



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – February 24, 2020
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. **PLANNING APPLICATION 19-25 IS A REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW MODIFIED OPERATION OF AN EXISTING CHURCH USE (SADDLEBACK CHURCH) WITH A DEVIATION FROM PARKING REQUIREMENTS AT 1901 NEWPORT BOULEVARD**

Project Description: Planning Application 19-25 is a request for a Conditional Use Permit to allow the continued operation of an existing church use (Saddleback Church) at the subject property. The proposal includes the addition of Suite 151 as a church administrative office, modified hours of operation to include weekday evening church services, as well as Saturday and Sunday church services throughout the day, 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 15301 (Class 1), Existing Facilities.

Planning Commission adopted a Resolution approving Planning Application 19-25, subject to conditions of approval with the deletion of duplicative Condition of Approval No. 9 and two new conditions added by the Commission.

~~Condition of Approval No. 9: If parking shortages or other parking related problems arise, the applicant shall institute whatever operational measures are necessary to minimize parking plan approved by the Transportation Services Manager, modifying the number and times of services, scheduling additional services, or canceling services that coincide with other scheduled events at the banquet facility and/or activities at the site.~~

New Condition of Approval No. 18: The City grants this conditional use permit for a period of two (2) years from February 24, 2020 to February 24, 2022. The two (2) year approval period is generally consistent with the applicant's lease term at the Property. On February 25, 2022, whether or not the applicant extends the lease term, the approvals set forth herein shall have no further force or effect nor shall it require additional notice and/or hearing to terminate. Any operation beyond this period shall require a new application for conditional use permit, with an updated traffic study.

New Condition of Approval No. 19: At no time shall the church use the offsite private access road along the western side of the property for parking, passenger loading, or any other church activities.

Approved, 6-0

Commission Tourje absent

2. **PLANNING APPLICATION 19-23 IS A REQUEST FOR DESIGN REVIEW FOR A TWO-UNIT SMALL LOT SUBDIVISION RESIDENTIAL DEVELOPMENT AT 1923 CHURCH STREET**

Project Description: Planning Application 19-23 is a request for Design Review for a two-unit small lot subdivision residential development at 1923 Church Street. The proposed project involves the demolition of the existing single-family residence and garage on the site and the construction of two, two-story, 2,442-square-foot single-family residential units, each with an attached two-car garage and two open parking spaces, per the Small Lot Ordinance.

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.

Planning Commission adopted a Resolution approving Planning Application PA-19-23, subject to conditions of approval.

Approved, 6-0

Commissioner Tourje absent

3. **A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE (CODE AMENDMENT CO-2020-01) TO ADD AND AMEND ARTICLE 4 TO CHAPTER XII OF TITLE 13 OF THE COSTA MESA MUNICIPAL CODE (PLANNING, ZONING AND DEVELOPMENT), THAT ESTABLISHES A NEW OPEN SPACE AND PUBLIC PARK IMPACT FEE PURSUANT TO MEASURE Z**

Project Description: Code Amendment CO-2020-01 would add and amend Article 4 to Chapter XII of Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development), establishing a new open space and public park impact fee pursuant to Measure Z.

Environmental Determination: The ordinance is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15061(b)(3) (General Rule Exemption).

Planning Commission adopted a Resolution recommending that the City Council give first reading to an Ordinance approving Code Amendment CO-2020-01; and codifying the Open Space and Public Park Impact Fee provisions pursuant to Measure Z.

Approved, 3-1-2-1

Chair de Arakal voting no, Commissioner Colbert and Vice Chair Harlan abstaining, and Commissioner Tourje absent

Next Meeting: Planning Commission regular meeting, March 9, 2020, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.