



CITY OF COSTA MESA

PLANNING COMMISSION

Agenda

Monday, June 9, 2025

6:00 PM

**City Council Chambers
77 Fair Drive**

The Commission meetings are presented in a hybrid format, both in-person at City Hall and as a courtesy virtually via Zoom Webinar. If the Zoom feature is having system outages or experiencing other critical issues, the meeting will continue in person.

TRANSLATION SERVICES AVAILABLE / SERVICIOS DE TRADUCCIÓN DISPONIBLE

Please contact the City Clerk at (714) 754-5225 to request language interpreting services for City meetings. Notification at least 48 hours prior to the meeting will enable the City to make arrangements.

Favor de comunicarse con la Secretaria Municipal al (714) 754-5225 para solicitar servicios de interpretación de idioma para las juntas de la Ciudad. Se pide notificación por lo mínimo 48 horas de anticipación, esto permite que la Ciudad haga los arreglos necesarios.

Members of the public can view the 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).

Closed Captioning is available via the Zoom option in English and Spanish.

Zoom Webinar:

Please click the link below to join the webinar:

<https://zoom.us/j/96060379921?pwd=N2lrbzhJM2hWU3puZkk1T3VYTXhoQT09>

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

Enter 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:

Call: 1 669 900 6833 Enter Webinar ID: 960 6037 9921 / 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. Additionally, members of the public who wish to make a written comment on a specific agenda item, may submit a written comment via email to the PCPublicComments@costamesaca.gov. Comments received by 12:00 p.m. on the date of the meeting will be provided to the 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.

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 PCPublicComments@costamesaca.gov NO LATER THAN 12:00 Noon on the date of the meeting.

Note regarding agenda-related documents provided to a majority of the Commission after distribution of the agenda packet (GC §54957.5): Any related documents provided to a majority of the Commission after distribution of the Agenda Packets will be made available for public inspection. Such documents will be posted on the city's website and will be available at the City Clerk's office, 77 Fair Drive, Costa Mesa, CA 92626.

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.

As a LEED Gold Certified City, Costa Mesa is fully committed to environmental sustainability. A minimum 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. Agendas and reports can be viewed on the City website at <https://costamesa.legistar.com/Calendar.aspx>.

In compliance with the Americans with Disabilities Act, Assistive Listening headphones are available and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II].

En conformidad con la Ley de Estadounidenses con Discapacidades (ADA), aparatos de asistencia están disponibles y podrán ser prestados notificando a la Secretaria Municipal. Si necesita asistencia especial para participar en esta junta, comuníquese con la oficina de la Secretaria Municipal al (714) 754-5225. Se pide dar notificación a la Ciudad por lo mínimo 48 horas de anticipación para garantizar accesibilidad razonable a la junta. [28 CFR 35.102.35.104 ADA Title II].

PLANNING COMMISSION REGULAR MEETING**JUNE 9, 2025 – 6:00 P.M.****JEFFREY HARLAN
CHAIR****JON ZICH
VICE CHAIR****ANGELY ANDRADE
PLANNING COMMISSIONER****ROBERT DICKSON
PLANNING COMMISSIONER****KAREN KLEPACK
PLANNING COMMISSIONER****DAVID MARTINEZ
PLANNING COMMISSIONER****JOHNNY ROJAS
PLANNING COMMISSIONER****TARQUIN PREZIOSI
ASSISTANT CITY ATTORNEY****CARRIE TAI
DIRECTOR****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:**

1. [MAY 27, 2025 UNOFFICIAL MEETING MINUTES](#) [25-340](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of May 27, 2025.

Attachments: [MAY 27, 2025 UNOFFICIAL MEETING MINUTES](#)

2. [MARCH 22, 2021 UNOFFICIAL MEETING MINUTES](#) [25-341](#)

RECOMMENDATION:

Planning Commission approve the Special Closed Session and regular meeting minutes of March 22, 2021.

Attachments: [1. MARCH 22, 2021 UNOFFICIAL MEETING MEETINGS](#)

3. [DECEMBER 13, 2021 UNOFFICIAL MEETING MINUTES](#) [25-342](#)

RECOMMENDATION:

Planning Commission approve the regular meeting minutes of December 13, 2021.

Attachments: [DECEMBER 13, 2021 UNOFFICIAL MEETING MINUTES](#)

PUBLIC HEARINGS:

1. [RECOMMENDATION TO THE CITY COUNCIL ON A MITIGATED 25-343
NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT
\(PGPA-24-0001\), REZONE, MASTER PLAN \(PMAP-24-0002\), AND
TENTATIVE TRACT MAP NO. 19351 FOR THE DEVELOPMENT OF 40
RESIDENTIAL CONDOMINIUM UNITS LOCATED AT 220, 222, 234,
AND 236 VICTORIA STREET \(“VICTORIA PLACE”\)](#)

RECOMMENDATION:

Staff recommends that the Planning Commission recommend that the City Council:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and
2. Approve the General Plan Amendment (PGPA-24-0001), Rezone, Master Plan (PMAP-24-0002), and Tentative Tract Map No. 19351, subject to conditions of approval.

Attachments: [Agenda Report](#)

- [1. Planning Commission Draft Resolution](#)
 - [Resolution Exhibit D1 - Public Works Conditions](#)
- [2. Planning Commission Draft Resolution - MND](#)
 - [Exhibit A - Draft IS/MND dated April 2025](#)
 - [Exhibit B - Final IS/MND dated May 2025](#)
- [3. Draft Ordinance - Rezone](#)
- [4. Applicant Letter](#)
- [5. Vicinity Map](#)
- [6. Zoning Map](#)
- [7. Land Use Map](#)
- [8. Public Comments](#)
- [9. Plans](#)
- [10. Trip Generation Memo](#)

2. RECOMMENDATION TO THE CITY COUNCIL PERTAINING TO THE 25-344 PROPOSED HIVE LIVE PROJECT (PGPA-23-0002) INCLUDING A FINAL ENVIRONMENTAL IMPACT REPORT, GENERAL PLAN AMENDMENT, REZONE, SPECIFIC PLAN AMENDMENT, MASTER PLAN, VESTING TENTATIVE PARCEL MAP, DENSITY BONUS AGREEMENT, AND DEVELOPMENT AGREEMENT FOR A THREE-PHASED, 1,050-UNIT, RESIDENTIAL DEVELOPMENT WITH 3,692-SQUARE-FOOT RETAIL COMPONENT AT 3333 SUSAN STREET

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt a Resolution recommending that the City Council certify the Final Environmental Impact Report (SCH No. 2024060115) for the proposed project; and,
2. Adopt a Resolution recommending that the City Council take the following actions, including:
 - a. General Plan Amendment (PGPA-23-0002): to amend the General Plan Land Use Element including changing the Land Use Designation of the project site from Industrial Park to Urban Center Commercial and High Density Residential;
 - b. Rezone: Give first reading to an Ordinance approving the rezone of the project site from Planned Development Industrial (PDI) to Planned Development Commercial and Planned Development Residential - North Costa Mesa;
 - c. North Costa Mesa Specific Plan Amendment: Give first reading to an Ordinance approving the Specific Plan to establish site-specific zoning regulations including development standards and design guidelines;
 - d. Master Plan: Approve the Master Plan for the development of the project including a three phased, 1,050 dwelling unit project with a maximum height of 77 feet 6 inches;
 - e. Vesting Tentative Parcel Map No. 2024-114: Approve the Vesting Tentative Parcel Map to subdivide the property into three parcels for phasing purposes;
 - f. Density Bonus: Approve the density bonus agreement which will provide 105 low income units in exchange for a 20 percent density bonus; and
 - g. Development Agreement: Give first reading of an Ordinance approving the Development Agreement between the City and the applicant.

Attachments: [Agenda Report](#)[1. Draft Resolution \(EIR\)](#)[- Exhibit A - Draft EIR](#)[- Exhibit B - Final EIR and MMRP](#)[- Exhibit C - Findings of Facts](#)[2. Draft Resolution \(GPA, Master Plan, Map, and Draft Ordiancnes\)](#)[- Exhibit A5 - Mitigation Monitoring and Reporting Program](#)[- Exhibit B - Master Plan \(Plans\)](#)[- Exhibit C - Vesting Tentative Parcel Map 2024-114](#)[- Exhibit D Draft Ordinance \(Rezone\)](#)[- Exhibit E - Draft Ordinance \(North Costa Mesa Specific Plan Amendment\)](#)[- Exhibit F Draft Ordinance \(DA\)](#)[3. Applicant Letter](#)[4. Density Bonus Letter](#)[5. Vicinity and Zoning Map](#)[6. Site Photos](#)[7. Noise Study](#)[8. Fiscal Analysis](#)[9. Parking Study](#)[10. Traffic Impact Analysis](#)[11. Development Agreement Terms](#)[12. Public Comments](#)

OLD BUSINESS: NONE

NEW BUSINESS: NONE

DEPARTMENTAL REPORTS:

1. PUBLIC WORKS REPORT

2. DEVELOPMENT SERVICES REPORT

CITY ATTORNEY REPORTS:

1. CITY ATTORNEY REPORT

ADJOURNMENT

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:

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planninginfo@costamesaca.gov