



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – April 13, 2020
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 DECEMBER 9, 2019**

Approved, 6-0

Commissioner Tourje abstained
2. **MINUTES FOR THE SPECIAL CLOSED SESSION MEETING OF DECEMBER 9, 2019**

Approved, 6-0

Commissioner Tourje abstained
3. **MINUTES FOR THE MEETING OF NOVEMBER 25, 2019**

Approved, 7-0
4. **MINUTES FOR THE SPECIAL MEETING OF NOVEMBER 14, 2019**

Approved, 6-0

Commissioner Perkins abstained
5. **MINUTES FOR THE MEETING OF OCTOBER 14, 2019**

Approved, 5-0

Commissioner Perkins and Commissioner Tourje abstained

6. MINUTES FOR THE MEETING OF SEPTEMBER 23, 2019

Approved, 4-0

Chair de Arakal, Commissioner Perkins, and Commissioner Russell abstained

7. MINUTES FOR THE MEETING OF SEPTEMBER 9, 2019

Approved, 6-0

Commissioner Perkins abstained

PUBLIC HEARINGS:

- 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.

Planning Commission held a public hearing and received public comments, kept the public hearing open, and continued the public hearing on this item until the Planning Commission meeting of April 27, 2020.

Approved, 7-0

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.

Planning Commission adopted a Resolution to approve Planning Application 19-29, subject to conditions of approval.

Approved, 7-0

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.

Planning Commission continued Public Hearing Item No. 3 without discussion to a date uncertain and asked staff to agendaize the item for the week of May 25, 2020.

Approved, 4-3

Chair de Arakal, Commissioner Colbert, and Commissioner Zich voting no

Next Meeting: Planning Commission regular meeting, April 27, 2020, 6 PM, City of Costa Mesa Council Chambers, 77 Fair Drive, Costa Mesa, California.