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**MEETING MINUTES OF THE CITY OF COSTA MESA
PLANNING COMMISSION****January 24, 2022
Regular Meeting – 6:00 p.m.****CALL TO ORDER:**

Chair de Arakal called the Zoom webinar meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE:

Chair de Arakal led the Pledge of Allegiance.

ROLL CALL:

Present: Chair Byron de Arakal, Vice Chair Jon Zich, Commissioner Adam Ereth, Commissioner Johnny Rojas, Commissioner Dianne Russell, Commissioner Russell Toler, Commissioner Jimmy Vivar

Staff Present: Director of Economic and Development Services Jennifer Le, Assistant Development Services Director Scott Drapkin, Senior Planner Nancy Huynh, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang and Recording Secretary Julie Colgan and Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

No public comments.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Vivar stated he was glad that the meeting was able to take place over Zoom and that he was looking forward to the year ahead.

Commissioner Russell wished everyone a Happy New Year and thanked staff for working diligently to have the meeting in a safe environment.

Commissioner Rojas thanked staff for the help and support they have provided.

Vice Chair Zich thanked staff for their work to get the meetings back on Zoom and acknowledged the Costa Mesa Police Department for their hard work. He asked staff the status of the small cell sites and the project on Randolph Street.

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Chair de Arakal expressed his appreciation for the Police Department and Fire Department for all their hard work.

CONSENT CALENDAR: None.

PUBLIC HEARINGS:

1. **MINOR CONDITIONAL USE PERMIT (MCUP) ZA-21-48 TO AMEND PREVIOUSLY-APPROVED CONDITIONAL USE PERMIT (CUP) PA-91-102 FOR THE COSTA MESA VILLAGE AFFORDABLE HOUSING DEVELOPMENT, AND A REQUEST TO APPROVE A REGULATORY AGREEMENT AND THE TRANSFER OF OWNERSHIP OF THE COSTA MESA VILLAGE PROPERTY, LOCATED AT 2450 NEWPORT BOULEVARD**

Project Description: Costa Mesa Village, Ltd. (CMV) is in the process of selling the subject property to CADI (Buyer) to be the new owner and operator of CMV. The original Regulatory Agreement as amended requires that any transfer of ownership be approved by the City.

Environmental Determination: The project is exempt from the provisions of the California Environmental Quality Act under section 15301 (Class 1) Existing Facilities. Class 1 exemptions consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures or facilities involving negligible or no expansion of the existing or former use. Because the facility is existing and does not propose any alterations or additions, the project qualifies for the exemption.

One public comment was received on the item.

One ex-parte communication to report: Vice Chair Zich attended a site visit and spoke with staff about the project.

Senior Planner Nancy Huynh presented the staff report.

Commission and staff discussion included:

Vice Chair Zich commended Ms. Huynh on her work. He also asked staff about the rental rates that are on the original CUP and whether the break down on the original CUP still applies. He also asked whether the sale of the property would take it out of its current affordable housing status.

Commissioner Vivar asked about bike racks and whether the bike rack storage would be expanded or stay the same.

Chair de Arakal asked whether the language of the conditions match with the language of the regularity agreement as to what can actually be done with the Area

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Median Income (AMI) for the rental price. He asked for clarification on resident qualifications and lease length when a resident starts making more income yearly then the income limit.

Chair de Arakal Opened the public hearing

Mr. D'Andrea and Mr. Johnson, applicant's team, presented a presentation about their nonprofit organization.

Commissioner Rojas asked the applicant if they have specific plans and allotted units in their plan for helping homeless veterans. He also inquired about the property management company.

Commissioner Ereth inquired about the green education and green engagement plan that the applicant has set up. He asked the applicant how they would ensure and enforce occupancy policies on their properties.

Commissioner Russell asked about the property management company and the onsite storage lockers. She inquired about what happens when a resident starts making more than the max income limit and if there was twenty-four hour security on the property. She asked the applicant if they were getting funding from Mental Health of Orange County.

Commissioner Vivar asked what services would be provided for low income special needs individuals and type of supportive housing for those with special needs. He also asked whether there were staff on site for the residents with special needs.

Vice Chair Zich asked about the approximate amount of employees that work for Century Affordable Development. He also asked the applicant if single room occupancy was a high percentage of the type of housing they manage. He inquired about the applicants guaranteed sources of revenue.

Chair de Arakal asked the applicant about modernizing the property in the future and how the company plans to paying for the modernization.

PUBLIC COMMENT:

No public comments.

Chair de Arakal asked if the applicant agreed with all the conditions of approval.

The Applicant stated they agreed with the conditions.

Chair de Arakal made comments on the property's appearance, and asked the applicant to work diligently with staff and City Council to make the property look less like a motel and more like a residence.

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The Chair closed the public hearing.

MOVED/SECOND: de Arakal/Ereth

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: de Arakal, Zich, Ereth, Rojas, Russell, Toler, Vivar

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION: Planning Commission adopted a Resolution to: (1) Recommend that the City Council approve MCUP ZA-21-48 to amend previously-approved CUP PA-91-102 to modify certain conditions of approval, and (2) Provide feedback to the City Council (as appropriate) pertaining to the Regulatory Agreement and transfer of ownership requests.

REVISED CONDITION: A total of six bicycle racks shall be provided on-site, including the three existing bicycle racks (21 existing spaces), to accommodate up to 42 spaces for bicycle parking.

RESOLUTION PC-2022-01- RECOMMENDING APPROVAL OF MINOR CONDITIONAL USE PERMIT (MCUP) ZA-21-48 TO AMEND CONDITIONAL USE PERMIT (CUP) PA-91-102 FOR THE COSTA MESA VILLAGE AFFORDABLE HOUSING DEVELOPMENT, APPROVAL OF A REGULATORY AGREEMENT AND THE TRANSFER OF OWNERSHIP OF THE COSTA MESA VILLAGE PROPERTY, LOCATED AT 2450 NEWPORT BOULEVARD

The Chair explained the appeal process.

OLD BUSINESS: None.

NEW BUSINESS: None.

DEPARTMENTAL REPORT(S):

1. Public Services Report- City Engineer Seung Yang reported Bristol Street has finished reconstruction and the Randolph Ave Improvement Project will begin.
2. Development Services Department- None.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney- None.

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ADJOURNMENT AT 7:56 P.M.

Submitted by:

SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION