



# **PLANNING COMMISSION AGENDA**

## **August 12, 2019**

\*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: Byron de Arakal  
Vice Chair: Jeffrey Harlan  
Commissioners: Kedarious Colbert, Carla Navarro Woods, Dianne Russell,  
Jenna Tourje, Jon Zich

### **ANNOUNCEMENTS AND PRESENTATIONS:**

### **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: None**

**PUBLIC HEARINGS:**

*PROCEDURE: Announcement of Public Hearing Item, Report of Ex Parte Communications, Staff Report Presentation, Commission Questions for Staff, Open Public Hearing, Close Public Hearing, Motion*

1. **CONDITIONAL USE PERMIT PA-16-63 TO OPERATE A RESIDENTIAL FACILITY SERVING MENTALLY DISABLED PERSONS IN SIX UNITS HOUSING UP TO 30 RESIDENTS AND APPEAL OF DENIAL OF REASONABLE ACCOMMODATION RA-19-06 FOR RELIEF FROM CERTAIN REQUIREMENTS OF THE ZONING CODE; OPERATED BY NSIGHT PSYCHOLOGY AND ADDICTION AT 2641 SANTA ANA AVENUE, UNITS A THROUGH F**

**Project Description:** Planning Application 16-63 is a request for a Conditional Use Permit (CUP) to operate a group home housing up to 30 residents in six units with two house managers onsite at any one time. The applicant also submitted a request for reasonable accommodation to allow this facility to be located within 650 feet of other properties that contain state-licensed drug and alcohol treatment facilities, or to be considered a single housekeeping unit and therefore, exempt from the requirements of the Zoning Code. The application for reasonable accommodation was denied by the Development Services Director. The applicant has appealed that decision to the Planning Commission.

**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.

**Recommended Action:** Adopt a Resolution upholding the Director's denial of the request for reasonable accommodation RA-19-06 and denying Conditional Use Permit PA-16-63.

2. **PLANNING APPLICATION 19-10 FOR AUDI FLETCHER JONES AUTOMOBILE DEALERSHIP AT 1275 BRISTOL STREET**

**Project Description:** Planning Application 19-10 involves demolition of the former Ganahl Lumber retail and storage buildings and construction and operation of a new two-story 50,971-square-foot Audi Fletcher Jones automotive dealership and sales and service center. The proposed project would be located at 1275 Bristol Street on a 4.896-acre site zoned C-2 (General Business District). The request includes:

1. Conditional Use Permit (CUP) for an automobile dealership;
2. Variance for building height from 30 feet (maximum permitted) to 39 to 44 feet (proposed); and
3. Variance for landscape street setbacks from 20 feet (minimum required) to 10 feet (proposed).

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study/Mitigated Negative Declaration evaluates the potential environmental effects of the proposed project and concludes that impacts to biological resources, cultural resources,

geology and soils, hazards and hazardous materials, and tribal cultural resources would be reduced to a less-than-significant level with the incorporation of mitigation measures, standard conditions of approval, and code compliance.

**Recommended Action:** Staff recommends that the Planning Commission adopt a Resolution to:

1. Adopt the Initial Study/Mitigated Negative Declaration for the project including the Mitigation Monitoring and Reporting Program; and
2. Approve Planning Application 19-10, subject to conditions of approval and mitigation measures.

3. **[CODE AMENDMENT CO-19-01 TO AMEND THE CITYWIDE LAND USE MATRIX TO ALLOW EMERGENCY SHELTERS TO BE LOCATED IN THE INDUSTRIAL PARK \(MP\) ZONE AND THE EMERGENCY SHELTER DEVELOPMENT STANDARDS IN THE SPECIAL LAND USE REGULATIONS IN TITLE 13 OF THE COSTA MESA MUNICIPAL CODE AND APPROVAL OF AN INITIAL STUDY/MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED EMERGENCY SHELTER AT 3175 AIRWAY AVENUE](#)**

**Project Description:** Code Amendment CO-19-01 is a City-initiated request to modify and revise the Citywide Land Use Matrix and the Special Land Use Regulations for Emergency Shelters in Title 13 (Planning, Zoning and Development) of the Costa Mesa Municipal Code. The proposed Code Amendment would:

1. Amend the Citywide Land Use Matrix to allow an emergency shelter to locate in the Industrial Park (MP) zone subject to approval of a conditional use permit. (Shelters are currently allowed only in the Planned Development Industrial/PDI zone)
2. Add Footnote 10 to the Citywide Land Use Matrix stating that shelters located on sites owned, controlled, and/or operated by the City in the MP or the PDI zones would be a permitted use and not subject to certain Emergency Shelter standards.
3. Revise the Special Land Use Regulations for Emergency Shelters to include minor revisions to four existing standards to clarify intent and add one new standard to require shelter operators to patrol the area within one-half mile of a shelter site.

Approval of the Code Amendment would allow the City to begin development of a 50-bed Permanent Bridge Shelter on a City-owned parcel located at 3175 Airway Avenue.

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration has been prepared in accordance with the California Environmental Quality Act (CEQA). . The Initial Study/Mitigated Negative Declaration evaluates the potential environmental effects of the proposed project and concludes that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements and mitigation measures related to biological resources, cultural resources, tribal cultural resources, and hazards and hazardous materials.

**Recommended Action:** Staff recommends that the Planning Commission adopt a Resolution to:

1. Recommend that the City Council adopt a Resolution to adopt the Initial Study/Mitigated Negative Declaration, including the Mitigation Monitoring and Reporting Program, for the proposed project at 3175 Airway Ave.
2. Recommend that the City Council approve Code Amendment CO-19-01 to introduce Ordinance 19-xx in order to amend Table 13-30 of Chapter IV (Citywide Land Use Matrix) and Article 18 (Emergency Shelters) of Chapter IX (Special Land Use Regulations) of Title 13 (Planning, Zoning And Development) of the Costa Mesa Municipal Code.

**DEPARTMENTAL REPORTS:**

1. **Public Services Report**
2. **Development Services Report**

**CITY ATTORNEY'S OFFICE REPORT:**

1. **City Attorney**

**ADJOURNMENT**

Next Meeting: Planning Commission regular meeting, August 26, 2019, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.

## **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.

### **PUBLIC COMMENTS – MATTER LISTED ON THE AGENDA:**

Members of the public desiring to speak during the Public Comments period on a matter listed on the agenda are not required to submit a speaker card but may choose to voluntarily complete a card for facilitation of the minutes and possible follow-up to their comments. Each speaker is limited to three minutes.

1. Any written communications, photos, or other materials for copying and distribution to the Planning Commission must be 10 pages or less and submitted to the Planning Department **NO LATER THAN 12:00 p.m.** on the day of the hearing. Materials can be e-mailed to [PlanningCommission@costamesaca.gov](mailto:PlanningCommission@costamesaca.gov). If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting or AFTER 12:00 p.m. the day of the hearing, 10 copies will need to be provided for distribution. Please note that NO copies of written communication will be made AFTER 12:00 p.m. Any materials to be displayed on the overhead projector at the Planning Commission Meeting must be submitted to the Planning Department **NO LATER THAN 15 MINUTES PRIOR TO THE START OF THE MEETING.**
2. **All cell phones and other electronic devices are to be turned off or set to vibrate.** Members of the audience are requested to step outside the Council Chambers to conduct a phone conversation.
3. In accordance with City Council Policy 000-11, and among other requirements, any video submitted for display at a public meeting must have been previously reviewed by staff to verify appropriateness for general audiences. A copy of this policy is available at City Hall during normal office hours.
4. Free Wi-Fi is available in the Council Chamber during the meetings. Two networks are available: council1 and council2. The password for either network is: cmcouncil.

In compliance with the Americans with Disabilities Act of 1990, Assistive Listening headphones located inside the Council Chambers are available at all Costa Mesa Planning Commission meetings and can be checked out from the Planning Department. If you need special assistance to participate in this meeting, please contact the Planning Department at 714.754.5245. Notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. [28 CFR 35.102.35.104 ADA Title II]. Language translation services are available for this meeting by calling 714.754.5245 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al 714.754.5245 por lo menos con 48 horas de anticipación.

**AGENDA REPORTS:**

Reports may be obtained 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).

**Note regarding agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5):**

Any related documents provided to a majority of the Planning Commission after distribution of the Planning Commission Agenda Packets will be made available for public inspection. Binders containing these agenda-related documents are located in the Council Chambers lobby. In addition, such documents may be posted—whenever possible on the city's website at [www.costamesaca.gov](http://www.costamesaca.gov).

**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 <sup>[U1]</sup>an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available in the City Clerk's office.

**CONTACT US:**

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