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**MEETING MINUTES OF THE CITY OF COSTA MESA  
PLANNING COMMISSION****November 8, 2021  
6:00 P.M.****CALL TO ORDER:**

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

**PLEDGE OF ALLEGIANCE:**

Commissioner Rojas led the Pledge of Allegiance.

**ROLL CALL:**

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

Officials Present: Director of Economic and Development Services Jennifer Le, Assistant Director of Economic and Development Services Scott Drapkin, Associate Planner Katelyn Walsh, Associate Planner Justin Arios, Assistant City Attorney Tarquin Preziosi, City Engineer Seung Yang and Recording Secretary Julie Colgan

**ANNOUNCEMENTS AND PRESENTATIONS:** None.

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

No public comments.

**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Rojas stated that he toured the Crevier facility.

Commissioner Russell thanked the Costa Mesa Alliance for Better Streets for sending a copy of a book titled 'Confessions of a Recovering Engineer' and stated that she would be attending the Strong Town event on November 19, 2021 at the Norma Herzog Community Center.

Commissioner Toler presented a PowerPoint about Smart Growth America's Form-Based Codes and encouraged the public to read Smart Growth America's 'Zoned In' report. He encouraged the public to attend the Strong Town's event on November 19, 2021 at the Norma Herzog Community Center.

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Chair de Arakal commended Commissioner Toler on his PowerPoint. Chair de Arakal encouraged the Commission and the public to review the City of El Cerrito's website to see how they use Form-Based Codes.

Jennifer Le, Director of Economic and Development Services, announced the Light House Church item was not on the agenda and will be noticed again for a future meeting.

**CONSENT CALENDAR:** None.

**PUBLIC HEARINGS:**

- 1. PLANNING APPLICATION PA-21-01 FOR A CONDITIONAL USE PERMIT FOR AN EVENT CENTER WITH ON-SITE VALET PARKING; ZONING APPLICATION 21-40 FOR A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS BASED ON UNIQUE OPERATING CHARACTERISTICS OF AN EVENT CENTER LOCATED AT 2995 AIRWAY AVENUE, UNIT B; AND AN AMENDMENT TO ZONING APPLICATION 17-31 TO MODIFY THE HOURS OF OPERATION FOR A CHURCH ON THE SAME PROPERTY OCCUPYING 2995 AIRWAY AVENUE UNIT A**

**Project Description:** Planning Application 21-01 is a request for a Conditional Use Permit (CUP) for a 300-person capacity event center/banquet facility for Crevier Classic Cars with onsite valet parking and Zoning Application 21-40 is a request for a Minor Conditional Use Permit (MCUP) to deviate from parking requirements due to the unique operating characteristics of an event center located at 2995 Airway Ave, Unit B. The applicant is also requesting an amendment to Zoning Application 17-31 to modify the hours of operation of a church on the same property occupying Unit A. The event space is proposed within a portion of an existing automotive storage warehouse owned and operated by Crevier Classic Cars. The event center/banquet facility proposes to operate until 11 PM daily and would operate outside of the normal Crevier Classic Cars operation hours and the Saint James Anglican Church's Administrative Hours (Monday through Friday, from 8:00 AM to 4:00 PM) and Specified Assembly Hours (Sundays from 7:30 AM to 1:00 PM).

**Environmental Determination:** The project is exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**Ex-parte Communications:** Commissioner Ereth spoke with the applicant; Commissioner Rojas participated in a site tour and spoke with the applicant; Commissioner Vivar participated in a site tour and spoke with the assistant manager of the site; Commissioner Toler participated in a site tour and spoke with the applicant; Commissioner Russell toured the site and spoke with the applicant and applicant's representative; Vice Chair Zich met with the applicant and applicant's team on site and spoke with the applicant before meeting commenced; and Chair de

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Arakal participated in a site tour and spoke with the applicant and applicant's representative.

Katelyn Walsh, Associate Planner, presented the staff report.

Commissioner Vivar asked for clarification on where ride hailing services, such as Uber, will pick up and drop off their customers for events; Vice Chair Zich questioned the rationale behind the roping off of cars in facility, and the minimum number of vehicles in the building; and Chair de Arakal questioned the valet configuration and grade of the parking lot.

The Chair opened the public hearing.

Coralee Newman, applicant's representative, introduced the applicants, their team and presented their item.

**PUBLIC COMMENTS:**

No public comments.

Chair de Arakal acknowledged the electronic public comment received.

Vice Chair Zich inquired whether the 300-person occupancy limit was set by the Fire Department; and Chair de Arakal inquired about the revisions to the egress plan.

The Chair closed the public hearing.

**MOVED/SECOND:** Zich/de Arakal

**MOTION:** Move staff's recommendation with a modification eliminating Condition of Approval No. 6.

Ms. Le suggested not to eliminate Conditional of Approval No. 6 and recommended a modification to the condition.

**Revised Motion:** Move staff's recommendation with a modification to Condition of Approval No. 6.

Commissioner Toler wanted to confirm that the passing of this Resolution would still allow Condition of Approval No. 9 fees to be calculated appropriately. After confirmation, he stated he was in support of this motion.

Commissioner Rojas stated he was in support of the motion.

Commissioner Russell stated she was in support of the motion.

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Commissioner Vivar confirmed that the only modification was on the sixth condition. Once confirmed, he stated he was in support of this motion.

Chair de Arakal stated he was in support of the motion.

The motion carried by the following roll call vote:

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

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

**ACTION:** 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 21-01, Zoning Application 21-40, and Zoning Application Amendment 17-31 A1 subject to conditions of approval with a modification to Condition of Approval No. 6.

**MODIFIED CONDITION:**

**Condition of Approval No. 6:** The operator shall conduct events in accordance with the approved plans. No display vehicles shall be located in the event attendee available parking spaces.

**RESOLUTION NO. PC-2021-20 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION PA-21-01 FOR A CONDITIONAL USE PERMIT FOR AN EVENT CENTER WITH ON-SITE VALET PARKING; ZONING APPLICATION 21-40 FOR A MINOR CONDITIONAL USE PERMIT TO DEVIATE FROM PARKING REQUIREMENTS BASED ON UNIQUE OPERATING CHARACTERISTICS OF AN EVENT CENTER LOCATED AT 2995 AIRWAY AVENUE, UNIT B; AND AN AMENDMENT TO ZONING APPLICATION 17-31 TO MODIFY THE HOURS OF OPERATION FOR A CHURCH ON THE SAME PROPERTY OCCUPYING 2995 AIRWAY AVENUE UNIT A**

The Chair explained the appeal process.

**2. CITY OF COSTA MESA 2021-2029 (SIXTH CYCLE) HOUSING ELEMENT (GP-21-01)**

**Project Description:** 2021-2029 Housing Element Sixth Cycle Update Introduction. Development Services staff will be providing the Planning Commission an introductory presentation regarding the current status of the 2021-2029 City of Costa

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Mesa 6<sup>th</sup> Cycle Housing Element Update. The presentation will be focused on providing the Planning Commission with an update of the Draft Housing Element process and current status. A subsequent noticed public hearing will be held on a future date for the Planning Commission to consider and make a Housing Element recommendation to the City Council.

**Environmental Determination:** In accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Initial Study has been prepared to evaluate the potential environmental effects associated with the City of Costa Mesa 2021-2029 Housing Element Update. Based on the conclusions of the environmental analysis, the City's Housing Element Update would have less than significant impact on the following environmental issue areas: Aesthetics, Agricultural and Forestry Resources, Air Quality, Energy, Geology, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Population and Housing, Public Services, Recreation, Transportation, Utilities and Service Systems, and Wildfire. Additionally, the Housing Element Update would have less than significant impacts with the implementation of mitigation on: Biological Resources, Cultural Resources, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The Initial Study/Mitigated Negative Declaration (IS/MND) was circulated for public comments on October 29, 2021. The public comment period ends on November 29, 2021. At a future public hearing, the Planning Commission will be requested to consider the Housing Element and IS/MND and make a recommendation to the City Council.

Director Jennifer Le introduced the presentation and Consultant Nick Chen presented.

The Chair opened the public hearing and opened Public Comments.

**PUBLIC COMMENTS:**

Rich Gomez requested that the Planning Commission require the City use local contractors that live within the city boundaries

Kathy Esfahani urges the City to adopt an inclusionary ordinance and asked that lower-income units be exempt from Measure Y.

Caller Three asked that City staff provide a redline version of the Housing Element for the public.

Commissioner Ereth requested a redline version of the draft and more assistance for moderate income families in regards to homeownership.

Commissioner Vivar echoed Ereth for moderate income homeownership and requested more information on displacements of residents and businesses.

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Commissioner Toler commented on including more information to address available financing for production of homes, applying the dwelling unit per acre metric to parcel by parcel zoning and onsite parking requirements.

Commissioner Russell requested a redline version of the draft and more details on ADU's and Measure Y.

Vice Chair Zich spoke on increasing ownership in the City and suggested addressing every aspect of affordability, not just rentals.

Chair de Arakal stated concerns on how HCD might react to the implementation of the certified Housing Element and requested more information on Measure Y.

**MOVED/SECOND:** de Arakal/Zich

**MOTION:** Leave the Public Hearing open and continue the item to the November 22, 2021 meeting.

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

**OLD BUSINESS:** None.

**NEW BUSINESS:** None.

**DEPARTMENTAL REPORT(S):**

1. Public Services Report – Mr. Yang commented that the City received grant funding from Cal Trans for a Local Roadway Safety Plan (LRSP).
2. Development Services Report – Ms. Le stated staff will provide a presentation regarding Senate Bill 9 at the next meeting.

**CITY ATTORNEY'S OFFICE REPORT(S)**

1. City Attorney – none.

**ADJOURNMENT AT 11:28 P.M.**

Submitted by:

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JENNIFER LE, SECRETARY  
COSTA MESA PLANNING COMMISSION