



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 23, 2021, 6:00 p.m.
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/~~strikethrough~~ format. See the meeting minutes for more detailed information regarding the Commission's actions. You may also contact the Planning Division at (714) 754-5245 for additional information.

PUBLIC HEARING:

- 1. PLANNING APPLICATION 21-06 FOR A CONDITIONAL USE PERMIT FOR THE SERVICE AND REPAIR OF MOTOR VEHICLES WITHIN 200 FEET OF RESIDENTIALLY-ZONED PROPERTY AT 261-263 BRIGGS AVENUE**

Project Description: Planning Application 21-06 is a request for a Conditional Use Permit to establish a motor vehicle service and repair facility for Rivian, an electric vehicle maker, within 200 feet of residentially-zoned property. The proposed facility will act as Rivian's pre-inspection and delivery center and provide minor vehicle service and repairs, such as wheel alignment, hardware replacement, and software program updates. The proposed use would be a 24/7 operation and all service activities would take place inside the existing building, with the exception of outdoor vehicle storage.

Environmental Determination: The project is 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 21-06, subject to conditions of approval.

Approved, 4-0.

Commissioner Ereth recused.

- 2. ZONING APPLICATION 20-14 FOR A MINOR CONDITIONAL USE PERMIT TO ALLOW AN INDIVIDUAL AND GROUP COUNSELING USE IN THE GENERAL INDUSTRIAL (MG) ZONE AND TO DEVIATE FROM PARKING REQUIREMENTS, LOCATED AT 1640 SUPERIOR AVENUE**

Project Description: Zoning Application 20-14 is a request for a Minor Conditional Use Permit to deviate from parking requirements due to unique operating characteristics for an individual and group counseling use (Tree House Recovery) located within an existing industrial building (8,155 square feet) at 1640 Superior Avenue.

Environmental Determination: The project is 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 Zoning Application 21-14, subject to conditions of approval with a new condition added by the Commission.

Condition of Approval No. 14: The minor conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The minor conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Director of Economic and Development Services or his designee, any of the findings upon which the approval was based are no longer applicable.

Approved, 5-0.

Next Planning Commission special meeting: September 13, 2021, 7 PM