

UNOFFICIAL UNTIL APPROVED

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

**April 8, 2024**

**CALL TO ORDER**

Vice Chair Toler called the meeting to order at 6:02 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Vice Chair Toler led the Pledge of Allegiance.

**ROLL CALL**

Present: Vice Chair Russell Toler, Commissioner Angely Andrade, Commissioner Karen Klepack, Commissioner Jonny Rojas, Commissioner Vivar, Commissioner Jon Zich

Absent: Chair Adam Ereth

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

**ANNOUNCEMENTS AND PRESENTATIONS:**

**1. RECOGNITION OF COMMISSIONER VIVAR'S SERVICE ON THE PLANNING COMMISSION.**

Vice Chair Toler read and presented a proclamation commending Commissioner Vivar for his years of service on the Planning Commission.

Vice Chair Toler reordered the agenda to allow commissioner comments before public comment.

**PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:**

Vice Chair Toler thanked Commissioner Vivar for his time on the Planning Commission.

Commissioner Klepack thanked Commissioner Vivar for his service on the Planning Commission.

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Commissioner Andrade thanked Commissioner Vivar for his time on the planning commission and stated that he would be missed.

Commissioner Zich thanked Commissioner Vivar for his service and stated he will be missed.

Commissioner Rojas stated Commissioner Vivar will be missed and thanked him for his service.

Commissioner Vivar thanked the public, announced his recent marriage, thanked his family, his fellow Planning Commissioners, the City Council, and City Staff. He spoke about his time on the Planning Commission and his impact on the City.

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

Shirley McDaniels spoke against the Jamboree Housing Project located at the Senior Center site.

Ralph Taboada thanked Commissioner Vivar for his service on the Planning Commission and for his service on the Active Transportation Committee.

Speaker Three spoke against the Jamboree Housing Project located at the Senior Center site.

Hank Castinetti thanked Commissioner Vivar for his service on the Planning Commission.

**CONSENT CALENDAR:**

**No member of the public nor Commissioner requested to pull a Consent Calendar item.**

**1. APPROVAL OF MEETING MINUTES: MARCH 11, 2024**

**MOVED/SECOND:** Toler/Rojas

**MOTION:** Approve recommended action for Consent Calendar Item No. 1.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Ereth

Abstain: None

Motion carried: 6-0-1

**ACTION:** Planning Commission approved the minutes of the regular meeting of the March 11, 2024.

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**PUBLIC HEARINGS:**

None.

**OLD BUSINESS:**

None.

**NEW BUSINESS:**

**1. 2023 ANNUAL REVIEW OF THE COSTA MESA 2015-2035 GENERAL PLAN**

Phayvanh Nanthavongdouangsy, Principal Planner, presented the staff report.

Commission questions of staff included the pace of development activity, Jamboree Housing Project, future funding resources for Project Home Key, tenant protection program, tentative date for the City Council's consideration of the Pedestrian Master Plan (PMP), specific grants available due to Pedestrian Master Plan, Accessory Dwelling Units (ADU) affordability determination, how the term orderly growth is defined, parking requirement revision, and Rezoning to accommodate the City's Regional Housing Needs Allocation (RHNA) numbers.

**Vice Chair Toler opened Public Comments.**

Speaker One spoke against the Jamboree Housing project proposed to be built in the senior center parking lot due to the potential loss of parking.

**Vice Chair Toler closed Public Comments.**

Commissioner Vivar made a motion. Seconded by Commissioner Klepack.

The Commission discussed the motion, including the amount of good work the Economic and Development Services Department has completed, the consistency of the city's actions relative to its goals and objectives.

**MOVED/SECOND:** Vivar/Klepack

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

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

**Ayes:** Toler, Andrade, Rojas, Klepack, Vivar, Zich

**Nays:** None

**Absent:** Ereth

**Abstain:** None

**Motion carried:** 6-0-1

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**ACTION:** The Planning Commission recommended that the General Plan Annual Progress Report be sent to and approved by the City Council for submittal to both the State of California's Office of Planning and Research (OPR) and Department of Housing and Community Development (HCD).

**DEPARTMENTAL REPORTS:**

1. Public Works Report – Mr. Yang thanked Commissioner Vivar for his service on the Planning Commission.
2. Development Services Report – Mr. Drapkin thanked Commissioner Vivar for his service on the Planning Commission.

**CITY ATTORNEY'S OFFICE REPORT:**

1. City Attorney – Mr. Preziosi thanked Commissioner Vivar for his service on the Planning Commission and congratulated him on his recent marriage.

**ADJOURNMENT AT 7:28 PM**

Submitted by:

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SCOTT DRAPKIN, SECRETARY  
COSTA MESA PLANNING COMMISSION