



PLANNING COMMISSION AGENDA

August 28, 2017

*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 Stephan Andranian
Vice Chair Byron de Arakal
Commissioners: Jeffrey Harlan, Isabell Kerins, Carla Navarro Woods

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-16-04 TO ALLOW A SOBER LIVING HOME OPERATED BY SUMMIT COASTAL LIVING TO SERVE UP TO 13 OCCUPANTS WITHIN 3 UNITS AT 2041 TUSTIN AVENUE](#)

Project Description: This conditional use permit (CUP) will allow the continued operation of a sober living home serving up to 13 men within three existing units.

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

Recommended Action:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act under Section 15301; and
2. Adopt a resolution to approve Conditional Use Permit PA-16-04, subject to conditions of approval.

2. **CONDITIONAL USE PERMIT PA-16-15 TO OPERATE A LICENSED DRUG OR ALCOHOL TREATMENT FACILITY SERVING 14 WOMEN AT 166 EAST 18TH STREET, INCLUDING AN APPEAL OF DENIAL OF REASONABLE ACCOMMODATION FOR A LAND USE REQUIREMENT**

Project Description: Conditional Use Permit (CUP) PA-16-15 is a request to allow a licensed drug or alcohol treatment facility housing up to 14 residents in three units. The applicant also submitted a reasonable accommodation request for relief from the zoning requirement that this facility be at least 650 feet from another property that contains a similar facility. The application for accommodation was denied by the Economic and 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 under Section 15301 (Class 1) Existing Facilities.

Recommended Action:

1. Uphold the Director's denial of the reasonable accommodation request and adopt a resolution denying Conditional Use Permit PA-16-15.

3. **CONDITIONAL USE PERMITS PA-16-42 AND PA-16-43 TO OPERATE A SOBER LIVING FACILITY SERVING 28 PERSONS AT 351 VICTORIA STREET AND 357 VICTORIA STREET, INCLUDING AN APPEAL OF DENIAL OF REASONABLE ACCOMMODATION FOR A LAND USE REQUIREMENT**

Project Description: Conditional Use Permits (CUP) PA-16-42 and PA-16-43 are requests to allow a sober living facility housing up to 28 residents in eight units on two parcels. The applicant also submitted a reasonable accommodation request for relief from the zoning requirement that this facility be at least 650 feet from another property that contains a similar facility. The application for accommodation was denied by the Economic and 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 under Section 15301 (Class 1) Existing Facilities.

Recommended Action:

1. Hold a single public hearing for these two applications since the sites are contiguous.
2. Adopt a resolution upholding the Director's denial of the reasonable accommodation request and denying Conditional Use Permit PA-16-42.
3. Adopt a resolution upholding the Director's denial of the reasonable accommodation request and denying Conditional Use Permit PA-16-43.

DEPARTMENTAL REPORTS

1. **Public Services Report**
Recommended Action: Receive and file

2. **Development Services Report**
Recommended Action: Receive and file

CITY ATTORNEY'S OFFICE REPORT

1. **City Attorney**
Recommended Action: Receive and file

ADJOURNMENT: NEXT PLANNING COMMISSION MEETING AT 6:00 P.M., OR SHORTLY THEREAFTER, ON MONDAY, SEPTEMBER 11, 2017.

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 material for copying and distribution to the Planning Commission must be submitted to the Planning Division staff **NO LATER THAN 3:00 P.M.** If the public wishes to submit written communication, photos, or other material for distribution to the Planning Commission at the meeting **AFTER 3:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 3:00 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 City Council meetings and can be checked out from the City Clerk. If you need special assistance to participate in this meeting, please contact the City Clerk at (714) 754-5225. 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) 754-5225 at least 48 hours in advance. Habrá servicio de interpretación disponible para éstas juntas llamando al (714) 754-5225 por lo menos con 48 horas de anticipación.

AGENDA REPORTS:

Reports may be obtained 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.

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 re-hearings are available in the Planning Division and in the City Clerk's office.

CONTACT US:

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