



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – December 8, 2014  
MEETING DECISIONS**

**\*IMPORTANT NOTE:**

The purpose of this summary is to provide timely information regarding the Planning Commission's actions at this meeting. For more detailed information regarding the Commission's actions (including the addition, deletion, or modification of conditions of approval), please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**CONSENT CALENDAR:**

**\*ACTIONS**

- |    |  |  |
|----|--|--|
| 1. | <b>Minutes for the meeting of November 10, 2014.</b>   | <b>Approved, 5-0</b>   |
| 2. | <b>Update on CM Connect &amp; Nuisance Abatement Ordinance, Sober Living Ordinance(s) for R2 and R3 Zones and the Recent Motel Inspection Data</b> | <b>Receive and file<br/>Approved, 5-0</b>                      |
| 3. | <b>SOBECA traffic and parking study</b>  | <b>Authorize staff to proceed to Council<br/>Approved, 5-0</b> |

**PUBLIC HEARINGS:**

**\*ACTIONS**

- |    |   |  |
|----|---|--|
| 1. | <b>Application No.: PA-14-30: CONDITIONAL USE PERMIT FOR MOTOR SCOOTER SALES AND SERVICE AT 1536 NEWPORT BOULEVARD</b>  | <b>Remove from calendar (subject to re-noticing at a future Planning Commission meeting)</b> |
|    | <b>Applicant:</b> Marice White  | <b>Approved, 5-0</b>   |
|    | <b>Site Address:</b> 1536 Newport Boulevard   |  |
|    | <b>Zone:</b> C2   |  |
|    | <b>Project Planner:</b> Antonio Gardea  |  |
|    | <b>Environmental Determination:</b>   |  |
|    | 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.

**\*ACTIONS**

2. **Application No.: ZA-14-33: REASONABLE ACCOMMODATION REQUEST FOR YELLOWSTONE RECOVERY AT 3132 BOSTON WAY**

**Uphold the denial by adoption of Planning Commission Resolution**

**Approved, 5-0**

**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. **Application No.: PA-14-25: CONDITIONAL USE PERMIT FOR A PROPOSED CHURCH AT 1901 NEWPORT BOULEVARD**

**Approved subject to modified Conditions of Approval, 3-2**

**Applicant:** Steve Camp, AIA  
**Site Address:** 1901 Newport Blvd.,  
Suites 100, 177, 261,  
and 271A

**Chair Fitzpatrick and Commissioner McCarthy voting no.**

**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 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

**\*ACTIONS**

4. **Application No.: PA-14-16 & PM-14-107: Approved, 5-0  
DESIGN REVIEW FOR A PROPOSED THREE-UNIT, TWO-STORY DETACHED RESIDENTIAL DEVELOPMENT AND TENTATIVE PARCEL MAP AT 1817 VIOLA PLACE**

**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).

Tentative Parcel Map for a one-lot subdivision of the property for ownership units as part of a residential common interest development.

**\*ACTIONS**

- 5. **Application No.: 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** **Approved subject to modified Conditions of Approval, 5-0**

**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).

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.

