



**REGULAR PLANNING COMMISSION  
MONDAY, APRIL 13, 2026 - MINUTES**

**CALL TO ORDER** - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:02 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG** - Commissioner Dickson led the Pledge of Allegiance.

**ROLL CALL**

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner David Martinez (remotely), Commissioner Johnny Rojas

Absent: Commissioner Karen Klepack

**ANNOUNCEMENTS AND PRESENTATIONS:**

**1. PRESENTATION REGARDING THE 2025 GENERAL PLAN ANNUAL PROGRESS REPORT**

Presentation by Principal Planner, Melinda Dacey.

Chair Harlan and Mrs. Dacey discussed at what stage of the building process does the City receive RHNA credit.

Public comments: None.

**PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:** None.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Commissioner Martinez mentioned his attendance at the City's Cruise the Loop. He announced two upcoming events including the April 18 Arbor Day event and the April 18 Earth Day event at City Hall. He mentioned when comments are due for the Fairview Developmental Center Specific Plan. He asked for an update on when the City's ADU blueprints would be provided and on City Council's final decision previously recommended housing element rezoning item.

Chair Harlan thanked City staff, especially Public Works staff and Rob Ryan, for managing the project for the reopening of Brentwood Park on April 3.

## **CONSENT CALENDAR:**

### **1. MARCH 9, 2026, UNOFFICIAL MEETING MINUTES**

#### **MOVED/SECOND: DICKSON/ ZICH**

**MOTION:** Move approval.

**The motion carried by the following roll call vote:**

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

**Nays:** None

**Absent:** Commissioner Klepack

**Recused:** None

**Motion carried:** 6-0

#### **ACTION:**

Planning Commission approved consent calendar items.

-----**END OF CONSENT CALENDAR**-----

## **PUBLIC HEARINGS:**

### **1. 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**

Two ex-parte communication reported.

Presentation by Associate Planner, Justin Arios.

John McDonald, applicant, stated he read and agreed to the conditions of approval.

Public comments:

Public Speaker No. 1 spoke in support of the item.

Motion Discussion:

Commissioner Dickson commented on the responsiveness of the applicant to complaints and the aesthetics of the application.

**MOVED/SECOND: ZICH/DICKSON**

**MOTION:** Move staff's recommendation with a correction on condition of approval No. 8 mono eucalyptus instead of mono pine.

**The motion carried by the following roll call vote:**

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

**Nays:** None

**Absent:** Commissioner Klepack

**Recused:** None

**Motion carried:** 6-0

**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 15303 (Class 3) New Construction or Conversion of Small Structures; and
2. Approve Minor Conditional Use Permit (PMCP-24-0029) for a new wireless communication facility at 2065 Placentia Avenue by adopting the attached Resolution.

**Condition of Approval No. 8 to read:** All antennas shall be mounted as shown on the plans with appropriate screening to minimize visual impacts to surrounding properties and uses. Antennas shall be painted to match the foliage of the mono-eucalyptus. Supports shall be painted to match branches.

**2. CONDITIONAL USE PERMIT (PCUP-25-0023) TO MODIFY THE EXISTING OFF-SALE STATE ALCOHOLIC BEVERAGE CONTROL (ABC) LICENSE FROM TYPE 20 (BEER AND WINE) TO TYPE 21 (GENERAL) FOR AN EXISTING CONVENIENCE STORE (7-ELEVEN) AT 675 PAULARINO AVENUE, UNIT 1**

No ex-parte communication reported.

Presentation by Associate Planner, Justin Arios.

Bruce Evans, applicant, stated he read and agreed to the conditions of approval.

Public comments: None.

Motion Discussion:

Commissioner Dickson commented on the facility being well maintained and spoke in support of the motion.

**MOVED/SECOND: DICKSON/ZICH**

**MOTION:** Move staff's recommendation.

**The motion carried by the following roll call vote:**

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

**Nays:** None

**Absent:** Commissioner Klepack

**Recused:** None

**Motion carried:** 6-0

**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 (Existing Facilities); and
2. Approve Conditional Use Permit 25-0023 based on findings of fact and subject to conditions of approval.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**1. OVERVIEW OF PROPOSED AMENDMENTS TO THE COSTA MESA MUNICIPAL CODE (TITLE 13 - ZONING CODE) TO UPDATE LAND USE CLASSIFICATIONS FOR PERSONAL SERVICES, ARTISAN STUDIO AND RETAIL USES, ACTIVE ENTERTAINMENT USES, EVENT CENTERS AND ASSEMBLY USES, SPECIALIZED FITNESS STUDIOS, AND RELATED COMMERCIAL USES - PCTY-26-0001**

Presentation by Contract Planner, Amber Gregg.

Public comments: None.

Motion Discussion:

Commissioners expressed support for the proposed amendments and spoke in support of staff's work on the item.

**MOVED/SECOND: DICKSON/ADRADE**

**MOTION:** Move to receive and file.

**The motion carried by the following roll call vote:**

**Ayes:** Chair Harlan, Vice Chair Zich, Commissioner Andrade, Commissioner Dickson, Commissioner Martinez, Commissioner Rojas

**Nays:** None

**Absent:** Commissioner Klepack

**Recused:** None

**Motion carried:** 6-0

**ACTION:** Received and filed a presentation regarding proposed updates to the Costa Mesa Zoning Code related to emerging commercial uses and zoning implementation issues.

## **DEPARTMENTAL REPORTS:**

**1. PUBLIC WORKS REPORT** - None.

**2. DEVELOPMENT SERVICES REPORT** - Director Tai reported that the Housing Element-related rezoning amendments were adopted at the April 7 City Council meeting. She also noted that the City Council approved two modifications to the Housing Element sites: the removal of the minimum parking requirement and increased flexibility for open space. City staff will submit the Housing Element and the associated zoning amendments to the state and request certification. The Stephouse Recovery group home application and the Annual Action Plan for Community Development Block Grant funds will be presented at the May 5 City Council meeting. Lastly, Director Tai thanked Brenda Green and Julie Colgan for their assistance with the meeting.

## **CITY ATTORNEY REPORT:**

**1. CITY ATTORNEY REPORT** - None.

## **ADJOURNMENT AT 8:19 p.m.**

Submitted by:



CARRIE TAI, SECRETARY  
COSTA MESA PLANNING COMMISSION