



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – November 28, 2016
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.

PUBLIC HEARINGS:

***ACTIONS**

1. **PA-16-42 AND PA-16-43: CONDITIONAL USE PERMIT FOR A SOBER LIVING FACILITY WITH A MAXIMUM OF 28 OCCUPANTS WITHIN 8 EXISTING UNITS ON TWO PARCELS AT 351 AND 357 VICTORIA STREET**

Continued to the December 12, 2016 Planning Commission meeting.

Approved, 4-1

Commissioner Andranian
voting no

Applicant: Windward Way Recovery
Site Address: 351 and 357 Victoria Street
Zone: R2-HD
Project Planner: Sheri Vander Dussen

Environmental Determination:

The project has been found to be categorically exempt under Section 15301 of the CEQA Guidelines. Notwithstanding the foregoing, if this action were found to be a project, it would be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

Description: Conditional Use Permits PA-16-42 and PA-16-43 are requests for a Sober Living Facility housing up to 28 residents in eight units on two parcels. The application includes an appeal of the decision of the Economic and Development Services Director to deny a request for a reasonable accommodation to allow these facilities to be located within 650 feet of another property that contains a group home, sober living home or state licensed drug and alcohol treatment facility.

***ACTIONS**

2. **PA-16-61 AND PM-2016-190: DESIGN REVIEW AND TENTATIVE PARCEL MAP AT 353 EAST 18TH STREET** Planning Commission denied without prejudice.

Denied, 5-0

Applicant: Gavin Sermon
Site Address: 353 East 18th Street
Zone: R2-MD
Project Planner: Dan Inloes

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 PA-16-61** for the demolition of an existing single-family residence and construction of four units: three units with 4 bed/3.5 bath 2,187 SF and one unit with 4 bed / 3 bath 2,247 SF. All units provide an attached two-car garage.
2. **Tentative Parcel Map PM-2016-190** for the subdivision of a 0.413-acre lot into four fee simple lots, per the Small Lot Subdivision Ordinance.

3. **SL-15-0014: APPEAL OF DIRECTOR'S DENIAL OF SPECIAL USE PERMIT TO OPERATE A GROUP HOME WITH 6 RESIDENTS AT 2152 RALEIGH AVENUE** Planning Commission adopted a resolution to uphold Director's denial of Special Use Permit SL-15-0014.

Applicant: Greg Ohlhaver
(Keystone Sober Living)
Site Address: 2152 Raleigh Avenue
Zone: R1
Project Planner: Sheri Vander Dussen

Approved, 5-0

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. The Director of Economic and Development

Services/Deputy CEO denied the SUP and the applicant has appealed that decision to the Planning Commission.

4. ITEM REMOVED FROM AGENDA

5. PA-16-50: AMENDMENT TO PREVIOUSLY APPROVED MASTER PLAN AT 3350 AVENUE OF THE ARTS

Planning Commission adopted a resolution to approve the addendum to Final Environmental Impact Report No. 1054 and Planning Application PA-16-50.

Applicant: Wincome Group
Site Address: 3350 Avenue of the Arts
Zone: PDR-HD
Project Planner: Minoo Ashabi
Environmental Determination:
Addendum to the Final Program EIR No. 1054 (Previously Certified on November 20, 2007 by City Council)

Approved, 5-0

Description: Final Master Plan PA-16-50 is an amendment to previously approved Master Plan (PA-14-33 approved in 2015) for development of a 23-story, 100-unit condominium development and a 6.5-level parking structure at the site of Wyndham Hotel's existing parking structure, and maintaining 238 hotel rooms. The proposed amendment involves:

1. Addendum to the Final Program EIR No. 1054.
2. Retaining the existing 238 rooms and demolition of an existing three-story parking structure and single story hotel lobby serving the existing Avenue of the Arts Hotel (former Wyndham Hotel).
3. Master Plan Amendment (PA-16-46) to allow development of a Boutique Hotel with 150 additional rooms (Avenue of the Arts Starwood Tribute Hotel) in a 15-story high rise building instead of condominiums and a 6-level parking structure with 335 parking spaces. The proposed amendment includes the following deviation:
 - a. Variance from perimeter open space setback requirement for encroachment of an outdoor patio area and a vehicular

ramp into the landscape easement (20 feet required; 10'-5" proposed for outdoor patio and vehicular ramp).

- b. Reduce parking for the existing hotel and the expansion from 364 spaces required per Zoning Code to 274 spaces per parking study approved in 2015 (335 provided).