



REGULAR PLANNING COMMISSION TUESDAY, NOVEMBER 12, 2024 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Adam Ereth at 6:03 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Chair Adam Ereth led the Pledge of Allegiance

ROLL CALL

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

ANNOUNCEMENTS AND PRESENTATIONS:

1. HOUSING ELEMENT IMPLEMENTATION UPDATE

Presented by Ms. Anna McGill, Planning and Sustainable Development Manager

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

Shirley McDaniels questioned the status of the Jamboree Housing Corporation project, expressing concern that it may have been approved without further discussion. She reiterated that while affordable housing is important, the Senior Center parking lot is an unsuitable location due to parking shortages and infrastructure challenges on West 19th Street.

Jay Humphrey, expressed concern over the lack of public comment opportunities during presentations, describing it as a "slippery slope" that reduces public participation in government. He emphasized that presentations should allow for public input to ensure transparency and collaboration, warning against a trend where decisions could eventually be made without adequate public involvement.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Andrade encouraged Ms. McDaniels to speak with staff to clarify the goals and logistics of the senior center housing project, assuring her that parking for the center will be maintained alongside the proposed housing. She expressed appreciation for the public's engagement and comments on the matter.

Commissioner Martinez emphasized the urgency of addressing the housing crisis, expressing frustration with delays in projects like the senior housing initiative and Fairview Developmental Center. He also highlighted Costa Mesa's new micro-transit service, Circuit, encouraging residents to use it, and recognized Native American Heritage Month by honoring the Tongva and Acjachemen peoples and acknowledging the area's indigenous heritage, including the Fairview Native American site.

Chair Ereth wished a belated Happy Veterans Day, expressing gratitude to military service members, including his grandfather, a World War II veteran, and his father, a Vietnam War veteran. He thanked veterans in the audience and watching from home for their service to the country.

Chair Ereth called for a short break at 7:01 p.m.

Chair Ereth reconvened the meeting at 7:12 p.m.

CONSENT CALENDAR:

Consent Calendar Item Number 1 was pulled at the request of a member of the public.

MOVED/SECOND:

MOTION: Approve the Consent Calendar except for Item Number 1.

The motion carried by the following roll call vote:

Ayes: Chair Ereth, Vice Chair Toler, Commissioner Andrade, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack, Commissioner Zich

Abstained: None

Motion carried: 5-0-2

2. GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ABANDONMENT OF AN UTILITY EASEMENT ENCUMBERING THE PROPERTY LOCATED AT 2016 WALLACE AVENUE (PORTION OF ASSESSOR'S PARCEL NUMBER 422-252-18)

ACTION:

The Planning Commission:

1. Found that the Planning Commission General Plan Conformance report is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)
2. Adopted a Resolution that reports on General Plan conformance for the proposed City abandonment an utility easement encumbering the rear 20 feet of the real property located at 2016 Wallace Avenue.

3. GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ABANDONMENT OF A STRIP OF UNIMPROVED PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO THE PROPERTY AT 174 EAST 19TH STREET

ACTION:

The Planning Commission:

1. Found that the Planning Commission General Plan Conformance report is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3)
2. Adopted a Resolution that reports on General Plan conformance for the proposed City abandonment of a 10-foot deep by 50-foot-wide strip of unimproved public right-of-way located adjacent to 174 East 19th Street.

ITEM PULLED FROM THE CONSENT CALENDAR

1. GENERAL PLAN CONFORMITY REPORT AND RESOLUTION FOR THE PROPOSED ACQUISITION OF REAL PROPERTY LOCATED AT 778 SHALIMAR DRIVE (ASSESSOR'S PARCEL NUMBER 424-051-23)

Public Comment:

Eric Jimenez, a long-time west side resident and co-founder of Bright Youth, expressed support for the city's decision to acquire the apartment building adjacent to Shalimar Park but raised concerns about demolishing it solely for park expansion. He proposed an alternative plan to repurpose the building by creating a community center on the ground floor to provide access to city resources and affordable housing on the top floor. He also urged the city to assist with smooth relocation for displaced families by offering nearby rental options.

Jay Humphrey, expressed concern over placing the acquisition of property near Shalimar Park on the consent calendar, calling it a "slippery slope" that bypasses adequate public discussion. While supportive of adding parkland, he questioned the impact on affordable housing and urged that such significant financial and land-use decisions be addressed as standalone agenda items rather than grouped with routine matters.

Cynthia McDonald, a Costa Mesa resident, agreed with concerns about placing the Shalimar Park property acquisition on the consent calendar, emphasizing the need for transparency. While supporting park expansion in theory, she highlighted potential conflicts with the housing element of the city's general plan, citing the displacement of residents and a net loss of affordable housing as inconsistent with the goal of minimizing displacement. She called for detailed information on unit sizes, tenant demographics, affordability, relocation fees, costs, and funding plans for the project,

stressing the importance of public input and accountability. She also referenced an HCD video on enforcement for non-compliant cities.

The discussion focused on the Planning Commission's role in determining whether the proposed acquisition of a property aligns with the City's General Plan. Commissioners sought clarification on the nature of a narrow parcel adjacent to the site, confirming that it is a utility easement not included in the acquisition. The primary decision was to assess if purchasing the property for park expansion or other public amenities conforms with planning policies, rather than determining its ultimate use. Some commissioners expressed concerns about the language in the resolution, seeking to clarify whether it commits to a park or leaves options open for alternative community uses. Questions were raised about potential resident displacement, with staff confirming that state-mandated relocation programs would apply. Commissioners acknowledged the need for additional green space in historically underserved areas but also emphasized community feedback suggesting a need for a community center or affordable housing. While some suggested amending the resolution to explicitly include these possibilities, it was decided that broader use options would remain under City Council's purview.

MOVED/SECOND: ERETH/TOLER

Motion: Approve Consent Calendar Item Number 1.

The motion carried by the following roll call vote:

Ayes: Chair Ereth, Vice Chair Toler, Commissioner Andrade, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack, Commissioner Zich

Abstained: None

Motion carried: 5-0-2

ACTION:

The Planning Commission:

1. Found that the Planning Commission General Plan Conformance report is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15301(l)(2)
2. Adopted a Resolution that reports on General Plan conformance for the proposed City acquisition of real property at 778 Shalimar Drive.

-----**END OF CONSENT CALENDAR**-----

The Chair called for a short break at 7:54pm.

The Chair called meeting back to order at 8:03pm.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT PCUP-24-0012 TO OPERATE AN ANIMAL HOSPITAL/VETERINARY SERVICE USE WITH ANCILLARY NON-COMMERCIAL ANIMAL KENNELING (“PRICELESS PETS”) AT 1520 PONDEROSA STREET

Presentation by Mr. Jefferey Rimando, Assistant Planner.

Public Comments:

Ryan Oldham, architect representing Priceless Pets, requested clarification on a condition of approval requiring plans to be submitted for approval from Orange County Health Department. He noted uncertainty about whether the Health Department provides plan checks for this type of use and suggested more specific language to avoid confusion. Staff agreed to modify the condition to state, "If required, provide a plan to the County of Orange Health Department for review and approval," ensuring flexibility based on the Health Department's requirements.

Becca Walls, Vice Chair of the Animal Services Committee, expressed strong support for the Conditional Use Permit for Priceless Pets to provide sheltering services in Costa Mesa. She emphasized that this has been a seven-year effort involving animal control, city staff, and the committee, aligning with the committee's mission to establish such services in the city.

MOVED/SECOND: Chair Ereth / Commissioner Martinez

MOTION: Approve staff's recommendation with clarification language added a condition of approval.

- Modification to add the language “if required” at the beginning of the special district requirements, bulletpoint two under Health Department, such that it reads, “If required, provide a plan to the County of Orange Health Department for review and approval.”

The motion carried by the following roll call vote:

Ayes: Chair Ereth, Vice Chair Toler, Commissioner Andrade, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Commissioner Klepack, Commissioner Zich

Recused: None

Motion carried: 5-0-2

ACTION:

The Planning Commission:

1. Found 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

2. Approved Conditional Use Permit PCUP-24-0012 based on findings of fact and subject to conditions of approval as amended.

OLD BUSINESS: None.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - NONE.

REPORT - DEVELOPMENT SERVICES - NONE.

REPORT - ASSISTANT CITY ATTORNEY - NONE.

ADJOURNMENT AT 8:29 PM

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION