



# CITY COUNCIL AGENDA REPORT

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MEETING DATE: MAY 20, 2014

ITEM NUMBER:

**SUBJECT:** APPEAL OF THE REVOCATION OF PLANNING APPLICATION PA-99-09 - A CONDITIONAL USE PERMIT ALLOWING EXTENDED OCCUPANCY ROOMS AT THE SANDPIPER MOTEL LOCATED AT 1967 & 1977 NEWPORT BOULEVARD

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** MEL LEE, SENIOR PLANNER

**DATE:** MAY 8, 2014

**FOR FURTHER INFORMATION CONTACT:** MEL LEE, AICP (714) 754-5611  
mel.lee@costamesaca.gov

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## **RECOMMENDATIONS**

The Planning Commission recommends that the City Council take the following action:

- Deny the applicant's appeal and uphold the revocation of Conditional Use Permit PA-99-09 on the basis that the Sandpiper Motel has operated in violation and/or as a public nuisance such that revocation of the Conditional Use Permit is appropriate.

Please refer to the Planning Commission staff report dated April 14, 2014 (Attachment 5) for detailed information and analysis related to the revocation.

## **ALTERNATIVES**

The City Council has the following alternatives:

- Uphold the Planning Commission's determination that the Sandpiper Motel has been operated in violation of the conditions of approval in Conditional Use Permit PA-99-09 and/or as a public nuisance, such that revocation of the CUP is justified; and revoke, or in lieu of revocation, amend the conditions of the CUP; or
- Conclude that there are insufficient findings that the Sandpiper Motel has been operated in violation of the conditions of approval of Conditional Use Permit PA-99-09 or as a public nuisance. The existing conditions of approval regulating the motel would remain as originally approved.

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MEL LEE, AICP  
Senior Planner

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GARY ARMSTRONG, AICP  
Director of Economic & Development /  
Deputy CEO

- Attachments:
1. [Draft Resolution Upholding the Revocation of PA-99-09](#)
  2. [Appeal Application](#)
  3. [April 14, 2014 Planning Commission Meeting Minute Excerpt](#)
  4. [Planning Commission Resolution](#)
  5. [April 14, 2014 Planning Commission Staff Report and Related Exhibits](#)
  6. [Correspondence from Public](#)

cc:

- Chief Executive Officer
- Assistant Chief Executive Officer
- Director of Economic & Development / Deputy CEO
- City Attorney
- Public Services Director
- Transportation Svs. Mgr.
- City Engineer
- City Clerk (9)
- Staff (7)
- File (2)

Motel Owner:  
Leader Venture, Inc.  
c/o Mike Lin  
1951 Newport Boulevard  
Costa Mesa, CA 92627-2250