



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – April 8, 2019
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.

CONSENT CALENDAR:

1. **MINUTES FOR THE MEETING OF MARCH 11, 2019**

Approved, 5-0
2. **MINUTES FOR THE MEETING OF FEBRUARY 25, 2019**

Approved, 5-0

PUBLIC HEARINGS:

1. **APPEAL OF THE DIRECTOR'S DENIAL OF REASONABLE ACCOMMODATION 19-02 AND 19-03 TO OPERATE A SOBER LIVING FACILITY HOUSING UP TO 12 ADULTS IN TWO UNITS WITH RELIEF FROM CERTAIN LAND USE REQUIREMENTS OF THE ZONING CODE; OPERATED BY THE OHIO HOUSE AT 2175 TUSTIN AVENUE, UNITS A AND B**

Project Description: Reasonable Accommodation 19-02 and 19-03 is a request for relief from certain requirements of the City's Zoning Code to allow a sober living facility serving 12 adults within two residential units located on a single parcel without a conditional use permit. The application for Reasonable Accommodation was denied by the Director of Development Services. 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.

Planning Commission adopted a Resolution to uphold the Director's denial of Reasonable Accommodation 19-02 and 19-03.

Approved, 5-0

2. DEVELOPMENT REVIEW 19-02, PLANNING APPLICATION 18-18, MINOR MODIFICATION 19-02 AND ZONING APPLICATION 19-12 FOR THE CONSTRUCTION OF A NEW BUILDING TO BE USED FOR STORAGE FOR A GENERAL CONTRACTOR USE IN THE COMMERCIAL LIMITED (CL) ZONE LOCATED AT 792 CENTER STREET

Project Description: The proposed project involves construction of a new one-story 1,917-square-foot building to accommodate a general contractor use at 792 Center Street. The site was previously used for auto sales and contains an existing 400-square-foot building. The applicant is requesting the following:

1. **Development Review 19-02** is a request for the construction of a new building in the Commercial Limited (CL) zone;
2. **Planning Application 18-18** is a request for approval of a Conditional Use Permit (CUP) for a general contractor use in the CL zone;
3. **Minor Modification 19-02** is a request for a reduction in the required front landscaped setback (20 feet required, 16 feet proposed); and
4. **Zoning Application 19-12** is a request for approval of a Minor Conditional Use Permit (MCUP) to provide required parking spaces in the form of enclosed garage spaces and a request to deviate from parking requirements due to unique operating characteristics.

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.

Planning Commission adopted a Resolution to approve Development Review 19-02, Planning Application 18-18, Minor Modification 19-02, and Zoning Application 19-12, subject to conditions of approval with modification to Condition of Approval No. 4.

Condition of Approval No. 4: The garage spaces shall remain open and available for employee parking during business hours. No customer/client parking at this site is permitted. Any change in use from the use described in CoA No. 1 and in the staff report would require approval of an amendment to the minor conditional use permit.

Approved, 4-1

Commissioner Navarro Woods voting no.

3. PLANNING APPLICATION 18-43 FOR THE CONSTRUCTION OF A BELOW-GRADE PARKING STRUCTURE FOR AN EXISTING AUTOMOTIVE DEALERSHIP AND RETAIL BUILDING AT 2665 HARBOR BOULEVARD AND 1505 MESA VERDE DRIVE EAST, RESPECTIVELY

Project Description: Planning Application 18-43 is a request to amend a previously-approved conditional use permit (Planning Application 03-04) in order to construct a 10,244-square-foot below-grade parking structure for an existing motor vehicle dealership (Nash Auto), located at 2665 Harbor Boulevard. The proposed parking structure would be used for the storage of surplus motor vehicle inventory for the dealership as well as to provide code-required parking spaces for an existing multi-tenant retail building located on the adjacent property at 1505 Mesa Verde Drive East. Both properties are under the same ownership. Vehicular access to the below-grade parking structure would be from the 1505 Mesa Verde Drive East property.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 (Class 32), In-Fill Development Projects.

Planning Commission adopted a Resolution to approve Planning Application 18-43, subject to conditions of approval with a new condition added by the Planning Commission as follows.

Condition of Approval No. 30: The applicant shall provide a vehicle gate at the entry of the below grade parking structure, subject to approval by the Planning Division and Transportation Services Division. The gate shall be of sufficient strength and dimensions to prohibit both vehicles and persons from entering the parking structure when the gate is closed. The gate shall remain open during the business hours for the businesses located at both the 1505 Mesa Verde Drive East and 2665 Harbor Boulevard properties and shall be and remain closed when the businesses at both properties are closed.

Approved, 5-0