



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – November 14, 2016  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**CONSENT CALENDAR:**

**\*ACTIONS**

1. **Minutes for the meeting of October 24, 2016** **Approved, 4-0**

**Commissioner** **McCarthy**  
**absent**

**PUBLIC HEARINGS:**

**\*ACTIONS**

1. **PA-16-54 AND PM-2016-167: DESIGN REVIEW AND SUBDIVISION AT 166 ROCHESTER STREET** **Continue public hearing to the November 21, 2016 Special Planning Commission meeting.**

**Applicant:** Gavin Sermon  
**Site Address:** 166 Rochester Street  
**Zone:** R2-HD  
**Project Planner:** Dan Inloes  
**Environmental Determination:**

**Approved, 4-0**

**Commissioner** **McCarthy**  
**absent**

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

**Description:** The proposed project involves:

1. **Design Review PA-16-54** for the demolition of an existing single-family residence and construction of two residences (one with 4 bed/3.5 bath 2,393 square foot and one with 3 bed / 2.5 bath 2,049 square foot) with attached two-car garages.
2. **Tentative Parcel Map PM-2016-167** for the subdivision of a 0.16-acre lot into two fee simple lots, per the Small Lot Subdivision Ordinance.

**\*ACTIONS**

2. **PA-16-57: PLANNING APPLICATION FOR VARIANCE REQUEST AND MINOR MODIFICATION FOR A NEW DETACHED TWO STORY ACCESSORY STRUCTURE AT 321 ROCHESTER STREET** Continue public hearing to the November 21, 2016 Special Planning Commission meeting.

Approved, 4-0

**Applicant:** Mark Rogers  
**Site Address:** 321 Rochester Street  
**Zone:** R2-MD  
**Project Planner:** Ryan Loomis

**Commissioner** McCarthy  
**absent**

**Environmental Determination:**

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

**Description:** The proposed project involves the development of a 1,350 square-foot two-story detached accessory structure in the R2-MD zone to be used as an exercise room and storage on the first floor, and office on the second floor, with the following requests:

1. **Variance** from rear yard setback requirements (20 feet required; 5 feet proposed); and
2. **Minor Modification** from building separation requirements (6 feet minimum required; 5 feet – 6 inches proposed).

3. **ZA-16-34: MINOR CONDITIONAL USE PERMIT TO ALLOW RESERVED PARKING SPACES AT 3033 BRISTOL STREET, UNIT A** Continue public hearing to the November 21, 2016 Special Planning Commission meeting.

Approved, 4-0

**Applicant:** Marc Martine  
**Site Address:** 3033 Bristol Street, Unit A  
**Zone:** C1  
**Project Planner:** Ryan Loomis

**Commissioner** McCarthy  
**absent**

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** The applicant is requesting approval of a Minor Conditional Use Permit to allow two reserved parking spaces in front of

**\*ACTIONS**

Suite A at the 3033 Bristol Street retail plaza to accommodate patrons of the Watch Connection as follows: **Days:** Tuesday through Saturday and **Hours:** 11 a.m. to 2 p.m.

4. **SL-15-0013: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 1180 AUGUSTA STREET** **Adopt a resolution to uphold Director's denial of Special Use Permit SL-15-0013.**

**Applicant:** Ryan Hampton of Hampton House, LLC

**Site Address:** 1180 Augusta Street

**Zone:** R1

**Project Planner:** Sheri Vander Dussen

**Environmental Determination:**

The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15268 (Ministerial Projects), 15270 (Disapproved Projects) and 15301 (Existing Facilities).

**Description:** The applicant applied for a Special Use Permit (SUP) to operate a group home with six or fewer all-male residents at 1180 Augusta on March 16, 2015. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

**Approved, 4-0**

**Commissioner** **McCarthy**  
**absent**

5. **SL-15-0019: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 653 JOANN STREET** **Adopt a resolution to uphold Director's denial of Special Use Permit SL-15-0019.**

**Applicant:** Richard Perlin

**Site Address:** 653 Joann Street

**Zone:** R1

**Project Planner:** Sheri Vander Dussen

**Environmental Determination:**

The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15268 (Ministerial Projects), 15270 (Disapproved Projects) and 15301 (Existing Facilities).

**Approved, 4-0**

**Commissioner** **McCarthy**  
**absent**

**\*ACTIONS**

**Description:** The applicant applied for a Special Use Permit (SUP) to operate a group home with six or fewer all-male residents at 653 Joann Street on April 8, 2015. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

6. **SL-15-0041: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 647 JOANN STREET** **Adopt a resolution to uphold Director's denial of Special Use Permit SL-15-0041.**

**Approved, 4-0**

**Applicant:** Richard Perlin  
**Site Address:** 647 Joann Street  
**Zone:** R1  
**Project Planner:** Sheri Vander Dussen

**Commissioner McCarthy absent**

**Environmental Determination:**

The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15268 (Ministerial Projects), 15270 (Disapproved Projects) and 15301 (Existing Facilities).

**Description:** The applicant applied for a Special Use Permit (SUP) to operate a group home with six or fewer all-male residents at 647 Joann Street on June 24, 2015. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

7. **PA-16-03: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITH A MAXIMUM OF 11 OCCUPANTS WITHIN 2 EXISTING CONDOMINIUM UNITS AT 165 EAST WILSON** **Approved, 3-1**  
**Commissioner Andranian voting no and Commissioner McCarthy absent**

**Applicant:** Keith Randle  
**Site Address:** 165 East Wilson  
**Zone:** R2-MD  
**Project Planner:** Sheri Vander Dussen

**Environmental Determination:**

The project is categorically exempt under Section 15301 of the State CEQA (California

**\*ACTIONS**

Environmental Quality Act) Guidelines – Class 1 (Existing Facilities).

**Description:** Conditional Use Permit PA-16-03 is a request for an all-male sober living facility housing 11 occupants (including one resident house manager) within two existing attached condominium units.

8. **PA-16-04: CONDITIONAL USE PERMIT FOR AN ALL-MALE SOBER LIVING FACILITY WITH A MAXIMUM OF 13 OCCUPANTS WITHIN 3 EXISTING UNITS AT 2041 TUSTIN AVENUE** Continue public hearing to the December 5, 2016 Special Planning Commission meeting.

**Applicant:** Keith Randle  
**Site Address:** 2041 Tustin Avenue  
**Zone:** R2-MD  
**Project Planner:** Sheri Vander Dussen

Approved, 4-0

**Commissioner** McCarthy  
**absent**

**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 PA-16-04 is a request for an all-male sober living facility housing 13 occupants (including one live-in manager) within three existing units.

9. **PA-16-15: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 14 OCCUPANTS WITHIN 3 EXISTING UNITS AT 166 EAST 18<sup>TH</sup> STREET** Continue public hearing to the December 5, 2016 Special Planning Commission meeting.

**Applicant:** Casa Capri, LLC  
**Site Address:** 166 East 18<sup>th</sup> Street  
**Zone:** R2-HD  
**Project Planner:** Sheri Vander Dussen

Approved, 4-0

**Commissioner** McCarthy  
**absent**

**Environmental Determination:**

The project has been found to be categorically exempt under Section 15301 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

**\*ACTIONS**

**Description:** Conditional Use Permit PA-16-15 is a request to allow a Sober Living Facility housing 14 residents within three existing units. The application includes an appeal of the decision of the Economic and Development Services Director to deny a request for a reasonable accommodation to allow this facility to be located within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

**10. PA-16-41 AND PA-16-44: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 28 OCCUPANTS WITHIN 4 EXISTING UNITS AT 269 AND 271 16<sup>TH</sup> PLACE**

**Applicant:** Casa Capri, LLC  
**Site Address:** 269 and 271 16<sup>th</sup> Place  
**Zone:** R2-HD  
**Project Planner:** Sheri Vander Dussen

**Environmental Determination:**  
The project has been found to be categorically exempt under Section 15301 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

**Description:** Conditional Use Permits PA-16-41 and PA-16-44 are requests to allow a Sober Living Facility housing 28 residents in four units on two parcels. The application includes an appeal of the decision of the Economic and Development Services Director to deny a request for a reasonable accommodation to allow these facilities to be located within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

Adopt a resolution upholding the Director's denial of reasonable accommodation and denying Conditional Use Permit PA-16-41 (269 16<sup>th</sup> Place).

Approved, 4-0

Commissioner McCarthy absent

Adopt a resolution approving Conditional Use Permit PA-16-44 (271 16<sup>th</sup> Place).

Motion Failed, 2-2

Commissioner McCarthy absent

**11. PA-16-42 AND PA-16-43: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 28 OCCUPANTS WITHIN 8 EXISTING UNITS**

Continue public hearing to the November 28, 2016 Planning Commission meeting.

**\*ACTIONS**

**ON TWO PARCELS AT 351 AND 357 VICTORIA STREET** Approved, 4-0

**Commissioner** McCarthy  
**absent**

**Applicant:** Windward Way Recovery  
**Site Address:** 351 and 357 Victoria Street  
**Zone:** R2-HD  
**Project Planner:** Sheri Vander Dussen

**Environmental Determination:**

The project has been found to be categorically exempt under Section 15301 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

**Description:** Conditional Use Permits PA-16-42 and PA-16-43 are requests for a Sober Living Facility housing up to 28 residents in eight units on two parcels. The application includes an appeal of the decision of the Economic and Development Services Director to deny a request for a reasonable accommodation to allow these facilities to be located within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

12. **GP-16-01/R-16-01/PA-16-46/TT-18064: GENERAL PLAN AMENDMENT, REZONE, PLANNING APPLICATION FOR MASTER PLAN AND TENTATIVE TRACT MAP TO ALLOW THE DEMOLITION OF THE EXISTING TWO-STORY RETAIL/OFFICE CENTER AND THE CONSTRUCTION OF 8 NEW THREE-STORY DETACHED SINGLE-FAMILY UNITS AND 20 FOUR-STORY DUPLEX UNITS AT 440 FAIR DRIVE**
- Continue public hearing to the November 21, 2016 Special Planning Commission meeting.
- Approved, 4-0
- Commissioner** McCarthy  
**absent**

**Applicant:** Sheldon Development, LLC

**Site Address:** 440 Fair Drive

**Zone:** C1 (Local Business District)

**Project Planner:** Ryan Loomis

**Environmental Determination:**

An IS/MND was prepared for the project in

accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/MND was available for public review and comment from October 4, 2016 to October 24, 2016. The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with the Code requirements. The proposed project site is not on a list compiled pursuant to Government Code Section 65962.5.

**Description:** The project involves the demolition of the existing two-story retail/office center, and the construction of 28 single-family new residential units. The proposed project involves the following discretionary requests:

1. Adoption of an Initial Study/Mitigated Negative Declaration (**IS/MND**).
2. **General Plan Amendment GP-16-01** to change the land use designation from Neighborhood Commercial (NC) to High Density Residential (HDR).
3. **Rezone 16-01** to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
4. **Planning Application PA-16-46** to implement a Master Plan for the 28-unit residential project with specified deviations from the PDR-HD development standards, for the following:
  - Variance to allow deviation from required open space requirements (42% required; 36.8% proposed);
  - Variance for encroachment of block walls into required perimeter open space area (20 feet required; 6 feet proposed on Fair Drive and 4.7 feet proposed on Carnegie Avenue);
  - Variance to allow deviation from required landscaped parkway requirements (10 feet with no dimension less than 5 feet on house side of private street required; 10 feet/3.6 feet proposed);
  - Administrative Adjustment for encroachment of building into required perimeter open space area along Fair Drive (20 feet required; 15 feet proposed);



- Minor Modification for encroachment of building into required perimeter open space area along Carnegie (20 feet required; 18 feet proposed); and
  - Deviation from Residential Design Guidelines for multi-story to first floor ratio (100% multi-story to first floor ratio recommended; 150% for 4-story units and 114% for 3-story units proposed).
5. **Tentative Tract Map 18064** for a single lot subdivision for condominium purposes.