

UNOFFICIAL UNTIL APPROVED

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

**June 12, 2023**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Commissioner Vivar led the Pledge of Allegiance.

**ROLL CALL**

Present: Vice Chair Russell Toller, Commissioner Angely Andrade Commissioner Jonny Rojas, Commissioner Vivar, Commissioner Jon Zich

Absent: Chair Adam Ereth, Commissioner Tim Taber

Staff Present: Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Principal Planner Phayvanh Nanthavongdouangsy, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:**

**INTRODUCTION TO 2021 AND 2022 GENERAL PLAN ANNUAL PROGRESS REPORT**

Principal Planner Phayvanh Nanthavongdouangsy, presented informational slide show.

Commission and staff:

Discussion ensued on low income housing and additional dwelling units.

**PUBLIC COMMENTS:**

Wendy Simo, spoke on the noise levels coming from 12 GYM during the early morning hours, the gym blocking fire exit by propping door open with fan, and the interruption of her sleep schedule.

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

## UNOFFICIAL UNTIL APPROVED

Commissioner Vivar clarified his position on parking on sites and parking standards in general.

Commissioner Andrade extended invitation to the public and commission join the June 15<sup>th</sup> community event for the Ketchum-Libolt park discussion.

**CONSENT CALENDAR:**

1. **JULY 11, 2022 UNOFFICIAL MEETING MINUTES**
2. **OCTOBER 24, 2022 UNOFFICIAL MEETING MINUTES**
3. **SEPTEMBER 26, 2022 UNOFFICIAL MEETING MINUTES**
4. **MAY 08, 2023 UNOFFICIAL MEETING MINUTES**
5. **GENERAL PLAN CONFORMITY FOR THE PROPOSED VACATION OF AN UTILITY EASEMENT LOCATED AT 1940 WALLACE AVENUE (ASSESSOR'S PARCEL NUMBER 422-203-10)**
6. **GENERAL PLAN CONFORMITY FOR A PROPOSED UTILITY EASEMENT VACATION LOCATED AT 2156 MYRAN DRIVE (ASSESSOR'S PARCEL NUMBER 422-203-10)**

Vice Chair Toler made motion to approve all items on the Consent Calendar as written. Seconded by Commissioner Rojas.

**MOVED/SECOND:** Toler/ Rojas

**MOTION:** To approve all items on the Consent Calendar as written.

The motion carried by the following roll call vote:

Ayes: Toler, Andrade, Rojas, Vivar, Zich

Nays: None

Absent: Ereth, Taber

Abstained: None

Motion carried: 5-0-2

**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 15061(b)(3); and
2. Find that the proposed utility easement vacation is in conformance with the City of Costa Mesa General Plan.

**RESOLUTION NO. PC-2023-18 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED VACATION OF EXCESS UTILITY EASEMENT AREA**

## UNOFFICIAL UNTIL APPROVED

**LOCATED AT 1940 WALLACE AVENUE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA GENERAL PLAN**

**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 15061(b)(3); and
2. Find that the proposed utility easement vacation is in conformance with the City of Costa Mesa General Plan.

**RESOLUTION NO. PC-2023-19 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED VACATION OF EXCESS UTILITY EASEMENT AREA LOCATED AT 2156 MYRAN DRIVE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA GENERAL PLAN**

**PUBLIC HEARINGS**

None.

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – None.
2. Development Services Report – Mr. Drapkin informed the commission that on July 11<sup>th</sup> an Inclusionary Housing Review study session has been scheduled. He also informed the Commission on Commissioner Taber's resignation from the Planning Commission.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT AT 6:30 P.M.**

Submitted by:

---

SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION