



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – July 27, 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 20-04 FOR A CONDITIONAL USE PERMIT FOR THE ESTABLISHMENT OF A CHILD CARE LEARNING CENTER IN THE R2-HD (MULTIPLE-FAMILY RESIDENTIAL, HIGH DENSITY) ZONE IN CONJUNCTION WITH PROPOSED RENOVATIONS AND ADDITIONS, INCLUDING OUTDOOR PLAY AREAS AND SHADE STRUCTURES, LOCATED AT 1815 ANAHEIM AVENUE**

Project Description: Planning Application 20-04 is a request for a Conditional Use Permit (CUP) for the establishment of a child care learning center (Kiddie Academy) in the R2-HD (Multiple-Family Residential, High Density) zone in conjunction with proposed renovations and additions. The proposed project involves the demolition of 2,122 square feet of building area, the remodel of the remaining structures (approximately 4,269 square feet), a new 2,468-square-foot building addition, and outdoor play areas and shade structures. The proposed 6,737-square-foot facility would serve up to 114 children and have 15 employees (13 teachers and 2 part-time administrative staff). The facility would be a drop-up/pick-up program only. Proposed hours of operation are from 6:30 AM to 6:30 PM, Monday through Friday; use of the outdoor play areas would be limited to the hours of 9:30 AM to 5 PM.

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 20-04, subject to conditions of approval with a new condition added by the Commission.

Condition of Approval No. 17: The property owner may reduce the total number of parking spaces within the parking lot to 18 as long as the remaining parking area is used as landscaping and/or bike racks, subject to modification of the Conditional Use Permit reviewed by the Zoning Administrator, per review procedures as outlined in the Zoning Code.

Approved, 4-1

Chair de Arakal voted no and Commissioner Colbert and Commissioner Tourje absent.

2. **A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE (CODE AMENDMENT CO-2020-04) AMENDING TITLE 13 OF THE COSTA MESA MUNICIPAL CODE RELATING TO ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS AND RELATED FEES**

Project Description: An ordinance to adopt Code Amendment CO-2020-04 to amend portions of Title 13 of the Costa Mesa Municipal Code (Planning, Zoning, and Development) to modify and establish standards and fees for Accessory Dwelling Units and Junior Accessory Dwelling Units consistent with State law. The update includes revisions to the following chapters:

- Chapter I, Article 2: Definitions
- Chapter IV, Citywide Land Use Matrix
- Chapter V, Development Standards
- Chapter VI, Off-site Parking Standards
- Chapter XI, Subdivisions
- Chapter XII, Special Fee Assessments

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).

Planning Commission continued the item to the September 14, 2020 meeting.

Approved, 5-0

Commissioner Colbert and Commissioner Tourje absent

Next Meeting: Planning Commission regular meeting, August 10, 2020, 6 PM