



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – October 9, 2017
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 AUGUST 28, 2017** Approved, 5-0

PUBLIC HEARINGS:

***ACTIONS**

1. **PLANNING APPLICATION PA-17-04: CONDITIONAL USE PERMITS FOR THE RENOVATION AND CONVERSION OF AN EXISTING INDUSTRIAL BUILDING TO A BANQUET FACILITY, ON-SITE AND OFF-SITE VALET PARKING, AND MINOR CONDITIONAL USE PERMIT FOR SALE OF ALCOHOLIC BEVERAGES AFTER 11:00 PM NOT WITHIN 200 FEET OF RESIDENTIAL AND DEVIATION FROM PARKING REQUIREMENTS WITH OFF-SITE SHARED PARKING WITH 729 OHMS WAY, 1609 POMONA AVENUE, AND 1626 PLACENTIA AVENUE FOR A PROPOSED PROJECT AT 1618 OHMS WAY** Planning Commission continued the item to the November 13, 2017 meeting.
Approved, 5-0

Project Description: Planning Application PA-17-04 is a request for a conditional use permit for the renovation of an existing one-story 6,451 square-foot industrial building to an event venue. The public hearing for this item was scheduled for October 9th, and required public hearing notices were sent out. The applicant has made a revision to their parking

***ACTIONS**

plan requiring additional review and therefore, staff is requesting this item be continued to the November 13th meeting.

2. **AN ORDINANCE TO ADOPT CODE AMENDMENT CO-17-01 AMENDING TITLE 13, ARTICLE 2 CHAPTER I, IV, V, VI OF THE COSTA MESA MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS** Planning Commission recommended that City Council approve Code Amendment CO-17-01.

Project Description: This item was continued from September 11, 2017, Planning Commission meeting. The proposed Code Amendment CO-17-01 will amend Title 13 of Costa Mesa Municipal Code related to second units for compliance with new state regulations (Senate Bill SB 1069 and Assembly Bill 2299) approved by the Governor on September 27, 2016. Specifically, the amendment would establish regulations permitting the development of Accessory Dwelling Units (ADU) in single-family residential zoning districts and multiple family residential zoning districts where the parcel is developed with a single residential unit.

Approved, 4-1
Commissioner Harlan voting no

Environmental Determination: The project is exempt from environmental review under the California Environmental Quality Act ("CEQA") pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines Section 15282(h), "the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code" relating to "granny" housing and "second unit ordinances" are exempt from the requirements of CEQA. Similarly, the ministerial approval of ADUs would not be a "project" for CEQA purposes, and environmental review would not be required prior to approving individual applications.

3. **APPEAL OF THE DENIAL OF SPECIAL USE PERMIT SL-15-0010 FILED BY SOCAL RECOVERY TO OPERATE A SOBER LIVING HOME SERVING SIX MEN AT 783 HUDSON** Planning Commission adopted a resolution upholding the decision of the Zoning Administrator to

***ACTIONS**

Project Description: The applicant applied for a Special Use Permit (SUP) to operate a group home serving six men at 783 Hudson Avenue. The Zoning Administrator denied the SUP based on its proximity to another recovery facility. The applicant has appealed that decision to the Planning Commission.

deny Special Use Permit SL-15-0010.

Approved, 5-0

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

4. **APPEAL OF THE DENIAL OF SPECIAL USE PERMIT SL-15-0011 FILED BY SOCAL RECOVERY TO OPERATE A SOBER LIVING HOME SERVING SIX MEN AT 208 CECIL PLACE**

Planning Commission adopted a resolution upholding the decision of the Zoning Administrator to deny Special Use Permit SL-15-0011.

Approved, 5-0

Project Description: The applicant applied for a Special Use Permit (SUP) to operate a group home serving six men at 208 Cecil Place. The Zoning Administrator denied the SUP based on its proximity to another recovery facility. The applicant has appealed that decision to the Planning Commission.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.

5. **CONDITIONAL USE PERMIT PA-16-18 TO ALLOW A SOBER LIVING FACILITY SERVING 32 MEN IN SIX UNITS OPERATED BY SOCAL RECOVERY AT 175 EAST 21ST STREET, INCLUDING AN APPEAL OF A DENIAL OF A REQUEST FOR A REASONABLE ACCOMMODATION FROM A LAND USE REQUIREMENT**

Planning Commission adopted a resolution upholding the Director's denial of the request for reasonable accommodation and denied Conditional Use Permit PA-16-18.

Approved, 5-0

Project Description: Conditional Use Permit (CUP) PA-16-18 is a request to allow a sober living home serving up to thirty-two (32) men within six (6) units. The applicant also submitted a reasonable accommodation request for relief from the zoning requirement

that this facility be at least 650 feet from another property that contains a similar facility. The request for the accommodation was denied by the Economic and Development Services Director. The applicant has appealed that decision to the Planning Commission.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Class 1), Existing Facilities.