



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: DECEMBER 8, 2025

ITEM NUMBER: PH-1

SUBJECT: CALL TO REVIEW (PAPL-25-0004) ZONING ADMINISTRATOR APPROVAL OF A MINOR CONDITIONAL USE PERMIT (PMCP-24-0029) FOR A NEW WIRELESS COMMUNICATION FACILITY AT 2065 PLACENTIA AVENUE

FROM: ECONOMIC AND DEVELOPMENT SERVICES DEPARTMENT / PLANNING DIVISION

PRESENTATION BY: JUSTIN ARIOS, ASSOCIATE PLANNER

**FOR FURTHER INFORMATION CONTACT: JUSTIN ARIOS
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RECOMMENDATION:

Staff recommends that the Planning Commission continue this item to the Planning Commission meeting of March 23, 2026.

APPLICANT OR AUTHORIZED AGENT:

The authorized agent is John McDonald (Eukon Group), representing the property owner, Public Storage Partners LTD.

EXECUTIVE SUMMARY

On July 17, 2025, the City's Zoning Administrator approved a Minor Conditional Use Permit (MCUP) to allow for a new 55-foot tall wireless facility disguised as a pine tree (mono-pine) on a property with an existing, similar 55-foot tall mono-pine. A support facility for the mono-pine is proposed to be located inside three existing storage units adjacent to the proposed mono-pine.

On July 24, 2025, Council Member Reynolds submitted an “application for review” of the approval to be considered by the Planning Commission. The Council Member was concerned that “many residents have raised a variety of concerns about the potential impacts, [...] especially on this mixed-use corridor”.

On September 8, 2025, the Planning Commission reviewed the “application for review”. During the public hearing the Commission expressed concern with the project proposed. The project was continued to the December 8th Planning Commission hearing, allowing the applicant time to explore relocating the tower on the site and to provide additional coverage data at different heights. In discussion, Commissioners clarified the standard of review and emphasized the importance of addressing residents' concerns, including noise, aesthetics, and maintenance of existing facilities. The Commission encouraged the applicant to engage directly with neighbors before returning, consider locating the tower closer to Placentia Avenue within the industrial area, and potentially modifying or extending the existing tower rather than adding a new one.

The applicant has submitted a request for the item to be continued to the March 23, 2026 Planning Commission meeting to allow additional time to address the outstanding comments from the previous Planning Commission meeting and finalize the necessary materials for review. (Attachment 1)