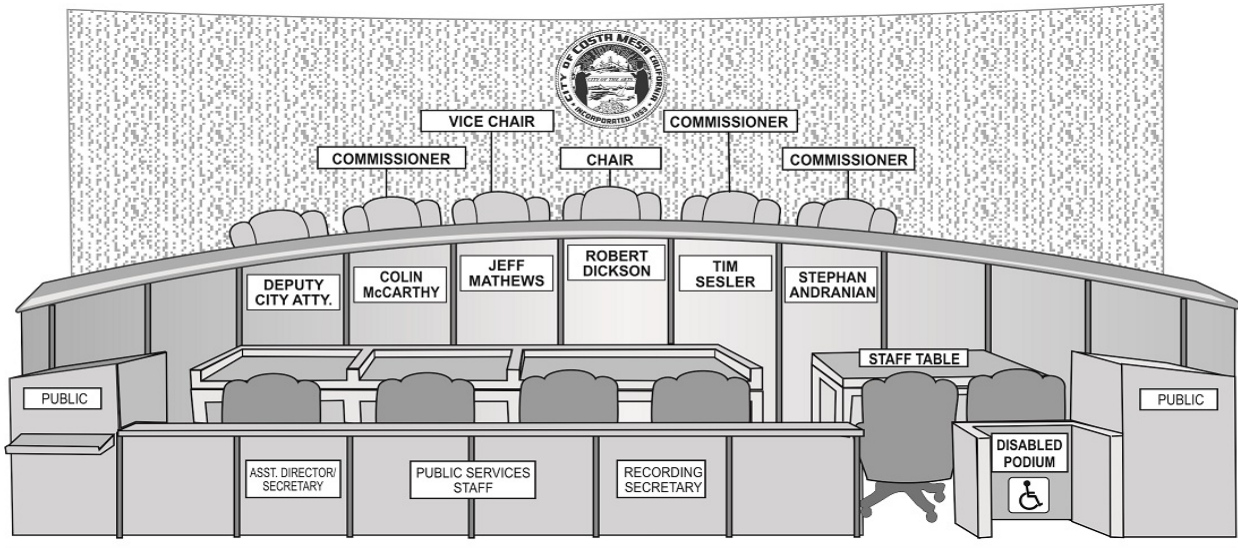


Revised 11-23-16
Public Hearing Item No. 4 Has Been Removed
Planning Commission Agenda
November 28, 2016

*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Conference Room 1A

Planning Commission Meeting begins at **6:00 p.m. in the Council Chambers



CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

ROLL CALL: Chair: Robert Dickson
Vice Chair: Jeff Mathews
Commissioners: Colin McCarthy, Tim Sesler, and Stephan Andranian

PUBLIC COMMENTS:

To ensure fair and equal treatment of all who appear before the Planning Commission, and to expedite City business, speakers may be limited to three minutes during Public Comments to speak on any item within the Planning Commission's jurisdiction, which is not listed on the Agenda. This time may be extended for good cause by the Chair or by majority vote of the Planning Commission. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR: None

PUBLIC HEARINGS:

1. **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 ON TWO PARCELS AT 351 AND 357 VICTORIA STREET**

RECOMMENDATION(S):

Adopt a resolution upholding the Director's denial of reasonable accommodation and denying Conditional Use Permit PA-16-42.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

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

Adopt a resolution upholding the Director’s denial of reasonable accommodation and denying Conditional Use Permit PA-16-43.

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.

(Continued from the November 14, 2016 Planning Commission meeting)

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.

2. **PA-16-61 AND PM-2016-190: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 353 EAST 18TH STREET**

Adopt a resolution to approve Planning Application PA-16-61 and Tentative Parcel Map 353 East 18th Street.

Applicant: Gavin Sermon
Site Address: 353 East 18th Street
Zone: R2-MD
Project Planner: Dan Inloes

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:

1. **Design Review PA-16-61** for the demolition of an existing single-family residence and construction of four units: three units with 4 bed/3.5 bath 2,187 SF and one unit with 4 bed / 3 bath 2,247 SF. All units provide an attached two-car garage.
2. **Tentative Parcel Map PM-2016-190** for the subdivision of a 0.413-acre lot into four fee simple lots, per the Small Lot Subdivision Ordinance.

PUBLIC HEARINGS:

RECOMMENDATION(S):

3. **SL-15-0014: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 2152 RALEIGH AVENUE**

Uphold the Director's denial of Special Use Permit SL-15-0014 by adoption of a resolution.

Applicant: Greg Ohlhaber
(Keystone Sober Living)

Site Address: 2152 Raleigh Avenue

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. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

4. ~~**PA-16-12 AND PA-16-13: CONDITIONAL USE PERMITS FOR SOBER LIVING FACILITY SERVING UP TO 30 RESIDENTS AND TWO RESIDENT MANAGERS WITHIN EIGHT UNITS ON TWO CONTIGUOUS LOTS AT 574 AND 578 JOANN STREET**~~

This item has been removed from the agenda and will not be heard.

PUBLIC HEARINGS:

RECOMMENDATION(S):

5. **PA-16-50: AMENDMENT TO PREVIOUSLY APPROVED MASTER PLAN AT 3350 AVENUE OF THE ARTS**

Adopt a resolution to approve Planning Application PA-16-50 for a Master Plan amendment and mitigation measures adopted with Amendment of EIR No. 1054.

Applicant: Wincome Group
Site Address: 3350 Avenue of the Arts
Zone: PDR-HD
Project Planner: Mino Ashabi
Environmental Determination:
Addendum to the Final Program EIR No. 1054
(Previously Certified on November 20, 2007 by City Council)

Description: Final Master Plan PA-16-50 is an amendment to previously approved Master Plan (PA-14-33 approved in 2015) for development of a 23-story, 100-unit condominium development and a 6.5-level parking structure at the site of Wyndham Hotel's existing parking structure, and maintaining 238 hotel rooms. The proposed amendment involves:

1. Addendum to the Final Program EIR No. 1054.
2. Retaining the existing 238 rooms and demolition of an existing three-story parking structure and single story hotel lobby serving the existing Avenue of the Arts Hotel (former Wyndham Hotel).
3. Master Plan Amendment (PA-16-46) to allow development of a Boutique Hotel with 150 additional rooms (Avenue of the Arts Starwood Tribute Hotel) in a 15-story high rise building instead of condominiums and a 6-level parking structure with 335 parking spaces. The proposed amendment includes the following deviation:
 - a. Variance from perimeter open space setback requirement for encroachment of an outdoor patio area and a vehicular ramp into the landscape easement (20 feet required; 10'-5" proposed for outdoor patio and vehicular ramp).
 - b. Reduce parking for the existing hotel and the expansion from 364 spaces required per Zoning Code to 274 spaces per parking study approved in 2015 (335 provided).

DEPARTMENTAL REPORT(S):

1. **Public Services Report**
2. **Development Services Report**

RECOMMENDATION(S):

Receive and file.
Receive and file.

CITY ATTORNEY'S OFFICE REPORT(S)

1. **City Attorney**

RECOMMENDATION(S):

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION SPECIAL MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, DECEMBER 5, 2016.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. All Planning Commission meetings are open to the public.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 p.m., prior to the regular meeting, in Conference Room 1A. This session is open to the public. Each member of the public will be given the opportunity to speak for one (1) minute on study session items.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling (714) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2nd floor) prior to 3:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 3:00 PM**.
- Please note that records submitted by the public **will not be redacted** in any way and will be posted online as submitted, including any personal contact information.
- Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **no later than 15 minutes prior to the start of the meeting (no copies, for the Commission, will be made unless the materials are submitted prior to 3:00 PM)**.
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day of the meeting.

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the meeting. In addition, such writings and documents may be posted, whenever possible, as part of the agenda, on the City's website at www.costamesaca.gov.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

Appeal Procedure

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 p.m., seven (7) days following the action, unless an aggrieved party files: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

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