



**REGULAR PLANNING COMMISSION  
MONDAY, NOVEMBER 10, 2025 - MINUTES**

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

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

**ROLL CALL**

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: None

**ANNOUNCEMENTS AND PRESENTATIONS:** None.

**PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:**

Wendy Simao expressed concerns about ongoing noise disturbances from the gym at 140 E. 17th Street, noting amplified instruction beginning as early as 7:00 a.m. and occurring daily. She questioned the accuracy of the recent sound study, stated that the noise continues to impact nearby residents, and urged the City to better regulate the facility.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Martinez announced several upcoming events, including the Hoops for Hope fundraiser on November 12, the Community Bike Skills Workshop on November 15, and the Safe Routes to School workshop on November 17, and shared positive feedback about the College Park Elementary bike bus program. He requested an update on the City's pre-approved ADU/JADU plans, noting the timeline on the website appears outdated, and asked for a future review and update of the Planning Commission bylaws.

Commissioner Dickson followed up on a public comment regarding difficulties using the T.E.S.S.A system and noted he has experienced similar challenges locating project

information. He requested an update on the system's functionality, including what has been scanned, what is searchable, and what is available to the public, and asked that staff provide a status report at a future meeting.

Commissioner Rojas extended well-wishes to all veterans in recognition of Veterans Day. He expressed appreciation for their service, time, and contributions to the country.

Vice Chair Zich supported concerns raised about the T.E.S.S.A. system and suggested arranging a face-to-face meeting between staff and the commenter to address usability issues. He also encouraged the City to explore more creative solutions regarding ongoing noise concerns at the gym on East 17th Street. Lastly, he reiterated his request for a regularly updated list of all active planning applications to be included in Planning Commission materials.

Chair Harlan noted that at the previous meeting staff reported the gym had received a permit for its event and stated that Ms. Simao should have been notified. He agreed there is likely more the City can do regarding CUP enforcement and encouraged the Ms. Simao to also bring the matter to the City Council's attention.

**CONSENT CALENDAR:**

**1. October 27, 2025, UNOFFICIAL MEETING MINUTES**

**MOVED/SECOND: ZICH/ MARTINEZ**

**MOTION:** to approve Consent Calendar.

**The motion carried by the following roll call vote:**

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Martinez, Commissioner Rojas

**Nays:** None

**Absent:** None

**Recused:** None

**Motion carried:** 7-0

**ACTION:**

Planning Commission approved consent calendar items.

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

**PUBLIC HEARINGS:**

- 1. CONDITIONAL USE PERMIT PCUP-25-0011 TO OPERATE A CAT LOUNGE WITH 15 ADOPTABLE CATS AND ANCILLARY RETAIL ("PURRS IN PARADISE") AT 2981 BRISTOL STREET, SUITE B3**

Two ex-parte communications reported.

Presentation by Assistant Planner, Jeffery Rimando.

Ben Leo stated he read and agreed to the conditions if approval.

Public comments:

Chris Bennett, thanked the Commission and staff for their work and expressed strong support for the proposed shop, noting enthusiasm for bringing a unique concept like a cat lounge to Costa Mesa. He shared that unusual and innovative business ideas are becoming more common and acknowledged that older code requirements may not always align with new types of uses. He appreciated the Commission's consideration and hoped future projects would not require frequent hearings.

Shaheen Sadeghi of LAB Holding thanked the Commission and staff for their time and emphasized the company's long history of supporting small, creative businesses in Costa Mesa. He explained that newer, more unconventional business concepts often don't fit older sections of the City code and encouraged continued efforts to modernize regulations to streamline the approval process. He noted that lengthy CUP timelines can be financially challenging for small tenants and suggested exploring minor use permits to allow staff-level approvals for certain projects.

Motion Discussion:

A motion was made to find the project exempt from CEQA and to approve the Conditional Use Permit with two modifications: (1) setting operating hours to 9:00 a.m.-10:00 p.m.; and (2) adding a condition(s) that children under 6 were not allowed and requiring that children under 12 must be accompanied by an adult.

The motion was amended to find the project exempt from CEQA and to approve the Conditional Use Permit with two modifications: (1) setting operating hours to 9:00 a.m.-10:00 p.m.; and (2) adding a condition requiring that children under 12 be accompanied by an adult.

A substitute motion was made to overturn staff's determination and classify the business as a permitted use rather than requiring a CUP, including refunding the CUP fee. This motion did not receive a second.

Commissioners expressed enthusiastic support for the project and highlighted its value for pet adoption and creative small businesses. Several members noted that

unique business types often struggle within an outdated use matrix and encouraged future updates to streamline approvals.

**MOVED/SECOND: DICKSON/ZICH**

**MOTION:** To move staff recommendations with the following modifications: setting operating hours to 9:00 a.m.-10:00 p.m. and adding a condition requiring that children under 12 be accompanied by an adult.

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas, Commissioner Martinez

**Nays:** None

**Absent:** None

**Recused:** None

**Motion carried:** 7-0

**ACTION:**

The Planning Commission adopted a resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0011 based on findings of fact and subject to conditions of approval.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. HOUSING ELEMENT IMPLEMENTATION (NEIGHBORHOODS WHERE WE ALL BELONG) PUBLIC ENGAGEMENT UPDATE**

Presentation by Planning Manager Anna McGill, Cathy Tang Saez, Dudek, and Taylor Funderburk, Kearns and West.

Staff and consultants presented an update on the “Neighborhoods Where We All Belong (NWWAB)” Round 1 community visioning process explaining that the NWWAB efforts will implement state housing law and Measure K by rezoning selected commercial and industrial areas to allow housing and by creating objective design standards and zoning code updates to accommodate 11,760 RHNA units plus the required buffer (17,042 units total). They summarized Round 1 outreach, which included an open house, neighborhood workshops, focused discussions, pop-ups, and an online survey in English and Spanish, yielding several key themes: a desire for more diverse and affordable housing options, better multimodal access and safer streets, more open space and gathering places, thoughtful design in mixed-use areas, and clear, transparent communication. Consultants noted that this input will be used to shape technical work such as

development standards for housing projects including setbacks, open space requirements, permitted mixed uses, design standards, and streamlined review under CEQA. The team noted that draft regulations will be brought back in later rounds for review with the public and Planning Commission/City Council. Commissioners asked about the possibility of accelerating the timeline, the strategy for rezoning versus overlays, the City's ongoing obligations under RHNA, and how much control the City retains over issues like parking and building form under state law. Several commissioners also expressed concern that actual participation remains a very small share of the community, urged more direct and candid messaging about the scale and impacts of future development, and encouraged continued outreach in less traditional venues and coordination with the development community to ensure standards are workable in practice.

Public comments:

Andrew Kenny, stated he closely follows housing and urban planning issues, expressed support for the City's housing and rezoning efforts and acknowledged the challenge of making technical topics like zoning engaging to the general public. He noted that many people his age feel politically disenfranchised and assume their input won't lead to action, which he believes contributes to low participation and is part of a broader trend rather than a failure of this specific outreach effort. He added that more residents are likely to engage once visible changes begin to occur.

Motion Discussion:

Commissioners thanked staff for the presentation and emphasized the importance of broad community participation as the project moves forward. Members noted that differing viewpoints on the Commission highlight the need for more public voices to help shape compromise and informed decision-making. They expressed appreciation for the outreach completed so far and stated they look forward to reviewing draft materials and continued community feedback in the next phase.

**MOVED/SECOND: DICKSON/ANDRADE**

**MOTION:** To move staff recommendation.

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas, Commissioner Martinez

**Nays:** None

**Absent:** None

**Recused:** None

**Motion carried:** 7-0

**ACTION:**

The Planning Commission received staff presentation.

**REPORT - PUBLIC WORKS** - Mr. Yang wished everyone a Happy Veterans Day.

**REPORT - DEVELOPMENT SERVICES** - Ms. Tai reported that the City Council approved a General Plan amendment to ensure consistency with the adopted Housing Element and introduced the triennial Building and Fire Code updates for first reading. Upcoming environmental impact report scoping meetings were announced for the Fairview Developmental Center Specific Plan on November 17 and for the Neighborhoods Where We All Belong effort on December 10. Staff also noted that the November 24 Planning Commission meeting is expected to be canceled due to a lack of agenda items and extended Veterans Day well-wishes.

**REPORT - ASSISTANT CITY ATTORNEY** - Mr. Preziosi noted that the Redondo Beach case is expected to be petitioned to the California Supreme Court, and cities may soon be asked to provide amicus support through the League of California Cities. He also clarified that while applicants may appeal a Director's Land-Use Determination under Zoning Code Section 13-30, the Planning Commission cannot act as an appellate body on such matters unless an appeal is formally filed and listed on the agenda.

**ADJOURNMENT AT 8:33 p.m.**

The Commission adjourned the meeting in memory of Christopher Aldana, a dedicated Assistant Planner who served Costa Mesa since 2022 and was admired for his professionalism, warmth, and positive spirit. His contributions included several notable projects, and he was deeply valued by colleagues, friends, and family. The Commission expressed gratitude for his service and extended condolences to all who were touched by his life.

Submitted by:



CARRIE TAI, SECRETARY  
COSTA MESA PLANNING COMMISSION