issues related to e-bike safety within the city.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Andrade extended an invitation to both the Commission and the community to attend the "Homelessness 101" event, hosted by Fairview Community Church on Tuesday, August 27, 2024.

Commissioner Martinez urged the public to share their feedback and participate in the Fairview Developmental Center Survey. He continued his comments by informing the community about the upcoming community meeting at Fire Station 2, which will focus on improvements to the station, and the upcoming Orange County Public Works Active Transportation meeting scheduled for August 28, 2024. Commissioner Martinez

expressed gratitude to the Public Works Department for their efforts in addressing the bike lane gap on Santa Ana Avenue and requested that the appointment of a Planning Commissioner to the Housing and Grant Services Committee be added to the next Planning Commission agenda.

Vice Chair Toler supported Commissioner Martinez's sentiments about and also thanked the Public Works Department for their work to close the bicycle lane gap on Santa Ana Avenue. Additionally, he announced the historical bike tour of Costa Mesa presented by the Costa Mesa Historical Society set to take place on September 28, 2024.

#### **CONSENT CALENDAR:**

**No member of the public nor Commissioner requested to pull a Consent Calendar item.**

#### **1. APPROVAL OF MEETING MINUTES: AUGUST 12, 2024**

**MOVED/SECOND:** Martinez / Andrade

**MOTION:** Approve recommended action for Consent Calendar Item No. 1.

The motion carried by the following roll call vote:

Ayes: Toler, Andrade, Rojas, Klepack, Martinez, Zich

Nays: None

Absent: Ereth

Abstained: None

Motion carried: 6-0-1

**ACTION:** Planning Commission approved the minutes of the regular meeting of August 12, 2024.

#### **PUBLIC HEARINGS:**

#### **1. CONDITIONAL USE PERMIT PCUP-24-0003 TO OPERATE AN EMERGENCY VETERINARY CLINIC ("VETERINARY EMERGENCY GROUP") AT 2800 HARBOR BOULEVARD**

**Project Description:** Conditional Use Permit 24-0003 requests approval to operate a 24-hour emergency veterinary clinic.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

No ex-parte communications reported.

Jeffery Rimando, Assistant Planner, presented the staff report.

Commissioner Martinez inquired about the number of veterinary clinics currently operating in the city, their zoning designations, and the number of clinics with Conditional Use Permits (CUPs). Staff reported that there are 13 veterinary clinics in commercial zones. Commissioner Martinez further asked whether any of these clinics operate 24 hours a day and, if not, where the nearest 24-hour clinic is located. Staff indicated that the city does not have a 24-hour veterinary clinic; the nearest such facility is situated in Fountain Valley. Additionally, Commissioner Martinez sought clarification on the definition of a domesticated non-farm animal, to which staff provided an explanation. Finally, Commissioner Martinez requested further details regarding the parking requirements.

**The Vice Chair opened the Public Hearing.**

Amarveer Brar, applicant's representative, stated the applicant had read and agrees to the conditions of approval.

Commissioner Andrade asked about the applicant's recruitment process. The applicant responded that they conduct nationwide recruitment for veterinarians and seek to collaborate with local veterinary technology programs to attract local candidates.

**The Vice Chair opened Public Comments.**

No public comments.

**The Vice Chair closed Public Comments.**

Commissioner Klepack shared her personal experience with a veterinary emergency to highlight the need for this service in Costa Mesa.

Commissioner Martinez inquired whether the city had received any code complaints concerning veterinary clinics. Staff responded that they are not aware of any such complaints.

Vice Chair Toler questioned why a Conditional Use Permit is required for veterinary clinics. Staff explained that certain criteria, such as potential noise and odors, may need to be managed in specific areas.

**The Vice Chair closed the Public Hearing.**

Commissioner Klepack made a motion to approve staff's recommendation. The motion was seconded by Commissioner Andrade.

The Commission discussed the motion including:

Commissioner Andrade spoke in support of the motion.

Commissioner Martinez indicated his support for the motion but expressed his belief that the City's land-use matrices should be reviewed and revised. He suggested that, in his view, this matter could have been approved by staff without requiring Planning Commission action.

**MOVED/SECOND:** Klepack/Andrade

**MOTION:** Approve staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Toler, Andrade, Klepack, Rojas, Martinez, Zich

Nays: None

Absent: Ereth

Recused: None

Motion carried: 6-0-1

**ACTION:** The Planning Commission adopted 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 Conditional Use Permit PCUP-24-0003 based on findings of fact and subject to conditions of approval.

**RESOLUTION PC-2024-20 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-24-0003 FOR A CONDITIONAL USE PERMIT FOR A NEW EMERGENCY VETERINARY CLINIC ("VETERINARY EMERGENCY GROUP") AT 2800 HARBOR BOULEVARD**

The Vice Chair explained the appeal process.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**DEPARTMENTAL REPORTS:**

1. Public Works Report – Mr. Yang informed the public about the community meeting for the Fire Station 2 project that is scheduled for August 27, 2024. He also announced that city staff is planning to schedule a groundbreaking ceremony for

Fire Station 4's training tours. Details regarding the event will be shared with the public once the schedule is finalized.

2. Development Services Report – None.

**CITY ATTORNEY'S OFFICE REPORT:**

1. City Attorney – None.

**ADJOURNMENT AT 6:40 PM**

Submitted by:



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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION