

**PLANNING DIVISION  
STAFF REPORT**

AGENDA NO. 6.2.SITE LOCATION 758 West 19th StreetAPPLICATION NO. PA-89-69AP # 422-271-22MANDATORY ACTION DATE Dec. 17, 1989APPLICANT Peter Rodgers  
(Owner of Record)

AUTHORIZED AGENT \_\_\_\_\_

ADDRESS 758 West 19th Street

ADDRESS \_\_\_\_\_

Costa Mesa, CA 92627

Applicant is reminded that all ordinances and regulations governing the use of the land or building(s) to which this application pertains must be complied with whether specified herein or not.

PREPARED BY Willa Bouwens-Killeen,  
Senior Planner  
SUBMITTED BY Willa Bouwens-Killeen,  
Senior Planner

## REQUEST:

Conditional Use Permit to allow temporary storage of deceased persons (no embalming or cremation), in conjunction with a Neptune Society office in an existing commercial building.

## STAFF RECOMMENDATION:

Approve, subject to conditions.

FINAL COMMISSION ACTION: July 24, 1989

Approved, based on Planning Staff analysis and findings and subject to conditions contained in the Planning Division Staff Report.

(5-0)

APPLICANT NOTIFIED sf DATE July 26, 1989

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92628-1200 (714) 754-5245



**I. DESCRIPTION**

**A. Subject Property**

1. Location - 758 West 19th Street
2. General Plan Designation - General Commercial
3. Zone - C1
4. Present Development - Two story office building
5. Lot Area - 5,850 sq.ft.
6. CEQA - Exempt

**B. Surrounding Property**

1. North - R2, miscellaneous residential
2. South - C1, miscellaneous commercial
3. East - C1, miscellaneous commercial
4. West - C1, miscellaneous commercial

**C. Request**

A Conditional Use Permit to allow temporary storage of deceased persons (no embalming or cremation) in conjunction with the establishment of a Neptune Society office in an existing commercial building.

**D. Background**

In 1982, Planning Commission approved ZE-82-41, a Conditional Use Permit for a contractor's office with storage to the rear of the site in conjunction with the remodeling of an existing commercial building.

**II. PROJECT DESCRIPTION**

The applicant proposes to establish a Neptune Society office in his existing commercial office building. The majority of the space would be occupied by file cabinets and other related storage equipment. Approximately 3 to 5 employees are proposed to occupy the building. Also proposed is the temporary storage of cremated human remains until such time that the ashes can be scattered. Planning Staff required the Conditional Use Permit when it became apparent that temporary storage of uncremated remains in a refrigerated, air-tight holding area was also proposed. This area is proposed to be approximately 175 sq.ft., with remains proposed to be held for no longer than 48 hours. The remains would then be transferred to a crematorium.

The applicant has stated that the storage area will be able to hold up to 6 deceased persons. Delivery of the bodies to the site is proposed to be 24 hours a day, seven days a week. However, based on the experiences with other locations, the applicant has stated that late night deliveries should be relatively few.

**III. PLANNING STAFF ANALYSIS**

For the most part, the business will be conducted as an office use only. Planning Staff's main concern is the impact the deliveries to this site could have on the residents to the north. Planning Staff is concerned with both the noise impacts that could be generated when deliveries occur in the nighttime hours, and potential view impacts. However, when the Conditional Use Permit for the contractor's office was approved, conditions of approval required the screening of the site from the abutting residentially zoned property to the north through plant materials; a block wall already existed on the north property line. Additionally, the area that would be used as a loading/unloading zone is covered by an existing carport that is proposed to be retained. Consequently, it would appear that the existing buffering should be adequate to screen adjacent residents from potential noise and view impacts.

Staff will include the standard renewal condition in the conditions of approval. However, Staff also wishes to remind the applicant that noncompliance with conditions of approval and/or applicable ordinance requirements and/or if any complaints are received gives the City basis for revocation of the Conditional Use Permit whether the permit is due for renewal or not.

**IV. PLANNING STAFF FINDINGS**

- A. The information presented substantially complies with Section 13-347 of the Costa Mesa Municipal Code in that the proposed use will not adversely impact subject or surrounding properties and because approval of this permit will not allow a use or intensity inconsistent with the General Plan designation of the property.
- B. The project is consistent with Article 22-1/2, Transportation Systems Management of the Costa Mesa Municipal Code in that no intersection to which the project contributes measurable traffic shall operate at less than the Standard Level of Service as a result of project implementation.

V. PLANNING STAFF RECOMMENDATION

Approve, subject to conditions.

VI. CONDITIONS, IF APPROVED

Shall meet all requirements of the various City Departments, copy attached hereto.

**CONDITIONS OF APPROVAL**

- Plng. 1. The use shall be conducted as described within Sections II. and III. of the attached report.
2. If the applicant wishes to modify the existing landscaping on the property, approval from the Planning Staff shall first be obtained.
3. Approval of the Planning Action is valid for one (1) year and will expire at the end of that period unless building permits are obtained or the applicant applies for and is granted an extension of time.
4. Approval shall be for a period of one year. Prior to expiration, applicant may request renewal, subject to reevaluation at that time. The Development Services Director may extend the Planning Action for a period not to exceed two (2) years if all conditions of approval have been satisfied, no complaints have been received, and the site inspection reveals compliance with applicable Ordinance requirements. Thereafter, the Development Services Director may extend the permit for successive two (2) year periods under the same terms.
5. Street addresses shall be displayed on the ground sign (if permitted) or on the fascia or store front adjacent to the main entrance of the building, in a manner visible to the public street. Numerals shall be 12" in height with not less than 3/4" stroke and shall contrast sharply with the background. Identification of individual units shall be provided adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than 1/4" stroke and shall contrast sharply with the background.
6. The Conditions of Approval of Planning Action PA-89-69 shall be blueprinted on the face of the site plan.

**ORDINANCE OR CODE PROVISIONS**

The following list of Federal, State and local laws applicable to the project has been compiled by Staff for the applicant's reference.

- Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final occupancy and utility releases will not be granted, and final inspections will not be granted until all such licenses have been obtained.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance.

- Bldg. 3. Comply with the requirements of the Uniform Building Code as to design and construction.
- 4. Comply with the requirements of the Uniform Plumbing Code, 1985 edition, as to design and construction.
- Trans. 5. As required by Article 22-1/2, Transportation System Management of the Costa Mesa Municipal Code, pay applicable traffic impact fees identified for the Traffic Analysis Zone in which the project is located prior to the issuance of building permits.
- Fire 6. Contact the Fire Department prior to installation of the refrigeration unit.

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