



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 12, 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.

PUBLIC HEARINGS:

1. **CONDITIONAL USE PERMIT PA-16-63 TO OPERATE A RESIDENTIAL FACILITY SERVING MENTALLY DISABLED PERSONS IN SIX UNITS HOUSING UP TO 30 RESIDENTS AND APPEAL OF DENIAL OF REASONABLE ACCOMMODATION RA-19-06 FOR RELIEF FROM CERTAIN REQUIREMENTS OF THE ZONING CODE; OPERATED BY NSIGHT PSYCHOLOGY AND ADDICTION AT 2641 SANTA ANA AVENUE, UNITS A THROUGH F**

Project Description: Planning Application 16-63 is a request for a Conditional Use Permit (CUP) to operate a group home housing up to 30 residents in six units with two house managers onsite at any one time. The applicant also submitted a request for reasonable accommodation to allow this facility to be located within 650 feet of other properties that contain state-licensed drug and alcohol treatment facilities, or to be considered a single housekeeping unit and therefore, exempt from the requirements of the Zoning Code. The application for reasonable accommodation was denied by the 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 CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

Planning Commission adopted a Resolution upholding the Director's denial of Reasonable Accommodation 19-06 and denied Planning Application 16-63.

Approved the Motion for denial, 5-0

Commissioner Colbert and Commissioner Tourje absent

**2. PLANNING APPLICATION 19-10 FOR AUDI FLETCHER JONES
AUTOMOBILE DEALERSHIP AT 1275 BRISTOL STREET**

Project Description: Planning Application 19-10 involves demolition of the former Ganahl Lumber retail and storage buildings and construction and operation of a new two-story 50,971-square-foot Audi Fletcher Jones automotive dealership and sales and service center. The proposed project would be located at 1275 Bristol Street on a 4.896-acre site zoned C-2 (General Business District). The request includes:

1. Conditional Use Permit (CUP) for an automobile dealership;
2. Variance for building height from 30 feet (maximum permitted) to 39 to 44 feet (proposed); and
3. Variance for landscape street setbacks from 20 feet (minimum required) to 10 feet (proposed).

Environmental Determination: An Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration evaluates the potential environmental effects of the proposed project and concludes that impacts to biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources would be reduced to a less-than-significant level with the incorporation of mitigation measures, standard conditions of approval, and code compliance.

Planning Commission adopted a Resolution adopting the Initial Study/ Mitigated Negative Declaration including the Mitigated Monitoring and Reporting Program and approved Planning Application 19-10, subject to conditions of approval with a modification to Condition of Approval No. 6 and with Condition of Approval No. 22 added by the Planning Commission.

Condition of Approval No. 6: Test driving of vehicles shall not occur on residential streets or within residential neighborhoods. Prior to issuance of building permit final/certificate of occupancy, the applicant shall submit a circulation plan showing the test driving routes for approval by the Development Services Director, in coordination with the Public Services Director, or their designee(s). Test drives shall be limited to those routes shown in the approved circulation plan.

Condition of Approval No. 22: During construction and to the extent possible, the applicant shall use Tier 3 or Tier 4 construction equipment as recommended by the South Coast Air Quality Management District.

Approved, 5-0

Commissioner Colbert and Commissioner Tourje absent

3. **CODE AMENDMENT CO-19-01 TO AMEND THE CITYWIDE LAND USE MATRIX TO ALLOW EMERGENCY SHELTERS TO BE LOCATED IN THE INDUSTRIAL PARK (MP) ZONE AND THE EMERGENCY SHELTER DEVELOPMENT STANDARDS IN THE SPECIAL LAND USE REGULATIONS IN TITLE 13 OF THE COSTA MESA MUNICIPAL CODE AND APPROVAL OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED EMERGENCY SHELTER AT 3175 AIRWAY AVENUE**

Project Description: Code Amendment CO-19-01 is a City-initiated request to modify and revise the Citywide Land Use Matrix and the Special Land Use Regulations for Emergency Shelters in Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code. The proposed Code Amendment would:

1. Amend the Citywide Land Use Matrix to allow an emergency shelter to locate in the Industrial Park (MP) zone subject to approval of a conditional use permit. (Shelters are currently allowed only in the Planned Development Industrial/PDI zone)
2. Add Footnote 10 to the Citywide Land Use Matrix stating that shelters located on sites owned, controlled, and/or operated by the City in the MP or the PDI zones would be a permitted use and not subject to certain Emergency Shelter standards.
3. Revise the Special Land Use Regulations for Emergency Shelters to include minor revisions to four existing standards to clarify intent and add one new standard to require shelter operators to patrol the area within one-half mile of a shelter site.

Approval of the Code Amendment would allow the City to begin development of a 50-bed Permanent Bridge Shelter on a City-owned parcel located at 3175 Airway Avenue.

Environmental Determination: An Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration evaluates the potential environmental effects of the proposed project and concludes that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements and mitigation measures related to biological resources, cultural resources, tribal cultural resources, and hazards and hazardous materials.

Planning Commission adopted a Resolution recommending that the City Council adopt the Initial Study/Mitigated Negative Declaration including the Mitigation Monitoring and Reporting Program; and give first reading to Ordinance 19-xx by approving Code Amendment CO-19-01.

Approved, 5-0

Commissioner Colbert and Commissioner Tourje absent

Next Meeting: Planning Commission regular meeting, August 26, 2019, 6 PM,
City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.