



PLANNING COMMISSION AGENDA

August 27, 2018

*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, Carla Navarro Woods, Jon Zich

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. [PLANNING APPLICATION 17-11, A MASTER PLAN FOR THE FUTURE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE](#)

Project Description: Planning Application 17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or reconstruction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

This item was continued from the April 23, 2018, May 14, 2018, and June 25, 2018 Planning Commission meetings.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures. The project site is not on a list compiled pursuant to Government Code Section 65962.5.

Recommended Action: Continue the hearing to October 8, 2018 as requested by the applicant.

2. [GENERAL PLAN AMENDMENT GP-18-03 TO AMEND THE CITY'S GENERAL PLAN LAND USE ELEMENT TO REMOVE THE RESIDENTIAL OVERLAY LAND USE AREAS AND CODE AMENDMENT CO-18-04 AMENDING THE ZONING CODE TO REMOVE ALL REFERENCES TO THE RESIDENTIAL INCENTIVE OVERLAYS INCLUDED IN TITLE 13, CHAPTER V, ARTICLE 12, OF THE COSTA MESA MUNICIPAL CODE](#)

Project Description: The proposed project includes the following:

- General Plan Amendment GP-18-03 - An amendment to the City's 2015-2035 General Plan Land Use Element to update the following:
 - a) Table LU-6 – remove Residential Incentive Overlay and related density and Floor Area Ratios (Page LU-27)
 - b) Figure LU-9 – remove Residential Incentive Overlay nodes and map key reference (Page LU-58)
 - c) Table LU-15 – remove 40 du/acre density related to Commercial Residential and General Commercial land uses (Page LU- 59)

- d) Remove subsection “Residential Incentive Overlay” including Table LU-16 in its entirety (Page LU-60)
- e) Figures LU-10 and LU-11 – remove entire exhibit (Pages LU-61 and LU-62)
- f) Remove Residential Incentive Overlay District (RI) from the list of zoning districts consistent with General Plan (Page LU-69)
- g) Table LU-19 – remove all reference to Residential Incentive Overlay
- h) Table LU-20- update the land use data (acreage) for Multi-Family, Commercial Residential and General Commercial numbers
- Code Amendment CO-18-04 - An amendment to the Zoning Code removing Article 12 of Chapter V of Title 13 of the Costa Mesa Municipal Code, removing all references to the Residential Incentive Overlay Zone as adopted under the 2015-2035 Costa Mesa General Plan.

Environmental Determination: On June 21, 2016, the City Council certified a Final Program Environmental Impact Report (PEIR, State Clearinghouse #2015111053), adopted findings pursuant to CEQA, adopted a Statement of Overriding Considerations for air quality and greenhouse gas emissions impacts (both direct and cumulative), and adopted a Mitigation Monitoring and Reporting Program for the adoption of the 2015 - 2035 City of Costa Mesa General Plan. The proposed General Plan Amendment will result in the removal of an optional residential incentive overlay program from the General Plan, thus allowable land uses will revert back to those allowed by the underlying Neighborhood Commercial, General Commercial and Multi-Family Residential land use designations. The impacts of potential development under both the residential incentive overlays and the underlying General Plan land use designations were previously analyzed and considered as part of the General Plan and the certified PEIR, approved in 2015. Therefore, the subject General Plan Amendment was adequately described for the purposes of CEQA and is within the scope of the previously-approved PEIR (CEQA Guidelines Section 15168). No new impacts would result; therefore, no further environmental review is required (CEQA Guidelines Section 15162).

Recommended Action: As directed by City Council, staff recommends that the Planning Commission adopt a Resolution to:

1. Recommend that the City Council adopt General Plan Amendment GP-18-03 removing the Residential Incentive Overlay from the Land Use Element adopted with the 2015-2035 General Plan Update; and
2. Recommend that the City Council give first reading to an Ordinance approving Code Amendment CO-18-04 removing all references to the Residential Incentive Overlay District from Title 13, Chapter V, Article 12 of the Costa Mesa Municipal Code.

3. **[PLANNING APPLICATION 18-17 FOR A MARIJUANA MANUFACTURING AND DISTRIBUTION FACILITY \(PURE LABS, INC.\) AT 3505 CADILLAC AVENUE, UNIT M-103](#)**

Project Description: Planning Application 18-17 is a request for a Conditional Use Permit (CUP) for a marijuana manufacturing and distribution facility within a 2,025-square-foot tenant space in an existing industrial building. The facility will be operated

by Pure Labs, Inc. The proposed facility would include preparation, extraction, manufacturing, processing, packaging, storage, and distribution of cannabis products as well as ancillary offices. The facility will be staffed by at least 9 employees. The hours of operation are proposed to be from 9 AM to 5 PM, Monday through Friday. The facility will have security systems (card readers, security cameras, etc.) throughout the facility. No cultivation of marijuana or marijuana dispensary is permitted.

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.

Recommended Action: Staff recommends that the Planning Commission adopt a Resolution to:

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 18-17, subject to conditions of approval.

NEW BUSINESS:

1. [**POLICY DISCUSSION – MODIFICATIONS TO PROPERTIES WITH LEGAL NON-CONFORMING DEVELOPMENT**](#)

Recommended Action: Provide direction to Planning staff.

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 Meeting: Planning Commission regular meeting, September 10, 2018, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.

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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