



PLANNING COMMISSION AGENDA

April 13, 2020

City Council Chambers, 77 Fair Drive

*Pre-Meeting Agenda Review begins at **5:30 PM** in Conference Room 1A

Planning Commission Meeting begins at **6:00 PM

In order to minimize the spread of the COVID 19 virus Governor Newsom has issued Executive Orders that temporarily suspend requirements of the Brown Act. Please be advised that the Council Chambers are closed to the public and that some, or all, of the Costa Mesa Planning Commission Members may attend this meeting telephonically.

1. You are strongly encouraged to observe the Planning Commission meetings live on COSTA MESA TV (SPECTRUM CHANNEL 3 AND AT&T U-VERSE CHANNEL 99) AND ONLINE AT [youtube.com/costamesatv](https://www.youtube.com/costamesatv).
2. If you wish to make a comment on a specific agenda item, please submit your comment via email to PCPublicComments@costamesaca.gov. Comments will be accepted continuously during the meeting and will be read into the record up to the time limit of three minutes. Any portion of comment not read aloud due to time restrictions will still be included in the record.
3. In compliance with the Americans with Disabilities Act of 1990, 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.

The City of Costa Mesa thanks you in advance for taking all precautions to prevent spreading the COVID 19 virus.

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL: Chair: Byron de Arakal

Vice Chair: Jeffrey Harlan

Commissioners: Kedarious Colbert, Marc Perkins, Dianne Russell, Jenna Tourje, Jon Zich

ANNOUNCEMENTS AND PRESENTATIONS:

PUBLIC COMMENTS:

Members of the public desiring to comment during the Public Comments period on a matter not listed on the agenda please submit your comment via email at PCPublicComments@costamesaca.gov. Members of the public shall only address the Planning Commission one time at any given meeting for non-agenda items. Each comment will be read into the record up to the time limit of three minutes. Any portion of the comment not read aloud due to time restrictions will still be included in the record. This time may be extended for good cause by the Chair or by the majority vote of the Planning Commission.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

CONSENT CALENDAR:

All matters listed under the Consent Calendar are considered to be routine and will be acted upon in one motion. There will be no separate discussion of these items unless members of the Planning Commission, staff, or the public request specific items to be discussed and/or removed from the Consent Calendar for discussion. Members of the public desiring to comment on a Consent Calendar item please submit your comment via email at PCPublicComments@costamesaca.gov prior to the start of the Consent Calendar period. Please include the Consent Calendar item number to be addressed. Each comment will be read into the record up to the time limit of three minutes. Any portion of the comment not read aloud due to time restrictions will still be included in the record. Items removed from the Consent Calendar will be discussed and voted upon immediately following Planning Commission action on the remainder of the Consent Calendar.

CONSENT CALENDAR:

1. [MINUTES FOR THE MEETING OF DECEMBER 9, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on December 9, 2019.

2. [MINUTES FOR THE SPECIAL CLOSED SESSION MEETING OF DECEMBER 9, 2019](#)

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Recommended Action: Approve the minutes of a special closed session meeting of the Planning Commission held on December 9, 2019.

3. [MINUTES FOR THE MEETING OF NOVEMBER 25, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on November 25, 2019.

4. [MINUTES FOR THE SPECIAL MEETING OF NOVEMBER 14, 2019](#)

Recommended Action: Approve the minutes of a special meeting of the Planning Commission held on November 14, 2019.

5. [MINUTES FOR THE MEETING OF OCTOBER 14, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on October 14, 2019.

6. [MINUTES FOR THE MEETING OF SEPTEMBER 23, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on September 23, 2019.

7. [MINUTES FOR THE MEETING OF SEPTEMBER 9, 2019](#)

Recommended Action: Approve the minutes of a meeting of the Planning Commission held on September 9, 2019.

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. [DRAFT ENVIRONMENTAL IMPACT REPORT \(DEIR\), GENERAL PLAN AMENDMENT GP-20-01, REZONE R-20-01, SPECIFIC PLAN SP-20-01, MASTER PLAN PA-19-19, TENTATIVE TRACT MAP T-19-01, AND DEVELOPMENT AGREEMENT DA-20-02 FOR DEVELOPMENT OF A MIXED-USE PROJECT \(ONE METRO WEST\) LOCATED AT 1683 SUNFLOWER AVENUE](#)

Project Description: The subject application is a request to allow for the One Metro West project, proposed at 1683 Sunflower Avenue on a 15.23-acre property. The project is proposed to include up to 1,057 residential dwelling units (anticipated to be rental units with a minimum of 105 affordable units), 25,000 square feet of commercial office, 6,000 square feet of specialty retail, and 1.5-acres of open space. The project would also include off-site improvements to Sunflower Avenue and a bicycle trail connection to the

existing Santa Ana River Trail. All existing buildings, structures, parking areas, drive aisles, and hardscape/landscape improvements are proposed to be demolished. The proposed project requires City approval of: Draft Environmental Impact Report (State Clearinghouse (SCH) No. 2019050014), General Plan Amendment (GP-20-01), Zone Change (R-20-01), Specific Plan (SP-20-01), Master Plan (PA-19-19), Tentative Tract Map (T-19-01), and Development Agreement (DA-20-02). The proposed General Plan Amendment would change the General Plan land use designation of the site from Industrial Park to High Density Residential and establish a site-specific density of 80 dwelling units per acre. The proposed Rezone would change the site's zoning designation from Industrial Park (MP) to Planned Development Residential – High Density (PDR-HD). The proposed project includes the establishment of a Specific Plan which identifies site-specific development standards and design guidelines for the project site. A Master Plan is also proposed which includes plans and details on architecture and site design, landscaping and off-site improvements for the project site. The proposed Tentative Tract Map would subdivide the property for condominium purposes. The proposed Development Agreement defines the terms, conditions and specific requirements for development of the site between the project applicant and the City.

Environmental Determination: A Draft Environmental Impact Report (DEIR, SCH No. 2019050014) was prepared for the project in accordance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15073, the Draft EIR was made available for public review from February 7, 2020 through March 23, 2020. The City extended the public review period through March 30, 2020 due to circumstances surrounding COVID-19.

Recommended Action: Staff recommends that the Planning Commission:

1. Conduct a public hearing including receiving presentations from staff and the applicant and taking public comments; and
2. Continue the item to the next regular Planning Commission meeting scheduled for April 27, 2020.

[Click here for public correspondence received on this item](#)

2. PLANNING APPLICATION 19-29 FOR A MARIJUANA MANUFACTURING FACILITY (COMPLEX PLUS) AT 3505 CADILLAC AVENUE, UNIT O-106

Project Description: Planning Application 19-29 is a request for a Conditional Use Permit for a marijuana manufacturing facility within a 4,480-square-foot tenant space in an existing industrial building. The facility would be operated by Complex Plus. The proposed facility would manufacture cannabis products utilizing butane extraction; no distribution of cannabis would occur at this facility. The facility would 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) per CEQA Guidelines Section 15301 (Class 1), Existing Facilities; and
2. Approve Planning Application 19-29, subject to conditions of approval.

[Click here for public correspondence received on this item](#)

3. [**ZONING APPLICATION 19-68 FOR A PLANNED SIGNING PROGRAM AND DEVELOPMENT AGREEMENT 20-01 FOR TRIANGLE SQUARE \(1870 HARBOR BOULEVARD AND 1875 NEWPORT BOULEVARD\)**](#)

Project Description: Zoning Application 19-68 is a request for a Planned Signing Program for Triangle Square to establish a new sign concept for the shopping center including electronic signs to be used for on- and off-site advertising. The project also includes a Development Agreement (DA-20-01) to be adopted by Ordinance in conjunction with the proposed Planned Signing Program.

Environmental Determination: The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15311 (Class 11), Accessory Structures.

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

1. Find that the project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15311 (Class 11), Accessory Structures; and
2. Give first reading to Ordinance 2020-xx to approve Development Agreement 20-01 that incorporates the Planned Signing Program of Zoning Application 19-68, subject to conditions of approval.

[Click here for public correspondence received on this item](#)

DEPARTMENTAL REPORTS:

1. **Public Services Report**
2. **Development Services Report**

CITY ATTORNEY'S OFFICE REPORT:

1. City Attorney

ADJOURNMENT

Next Meeting: Planning Commission regular meeting, April 27, 2020, 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 PM in the Council Chambers at City Hall, 77 Fair Drive.

The Planning Commission and staff hold an Agenda Review Study Session at 5:30 PM, prior to the regular meeting, in Conference Room 1A.

PUBLIC COMMENTS – MATTERS LISTED ON THE AGENDA:

1. Members of the public desiring to comment on a specific agenda item, please submit your comment via email at PCPublicComments@costamesaca.gov. Each comment will be read into the record up to the time limit of three minutes. Any portion of the comment not read aloud due to time restrictions will still be included in the record.
2. In accordance with City Council Policy 000-11, and among other requirements, any pictures, PowerPoints, and videos 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. Please email PCPublicComments@costamesaca.gov **NO LATER THAN 12:00 NOON.**

AGENDA REPORTS:

Reports may be obtained on the City's website at www.costamesaca.gov.

Note regarding agenda-related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packet (GC §54957.5):

Any related documents provided to a majority of the Planning Commission after distribution of the Planning Commission agenda packets will be made available to the public on the City's website at www.costamesaca.gov.

Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information.

APPEAL PROCEDURE:

Unless otherwise indicated, the decision of the Planning Commission is final at 5:00 PM, seven (7) days following the action, unless an affected party files an appeal to the City Council, or a member of City Council requests a review of the action. Applications for appeals are available through the City Clerk's office; please call 714.754.5225 for additional information.

CONTACT US:

77 Fair Drive, Costa Mesa, CA 92626

Planning Division 714.754.5245

Fax 714.754.4913

PCPublicComments@costamesaca.gov

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