



REGULAR PLANNING COMMISSION MONDAY, JULY 14, 2025 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Jeffrey Harlan at 6:00 p.m.

PLEDGE OF ALLEGIANCE TO THE FLAG - Commissioner Martinez led the Pledge of Allegiance.

ROLL CALL

Present: Chair Jeffrey Harlan, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: Vice Chair Jon Zich, Commissioner Robert Dickson

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA: None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Andrade shared information about resources available to support community members impacted by deportations and discrimination. She emphasized the importance of services such as 211, which provides access to legal aid and other support, and the Orange County Rapid Response Team, which offers assistance through their Instagram page. This includes help with food, transportation, legal resources, and locating missing family members. Commissioner Andrade encouraged the public to utilize these resources and support neighbors and local families during challenging times.

Commissioner Martinez announced that the City Council will hold a meeting tomorrow, which includes three items previously considered by the Commission. He encouraged those interested to attend. He also reminded the public that Concerts in the Park are held every Tuesday in July at Fairview Park, starting at 6:00 p.m. Lastly, he invited the community to a ribbon-cutting ceremony for the new basketball and pickleball courts at Balearic Park on Thursday, July 17, at 11:00 a.m.

CONSENT CALENDAR:

1. JUNE 23, 2025 UNOFFICIAL MEETING MINUTES

MOVED/SECOND: DICKSON / MARTINEZ

MOTION: to approve Consent Calendar.

Ayes: Chair Harlan, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Vice Chair Zich, Commissioner Dickson

Recused: None

Motion carried: 5-0-2

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

PUBLIC HEARINGS:

1. RECOMMENDATION TO THE CITY COUNCIL ON A MITIGATED NEGATIVE DECLARATION, GENERAL PLAN AMENDMENT, REZONE, DESIGN REVIEW, TENTATIVE TRACT MAP, AND DENSITY BONUS FOR A 142-UNIT, OWNERSHIP RESIDENTIAL DEVELOPMENT AT 3150 BEAR STREET

Presentation by Senior Planner Chris Yeager.

Public comments:

John Fraser opposed the proposed pedestrian access, citing already overwhelming parking issues in his neighborhood.

Mary Ann Chappell expressed concern about building heights, unclear site plans, loss of privacy, and negative impacts on property values.

Speaker 3 opposed the four-story structures for eliminating backyard privacy and decreasing home values.

Darren Fareola warned the project would flood cul-de-sacs with traffic, noise, and overflow parking, damaging neighborhood safety and quality of life.

Danielle Owens questioned how the HOA would enforce garage use and criticized the density compared to surrounding communities.

Darryl Oliver opposed the project due to Bear Street traffic issues and lack of street capacity for 142 new homes.

Richard Huffman criticized the project's tandem parking, height, and density as inappropriate for a single-family neighborhood.

Lilliana Mercedes opposed the project due to traffic, parking overflow, and safety concerns at Bear and Paularino.

Victor Porus believed the parking plan was unrealistic and would burden nearby residents, especially those who host visitors.

Gary Marshall cited firsthand experience with past projects and said this development would overwhelm streets and emergency access points.

Warren Franklin shared fire department access and EMS response concerns due to the building height.

Cynthia McDonald criticized the staff report, insufficient open space, inadequate parking, and the use of public land without compensation.

Speaker 13 opposed the pedestrian gate due to ongoing burglaries and worsening traffic and safety on Paularino.

Erin Gonzalez supported the project as a much-needed opportunity for first-time homeownership in Costa Mesa.

Speaker 15 stated the project is too dense and would worsen traffic and living conditions.

Motion Discussion:

Commissioners expressed strong support for the project, highlighting its contribution to addressing the regional housing crisis, especially through the inclusion of affordable for-sale units and praised it as a significant opportunity for first-time homebuyers and middle-income families. They also noted the project's thoughtful design, sustainable all-electric model, and improved public access to Schiffer Park, while acknowledging community concerns about traffic and parking and encouraging ongoing efforts to mitigate those impacts.

MOVED/SECOND: MARTINEZ/ ANDRADE

MOTION: to move staff recommendation with a request to review Conditions of Approval 28 and 32 for wording issues.

The motion carried by the following roll call vote:

Ayes: Chair Harlan, Commissioner Andrade, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

Nays: None

Absent: Vice Chair Zich, Commissioner Dickson

Recused: None

Motion carried: 5-0-2

ACTION:

The Planning Commission adopted a resolution too:

1. Adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; and,
2. Adopt a Resolution recommending that the City Council take the following actions, including:
 - a. General Plan Amendment (PGPA-24-0002): Amend the General Plan Land Use Element including changing the Land Use Designation of the project site from General Commercial to High Density Residential;
 - b. Rezone: Give first reading to an Ordinance approving the rezone of the project site from Administrative and Professional (AP) to Multiple Family Residential (R3);
 - c. Design Review: Approve the Design Review for the development of the project including 142 dwelling units with a maximum height of 4 stories/52 feet;
 - d. Tentative Tract Map No. 19334: Approve the Tentative Tract Map to subdivide the property into a residential common interest development; and
 - e. Density Bonus: Approve the density bonus which will provide seven very low income units in exchange for a 20 percent density bonus resulting in an additional 20 units.

OLD BUSINESS: None.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - Mr. Yang announced that the City will offer an E-Bike Safety Course for Newport-Mesa Unified School District students at Estancia High School during the Back-to-School Registration Event on Thursday, August 7. Additionally, OCTA plans to offer a similar event during the second registration event on Wednesday, August 13.

REPORT - DEVELOPMENT SERVICES - Director Tai reported that two items previously recommended by the Planning Commission will appear on the City Council agenda tomorrow night. The Hive Live item is recommended for continuance at the applicant's request, and the Victoria Place Project will be presented as a public hearing.

REPORT - ASSISTANT CITY ATTORNEY - None.

ADJOURNMENT AT 8:12p.m.

Submitted by:

A handwritten signature in blue ink, appearing to read 'Carrie Tai', is written over a horizontal line.

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION