

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

February 26, 2024

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair Ereth led the Pledge of Allegiance.

ROLL CALL

Present: Chair Adam Ereth, Vice Chair Russell Toler, Commissioner Angely Andrade, Commissioner Johnny Rojas, Commissioner Jimmy Vivar, Commissioner Jon Zich

Absent: Commissioner Karen Klepack

Officials Present: Assistant Director of Development Services Scott Drapkin, Planning and Sustainable Development Manager Bill Rodrigues, Assistant City Attorney Tarquin Preziosi, Assistant Planner Caitlyn Curley, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

Shirley McDaniels spoke against constructing housing in the Senior Center parking lot due to parking impacts and difficulty navigating traffic along 19th Street.

Speaker two spoke against constructing housing in the Senior Center parking lot.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Zich responded to Shirley McDaniels comments by encouraging her to stay engaged in the conversation and to look for updates on when the project will be screened by the City Council.

Commissioner Vivar thanked the public for their attendance and thanked the City's Public Works Department for their completion of the Wallace Avenue and 19th Street Traffic signal. Vivar announced his resignation from the Planning Commission in the coming

weeks. He thanked his fellow Commissioners, Council Members and City Staff for their support during his time on the Planning Commission.

Chair Ereth expressed his appreciation for Commissioner Vivar service on the Planning Commission. He also thanked Council Member Harper for his service. The Chair also announced upcoming Fairview Developmental Center Open House discussions on February 29, 2024, from 6:00 p.m. to 8:00 p.m. at the Costa Mesa Country Club and March 4, 2024, at the Iglesia Harbor Church from 6:00 p.m. to 8:00 p.m.

CONSENT CALENDAR:

None.

PUBLIC HEARINGS:

1. PLANNING APPLICATION 22-37 TO ESTABLISH AN EVENT CENTER WITH OUTDOOR ACTIVITIES, INCLUDING A REQUEST TO OFFER VALET PARKING AND TO DEVIATE FROM PARKING REQUIREMENTS, AT 3150 BEAR STREET

Project Description: Planning Application 22-37 is a request for:

- A conditional use permit for a banquet center with onsite valet parking for no more than 225 people, occurring from 8:00 a.m. and 10:00 p.m. on weekdays, 7:00 a.m. and 10:00 p.m. on weekends, and not in conjunction with the operation of other uses at the site.
- A minor conditional use permit for outdoor activities incidental to a banquet center between 8:00 a.m. and 9:00 p.m. on weekdays and 7:00 a.m. and 9:00 p.m. on weekends with no amplified sound and a maximum of 4 musicians; and a deviation from parking requirements based on unique operating characteristics.

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.

Three ex-parte communications reported.

Commissioner Vivar had a phone conversation with the applicant's representative and toured the proposed event space.

Commissioner Rojas met with applicant and toured the event space.

Chair Ereth had a phone conversation with the applicant.

Caitlyn Curley, Assistant Planner, presented the staff report.

The Commission asked questions of staff including discussion of parking demands, valet parking, musical instruments allowed onsite, the future use of 3rd floor, special event permits, Conditional Use Permits needed, maximum occupancy, event restrictions, clarifying site occupancy, traffic study requirements, site emergency vehicle access from Olympic Avenue, Planning Commission review for future 3rd floor construction, amplified sound, simultaneous events, operational hours, and noise impacts.

The Chair opened the Public Hearing.

Manny Khoshbin, applicant, stated he had read and agreed to the conditions of approval. The applicant then provided some background for why this application was submitted.

The Commission asked questions of the applicant including discussion of traffic queuing details, future use of the 3rd floor, applicant social media posts, rentable event spaces, open house events, business operations, valet parking, community outreach, and the probability of car shows being held on site in the future.

The Chair opened public comments.

Melvin Lucas spoke in opposition to the item.

Speaker two spoke in opposition to the item.

Shirley McDaniels asked general questions to confirm the location.

Garrett Marsha expressed his concerns about traffic and neighborhood impacts.

Bill Rodrigues announced his phone conversation with a resident who expressed her opposition to the project.

The Chair closed public comments.

Commission and staff discussion continued in regard to how noise complaints would be addressed, food catering for events, potential for off-site parking to occur, and crosswalks located near the project site.

The Chair closed the Public Hearing.

Commissioners provided individual comments that included encouraging the applicant to reach out to the Historical Society, the applicant providing free valet parking, cross walks, residents' concerns, concerns on future use of the 3rd floor, special event permits, and only allowing the applicant to hold one event at a time.

Chair Ereth made a motion. Seconded by Commissioner Toler.

The Commission discussed the motion including its positive impacts, reimagining the space for the community, proper conditioning of the project, special event permits, traffic impacts, and potential noise concerns.

MOVED/SECOND: Ereth/Toler

MOTION: Approve staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Vivar

Nays: Zich

Absent: Klepack

Recused: None

Motion carried: 5-1-1-0

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 22-37, based on findings of fact and subject to conditions of approval.

RESOLUTION PC-2024-05 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-37 TO ESTABLISH AN EVENT CENTER WITH OUTDOOR ACTIVITIES, INCLUDING A REQUEST TO OFFER VALET PARKING AND TO DEVIATE FROM PARKING REQUIREMENTS, AT 3150 BEAR STREET

The Chair explained the appeal process.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

DEPARTMENTAL REPORTS:

1. Public Works Report – None.
2. Development Services Report – Mr. Drapkin informed the Commission on the March 11, 2024, target date for the Commission to review the Pedestrian Master Plan. He also stated that the Commission should expect an update on the Fairview Developmental Center with in the next few Planning Commission meetings.

CITY ATTORNEY'S OFFICE REPORT:

1. City Attorney – None.

ADJOURNMENT AT 7:39 PM

Submitted by:



SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION