

UNOFFICIAL UNTIL APPROVED

**MINUTE EXCERPTS FROM THE
JUNE 8, 2015 PLANNING COMMISSION MEETING**

**REGARDING APPEAL OF AN OUTDOOR FARMERS MARKET
AT 183 E. BAY STREET (ST. JOHN THE DIVINE CHURCH)
(Public Hearing No. 4 – PA-14-41)**

4. **Application No.:** PA-14-41
Applicant: Father Philip DeVaul
Site Address: 183 East Bay Street
Zone: PDR-HD
Project Planner: Antonio Gardea
Environmental Determination: The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (existing facilities).

Description: Conditional Use Permit for an outdoor Farmers Market at St. John the Divine Episcopal Church. The existing front lawn area (approximately 17,000 square feet) will be converted into a paved parking lot area to accommodate the Farmers Market. An overall total of 34 new parking spaces will be created. The Farmers Market will feature approximately fifteen vendor stalls, and the hours of operation are proposed from 9:00AM to 3:00PM on Saturdays (weekly). A new landscape plan is also being proposed.

Commissioner Sesler recused himself based on the fact that St. John the Divine Episcopal Church is his home church.

Antonio Gardea, Senior Planner, presented the staff report.

Chair Dickson asked for clarification of what the PDR-HD zone allows.

Commissioner Andranian asked if the conditional use permit were granted tonight would it run with the land and transfer to the next applicant. Mr. Gardea responded yes.

PUBLIC COMMENTS

Father Phillip DeVaul, applicant, gave a presentation outlining the reasons for the farmers market, why he felt it would succeed on the East side and how it relates to the mission and objectives of St. John the Devine Church.

Vice Chair Mathews asked when the farmers market would start operation, if approved. Father Phillip responded by the beginning of September.

Chair Dickson asked why they did not go through the special event route. Father Phillip responded that it would be less intense making it a weekly occurrence not a weekly event.

Dr. Jim Gatewood, Costa Mesa resident, spoke in favor of the application.

Jerika Hayes, Costa Mesa resident, stated the benefits of having the farmers market.

Roger Jacobs, Costa Mesa resident, stated one reason to have the farmers market is that it will help the community have better food.

Betsy Densmore, Costa Mesa resident, spoke in favor of the farmers market because it will give an opportunity to buy local, eat local, create a town common, and help non-profits to generate earned income.

Mike Lingle, Costa Mesa resident, spoke in favor of the application.

Cory Linman, Costa Mesa resident, stated that Costa Mesa is desirable location and that they are in fan of keeping the resources and the money local.

Jane Hyde, Costa Mesa resident, supports the requests of the application.

Dede McCorey, Costa Mesa resident, spoke against the farmers market.

A Costa Mesa resident spoke against the farmers market.

Janine Maganagel, Costa Mesa resident, spoke in favor of the farmers market.

A Costa Mesa resident spoke in favor of the application.

Taylor Dunn, Costa Mesa resident, spoke in favor of the farmers market.

Nina Marshall, Costa Mesa resident, spoke in favor of the farmers market.

Cindy Foley, Costa Mesa resident, stated favor with the quiet enjoyment being disturbed and traffic.

Jeanie Murphy, Costa Mesa resident, spoke in favor of the farmers market.

Marilyn Ashwell, Costa Mesa resident, spoke in opposition of the application.

Barbie Gareaw Costa Mesa resident, spoke in favor of the farmers market.

Tim Marshall, Costa Mesa resident, spoke in favor of the application.

Patricia Chung, Costa Mesa resident, spoke in favor of the farmers market.

Brian Summerfield, Costa Mesa resident, spoke in favor of the farmers market.

Jay Humphrey, Costa Mesa resident, stated concerns with setting a precedence with approving this application, the conditional use permit running with the land once approved, and the parking.

A Costa Mesa resident, stated concerns with the traffic, there being no bike path and the impact on the neighbors and the business of Grower's Ranch.

Beth Refakes, Costa Mesa resident, stated concerns with selling liquor around the area where there are lot of sober living homes, directing the traffic, conducting a commercial

enterprise in a residential neighborhood, having the farmers market at the same time as the daycare center, processing sales tax will be handled, and the traffic that will happen when adding the three-way stop.

A Costa Mesa resident stated concerns with the traffic, the character being maintained in the neighborhood, and the parking.

A Costa Mesa resident stated concerns with the impact it would have on the surrounding neighborhoods.

Anastasia Winley, Costa Mesa resident, spoke in favor of the farmers market.

Cindy Black, Costa Mesa resident, stated concerns with a commercial use bringing more negative impacts to the residents than benefits.

Brian Winley, Costa Mesa resident, spoke in favor of the farmers market.

Martin Ward, project manager, talked about the project and addressed public concerns.

Father Phillip responded to public comments and asked for the provision of the possibility of alcoholic beverages be deleted from the application and add that there will be no marijuana sold if it becomes legal.

Commissioners discussed the conditions of approval, public concerns and the project.

MOTION: Based on the evidence in the record and the findings contained in Exhibit A and subject to revised conditions contained in Exhibit B as follows:

Add Condition of Approval No. 5 to read: "The applicant shall install a low wall or hedge along Bay Street frontage to minimize light and glare to neighboring properties."

Revised Condition of Approval No. 9 to read: "Hours of operation shall be during a window between 10:00 a.m. and 2:00 p.m. Commencement of market operations including but not limited to vendor set up, shall begin no earlier than 9:00 a.m. and take-down shall end no later than 3:00 p.m."

Revised Condition of Approval No. 15 to read: "The vendors shall be dedicated to the sale of farm products such as fruits, vegetables, nuts, herbs, eggs, honey, livestock food products (meat, milk, cheese, etc.), or flowers and value added farm products such as baked goods, jams, and jellies. Sale of alcoholic beverages and non-food related items (unless otherwise previously specified) shall be prohibited."

Revised Condition of Approval No. 21 to read: "The applicant shall provide attendants to direct customers to the parking lot to ensure that street parking is minimized and shall post temporary signs to discourage customers from parking along the north side of Bay Street."

Strike Condition of Approval No. 24 and add condition that was outlined in the supplemental memo to read: "The application shall install bicycle racks prior to the opening of the farmers market for full operations."

Revised Condition of Approval No. 26 to read: "The applicant shall not commence operations of the farmers market until the Transportation Division completes a study to determine if an all-way stop and addition of a new crosswalk across Orange Avenue are warranted."

Revised Condition of Approval No. 28 to read: “The applicant shall submit an emergency access plan approved by the Fire Chief to ensure that direct access for emergency fire response/paramedic vehicles to St. John’s Manor remains unrestricted at all times.”

Revised Condition of Approval No. 29 to read: “The City grants this conditional use permit for a period of two (2) years from effective date of the approval, June 15, 2015 to June 15, 2017. On June 15, 2017, the approvals set forth herein shall have no further force or effect nor shall it require additional notice and/or hearing to terminate. Any operation beyond this period shall require a new application for conditional use permit.”

That the Planning Commission hereby approves Planning Application PA-14-41. Moved by Chair Dickson, seconded by Vice Chair Mathews.

RESOLUTION 15-37 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-14-41 FOR ESTABLISHMENT OF A FARMERS MARKET AT 183 E. BAY STREET (ST. JOHN THE DIVINE EPISCOPAL CHURCH)

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy
Noes: Andranian
Absent: None
Abstained: Sesler

The Chair explained the appeal process.