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MINUTE EXCERPTS FROM THE  
JUNE 22, 2015 PLANNING COMMISSION MEETING  
REGARDING 1872 Newport Boulevard  
(Public Hearing No. 1 – PA-08-27 A1)

- Application No.:** PA-08-27 A1  
**Applicant:** Dan Stansell  
**Site Address:** 1872 Newport Boulevard  
**Zone:** C2  
**Project Planner:** Chelsea Crager  
**Environmental Determination:** If approved, the project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

**Description:** Amend Conditional Use Permit PA-08-27 allowing a jewelry store to operate with a pawnbroker license (Jack's Jewelry and Loan) to remove the conditions of approval requiring that pawnbroker services be limited to watches and jewelry only and prohibiting loans for less than \$2,500.00.

Chelsea Crager, Assistant Planner, presented the staff report.

Commissioner McCarthy asked if the police are in support of the project. Ms. Crager responded no.

The Commissioners discussed in length the police not being in support of the application, why the loan amount was lowered, issues with service calls, if they kept records of who comes in, how staff chose the particular luxury items, code enforcement violations, and if a sign program would apply.

**PUBLIC COMMENTS**

Dan Stansell, applicant, gave an overview about of the business and presented justification for approval of the application.

Jordan Tabach-Bank, business co-owner, gave a presentation about eliminating the restrictions against making loans for under \$2,500, letters of support for their business, and addressed Commissioners inquiries about requirements for obtaining a loan or purchasing an item.

Chair Dickson asked if the business sends the pawn ticket to the Department of Justice and the local police department and what the police department does with them. Mr. Tabach-Bank responded that the local police department handles it and manually enters it into a computer database.

Commissioner McCarthy asked why it is the police department's responsibility to do the paperwork and processing to see if the pawned items are stolen. Mr. Tabach-Bank responded that is the current law and that they are working for a state wide uniformed downloading system.

A Costa Mesa resident stated concerns with the letters of support and spoke against the application.

A Costa Mesa resident spoke against the application and stated concerns with the signage.

Teresa Drain, Costa Mesa resident, spoke against the application.

Beth Refakus, Costa Mesa resident, stated concerns with the signage and supports the denial of the application.

A Costa Mesa resident stated that they are not in support of the change in the conditional use permit, concerns with the letters of support, crime increase, home values, policing of the tickets and the revenue it will bring to the City.

Jack Shetner, founder of Jewelry-N-Loan, gave a character reference and addressed the issue of the sign violations that occurred when he was the owner.

Mr. Tabach-Bank and Mr. Stansell responded to public comments.

Vice Chair Mathews asked for clarification of the request for the expansion of list of eligible items to be pawned is for the purchased item or loan amount. Ms. Crager responded it is only for the loan amount.

Commissioner Sesler and Vice Chair Mathews asked the applicant if they would be willing to bring their signs on the side of the building into compliance with the City's sign ordinance. Mr. Tabach-Bank responded they are open to suggestions.

Commissioner Sesler asked about how they could enhance their security and what steps they take to make sure the item is not stolen. Mr. Tabach-Bank responded by going over what security measures they have now and are open to suggestions. He also stated they do their due diligence in customer qualification to insure the items are not stolen.

Chair closed the public hearing.

The Commissioners discussed the application in length.

**MOTION:** Based on the evidence in the record and the findings contained in Exhibit A, subject to conditions of approval contained in Exhibit B, that we approve Planning Application PA-08-27 A1 with the following modifications: Condition of Approval No. 6 to read: “The applicant shall submit a sign plan to upgrade and renovate the existing building wall sign on the front elevation to complement existing signage in the downtown district for the review and approval of the Development Services Director. The existing building wall signs on both side elevations of the building shall be completely removed. The installation of the new building wall signage on the front elevation and the removal of all wall signage along the side elevations shall occur within 60 days of the date of approval of the Amendment to the Conditional Use Permit, unless an extension is granted by the Development Services Director for just cause. No changes to the existing above-roof sign are required”.

Condition of Approval No. 12 to read: “Pawnbroker services further shall not be permitted for sports equipment, lawn equipment, clothing, household goods, electronics, or any other item not specifically permitted in Condition of Approval Number 11”.

Condition of Approval No. 13 to read: “Security measures described in the security plan shall be maintained, including:

- Installation of 27 surveillance cameras covering the interior and exterior of the building, with 6 months of stored footage
- An armed security guard on the premises during operating hours
- Installation of an alarm system”

Moved by Chair Dickson, seconded by Vice Chair Mathews.

**RESOLUTION 15-40** – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CERTAIN AMENDED CONDITIONS FOR PLANNING APPLICATION PA-08-27 A1 A CONDITIONAL USE PERMIT FOR A PAWN BROKER LOCATED AT 1872 NEWPORT BOULEVARD

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, Sesler

Noes: McCarthy

Absent: Andranian

Abstained: None

The Chair explained the appeal process.