



PLANNING COMMISSION **AMENDED** AGENDA

May 11, 2020

City Hall 77 Fair Drive, Costa Mesa

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 which allows Planning Commission Members to attend Planning Commission meetings telephonically. Given the health risks associated with COVID-19, the City Council Chambers will be closed to the public until further notice.

If you would like to participate in this meeting, you can participate via the following options:

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. Zoom Webinar – May 11, 2020 **6:00 PM**

Please click the link below to join the webinar:

<https://zoom.us/j/94649515563?pwd=ZDVVWEJNcm84a3gzRDdmaHVDRk14dz09>

Or sign into Zoom.com and “Join a Meeting”

Webinar ID: 946 4951 5563 / Password: 410176

Members of the public will be placed in a “waiting room”. When the time for public comment is introduced for the item on which you wish to speak, use the “raise hand” icon and wait to be recognized.

Participate via telephone: US: +1 669 900 6833

Webinar ID: 946 4951 5563 / Password: 410176

When the time for public comment is introduced for the item on which you wish to speak, Press *9 and wait to be recognized.

3. Submit your comment via email to PCPublicComments@costamesaca.gov. Comments will be accepted continuously during the meeting until the public hearing is closed 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.
4. Members of the public may also leave a comment via voice message up to three minutes by calling 714.754.5327, prior to 5:00 PM on the day of the meeting. Please identify which agenda item you are speaking on. Comments will be transcribed and read into the record up to the time limit of three minutes.
5. Hardcopy comment letters may be submitted in person to the City Clerk's Office at City Hall Monday through Thursday 8 AM to 5 PM. Please call the City Clerk's Office at 714. 754.5225 to make arrangements.
6. 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.

**MONDAY, MAY 11, 2020
CITY HALL, 77 FAIR DRIVE, COSTA MESA
REGULAR MEETING – 6:00 PM**

BYRON DE ARAKAL
Chair

JEFFREY HARLAN
Vice Chair

KEDARIOUS COLBERT
Planning Commissioner

DIANNE RUSSELL
Planning Commissioner

MARC PERKINS
Planning Commissioner

JON ZICH
Planning Commissioner

JENNA TOURJE
Planning Commissioner

BARRY CURTIS
Director of Economic and Development
Services

TARQUIN PREZIOSI
Assistant City Attorney

CALL TO ORDER

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

ANNOUNCEMENTS AND PRESENTATIONS

PUBLIC COMMENTS

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

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1. [ENVIRONMENTAL IMPACT REPORT \(EIR\), 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: an 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 allow for a site-specific density of 80 dwelling units per acre. The proposed Zone Change 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 with site-specific development standards and design guidelines and a Master Plan including plans and details on architecture and site design, landscaping and off-site improvements. The proposed Tentative Tract Map would subdivide the property, including establishing the right to a future airspace subdivision 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. The Planning Commission held the first public hearing on the project on April 13, 2020 and continued the item to the next regular meeting scheduled for April 27, 2020. The April 27, 2020 Planning Commission meeting was cancelled. For additional information, please visit <https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/one-metro-west>.

Environmental Determination: An Environmental Impact Report (EIR, SCH No. 2019050014) was prepared for the project in accordance with the California Environmental Quality Act (CEQA) Guidelines. Pursuant to CEQA Guidelines Section 15073, the Draft EIR was made available for a public review period 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. The Planning Commission will consider the Final EIR including the response to comments at the public hearing. Project information is posted online at <https://www.costamesaca.gov/city-hall/city-departments/development-services/planning/one-metro-west>.

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Recommended Action: Staff recommends that the Planning Commission conduct a public hearing and recommend as follows.

- Adopt a Resolution recommending that the City Council certify the Final Environmental Impact Report (SCH No. 2019050014) for the proposed project and adopt Findings and a Statement of Overriding Considerations;
- Adopt a Resolution recommending that the City Council approve the project subject to the requirements of Measure Y, including:
 - **General Plan Amendment GP-20-01:** to amend the General Plan Land Use Element including changing the General Plan land use designation of the project site from Industrial Park to High Density Residential;
 - **Rezone R-20-01:** Give first reading to an Ordinance approving Rezone R-20-01 to rezone the project site from Industrial Park (MP) to Planned Development Residential – High Density (PDR-HD);
 - **Specific Plan SP-20-01:** Give first reading to an Ordinance approving the Specific Plan to establish site-specific zoning regulations including development standards and design guidelines for the project site;
 - **Master Plan PA-19-19:** Approve the Master Plan for development of the project;
 - **Tentative Tract Map T-19-01:** Approve Tentative Tract Map No. 19105 to subdivide the property including establishing the right to a future airspace subdivision for condominium purposes; and
 - **Development Agreement DA-20-02:** Give first reading to an Ordinance approving Development Agreement DA-20-02 between the City and the applicant.
- [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 special meeting, May 27, 2020, 6 PM, City Hall, 77 Fair Drive, Costa Mesa, California

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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.

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 or as otherwise described on Pages 1 and 2 of this agenda.
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 <https://www.costamesaca.gov/city-hall/commissions-and-committees/planning-commission/agendas-videos-minutes/2020-agendas-and-minutes>

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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