



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 11, 2019
MEETING DECISIONS**

***IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. Planning Commission modifications to conditions of approval are shown in underline/strikeout format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

The City Clerk administered the oath of office to Council-appointed Planning Commissioners Kedarious Colbert, Carla Navarro Woods and Jon Zich.

ELECTION OF OFFICERS:

1. **Selection of Chairperson: Byron de Arakal was nominated as Chair**

Approved, 5-0

2. **Selection of Vice Chairperson: Jeffrey Harlan was nominated as Vice Chair**

Approved, 5-0

CONSENT CALENDAR:

1. **MINUTES FOR THE MEETING OF JANUARY 28, 2019**

Approved, 5-0

PUBLIC HEARINGS:

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.

Planning Commission adopted a Resolution to uphold the Director's denial of reasonable accommodation and denied Conditional Use Permit PA-17-10.

Approved the Motion for Denial, 5-0

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.

Planning Commission adopted a Resolution to deny Planning Application 18-23.

Approved the Motion for Denial, 3-2

Chair de Arakal and Vice Chair Harlan voting no.

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.

Planning Commission adopted a Resolution to approve Planning Application PA-18-29 and ZA-18-41, subject to conditions of approval.

Approved, 5-0

NEW BUSINESS:

1. RESOLUTIONS FOR STEPHAN ANDRANIAN AND YOLANDA SUMMERHILL

Planning Commission adopted a Resolution to recognize Stephan Andranian for his services to the Planning Commission.

Approved, 5-0

The Resolution for Yolanda Summerhill will be presented at a later date.