



**REGULAR PLANNING COMMISSION
MONDAY, APRIL 27, 2026 - MINUTES**

CALL TO ORDER - The Regular Planning Commission Meeting was called to order by Chair Harlan at 6:01 p.m.

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

ROLL CALL

Present: Chair Jeffrey Harlan, Commissioner Robert Dickson, Commissioner Karen Klepack, Commissioner David Martinez, Commissioner Johnny Rojas

Absent: Vice Chair Jon Zich and Commissioner Angely Andrade

ANNOUNCEMENTS AND PRESENTATIONS:

ACTIVE DEVELOPMENT MAP

Presentation by Economic Development Administrator, Dan Inloes.

Commissioner Dickson asked whether the mobile version of the Active Development Map would remain separate from the desktop version to ensure that the full functionality of the desktop platform would not be reduced or simplified for mobile users.

Commissioner Andrade arrived at the meeting.

Public comments: None.

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

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Martinez spoke on the April 30th Climate Action and Adaptation Plan Open House at City Hall; Earth Day and Arbor Day events; May 5 poetry workshops; and on the City of Irvine's third annual CicloIrvine event which he encouraged the

public to observe how similar community-oriented transportation events could be implemented in Costa Mesa.

Commissioner Dickson asked for an update on how to provide a public comment on the Fairview Developmental Center Specific Plan. Mrs. Tai provided a response.

Commissioner Andrade thanked City staff for organizing the Earth Day celebration and encouraged residents to participate in City events and engagement opportunities. She also promoted the upcoming Climate Action and Adaptation Plan Open House.

Commissioner Rojas thanked members of the public for attending the meeting. He also reminded everyone about the Orange County Marathon happening this weekend and wished all the mothers a happy Mother's Day.

CONSENT CALENDAR: None.

PUBLIC HEARINGS:

1. CONDITIONAL USE PERMIT (PCUP-25-0015) TO CONVERT AN EXISTING INDUSTRIAL BUILDING TO AN EVENT VENUE WITH LIVE ENTERTAINMENT AND DANCING, INCLUDING ON-SITE VALET PARKING AND A MINOR CONDITIONAL USE PERMIT FOR OUTDOOR EVENT OPERATIONS TO BE LOCATED AT 932 WEST 17TH STREET

Three ex-parte communications reported.

Presentation by Senior Planner, Victor Mendez.

Mykal Vailuu and McKenzie Hahn, business owners, stated they read and agreed to the conditions of approval.

Public comments:

Jay Humphrey, Costa Mesa resident, stated that the applicants appeared sincere and committed to operating responsibly and maintaining positive neighborhood relations. He expressed concern regarding potential heat buildup inside the venue during summer events and recommended that the facility maintain functioning air conditioning systems to reduce the likelihood of doors being opened during amplified music. Mr. Humphrey also suggested that conditions of approval prohibit amplified music when doors are open for guest circulation or patio access. He further noted concerns regarding possible parking overflow and guests walking to and from off-site parking locations. He referenced prior issues at another venue involving doors being left open during noisy activities and

encouraged the Commission to adopt operational conditions that would support both neighborhood compatibility and the applicants' business goals.

Kathleen Larson, resident of Play Port Mobile Home Park, expressed concerns regarding potential parking impacts and late-night noise associated with guests departing events, including conversations near vehicles and possible alcohol-related disturbances. Ms. Larson emphasized the importance of preserving the quiet nature of the neighborhood. She stated that 67 out of approximately 102 residents had signed a petition opposing the project.

Danny Pender, representative of the property owner, spoke in support of the applicants and stated that they had been professional, responsive, and responsible tenants. He noted that the applicants maintain a positive working relationship with the property owner and expressed confidence that they would continue to address community concerns promptly and professionally.

Linda Liebig, resident of Play Port Mobile Home Park, raised concerns regarding accessibility within the venue site. She stated that the surfaces appeared difficult to navigate for individuals using wheelchairs, canes, or mobility assistance devices and requested that accessibility and ADA compliance be reviewed prior to project approval.

Patricia Shannon, resident of Play Port Mobile Home Park, stated that although the area is zoned industrial, it also contains many residential properties and mobile home communities. She expressed concern that even moderate event-related noise would be noticeable to nearby residents. She also raised concerns regarding lingering guests, street parking impacts, and possible pedestrian traffic through nearby residential communities.

An event planner spoke in support of the project, describing The Nest as a positive community gathering space that supports local creatives, entrepreneurs, and small businesses. She highlighted the applicants' charitable efforts, community involvement, and collaborative opportunities for local vendors, and stated that they consistently demonstrate professionalism, integrity, generosity, and genuine care for the community.

A resident of Greenleaf Mobile Home Park expressed concerns about preserving peace and quiet within the nearby senior communities. He stated that sound travels easily in the area during evening hours and was concerned that event noise and parking activity could negatively impact nearby residents, despite the property being located in an industrial zone.

An owner of Sip Sip Mobile Bar spoke in support of the applicants and described them as organized, professional, and thoughtful business operators. She also

spoke in support of the project, stating that The Nest has provided valuable opportunities for local vendors, entrepreneurs, and creatives in Costa Mesa. She noted that alcohol service is professionally managed by trained and insured staff and emphasized the venue's focus on guest safety and responsible operations.

A staff member at The Nest spoke in support of the project, stating that the applicants are attentive, responsive, and committed to community building. She explained that staff actively address concerns related to noise, guest behavior, security, and lingering, and noted that events follow structured closing procedures with coordination between staff and security to promote orderly departures.

An event business owner and former tenant spoke in support of the project, stating that the applicants maintain positive relationships with tenants and neighboring businesses and are proactive in addressing concerns. She noted that the area already experiences significant daytime traffic and, based on her experience attending events at The Nest, sound did not travel significantly beyond the property. She also emphasized the applicants' positive impact on the local event and small business community.

Martin Creskey, resident of Play Port Mobile Home Park, stated that he appreciated the applicants' community-focused vision but expressed concerns about nighttime noise impacts on the nearby quiet residential communities. He questioned whether the noise study evaluated evening conditions and also raised concerns regarding valet operations, parking capacity, and lingering by guests after events.

A representative from Lee Rose Events spoke in support of the applicants, stating that they have helped bring additional visitors and economic activity to the west side of Costa Mesa. She described the applicants as community-oriented business owners who host clean, organized, and well-managed events and noted their positive contributions to local businesses and the community.

Motion Discussion:

Commissioners expressed overall support for the proposed event venue and discussed the amended conditions of approval, particularly related to noise mitigation and neighborhood compatibility.

MOVED/SECOND: MARTINEZ/DICKSON

MOTION: Move staff's recommendation with an amendment to Condition of Approval No. 12.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Vice Chair Zich
Recused: None
Motion carried: 6-0-1

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 (Existing Facilities);
2. Approve Conditional Use Permit (PCUP-25-0015) to allow the operation of an event venue with live entertainment and dancing, including on-site valet parking at 932 West 17th Street; and
3. Approve Minor Conditional Use Permit to allow associated outdoor event operations at 932 West 17th Street.

Condition of Approval No. 12 to read: As a condition of approval, all doors and windows shall remain closed during indoor event activities, except that the north door may remain open during events. If noise issues arise, the operator shall implement appropriate operational measures necessary to minimize or eliminate the disturbance, including, but not limited to, closing the north door.

OLD BUSINESS: None.

NEW BUSINESS:

1. GENERAL PLAN CONFORMITY RESOLUTION FOR THE CITY OF COSTA MESA'S ONE-YEAR (FY 2026-27) AND FIVE-YEAR (FY 2026-27 TO FY 2030-31) CAPITAL IMPROVEMENT PROGRAM

Presentation by City Engineer, Seung Yang.

Public comments: None.

MOVED/SECOND: DICKSON/MARTINEZ

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

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

Nays: None

Absent: Vice Chair Zich

Recused: None

Motion carried: 6-0-1

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 15378 in that the City's Capital Improvement Program is a fiscal planning and budgeting activity, which allows the City to plan for future specific capital improvement projects and does not commit the City to implement any specific project or project design; and
2. Adopt the General Plan Conformity Resolution (Attachment 1) for the City of Costa Mesa's one-year (FY 2026-27) and five-year (FY 2026-27 to FY 2030-31) Capital Improvement Programs (CIP).

DEPARTMENTAL REPORTS:

- 1. PUBLIC WORKS REPORT** - Mr. Yang reported that Transportation Services Manager Paul Martin participated in a panel discussion at the California Bicycle Summit in Sacramento alongside Council Member Arlis Reynolds. The discussion focused on collaboration with Caltrans to improve safety along state transportation corridors, including Newport Boulevard in Costa Mesa. Staff noted that while the summit emphasized bicycle safety and mobility, the City's efforts on Newport Boulevard are primarily focused on improving pedestrian safety in accordance with a City Council resolution adopted in August 2025.
- 2. DEVELOPMENT SERVICES REPORT** - Director Tai reported several updates to the Commission, including a reminder about the Climate Action and Adaptation Plan (CAP) workshop scheduled for April 30 at City Hall and encouraged public participation. She also noted that the City Council would consider the group home request at 1601 Baker Street, which was previously reviewed by the Planning Commission. Director Tai further provided an update on the "Neighborhoods Where We All Belong" initiative, stating that a summary of the second round of community outreach would be posted in early May, with a third round of outreach planned for June. Additionally, she advised that the Draft Environmental Impact Report for the Fairview Developmental Center Specific Plan is expected to be released in May, initiating a 45-day public review period, and provided the project email address for additional public comments and questions. Lastly, Director Tai noted that there was currently no public hearing items scheduled for the May 11 Planning Commission meeting and extended Mother's Day wishes to the community.

CITY ATTORNEY REPORT:

1. CITY ATTORNEY REPORT - Mr. Preziosi reported to the Commission about the use of substitute or amended motions during meetings. He explained that after a motion has been made and seconded, any commissioner may propose a substitute motion before the vote is taken. He also noted that substitute motions are an effective tool for modifying conditions of approval or proposing changes to a motion while helping to streamline Commission discussion and decision-making.

ADJOURNMENT AT 8:14 p.m.

Submitted by:

CARRIE TAI, SECRETARY
COSTA MESA PLANNING COMMISSION