UNOFFICIAL UNTIL APPROVED

MEETING MINUTES OF THE CITY OF COSTA MESA PLANNING COMMISSION

October 09, 2023

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

Commissioner Klepack led the Pledge of Allegiance.

ROLL CALL

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

Absent: None

Officials Present: Assistant Director of Development Services Scott Drapkin, Assistant City Attorney Tarquin Preziosi, Associate Planner Chris Yeager, Assistant Planner Jeffery Rimando, City Engineer Seung Yang and Recording Secretary Anna Partida

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS – MATTERS NOT LISTED ON THE AGENDA:

Wendy Simao, spoke on the sound coming out of Gym 12.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Klepack stated she attended the Strong Town Orange County meeting on Sunday night and wanted to inform the public of the Sustainability Decathlon being held the upcoming weekend.

Commissioner Vivar spoke on “America Walks” event and encouraged the public to walk when possible. He thanked the Public Works Department for their work on Placenta and 19th street.

Commissioner Zich asked for the CUP for Gym 12 to be brought back to Planning Commission for a review.

Vice Chair Toler thanked public works for their work on protected bike lanes. He spoke on the Strong Town Orange County meeting he attended.

Chair Ereth thanked those in attendance and thanked Public Works for recent work on streets in his neighborhood. He spoke on the STANDS event, Emergency operation center and Newport Mesa board meetings he attended.

Discussion ensued on Gym 12 and acoustic engineer report to be performed on site.

CONSENT CALENDAR:

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

1. MAY 09, 2022 UNOFFICIAL MEETING MINUTES
2. AUGUST 14, 2023 UNOFFICIAL MEETING MINUTES

Vice Chair made motion to approve the minutes as written. Seconded by Chair Ereth.

MOVED/SECOND: Toler/Ereth
MOTION: Approve recommended action for Consent Calendar Item No. 1 and No. 2.
The motion carried by the following roll call vote:
Ayes: Ereth, Toler, Andrade, Klepack, Rojas, Vivar, Zich
Nays: None
Absent: None
Abstained: None
Motion carried: 7-0

ACTION: The Planning Commission approved the minutes of the regular meeting of the May 09, 2022 and August 14, 2023.

PUBLIC HEARINGS

1. PLANNING APPLICATION 22-31 AND TENTATIVE TRACT MAP NO. 19246 (PTTM-23-0001) FOR A MASTER PLAN FOR A NINE-UNIT LIVE/WORK DEVELOPMENT AT 1540 SUPERIOR AVENUE

Project Description: Planning Application 22-31 is a request for a Master Plan and Tentative Tract Map No.19246 for a proposed nine-unit live/work residential development. The project proposes to demolish the existing industrial development, and to construct the live/work units and required parking spaces. Each unit will be three floors (plus a roof deck).

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15332 (Class 32), In-Fill Development.

Ex-parte communications: Chair Ereth spoke to adjacent property owner.

Jeffrey Rimando, Assistant Planner, presented the staff report.

The Commission asked questions of staff including discussion of: Mesa West Bluffs Urban Plan for live work design standards, types of residents allowed on the project site, if businesses licenses will be required for the units proposed, parking requirements and exemptions, number of parking stalls, floor plans, whom would be legally obligated to provide the notice to buyers, permanent furniture on roof top deck, noise generating activities, homeowner association affidavit requirements, reasons for requiring a health risk assessment, code requirements for additional doors, thickness of walls between work areas, guest parking, street facing store fronts, signage, Newport Beach's nearby corporation yard, landscaping, solar panel placement, and drainage requirements.

The Chair opened the Public Hearing.

Ryan Lederman, stated he had read and agreed to the conditions of approval.

The Commission asked questions of the applicant including discussion of: landscaping, barbeque area on site, street facing units, monument signage, adding greenspace on rooftops, onsite storm water drainage and proposed concrete walls.

The Chair opened public comments.

Billy Spradlin, voiced his concerns with the project traffic impacts and rain water run-off.

The Chair closed public comments.

Discussion ensued between Commission and staff on water run-off and biofiltration for the site.

The Chair closed the Public Hearing.

Commissioner Vivar made a motion. Seconded by Vice Chair Toler.

The Commission discussed revitalization of the area, building and parking requirements, design and signage.

MOVED/SECOND: Vivar/Toler
MOTION: Approve staff's recommendation.

The motion carried by the following roll call vote:
Ayes: Ereth, Toler, Andrade, Rojas, Klepack, Vivar
Nays: Zich
Absent: None
Recused: None
Motion carried: 6-1

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 15332 (Class 32) In-Fill Development; and
2. Approve Planning Application 22-31 and Tentative Tract Map 19246 (PTTM-23-0001), subject to conditions of approval.

RESOLUTION PC-2023-25 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA APPROVING PLANNING APPLICATION 22-31 AND TENTATIVE TRACT MAP NO. 19246 (PTTM-23-0001) FOR A MASTER PLAN FOR A NINE-UNIT LIVE/WORK DEVELOPMENT AT 1540 SUPERIOR AVENUE

The Chair explained the appeal process.

OLD BUSINESS:

None.

NEW BUSINESS:

None.

DEPARTMENTAL REPORTS

1. Public Works Report – Mr. Yang reported on walk to school day.

2. Development Services Report – None.

Discussion ensued on switching the meeting day for Planning Commission meetings.

CITY ATTORNEY'S OFFICE REPORT

1. City Attorney – None.

ADJOURNMENT AT 8:13 PM

Submitted by:

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SCOTT DRAPKIN, SECRETARY
COSTA MESA PLANNING COMMISSION