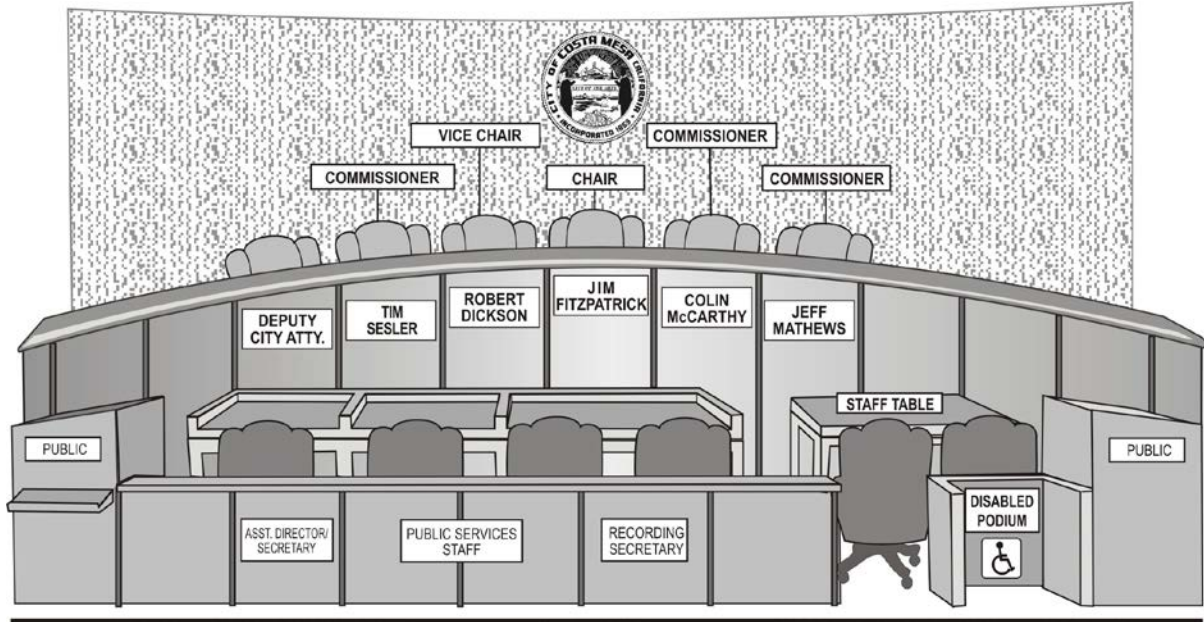


# Planning Commission Agenda September 22, 2014

\*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.**

**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:**

- 1. **Minutes for the meeting of September 8, 2014**

**RECOMMENDATION(S):**

Approve.

**PUBLIC HEARINGS:**

- 1. **Application No.:** [CO-14-03](#)  
**Applicant:** City of Costa Mesa  
**Site Address:** Citywide  
**Project Planner:** Jerry Guarracino

**RECOMMENDATION(S):**

Recommend that the City Council give first reading to Ordinance.

**Environmental Determination:**

This project is categorically exempt under Section 15061(b)(3), General Rule, of the California Environmental Quality Act (CEQA) Guidelines.

**Description:**

An Ordinance of the City Council of the City of Costa Mesa repealing and amending section 13-6 (definitions) of Article 2 (definitions) of Chapter I (general), adding Chapter XV (group homes), and repealing and replacing Article 15 (reasonable accommodations) of Chapter IX (special land use regulations) of Title 13 (zoning code) and amending the City of Costa Mesa Land Use Matrix - Table No. 13-30 of Chapter IV. (City Wide Land Use Matrix) of the Costa Mesa Municipal Code relating to group homes.

The Costa Mesa Planning Commission will hold a public hearing to consider Code Amendment CO-14-03 related to Group Homes. The code amendment would amend and expand the definitions related to Group Homes and establish permit requirements, occupancy limits, operational standards and concentration limits on group homes in the R1 zone. The Code amendment will also revise the Reasonable Accommodation procedures and required findings.

- 2. **Application No.:** [PA-87-154](#)  
**Applicant:** Brian Jackson  
**Site Address:** 2180 Newport Boulevard  
**Zone:** C1  
**Project Planner:** Mel Lee

Revoke conditional use permit by adoption of Planning Commission Resolution.

**Environmental Determination:**

This project is categorically exempt under Section 15321 of the California Environmental Quality Act (CEQA) Guidelines related to enforcement actions by regulatory agencies

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:**

The proposed project is a review of a conditional use permit for an existing neighborhood recycling facility (RePlanet, formerly EarthWize) within the Stater Bros. Market parking lot for modification or revocation of the conditional use permit for the neighborhood recycling facility.

- 3. **Application No.:** [PA-14-21 & TT-17762](#)  
**Applicant:** Susan McDowell  
**Site Address:** 650 Hamilton Street  
**Zone:** R2-MD  
**Project Planner:** Mel Lee

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

**Environmental Determination:**

This project is categorically exempt under Section 15332 of the California Environmental Quality Act (CEQA) Guidelines related to Infill Development.

**Description:** The proposed project involves:

- 1. Design Review to construct an 18-unit, two-story, detached residential common interest development on a vacant 2.05 acre site.
- 2. Administrative adjustment from rear yard setback (20 feet required, 12 feet and 15 feet proposed).
- 3. Tentative Tract Map for the subdivision of the property for ownership units in accordance with the common interest development subdivision standards.

- 4. **Application No.:** [PA-14-25](#)  
**Applicant:** Steve Camp, AIA  
**Site Address:** 1901 Newport Blvd., Suites 100, 177, 261, and 271A  
**Zone:** PDC  
**Project Planner:** Antonio Gardea

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

**Environmental Determination:**

This project is categorically exempt under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines related to existing facilities.

**PUBLIC HEARINGS:**

**RECOMMENDATION(S):**

**(Continued)**

**Description:**

Conditional use permit to establish a church 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 2,471 sq. ft. administrative offices in Suite 271A. The proposed hours of operation are Saturday from 3:00 p.m. to 7:00 p.m. and Sunday from 8:00 a.m. to 2:00 p.m. for the main services, and evenings Monday through Saturday from 6:30 p.m. to 10:00 p.m. for ministry services.

**DEPARTMENTAL REPORT(S):**

**RECOMMENDATION(S):**

- |  |                             |
|--|-----------------------------|
| 1. <b>Public Services Report</b>   | Receive and file.           |
| 2. <b>Economic and Development Services Report</b>                               | Receive and file.           |
| 3. <b><u><a href="#">Report on regulations for electronic cigarettes</a></u></b> | Provide direction to staff. |

**CITY ATTORNEY'S OFFICE REPORT(S):**

**RECOMMENDATION(S):**

- |                         |                   |
|-------------------------|-------------------|
| 1. <b>City Attorney</b> | Receive and file. |
|-------------------------|-------------------|

**ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, OCTOBER 13, 2014.**

## **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 (2<sup>nd</sup> 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](http://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](http://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**

77 Fair Drive, Costa Mesa, CA 92626  
Planning Division (714) 754-5245  
Fax (714) 754-4856  
[PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov)