



REGULAR PLANNING COMMISSION MONDAY, OCTOBER 27, 2025 - MINUTES

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:00 p.m.

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

ROLL CALL

Present: Chair Jeffrey Harlan, Vice Chair Jon Zich, Commissioner Angely Andrade, Commissioner Robert Dickson, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: None

ANNOUNCEMENTS AND PRESENTATIONS: None.

PUBLIC COMMENTS - MATTERS NOT LISTED ON THE AGENDA:

Mike Fleming expressed concerns regarding parking restrictions at the 17 West condominium complex, located between 17th Street, Pomona Avenue, and Superior Street. He explained that when the project was approved in 2015, the City required open parking spaces to be reserved for clients and guests of live-work units, leaving residents limited to parking in undersized two-car garages. As a result, many residents with larger vehicles are unable to park in their garages, and the HOA's attorney has advised that parking enforcement cannot be applied under the existing conditions. Mr. Fleming requested assistance from the City to review and clarify the parking requirements so the HOA can update its CC&Rs and properly regulate parking use on the property.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez announced two upcoming community events. The Parks and Community Services Commission will hold a special meeting on Thursday, October 30, at 6:00 p.m. to discuss the draft Fairview Park Master Plan and gather public input on future uses of the park. In addition, a free paper shredding event sponsored by

Assemblywoman Cottie Petrie-Norris will take place on Friday, November 1, from 9:00 a.m. to 12:00 p.m. at City Hall.

Commissioner Dickson followed up on a public comment regarding noise concerns from The 12 Gym, noting that there were no existing conditions of approval related to noise and that such issues fall under the City's noise ordinance. He advised residents to contact the Code Enforcement hotline and follow up with staff as necessary. Regarding Mr. Fleming's comments on parking at the 17 West development, Commissioner Dickson recalled that when the project was approved in 2015, the focus was on residents parking in their garages. Planning Director Tai explained that residents may email planninginfo@costamesaca.gov or call (714) 754-5245 to begin discussions with the Planning Division, which would determine whether an amendment is appropriate and, if so, bring the matter back to the Planning Commission.

Chair Harlan followed up on the discussion regarding The 12 Gym, noting that Mrs. Caron had provided a memo with updates and expressing appreciation for the information. He mentioned that a special event permit has been issued for the property for and even on November 9, and requested that staff inform Ms. Simo, who has been actively involved with the property for several years, to ensure she is aware of the event.

Commissioner Andrade encouraged the community to participate in sharing feedback on the Fairview Park Master Plan, noting that residents can review the full document and submit comments either at the City Council meeting or online via email.

Vice Chair Zich invited Mike Fleming to contact him via the City (email available on the City website) to facilitate connection with appropriate staff. Noted that fewer than 10% of units operating home businesses raises questions about the effectiveness of live-work developments. Cautioned that allowing reduced parking widths—referencing a recent project where guest spaces were permitted below recommended width—can create unintended consequences when deviating from established industry standards. Offered to assist Mr. Fleming in reaching the right City contacts.

CONSENT CALENDAR:

1. October 13, 2025, UNOFFICIAL MEETING MINUTES

MOVED/SECOND: MARTINEZ/ DICKSON

MOTION: to approve Consent Calendar.

The motion carried by the following roll call vote:

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

Nays: None
Absent: None
Recused: None
Motion carried: 7-0

ACTION:

Planning Commission approved consent calendar items.

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

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT PCUP-25-0018 TO OPERATE A DOG DAYCARE (THE BONE HOME) AT 1619 SUPERIOR AVENUE AND CONDITIONAL USE PERMIT PCUP-25-0019 (AMENDING PA-03-14) TO MODIFY THE SITE PLAN OF AN EXISTING DOG DAYCARE WITH OVERNIGHT KENNELING ("THE BONE ADVENTURE") AT 1629 SUPERIOR AVENUE.

Seven ex-parte communications reported.

Presentation by Assistant Planner, Froylan Garcia.

Diane Cuniff stated she read and agreed to the conditions if approval.

Public comments:

Jim Fitzpatrick commended staff for a well-prepared presentation and praised the applicant for being a responsible operator with 23 years of successful, complaint-free operation, noting their proactive investment in noise mitigation. He also encouraged the City to improve processing efficiency and include application timelines in staff reports to enhance government productivity.

Motion Discussion:

Commissioners expressed strong support for the project, praising the applicant for maintaining a well-run facility, completing a thorough noise study, and incorporating improvements such as a bike rack and consolidated driveway for better pedestrian safety. They commended the applicant's commitment to being a good neighbor, adherence to best practices like proper staff-to-dog ratios, and long-standing positive reputation in the community. Commissioners also noted the absence of complaints, positive public feedback, and appreciation for the business's continued investment in Costa Mesa.

MOVED/SECOND: MARTINEZ/ANDRADE

MOTION: To move staff recommendations with the following modifications:

1. Condition of Approval No. 20 in both CUPs were revised to read: "but not limited to double doors, double gates, and vestibule systems"
2. Condition of Approval No. 17 in PCUP 25-0018 and Condition of Approval No. 28 in PCUP 25-0019: modified so that the last sentence becomes a clause of the first sentence (changing the period to a comma).
3. Condition of Approval No. 14 in PCUP 25-0019: amended to remove the word "security," clarifying that it requires a staff person on site rather than a security staff person.

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

Nays: None

Absent: None

Recused: None

Motion carried: 7-0

ACTION:

The Planning Commission adopted a resolution to:

1. Find that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Class 1) Existing Facilities; and
2. Approve Conditional Use Permit PCUP-25-0018 and PCUP-25-0019 (amending PA-03-14) based on findings of fact and subject to conditions of approval.

OLD BUSINESS:

1. MINOR CONDITIONAL USE PERMIT (ZA-22-35) CONDITION OF APPROVAL NO. 28 - TWELVE-MONTH REVIEW ("ARENA OC")

Presentation by Assistant Planner, Gabriel Villalobos.

Public comments:

None.

Motion Discussion:

Vice Chair Zich spoke to the motion, recalling that when the project was originally approved in August of the previous year, the Police Department had submitted a memo expressing a lack of support for the application. He noted that this concern was the primary reason the Commission required six- and twelve-month reviews, which have now been completed. Vice Chair Zich emphasized the importance of

continued oversight and stated that if issues arise in the future, the City should closely monitor compliance with the conditions of approval.

MOVED/SECOND: DICKSON/MARTINEZ

MOTION: To move staff recommendation.

Ayes: Chair Harlan, Commissioner Andrade, Commissioner Dickson, Commissioner Klepack, Commissioner Rojas, Commissioner Martinez

Nays: Vice Chair Zich

Absent: None

Recused: None

Motion carried: 6-1

ACTION:

The Planning Commission received staff presentation.

NEW BUSINESS: None.

REPORT - PUBLIC WORKS - Mr. Yang announced that the Costa Mesa Safe Routes to School and Fairview Road Improvement Project Joint Community Workshop will be held on November 6 from 6:00 to 8:00 p.m. at Costa Mesa High School. The workshop will allow staff and the community to review the Safe Routes to School plan and discuss recommended infrastructure improvements for the 23 public school campuses serving Costa Mesa residents, with the goal of promoting safer walking and biking routes for students. The event will also cover planned improvements to Fairview Road from Fair Drive to Adams Avenue, including bicycle facility upgrades and transit stop enhancements.

REPORT - DEVELOPMENT SERVICES - Mrs. Caron reported that at the October 24 City Council meeting, the Council directed staff to study the Fairview Developmental Center (FDC) scope as recommended by the Planning Commission, with the modification to increase the minimum open space requirement from 12 to 14 acres. Staff also sought Council direction regarding the Harbor Boulevard frontage area for potential open space or other uses, but no action was taken on that item. She noted that at the November 4 City Council meeting, the Council will consider the Land Use Element cleanup items previously reviewed by the Planning Commission, and on October 13, the Council will receive an update on the Neighborhoods Where We All Belong outreach effort and next steps.

REPORT - ASSISTANT CITY ATTORNEY - None.

ADJOURNMENT AT 7:18 p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION