



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – September 11, 2017
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.

CONSENT CALENDAR:

***ACTIONS**

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| <p>1. CONDITIONAL USE PERMIT PA-16-04 TO ALLOW A SOBER LIVING HOME OPERATED BY SUMMIT COASTAL LIVING TO SERVE UP 13 OCCUPANTS WITHIN 3 UNITS AT 2041 TUSTIN AVENUE</p> | <p>Planning Commission adopted a resolution to deny Conditional Use Permit PA-16-04.
Approved, 5-0</p> |
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PUBLIC HEARINGS:

***ACTIONS**

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| <p>1. AN ORDINANCE TO ADOPT CODE AMENDMENT CO-17-01 AMENDING TITLE 13, ARTICLE 2 CHAPTER I, IV, V, VI OF THE COSTA MESA MUNICIPAL CODE RELATED TO ACCESSORY DWELLING UNITS</p> | <p>Planning Commission continued the item to the October 9, 2017 Planning Commission meeting.
Approved, 5-0</p> |
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Project Description: The proposed Code Amendment CO-17-01 will amend Title 13 of Costa Mesa Municipal Code related to second units for compliance with new state regulations (Senate Bill SB 1069 and Assembly Bill 2299) approved by the Governor on September 27, 2016. Specifically, the amendment would establish regulations permitting the development of Accessory Dwelling Units (ADU) in single-family residential zoning districts and multiple family residential zoning districts where the parcel is developed with a single residential unit.

Environmental Determination: Statutorily exemption from the California Environmental

Quality Act (CEQA) pursuant to Section 15282(h) of the CEQA Guidelines, which states that “the adoption of an ordinance regarding second units in a single-family or multifamily zone by a city or county to implement the provisions of Sections 65852.1 and 65852.2 of the Government Code” relating to “granny” housing and “second unit ordinances” are exempt from the requirements of CEQA.

2. **CONDITIONAL USE PERMITS PA-16-12 AND PA-16-13 FOR A SOBER LIVING FACILITY SERVING 32 PERSONS IN EIGHT UNITS OPERATED BY CLEAN PATH RECOVERY AT 574 AND 578 JOANN STREET, INCLUDING AN APPEAL OF DENIAL OF REASONABLE ACCOMMODATION FOR A LAND USE REQUIREMENT**
- Project Description:** Conditional Use Permits (CUP) PA-16-12 and PA-16-13 are applications for a sober living facility housing up to 30 residents and two resident house managers in eight units. The subject properties are contiguous and operated as a single facility, so the applicant submitted a request for reasonable accommodation for relief from the zoning requirement that limits operation of group homes to a single parcel. The request for a reasonable accommodation was denied. The applicant has appealed that denial 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.
- Planning Commission adopted a resolution upholding the Director’s denial of the request for reasonable accommodation and denied Conditional Use Permit PA-16-12.**
- Approved, 4-0
Commissioner Harlan
recused**
- Planning Commission adopted a resolution upholding the Director’s denial of the request for reasonable accommodation and denied Conditional Use Permit PA-16-13.**
- Approved, 4-0
Commissioner Harlan
recused**