



# **PLANNING COMMISSION AGENDA**

**February 11, 2019**

\*Pre-Meeting Agenda Review begins at **5:30 p.m.** in Meeting Room 102, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

\*\*Planning Commission Meeting begins at **6:00 p.m.** in Grand Hall 1, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

## **CALL TO ORDER.**

## **PLEDGE OF ALLEGIANCE TO THE FLAG.**

## **SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONERS BY CITY CLERK.**

**ROLL CALL:** Vice Chair: Byron de Arakal

Commissioners: Jeffrey Harlan, Carla Navarro Woods, Jon Zich, Kedarious Colbert

## **ELECTION OF OFFICERS:**

1. Selection of Chairperson: Director of Economic and Development Services, or his designee, declares nominations open for Chairperson and calls for Commission vote.
2. Selection of Vice Chairperson: Newly elected Planning Commission Chair declares nominations open for Vice Chairperson and calls for Commission vote.

## **ANNOUNCEMENTS AND PRESENTATIONS:**

## **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:**

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar. Members of the public who wish to discuss Consent Calendar items should come forward to the microphone upon invitation by the Chair, state their name (optional), and item number to be addressed.

### **CONSENT CALENDAR:**

1. [MINUTES FOR THE MEETING OF JANUARY 28, 2019](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on January 28, 2019.

### **PUBLIC HEARINGS:**

*PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion*

1. [CONDITIONAL USE PERMIT PA-17-10 TO OPERATE A SOBER LIVING FACILITY HOUSING UP TO 45 ADULTS IN FIVE UNITS; INCLUDING AN APPEAL OF THE DENIAL OF A REQUEST FOR REASONABLE ACCOMMODATION FOR RELIEF FROM CERTAIN LAND USE REQUIREMENTS OF THE ZONING CODE; OPERATED BY THE OHIO HOUSE AT 115 EAST WILSON STREET](#)

**Project Description:** Planning Application 17-10 is a request for a Conditional Use Permit (CUP) to operate a sober living facility housing up to 45 residents in five units, with up to seven male adults and a maximum of two resident managers in each unit. The applicant also submitted a request for reasonable accommodation to allow this facility to be within 650 feet of another property that contains a state-licensed treatment facility and/or sober living home, and to provide relief from certain land use requirements of the Zoning Code. The application for accommodation was denied. 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 CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**Recommended Action:** Adopt a Resolution upholding the Director's denial of the request for reasonable accommodation and denying Conditional Use Permit PA-17-10.

2. [PLANNING APPLICATION 18-23 FOR VARIANCES FROM INTERIOR LANDSCAPING AND SETBACK REQUIREMENTS WITH A MINOR CONDITIONAL USE PERMIT FOR COMPACT PARKING TO ACCOMMODATE THE EXPANSION OF A PRIVATE PARKING LOT INTO PUBLIC RIGHT-OF-WAY WITH AN ENCROACHMENT PERMIT AT 234 EAST 17TH STREET](#)

**Project Description:** Planning Application 18-23 is a request for variances and a minor conditional use permit to allow for the expansion of a private commercial center parking lot into public right of-way. The expansion of the parking lot would allow the provision of an additional 16 parking stalls onsite. An encroachment permit would also be required and is being processed concurrently. No building expansions are proposed. This item was continued from the January 14, 2019 Planning Commission meeting

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15304 (Class 4), Minor Alterations to Land.

**Recommended Action:** Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) Section 15304 (Minor Alterations to Land); and
2. Approve, subject to conditions of approval; approve with modifications, subject to conditions of approval; or deny Planning Application 18-23. If Planning Commission wishes to approve the project, a recommendation to City Council to approve the Encroachment Permit should be included in the Planning Commission's motion.

3. [PLANNING APPLICATION 18-29 AND ZA-18-41 FOR A CONDITIONAL USE PERMIT FOR A 3,000-SQUARE-FOOT EVENT SPACE AND MINOR CONDITIONAL USE PERMITS FOR AN OUTDOOR ACTIVITY SPACE, A COFFEE SHOP, AND A DEVIATION FROM PARKING STANDARDS BASED ON UNIQUE OPERATING CHARACTERISTICS FOR A MULTI-TENANT OFFICE COMPLEX AT 150 PAULARINO AVENUE](#)

**Project Description:** Planning Application 18-29 and ZA-18-41 is a request for the following within an existing multi-tenant office complex:

1. Conditional Use Permit to allow for a 3,000-square-foot event space; and
2. Minor Conditional Use Permit to allow for a coffee shop; and
3. Minor Conditional Use Permit for an outdoor activity space within the courtyard area of the office complex; and
4. Minor Conditional Use Permit to deviate from parking requirements for the site (required 298 spaces, proposed 237 spaces), based on unique operating characteristics.

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

**Recommended Action:** Staff Recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-29 and ZA-18-41, subject to conditions of approval.

**NEW BUSINESS:**

**1. RESOLUTIONS FOR STEPHAN ANDRANIAN AND YOLANDA SUMMERHILL**

**Recommended Action:** Staff recommends that the Planning Commission adopt a Resolution to recognize Stephan Andranian and Yolanda Summerhill for their services to the Planning Commission.

**DEPARTMENTAL REPORTS:**

1. **Public Services Report**  
**Recommended Action:** Receive and file
2. **Development Services Report**  
**Recommended Action:** Receive and file

**CITY ATTORNEY'S OFFICE REPORT:**

1. **City Attorney**  
**Recommended Action:** Receive and file

**ADJOURNMENT**

Next Meeting: Planning Commission regular meeting, February 25, 2019, 6 PM, Costa Mesa Senior Center, 695 West 19th Street, Costa Mesa, California

## **ADDITIONAL INFORMATION**

### **PLANNING COMMISSION MEETINGS:**

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. While the Costa Mesa Council Chambers are under construction, the Planning Commission meetings will be held at the Costa Mesa Senior Center located at 695 West 19<sup>th</sup> Street, Costa Mesa, California. 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 Meeting Room 102 at the Costa Mesa Senior Center located at 695 West 19<sup>th</sup> Street, Costa Mesa, California. 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.

### **PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:**

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov). If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. **Please note that there is not an overhead projector available for this meeting.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Costa Mesa Senior Center to conduct a phone conversation.
3. Free Wi-Fi is available at the Costa Mesa Senior Center during the meetings. The username is SCWIFI. Password is !@cm99

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Costa Mesa Senior Center are available at all Costa Mesa Planning Commission meetings and can be checked out from the Planning Department. If you need special assistance to participate in this meeting, please contact the Planning Department at 714.754.5245. 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 714.754.5245 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al 714.754.5245 por lo menos con 48 horas de anticipación.

**AGENDA REPORTS:**

Reports may be obtained on the City's web site at [www.costamesaca.gov](http://www.costamesaca.gov). Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located at 77 Fair Drive, Costa Mesa, California on the second floor during normal business hours and at the Costa Mesa Senior Center during the Planning Commission 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](http://www.costamesaca.gov).

**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 re-hearings are available in the Planning Department and in the City Clerk's office.

**CONTACT US:**

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