



**CITY OF COSTA MESA  
PLANNING COMMISSION MEETING  
Monday – July 23, 2018  
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/strikeout format. For more detailed information regarding the Commission's actions, please see the **meeting minutes** for this Planning Commission meeting. You may also contact the Planning Division at (714) 754-5245 for more information.

**ELECTION OF OFFICERS:**

1. **Selection of Liaison to the Housing and Public Service Grant Committee**

**\*ACTION**

Vice Chair de Arakal was nominated for liaison.

Approved, 4-0

Commissioner Navarro Woods absent

2. **Selection of Liaison to the Traffic Impact Fee Ad Hoc Committee**

**\*ACTION**

Commissioner Zich was nominated for liaison.

Approved, 4-0

Commissioner Navarro Woods absent

**CONSENT CALENDAR:**

1. **MINUTES FOR THE MEETING OF JUNE 11, 2018**

**\*ACTION**

Approved, 4-0

Commissioner Navarro Woods absent

**PUBLIC HEARINGS:**

1. **PLANNING APPLICATION 17-42 FOR A CONDITIONAL USE PERMIT FOR MODIFIED OPERATIONS AT AN EXISTING CHURCH (ST. MARY ARMENIAN CHURCH) IN CONJUNCTION WITH PROPOSED RENOVATIONS AND ADDITIONS LOCATED AT 148 22ND STREET (INCLUDING ADDRESSES 118 22ND STREET AND 126 22ND STREET)**

**Project Description:** Planning Application 17-42 is a request for a Conditional Use Permit to modify operations at an existing church (St. Mary Armenian Church), in conjunction with proposed renovations and additions. The proposed project includes: renovation of the existing church building including the addition of ancillary offices and classrooms for Saturday/Sunday school; construction of a new 8,618-square-foot assembly hall; demolition of two residential structures to accommodate parking lot improvements for 99 parking spaces; and a new landscaped courtyard/plaza.

This item was continued from the April 9, 2018 and the May 14, 2018 Planning Commission meetings.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

**\*ACTION**

**Planning Commission adopted a Resolution to approve Planning Application 17-42, subject to conditions of approval with a modification to Condition of Approval No. 4 as follows.**

**Condition of Approval No. 4: Assembly Hall events (including weddings, baptisms, funeral services, fundraising events, cultural activities, etc.) shall not exceed 248 persons. The church operator may shall demonstrate the observed vehicle occupancy for events at this location, either through a study or analysis deemed acceptable by the City. Based on observed conditions, the Director of Economic and Development Services may modify the maximum persons allowed for Assembly Hall events as appropriate considering the observed vehicle occupancy rate.**

Approved, 5-0

**2. PLANNING APPLICATION 18-13 FOR A CONDITIONAL USE PERMIT TO OPERATE AN ANIMAL ADOPTION CENTER BY PRICELESS PET RESCUE AT 1536 NEWPORT BOULEVARD**

**Project Description:** Planning Application 18-13 is a request for a Conditional Use Permit to allow an animal adoption center within an existing 2,202-square-foot commercial building located at 1536 Newport Boulevard. The request includes the following:

1. Conditional Use Permit to operate an animal adoption center that will be operated by Priceless Pet Rescue (PPR); and
2. Minor Conditional Use Permit to allow a deviation from parking requirements.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities.

**\*ACTION**

**Planning Commission adopted a Resolution to approve Planning Application 18-13, subject to conditions of approval with modifications to Condition of Approval No. 1 and No. 10 and a new Condition of Approval No. 21 added by the Planning Commission as follows.**

**Condition of Approval No. 1: The use shall be limited to the type of operation described in this staff report: An animal adoption center for rescued cats and dogs ~~with a maximum of one employee allowed at a given time~~. During hours of operations when the business is closed to visitors, a maximum of six combined employees and adult volunteers shall be allowed. During hours of operations when the business is open to visitors, a maximum of three combined employees and adult volunteers per shift shall be allowed. There shall be no restriction to the maximum number of volunteers under the age of 18. Proposed hours of operations when the business is open to visitors are 12 PM to 7 PM, Wednesday through Friday, 12 PM to 5 PM on Saturday and 12 PM to 4 PM on Sunday. Hours of operations when the business is closed to visitors are 7AM to 12PM, Wednesday through Sunday and all day Monday and Tuesday.**

**Any change in the operational characteristics including, but not limited to, hours of operation, number of kennels and condos, or additional animal care services such as boarding facility will require approval of an amendment to the conditional use permit, subject to Zoning Administrator or Planning Commission approval depending on the nature of the change.**

**Condition of Approval No. 10: Dog-walking shall be performed onsite**

**under the proper safety protocols and suitable cleaning procedures shall be implemented to prevent being a nuisance to the surrounding neighborhood. Each employee or volunteer shall only be allowed to walk one dog at a time and shall exercise responsible control over the dog when utilizing the public areas including sidewalks.**

**Condition of Approval No. 21: Within one year of the commencement of operations, the Conditional Use Permit shall be reviewed by the Planning Commission to evaluate compliance with the conditions of approval.**

**Approved, 3-2**

**Vice Chair de Arakal and Commissioner Harlan voting no**

**3. ZONING APPLICATIONS 18-19, 18-21, 18-22, AND 18-25 FOR MINOR CONDITIONAL USE PERMITS TO INSTALL SMALL CELL FACILITIES ON TOP OF FOUR SOUTHERN CALIFORNIA EDISON STREETLIGHT POLES**

**Project Description:** A request for four Minor Conditional Use Permits (MCUP) to allow the installation of small cell facilities on top of four Southern California Edison (SCE) streetlight poles, located within public street rights-of-way adjacent to 1155 Baker Street, 1046 Valencia Street, 3120 Manistee Drive, and 643 Victoria Street.

**Environmental Determination:** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15303 (Class 3), New Construction.

**\*ACTION**

**Planning Commission adopted a Resolution to approve Zoning Application 18-19, subject to conditions of approval.**

**Approved, 4-0**

**Vice Chair de Arakal abstained**

**Planning Commission adopted a Resolution to approve Zoning Application 18-21, subject to conditions of approval.**

**Approved, 3-1**

**Commissioner Navarro Woods voting no and Vice Chair de Arakal abstained**

**Planning Commission adopted a Resolution to approve Zoning**

Application 18-22, subject to conditions of approval.

Approved, 3-1

Commissioner Navarro Woods voting no and Vice Chair de Arakal abstained

Planning Commission adopted a Resolution to approve Zoning Application 18-25, subject to conditions of approval.

Approved, 4-0

Vice Chair de Arakal abstained

**New Business:**

1. **POLICY DISCUSSION – PARALLEL PARKING IN FRONT OF REQUIRED COVERED PARKING SPACES**

**\*ACTION**

Planning Commission recommended to staff Alternative 2 indicating that parallel parking behind a garage (blocking both garage spaces) as a means of complying with open parking space requirements is not acceptable. The Commission suggested that staff allow for alternative open parking space configurations (shown as Scenarios 2-5 in the staff report).

Approved, 5-0