



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

**CONSENT CALENDAR:**

**1. MINUTES FOR THE MEETING OF AUGUST 27, 2018**

Approved, 5-0

**2. MINUTES FOR THE MEETING OF AUGUST 13, 2018**

Approved, 5-0

**3. RESOLUTION NO. PC-18-XX DESIGNATING THE COSTA MESA SENIOR CENTER AS THE TEMPORARY LOCATION FOR PLANNING COMMISSION MEETINGS DURING CONSTRUCTION OF THE CITY HALL FIRST FLOOR AND CITY COUNCIL CHAMBERS IMPROVEMENT PROJECT**

Planning Commission adopted a Resolution to approve designating the Costa Mesa Senior Center as the temporary location for Planning Commission meetings.

Approved, 5-0

**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 would establish 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 and the May 14, 2018 Planning Commission meetings. On June 25, 2018, the Planning Commission adopted the Initial Study/Mitigated Negative Declaration (IS/MND) for the Master Plan and approved Project B for the Student Center, and continued the remainder of the Master Plan to the August 27, 2018 meeting. At the request of the Applicant, the item was continued from the August 27, 2018 meeting to the October 8, 2018 meeting.

**Environmental Determination:** An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City in accordance with the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Planning Commission on June 25, 2018 and the Notice of Determination (NOD) was filed with the County and the State Office of Planning and Research in accordance with the CEQA Guidelines. No further action on the IS/MND is required.

**Planning Commission adopted a Resolution to approve Planning Application 17-11, subject to conditions of approval and mitigation measures with a modification to Condition of Approval No. 11.**

**Condition of Approval 11: The buildings in the Maintenance and Operations/Warehousing area shall be subject to the following:**

- a. Limited to one story with a maximum height of 18 feet for the office and shop buildings and 22 feet for the warehouse/storage building.
- b. Shall be setback a minimum of 15 feet from the rear property line.
- c. Setback areas between the Maintenance and Operations Building and residences will shall be planted with landscaping minimum 48-inch box trees to screen the buildings from the residences.
- d. No roof-mounted mechanical equipment (i.e., air conditioning units) will extend above the 18-foot and 22-foot height limits established and shall be screened from view of surrounding properties per existing Zoning Code requirements.

**Approved, 5-0**