



**CITY OF COSTA MESA
PLANNING COMMISSION MEETING
Monday – May 11, 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.

PUBLIC HEARINGS:

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>.

Planning Commission adopted a Resolution recommending that the City Council adopt findings pursuant to the California Environmental Quality Act, adopt a Statement of Overriding Considerations, certify the Final Environmental Impact Report (SCH No. 2019050014), and adopt a Mitigation Monitoring and Reporting Program.

Approved, 7-0

Planning Commission adopted a Resolution recommending that the City Council certify the Final Environmental Impact Report (SCH No. 2019050014), adopt General Plan Amendment 20-01, give first reading to an Ordinance to rezone the project site (R-20-01), give first reading to an Ordinance to adopt Specific Plan 20-01, approve Master Plan PA-19-19, approve Tentative Tract Map No. 19015 (T-19-01), and give first reading to an Ordinance to approve Development Agreement 20-02, subject to conditions of approval and the requirements of Measure Y with a modification to Condition of Approval No. 9

Condition of Approval No. 9: The final design of the public art display on Building A's parking structure façade along the I-405 Freeway, which shall incorporate vertical landscaping, shall be subject to City review and final approval by the Planning Commission. The Cultural Arts Committee (CAC) shall may first review the proposed freeway façade design and make a recommendation to the Planning Commission. No public art display visible along the I-405 Freeway shall be installed without prior review by and

approval from the City Planning Commission.

Approved, 6-1

Commissioner Zich voting no

Next Meeting: Planning Commission special meeting, May 27, 2020, 6 PM, City Hall, 77 Fair Drive, Costa Mesa, California