

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

**June 10, 2024**

**CALL TO ORDER**

The Chair called the meeting to order at 6:02 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

The Chair led the Pledge of Allegiance.

**ROLL CALL**

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

Absent: Commissioner Angely Andrade

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:**

None.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Rojas congratulated all the graduating senior classes of 2024 in the Newport-Mesa School District. He continued his comments by thanking the Costa Mesa Police Department for escorting the senior class of Mesa High school in celebration of their achievements.

Commissioner Martinez wished the public a Happy Pride Month and expressed his appreciation for the City flying a Pride Flag. He continued his comments by informing the public of the upcoming Special City Council Session taking place on June 11, 2024 at 5:00 p.m.

Chair Ereth announced that it is Pet Adoption Month. He expressed his appreciation for Priceless Pet Rescue located in Costa Mesa.

**CONSENT CALENDAR:**

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

**1. APPROVAL OF MEETING MINUTES: MAY 28, 2024**

**ACTION:** Planning Commission approved the minutes of the regular meeting of May 28, 2024.

Chair Ereth made a motion to approve the minutes with one revision. He asked that the language in the last paragraph on page 3 of the minutes under the heading of 'The Chair opened the Public Hearing' and before 'The Chair opened public comments' reflect that upon being asked if the applicant were to hypothetically deviate from the City's recommended parking standards, the Applicant said "No" and wanted to adhere to staff's recommendation. Motion was seconded by Commissioner Zich.

**MOVED/SECOND:** Ereth/Zich

**MOTION:** Approve recommended action for Consent Calendar Item No. 1 with the requested language change.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Andrade

Abstained: None

Motion carried: 6-0

**PUBLIC HEARINGS:**

**1. PLANNING APPLICATION PCUP-24-0001 FOR A CONDITIONAL USE PERMIT FOR A NEW ESCAPE ROOM USE AND A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS AT 2706 HARBOR BOULEVARD, SUITES 200 & 202-205**

**Project Description:** Conditional Use Permit 24-0001 proposes an escape room use located in five suites of an existing two-story nine-suite building and a Minor Conditional Use Permit to deviate from parking requirements. The proposed hours of operation would be Monday through Friday from 6:30 p.m. to 10:00 p.m. and Saturday and Sunday from 11:00 a.m. to 11:45 p.m.

**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.

The Commission asked questions of staff including about the process to change hours of operation; list of surrounding business included in the applicant's materials including why Stiizy was not listed; zoning designation for other approved escape rooms; why a previous escape room was approved by the Zoning Administrator but this one requires action by the Planning Commission; how the use is classified for purposes of determining parking requirements; shared parking agreement and how parking conflicts would be resolved; opportunity to reduce the gap between the staggered start time for escape room games; how special events by Stiizy might affect parking; security for employees and customers; location of the previously approved onsite Cannabis delivery business, and potential parking impacts their delivery schedule might have on this business.

**The Chair opened the Public Hearing.**

Long John Ngyuen, applicant, stated he had read and agrees to the conditions of approval.

The Commission asked questions of the applicant including discussion of applicant's reasons for 30-minute break between games, and about security.

**The Chair opened public comments.**

No public comments.

**The Chair closed public comments.**

**The Chair closed the Public Hearing.**

Commissioner Martinez made a motion. Seconded by Commissioner Klepack.

The Commission discussed the motion including the idea of making uses that previously been approved by the Planning Commission subject to Zoning Administrator review; parking standards.

**MOVED/SECOND:** Martinez/Klepack

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

The motion carried by the following roll call vote:

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

Nays: None  
Absent: Andrade  
Abstained: None  
Motion carried: 6-0

**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 Planning Application PCUP-24-0001 based on findings of fact and subject to conditions of approval.

**RESOLUTION PC-2024-15 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PCUP-24-0001 FOR A CONDITIONAL USE PERMIT FOR A NEW ESCAPE ROOM AND A MINOR CONDITIONAL USE PERMIT FOR A DEVIATION FROM PARKING REQUIREMENTS AT 2706 HARBOR BOULEVARD, SUITES 200 & 202-205**

The Chair explained the appeal process.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

None.

**DEPARTMENTAL REPORTS:**

1. Public Works Report – None.
2. Development Services Report – None.

**CITY ATTORNEY'S OFFICE REPORT:**

1. City Attorney – None.

**ADJOURNMENT AT 6:39 PM**

Submitted by:



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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION