

UNOFFICIAL UNTIL APPROVED

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

**June 26, 2023**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Vice Chair Toler led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Adam Ereth, Vice Chair Russell Toller, Commissioner Angely Andrade, Commissioner Jonny Rojas, Commissioner Vivar, Commissioner Jon Zich

Absent: None.

Staff Present: Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Principal Planner Phayvanh Nanthavongdouangsy, City Engineer Seung Yang and Recording Secretary Anna Partida

**ANNOUNCEMENTS AND PRESENTATIONS:** None.

**PUBLIC COMMENTS:**

Cynthia McDonald, spoke on an Our Neighborhood Voices event that she attended. She urged the public to visit [ourneighborhoodvoices.com](http://ourneighborhoodvoices.com) to get more information on the initiative.

Wendy Simo, spoke on the noise levels coming from 12 GYM during the early morning hours, the gym blocking fire exit by propping door open with fan, and the interruption of her sleep schedule the noise is causing.

Speaker three, spoke in support of Wendy Simos public comment. She stated she wanted to reiterate Cynthia McDonald public comment and encouraged the public to visit [myneighborhoodvoices.com](http://myneighborhoodvoices.com) to get information on the initiative.

Hank Castignetti, spoke on the Fairview Park Railroad and the benefits it brings to the community. Encouraged the public to join them from 10:00am-3:30pm on the third week of the month.

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**COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Vivar thanked the public speakers for their comments. He asked Public works about the roundabout on Myer. He asked the Development Service Directors when the Commission will start reviewing Measure Q items that have been approved.

Commissioner Zich, spoke on Wendy Simos comments. He commented on the Our Neighborhood Voices initiative. He asked staff if the City plans on taking any formal action to inform the community about the initiative.

Vice Chair Toler, thanked the public speakers and to those who made the Fish Fry happen. He spoke on the bike lanes leading up to the event.

**CONSENT CALENDAR:**

Chair Ereth pulled consent calendar item number three.

Commissioner Zich Pulled Consent Calendar item number four.

1. **NOVEMBER 14, 2022 UNOFFICIAL MEETING MINUTES**
2. **MAY 22, 2023 UNOFFICIAL MEETING MINUTES**

Commissioner Vivar made motion to approve minutes as written. Seconded by Chair Ereth.

**MOVED/SECOND:** Vivar/ Ereth

**MOTION:** To approve all items on the Consent Calendar as written.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Vivar, Zich

Nays: None

Absent: None

Abstained: None

Motion carried: 6-0

**ACTION:** Planning Commission approved the Unofficial Meeting Minutes.

**4. PLANNING APPLICATION 22-04 DENIAL RESOLUTION**

Discussion ensued on the reason the denial resolution is under consent calendar and if future denial resolutions will be added as a consent calendar item.

**MOVED/SECOND:** Zich/ Toler

**MOTION:** To approve all items on the Consent Calendar as written.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Vivar, Zich

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Nays: None  
 Absent: None  
 Abstained: None  
 Motion carried: 6-0

**ACTION:** Planning Commission approved PA-22-04 Denial Resolution.

### 3. **2021 AND 2022 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN**

Phayvanh Nanthavongdouangsy, Principal Planner, presented an informative slideshow on the General Plan.

Discussion ensued on Project Home Key funds, Land Use Policy, Circulation, underground parking structures, protection for neighborhoods, housing rehabilitation, reduction of green gasses, retaining school sites, live work units, General Plan Policies, conservation goal, City green initiatives, objectives, redevelopment opportunities, code enforcement, Fairview Developmental Center, developer incentives, enforcement of City regulations, revitalization of motels to housing, air quality improvement, and walkability.

Chair opened Public comments.

Cynthia McDonald, thanked the commission for pulling the item and voiced her concerns on the City missing deadlines with HCD.

Speaker Two, stated he appreciated the question and discussion between the commission and staff. He spoke on the arena numbers, the housing element and structure height limits.

Speaker three, stated she agreed with the prior two speakers. She commented on displacements and voiced her concerns on not having enough low and very low income housing for the community.

Discussion ensued on the vision for the future of Costa Mesa.

Vice chair Toler made a motion to move staff recommendation. Seconded by Commissioner Vivar.

**MOVED/SECOND:** Toler/ Vivar

**MOTION:** To approve all items on the Consent Calendar as written.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Andrade, Rojas, Vivar, Zich

Nays: None

Absent: None

Abstained: None

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Motion carried: 6-0

**ACTION:** The Planning Commission adopted a Resolution to: recommend City Council approve the requisite documentation for submittal to the State Office of Planning and Research (OPR) and the State Department of Housing and Community Development (HCD).

**PUBLIC HEARINGS****1. PLANNING APPLICATION 22-07 FOR A CONDITIONAL USE PERMIT TO OPERATE A RETAIL CANNABIS STOREFRONT BUSINESS WITH DELIVERY LOCATED AT 2013 NEWPORT BOULEVARD (STRAINS)**

No exparte communications reported.

**Description:** Planning Application 22-07 is a request for a Conditional Use Permit to allow an approximately 3,361-square-foot retail cannabis storefront use with delivery within an existing single-story commercial building located at 2013 Newport Boulevard.

**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.

**Commission and Staff:**

Discussion ensued on relocation of previous tenant, gate closer, hours of use for outdoor patio for employees, parking monitor, building structure, 24-hour security guard, wall height, noise concerns, and hours of operation.

The Chair opened the Public Hearing.

Applicant stated she read and agreed to the conditions of approval.

**Commission, Applicant and Staff:**

Discussion ensued on community outreach, security, odor, parking, walkability, local hiring and employee benefits and pay.

The Chair opened Public comments:

**Public Comment:**

Speaker one, spoke in support of the item.

The Chair closed Public Comment

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**Commission and Staff:**

Discussion ensued on reduction of hours, distance from proposed Project Home Key opening down the street.

The Chair closed the Public Hearing.

Commissioner Andrade made motion Approve project PA-22-07 with a reduction of hours. Seconded by Commissioner Vivar.

Chair Ereth made a substitute motion to approve the item as written. Seconded by Vice Chair Toler.

Discussion ensued on consistency in approval of projects, the applicant's community outreach, criteria of approval for projects, hours, proximity to sensitive uses and proximity to residential.

**MOVED/SECOND:** Ereth/Toler

**MOTION:** to move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: Ereth, Toler, Rojas, Vivar, Zich

Nays: Andrade

Absent: None

Abstained: None

Motion carried: 5-1

**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 22-07, subject to conditions of approval.

**RESOLUTION NO. PC-2023-20 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-07 FOR A STOREFRONT RETAIL CANNABIS BUSINESS WITH DELIVERY (STRAINS) IN THE C2 ZONE AT 2013 NEWPORT BOULEVARD**

**DEPARTMENTAL REPORT(S)**

1. Public Services Report – Mr. Yang provided information for the community meeting for Fairview Road being held on Wednesday, June 28, 2023 from 6:00 p.m. – 7:00 p.m.

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2. Development Services Report – Director Le informed the Commission on the second Joint Study Session for the Inclusionary Housing Ordinance.

**CITY ATTORNEY’S OFFICE REPORT(S)**

1. City Attorney – None.

**ADJOURNMENT AT 9:45 P.M.**

Submitted by:

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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION