



# **PLANNING COMMISSION AGENDA**

## **April 8, 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.**

**ROLL CALL:** Chair: Byron de Arakal  
Vice Chair: Jeffrey Harlan  
Commissioners: Kedarious Colbert, Carla Navarro Woods, Jon Zich

### **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 MARCH 11, 2019](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on March 11, 2019.

- 2. [MINUTES FOR THE MEETING OF FEBRUARY 25, 2019](#)

**Recommended Action:** Approve the minutes of a meeting of the Planning Commission held on February 25, 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. [APPEAL OF THE DIRECTOR'S DENIAL OF REASONABLE ACCOMMODATION 19-02 AND 19-03 TO OPERATE A SOBER LIVING FACILITY HOUSING UP TO 12 ADULTS IN TWO UNITS WITH RELIEF FROM CERTAIN LAND USE REQUIREMENTS OF THE ZONING CODE; OPERATED BY THE OHIO HOUSE AT 2175 TUSTIN AVENUE, UNITS A AND B](#)

**Project Description:** Reasonable Accommodation 19-02 and 19-03 is a request for relief from certain requirements of the City's Zoning Code to allow a sober living facility serving 12 adults within two residential units located on a single parcel without a conditional use permit. The application for Reasonable Accommodation was denied by the Director of Development Services. 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:** Staff Recommends that the Planning Commission adopt a Resolution to:

Uphold the Director's decision and deny the request for Reasonable Accommodation 19-02 and 19-03.

2. **DEVELOPMENT REVIEW 19-02, PLANNING APPLICATION 18-18, MINOR MODIFICATION 19-02 AND ZONING APPLICATION 19-12 FOR THE CONSTRUCTION OF A NEW BUILDING TO BE USED FOR STORAGE FOR A GENERAL CONTRACTOR USE IN THE COMMERCIAL LIMITED (CL) ZONE LOCATED AT 792 CENTER STREET**

**Project Description:** The proposed project involves construction of a new, one-story, 1,917-square-foot building to accommodate a general contractor use at 792 Center Street. The site was previously used for auto sales and contains an existing 400-square-foot building. The applicant is requesting the following:

1. **Development Review 19-02** is a request for the construction of a new building in the Commercial Limited (CL) zone;
2. **Planning Application 18-18** is a request for approval of a Conditional Use Permit (CUP) for a general contractor use in the CL zone;
3. **Minor Modification 19-02** is a request for a reduction in the required front landscaped setback (20 feet required, 16 feet proposed); and
4. **Zoning Application 19-12** is a request for approval of a Minor Conditional Use Permit (MCUP) to provide required parking spaces in the form of enclosed garage spaces and a request to deviate from parking requirements due to unique operating characteristics.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

**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) per CEQA Guidelines Section 15303 (Class 3), for New Construction; and
2. Approve the proposed project, subject to conditions of approval.

3. **PLANNING APPLICATION 18-43 FOR THE CONSTRUCTION OF A BELOW-GRADE PARKING STRUCTURE FOR AN EXISTING AUTOMOTIVE DEALERSHIP AND RETAIL BUILDING AT 2665 HARBOR BOULEVARD AND 1505 MESA VERDE DRIVE EAST, RESPECTIVELY**

**Project Description:** Planning Application 18-43 is a request to amend a previously-approved conditional use permit (Planning Application 03-04) in order to construct a 10,244-square-foot below-grade parking structure for an existing motor vehicle dealership (Nash Auto), located at 2665 Harbor Boulevard. The proposed parking

structure would be used for the storage of surplus motor vehicle inventory for the dealership as well as to provide code-required parking spaces for an existing multi-tenant retail building located on the adjacent property at 1505 Mesa Verde Drive East. Both properties are under the same ownership. Vehicular access to the below-grade parking structure would be from the 1505 Mesa Verde Drive East property.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

**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) per CEQA Guidelines Section 15332 (Class 32), for In-Fill Development Projects; and
2. Approve Planning Application 18-43, subject to conditions of approval.

#### **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, April 22, 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 19th 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: an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available in the City Clerk's office.

**CONTACT US:**

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