



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – August 27, 2018
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.

PUBLIC HEARINGS:

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.

***ACTION**

Planning Commission continued Planning Application 17-11, a Master Plan for the Future Expansion of Vanguard University at 55 Fair Drive to the hearing of October 8, 2018 as requested by the applicant.

Approved, 4-0

Chair Andranian absent

- 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).

***ACTION**

Planning Commission adopted a Resolution to 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 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. The motion included a recommendation to initiate a process for updating the City's Newport Boulevard Specific Plan and creation of a South Harbor Boulevard Specific Plan.

Approved, 3-0

Commissioner Harlan abstained and Chair Andranian absent

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.

***ACTION**

Planning Commission adopted a Resolution to approve Planning Application PA-18-17, subject to conditions of approval with a new condition added by the Planning Commission as follows.

Condition of Approval No. 39: Any activities relating to the loading and unloading of cannabis products in or out of the facility shall be monitored by an armed security guard at all times until the distribution vehicle has left the premises.

Approved, 4-0

Chair Andranian absent

New Business:

- 1. POLICY DISCUSSION – MODIFICATIONS TO PROPERTIES WITH LEGAL NON-CONFORMING DEVELOPMENT**

***ACTION**

Planning Commission directed staff to adopt the proposed policies on nonconformities related to number of parking spaces on handwritten page four of the staff report and proposed policy for nonconformities related to a residential structure on handwritten page five of the staff report.

Motion Failed, 2-2

Commissioner Navarro Woods and Commissioner Zich voting no and Chair Andranian absent

Vice Chair de Arakal indicated that although there was not agreement on a specific motion, the discussion provided staff with feedback from the

individual Commissioners for consideration moving forward.