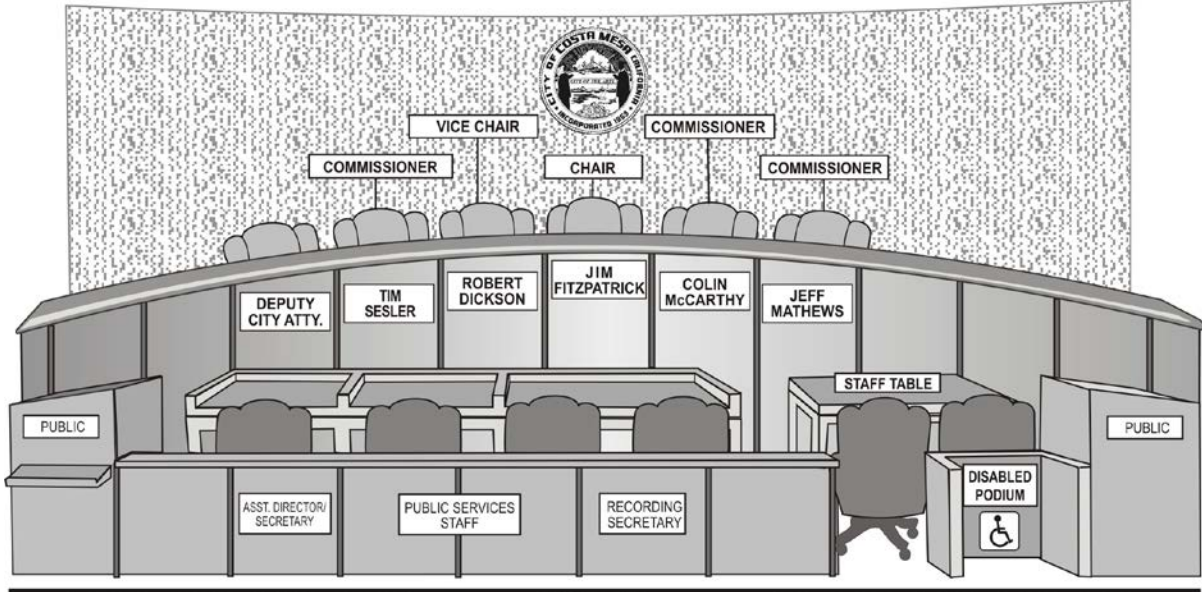


REVISED ON 12/03/14

Planning Commission Agenda December 8, 2014

*Pre-Meeting Agenda Review begins at 5:30 p.m. in Conference Room 1A

**Planning Commission Meeting begins at 6:00 p.m. in the Council Chambers



PLEDGE OF ALLEGIANCE TO THE FLAG BY KROCHET KIDS.

ROLL CALL: Chair: Jim Fitzpatrick
Vice Chair: Robert Dickson
Commissioners: Colin McCarthy, Jeff Mathews, and Tim Sesler

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.

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, city in which they reside, and item number to be addressed.

CONSENT CALENDAR:

RECOMMENDATION(S):

1. [Minutes for the meeting of November 10, 2014](#) Approve.
2. [Update on CM Connect & Nuisance Abatement Ordinance, Sober Living Ordinance\(s\) for R2 and R3 Zones and the Recent Motel Inspection Data](#) Receive and file.
3. [SOBECA traffic and parking study](#) Authorize staff to propose to City Council.

PUBLIC HEARINGS:

RECOMMENDATION(S):

1. [PA-14-30: CONDITIONAL USE PERMIT FOR MOTOR SCOOTER SALES AND SERVICE AT 1536 NEWPORT BOULEVARD](#) Remove from calendar. (Subject to re-noticing at a future Planning Commission meeting).

Applicant: Marice White
Site Address: 1536 Newport Boulevard
Zone: C2
Project Planner: Antonio Gardea
Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (construction of small structures) if approved, or the project is statutorily exempt under Section 15270 of the State CEQA (California Environmental Quality Act) Guidelines if denied.

Description: The proposed project involves:

1. Conditional Use Permit (CUP) for motor scooter sales and service including outdoor display of motor vehicles for sale within 200 feet of residentially-zoned properties. The CUP also includes a proposed use of storage containers that exceed the Floor Area Ratio standards and other development standards, as applicable;
2. Planned Signing Program for signs that deviate from the allowable sign area and sign location requirements.

2. [ZA-14-33: REASONABLE ACCOMMODATION REQUEST FOR YELLOWSTONE RECOVERY AT 3132 BOSTON WAY](#) Uphold the denial by adoption of Planning Commission Resolution.

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

Applicant: Yellowstone Recovery

Site Address: 3132 Boston Way

Zone: R1

Project Planner: Jerry Guarracino

Environmental Determination:

This project is categorically exempt under Section 15321 of the California Environmental Quality Act (CEQA) Guidelines – Class 21 (Enforcement Action by Regulatory Agencies).

Description:

Appeal the denial of a reasonable accommodation request pursuant to 42 U.S.C § 3604 to allow Yellowstone Recovery, located at 3132 Boston Way, to house up to 15 adult recovering alcoholics and substance abusers in a residential care facility in an R1 zone, where residential care facilities are limited to 6 residents and 1 house manager.

3. **PA-14-25: CONDITIONAL USE PERMIT FOR A PROPOSED CHURCH AT 1901 NEWPORT BOULEVARD**

Approve by adoption of Planning Commission Resolution, subject to conditions. (Continued from the October 27, 2014 Planning Commission meeting).

Applicant: Steve Camp, AIA

Site Address: 1901 Newport Blvd.,
Suites 100, 177, 261,
and 271A

Zone: PDC

Project Planner: Antonio Gardea

Environmental Determination:

This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines – Class 1 (Existing Facilities).

Description:

Conditional use permit to establish a church within an existing office building with ground floor assembly areas with a deviation from the shared parking requirements due to off-set hours of operation. Saddleback Church is proposed to occupy 19,312 sq. ft. of tenant space within the 1901 Newport office building. Uses include a 10,651 sq. ft. assembly/worship hall in Suite 100; 3,690 sq. ft. religious education in Suite 177; 2,000 sq. ft. youth education in Suite 261; and

PUBLIC HEARINGS:

RECOMMENDATION(S):

(Continued)

2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are weekday evenings Monday through Friday from 6:30 p.m. to 10:00 p.m., Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00 a.m. to 2:00 p.m.

4. **PA-14-16 & PM-14-107: DESIGN REVIEW FOR A PROPOSED THREE-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP AT 1817 VIOLA PLACE** Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Jeffery V. Riggs
Site Address: 1817 Viola Place
Zone: R2-HD
Project Planner: Mel Lee

Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: The proposed project involves:

- 1) Design Review to construct a 3-unit, 2-story, detached residential development on a 10,674 sq. ft. lot (.25 acres), including the following:
 - Variance from overall open space (40% required; 38% proposed);
 - Variance from parkway landscaping requirement (minimum 10 feet total with 3 feet on one side required; 5 feet total with 2.5 feet on one side proposed);
 - Administrative adjustment from second story rear yard setback (20 feet required; 15 feet proposed);
 - Administrative adjustment from front yard setback (20 feet required; 12 feet proposed);
 - Minor modification for distance between buildings (10 feet required; 8 feet proposed).
- 2) Tentative Parcel Map for a one-lot subdivision of the property for ownership units as part of a residential common interest development.

PUBLIC HEARINGS:

RECOMMENDATION(S):

5. [PA-14-26 & TT-17791: DESIGN REVIEW FOR A PROPOSED FIVE-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AND TENTATIVE TRACT MAP AT 2661 ORANGE AVENUE](#)

Approve by adoption of Planning Commission Resolution, subject to conditions.

Applicant: Chris Kerstner
Site Address: 2661 Orange Avenue
Zone: R2-MD
Project Planner: Antonio Gardea
Environmental Determination:

The project is categorically exempt under Section 15303 of the State CEQA (California Environmental Quality Act) Guidelines – Class 3 (New Construction).

Description: The proposed project involves:

- 1) Design Review to construct a five-unit, two-story detached, small lot single-family residential development on a 0.45-acre parcel, with the following specified deviations:
 - Variance from the parkway landscaping (minimum ten feet total required with a minimum of three feet on one side; eight feet total proposed with two feet proposed on one side);
 - Variance from the parking design standard for the interior garage dimension (minimum interior dimension of 20 feet required, minimum interior dimension of 19 feet, 4 inches proposed). The overall interior dimensions of the proposed two-car garages are 22 feet by 19 feet, 4 inches;
 - Minor modification to reduce the front setback requirement for main buildings (20 feet required, 16 feet proposed).
- 2) Tentative Tract Map for the subdivision of the 19,800 square foot property into five fee-simple lots in accordance with the small lot subdivision standards.

REVISED ON 12/03/14

DEPARTMENTAL REPORT(S):

1. **Public Services Report**

2. **Economic and Development Services Report**

RECOMMENDATION(S):

Receive and file.

Receive and file.

CITY ATTORNEY'S OFFICE REPORT(S):

1. **City Attorney**

RECOMMENDATION(S):

Receive and file.

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, JANUARY 12, 2015.

ADDITIONAL INFORMATION

Planning Commission Meetings

Costa Mesa Planning Commission meets the second and fourth Monday of each month at 6:00 p.m. in the Council Chambers at City Hall, 77 Fair Drive. 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 Conference Room 1A. 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.

Submitting Written Communication to the Planning Commission:

- Any written communication, photos or other materials for distribution to the Planning Commission must be received by the **Planning staff (2nd floor) prior to 5:00 pm on the day of the hearing** (see date above).
- If the public wishes **to submit written comments** to the Planning Commission **at the hearing 10-copies will be needed for distribution** to the Commissioners, City Attorney and Staff.
- Please note that **no copies** of written communication **will be made after 5:00 PM.**
- Any materials to be displayed on the overhead projector at the Planning Commission meeting must be submitted to Planning staff **no later than 15 minutes prior to the start of the meeting (no copies, for the Commission, will be made unless the materials are submitted prior to 5:00 PM).**
- If you challenge this action in court, you may be limited to raising only those issues you, or someone else raised, at or prior to the hearing.

Agenda Reports

Reports may be obtained in the office of the Development Services Department, Planning Division, on the second floor of City Hall, 77 Fair Drive, Costa Mesa or on the City's web site at www.costamesaca.gov. Agenda Packets are available for public review in three-ring binders located at the Planning Division Counter at City Hall located on the second floor during normal business hours and at the Council Chambers entrance during the 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.

Public Comments

Those wishing to speak on an item are asked to come forward to the podiums on either side of the Chambers and state their name and address for the record. To ensure accuracy of the record, speakers are also asked to complete a Registration Card and to give this card to the Recording Secretary.

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: (1) an application for rehearing by the Planning Commission, or (2) an appeal to the City Council, or (3) a member of City Council requests a review of the action. Applications for appeals or rehearings are available in the Planning Division and in the City Clerk's office.

Contact Us

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