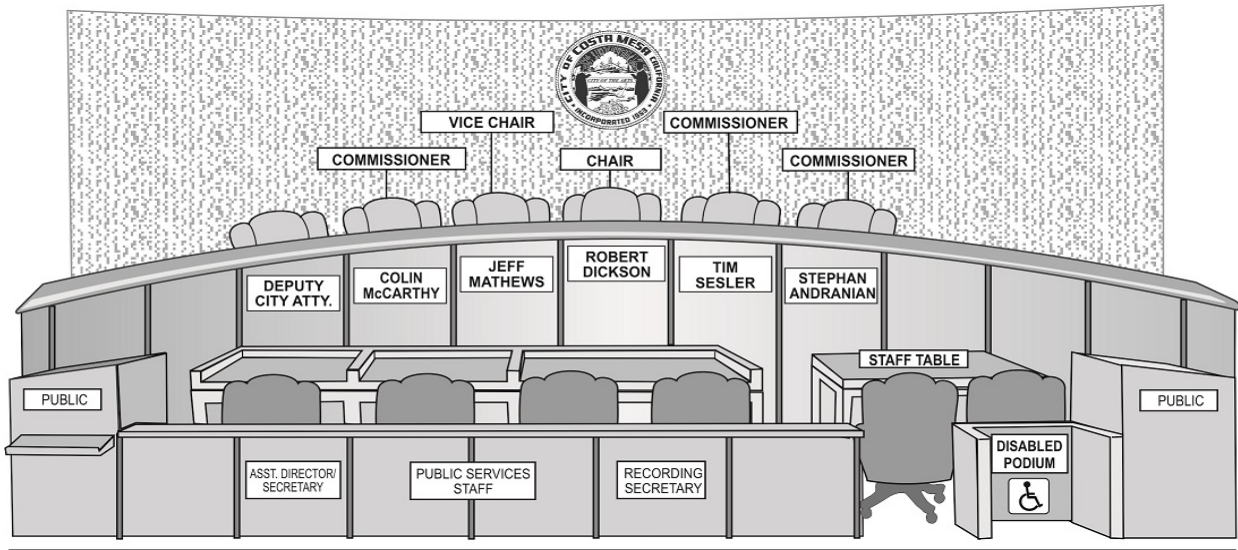


Revised 10-21-16
Public Hearing Item No. 2 Has Been Removed
Planning Commission Agenda
October 24, 2016

*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



CALL TO ORDER.

PLEDGE OF ALLEGIANCE TO THE FLAG.

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

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. In accordance with Costa Mesa Municipal Code, Sec. 2-64 (1): No person in the audience shall engage in disorderly, disruptive, disturbing, delaying or boisterous conduct.

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 October 10, 2016](#)

Approve.

PUBLIC HEARINGS:

RECOMMENDATION(S):

1. [PA-14-40: ONE YEAR RETROACTIVE TIME EXTENSION AT 1100 BRISTOL STREET](#)

Adopt a resolution to approve a retroactive one-year time extension for Planning Application PA-14-40 to be valid until March 17, 2017.

Applicant: Mike Shumaker
Site Address: 1100 Bristol Street
Zone: C1
Project Planner: Mel Lee
Environmental Determination:

An Initial Study/MND was completed and adopted on March 17, 2015 in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act.

Description: Retroactive 1- year extension of time for prior approval of PA-14-40, which involves the development of a 6.6-acre vacant lot to accommodate the relocation of the Costa Mesa Ganahl Lumber store to a site owned by the County of Orange and leased to Ganahl Lumber.

2. ~~SL-15-0014: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 2152 RALEIGH AVENUE~~

This item has been removed from the agenda and will not be heard.

PUBLIC HEARINGS:

RECOMMENDATION(S):

3. **SL-15-0019: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 653 JOANN STREET**

Uphold the Director's denial of the Special Use Permit by adoption of a resolution.

Applicant: Richard Perlin
Site Address: 653 Joann Street
Zone: R1
Project Planner: Sheri Vander Dussen

Environmental Determination:

The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15268 (Ministerial Projects), 15270 (Disapproved Projects) and 15301 (Existing Facilities).

Description: The applicant applied for a Special Use Permit (SUP) to operate a group home with six or fewer all-male residents at 653 Joann Street on April 8, 2015. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

4. **SL-15-0041: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 647 JOANN STREET**

Uphold the Director's denial of the Special Use Permit by adoption of a resolution.

Applicant: Richard Perlin
Site Address: 647 Joann Street
Zone: R1
Project Planner: Sheri Vander Dussen

Environmental Determination:

The request is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15268 (Ministerial Projects), 15270 (Disapproved Projects) and 15301 (Existing Facilities).

Description: The applicant applied for a Special Use Permit (SUP) to operate a group home with six or fewer all-male residents at 647 Joann Street on June 24, 2015. The Director of Economic and Development Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

DEPARTMENTAL REPORT(S):

1. **Public Services Report**
2. **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, NOVEMBER 14, 2016.

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 3:00 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 3:00 PM**.
- Please note that records submitted by the public **will not be redacted** in any way and will be posted online as submitted, including any personal contact information.
- 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 3:00 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.
- While staff may not be making additional copies for distribution after 3:00 pm on the day of the hearing, public may provide 10 copies for distribution until 5:00 pm on the day of the meeting.

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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PlanningCommission@costamesaca.gov