

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

May 11, 2020

CALL TO ORDER

The Chair called the Zoom webinar meeting to order at 6 PM and read a brief statement into the record regarding COVID 19 and how the public can participate in the meeting.

PLEDGE OF ALLEGIANCE TO THE FLAG

Chair de Arakal led the Pledge of Allegiance.

ROLL CALL

Present via Zoom: Chair Byron de Arakal, Vice Chair Jeffrey Harlan, Commissioner Kedarious Colbert, Commissioner Marc Perkins, Commissioner Dianne Russell, Commissioner Jenna Tourje, Commissioner Jon Zich

Absent: None

Officials Present via Zoom webinar: Director of Economic and Development Services Barry Curtis, Assistant Director of Development Services Jennifer Le, Assistant City Attorney Tarquin Preziosi, Police Chief Bryan Glass, Fire Marshal Jon Neal, Interim City Engineer Bart Mejia, Transportation Services Manager Jennifer Rosales, Principal Planner Minoo Ashabi, Associate Planner Nancy Huynh, City Clerk Brenda Green, Deputy City Clerk Stacy Bennett, and Recording Secretary Julie Colgan

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Caller one stated her concerns about the signage proposed at The Triangle.

Caller two spoke about not allowing items to be heard if public records cannot be provided in adequate time during COVID and stated concerns with a meeting where applicants were allowed in Chambers but residents were not.

COMMISSIONER COMMENTS AND SUGGESTIONS:

Commissioner Perkins thanked City staff for all their hard work with setting up tonight's zoom webinar meeting; talked about the ways the public can participate in the meeting; and acknowledged the hardship everyone is going through right now.

Commissioner Tourje thanked staff for their hard work with setting up tonight's zoom webinar meeting and spoke on how the City is working together to get through COVID.
Commissioner Zich spoke on the COVID situation and thanked staff for the additional work they are taking on during COVID.

Commissioner Russell thanked staff for their work with getting tonight's meeting set up and reminding everyone to shop/eat locally once shops are open and to thank the essential workers.

Chair de Arakal thanked City staff for all their hard work and spoke on the COVID situation.

CONSENT CALENDAR:

None.

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>.

Seven ex-parte communications to report: Commissioner Zich met with the applicant a couple of months ago and since the last meeting he received an email and possibly a text but has not had any further conversation; Commissioner Tourje met with the applicant a few months ago and then again in the last two months and received a phone call; Commissioner Colbert met with the applicant a few months ago and has communicated with him via email and text since the last meeting; Commissioner Perkins met with the applicant previously and received an email recently from him; Commissioner Russell met with the applicant a couple of times before the last meeting and exchanged some emails with him since the last meeting; Vice Chair Harlan had conversations with the applicant since the last meeting; and Chair de Arakal did not have any new conversations/communications to report since the last meeting.

Nancy Huynh, Associate Planner, presented the staff report.

City Consultants present via Zoom webinar: Kristen Bogue, Project Manager with Michael Baker International and Eddie Torres, Principal-in-charge with Michael Baker International.

Discussion with Commission and staff ensued on: whether the transportation mitigation measures were reduced; whether VMT will be used to evaluate the pedestrian and bikeway improvement projects nearest transit lines to the property; does project add unexpected population growth; waste management program to encourage recycling; job housing ratio; whether the site is underutilized; disclosure will be provided to the tenants about the adjacent commercial/industrial uses; net loss of this land to the industrial community; quantifying the City's industrial acreage; other projects in the City that have similar rezones; increased demand for additional services in the City as a result of the project RHNA allocation; the project's affordable housing; that the project will be constructed in one phase; retail signage will be a separate approval process; tentative tract map gives the ability for the property owner to subdivide and resell the units as condominium units; sunset year for the affordable housing units; the parking ratio provided in the Master Plan and the Specific Plan; Measure Y's applicability to this project; the use of balconies in the open space calculation; residential traffic from the project will not significantly change the level of service for the Harbor Boulevard and Gisler Avenue intersection; daily vehicle trips; whether the project affects the surrounding scenic quality; would the project help the City's job housing balance; fiscal analysis;- what rent discount will be given to very low income household; the additional cost to City departments in the applicant's Fiscal Analysis report; the applicant and City's consultant numbers on the project's benefits to the City and which is more accurate; why the development agreement is for twenty years; Condition of Approval No. 48 includes a notice to tenants about surrounding industrial uses; what the goal of an environmental impact report is; how much information is required in the project's description of an EIR; public art plan submittal timeline; if the developer did not agree to something that the City asked for in the Development Agreement; difference of a private view versus a public scenic view; and how general plan conformity is determined.

PUBLIC COMMENT

The Chair stated that this is a continuation of the public hearing from April 13, 2020.

Brent Stoll, Rose Equities, presented a slideshow on the proposed project.

Discussion ensued with Mr. Stoll regarding Measure Y.

The Chair opened public comments.

Caller 1, a Costa Mesa resident (Mesa Verde) spoke in opposition to the project.

Caller 2, Peggy Partnoff, Costa Mesa resident, spoke in opposition to the project.

Caller 3, Jay Humphrey, Costa Mesa resident, spoke on how this project would create more rentals versus owner occupied housing and that it is contrary to the many of the goals of the City's general plan; those goals should be changed if we want to make the City a rental City; stated concerns about there being no verbiage prohibiting lighted signs for the billboard on Building A; and spoke on Measure Y.

Caller 4, Rich Gomez, representative of Southwest Regional Council of Carpenters, spoke in opposition to the project.

Caller 5, Costa Mesa resident (Mesa Verde North) spoke in support of the project.

Caller 6, Elizabeth Hansburg, People for Housing Executive Director, spoke in support of the project.

Caller 7, Caches Rutherford, Costa Mesa resident, spoke in support of the project.

Caller 8, Ian Stevenson, Costa Mesa resident, spoke in support of the project.

Caller 9, Ben Chapman, Costa Mesa resident, spoke on the affordability of the units and to postpone this item until COVID-19 is under control.

Caller 10 spoke in opposition to the project.

The Commission took a break at 9:10 PM.

The Commission reconvened at 9:20 PM.

Caller 11 stated concerns with the park area; Mr. Stoll's response on following the City's Measure Y law; and the project moving forward during COVID. She also spoke in opposition to the project.

Ms. Green, Ms. Bennett, and Ms. Colgan read the following comments into the record:

Athena Balistreri, Costa Mesa resident, wrote in support of the project.

Ross Bourne, Costa Mesa resident (Mesa Verde), wrote in support of the project.

Candice Leutzinger wrote in support of the project.

Flo Martin wrote in support of the project.

Jodi Pedri stated concerns with project impacts to traffic on Harbor Boulevard.

Tracy Valencia, Costa Mesa resident, wrote in support of the project.

Ralph Toboada, Costa Mesa resident, wrote in support of the project.

Arturo Manas, Costa Mesa resident, wrote in support of the project.

Jan Harmon, wrote in opposition to the project.

Daniel Tyner wrote in support of the project.

Bob and Marilyn Wright, Costa Mesa residents, wrote in opposition to the project.

Kevin O'Grady wrote in support of the project.

Laura Foote, Yimby Action, wrote in support of the project.

Robert Grayeli wrote in support of the project.

Rachel Perry wrote in support of the project.

Geoff West, Costa Mesa resident, wrote in support of the project.

George Attalla, Costa Mesa resident, wrote in support of the project.

Nella Webster wrote in support of the project.

Russell Yardwood wrote in support of the project.

Neal Burns, Costa Mesa resident, wrote in support of the project.

John Simhachalam, Costa Mesa resident, wrote in support of the project.

Lauren O'Grady wrote in support of the project.

David Silva, Costa Mesa resident, wrote in opposition to the project.

Alyssa Thesing wrote in opposition to the project.

Terry Wall provided comments on the draft EIR and concerns with the project.

Rus Purcell wrote in opposition to the project.

Bill Partnoff wrote in opposition to the project.

Joel Templeton, Costa Mesa resident, wrote in support of the project.

John Mestas, Costa Mesa resident, wrote in support of the project.

Mary Cappellini wrote in support of the project.

Kathy Esfahani wrote in support of the project.

Laura Yourex wrote in opposition to the project.

Walker Wood wrote in support of the project.

Eric Mear wrote in support of the project.

Steve and Maria Dzida, Costa Mesa resident, wrote in support of the project.

Patty Uchytel, Costa Mesa resident, wrote in support of the project.

Charles Purcell, Costa Mesa resident, wrote in opposition to the project.

Russell Toler wrote in support of the project.

Naveed from the Cheese Shop at South Coast Collective wrote in support of the project.

Lance Huante, Costa Mesa resident, wrote in support of the project.

Aaron Ludwig, Costa Mesa resident, wrote in support of the project.

Laurel Golden, Costa Mesa resident, wrote in opposition to the project.

Leigh White, Costa Mesa resident, wrote in support of the project.

Michael Lingle, Costa Mesa resident, wrote in support of the project.

Jason Thesing, Costa Mesa resident, wrote in opposition to the project.

Russell Rowlands, Costa Mesa resident, wrote in support of the project.

Michelle Mullen, Costa Mesa resident, wrote in support of the project.

Jonathan Hastanan, SteelWave, wrote in support of the project.

Betsy Forbath, Costa Mesa resident, wrote in support of the project.

Christian Moreno, Costa Mesa resident, wrote in opposition to the project.

Mitchell Tsai, Attorney at law on behalf of Southwest Regional Council of Carpenters, submitted comments on the final EIR for the project.

Shawn McBride wrote in support of the project.

Cecily Burke wrote in support of the project.

Ms. Green read the following four voicemails into the record.
First voicemail spoke in opposition to the project.

Second voicemail from Monique Lo spoke in opposition to the project.

Third voicemail from Ken Rhea spoke in opposition to the project.

Fourth voicemail from Debra Marceller spoke in support of the project.

The Chair closed public comment.

Discussion with Commission and the applicant ensued on what recycle and waste prevention program will the project promote; the welcoming package will include information about the surrounding uses; date for Airport Land Use Commission public hearing; why the parking requirements increased to 1.75; whether Rose Equities has ever done a condo conversion for one of their market rate rental projects; how old is Rose Equities; affordable units in Rose Equities complexes; renewal of affordable housing units after forty years; market value of the one hundred and six affordable units; development agreement (Harlan); concerns with design of the parking structure façade facing the freeway and have it come back to the Planning Commission for final approval.

Discussion with Commission and staff ensued on future plans of the City's housing policy that will address affordable housing; that the existing variance runs with the land and what future development could be built if this proposed project does not move forward; what would happen with the affordable units if the property is converted to condominium ownership; 1.3 parking standard ratio is set by the Specific Plan; Master Plan calls for 1.75 provided parking; underground utilities on Sunflower Avenue up to Hyland Avenue; whether using the traffic impact fees to further plan the active transportation infrastructure or bikeway infrastructure beyond what is being proposed for the project is being considered; date for when the project was deemed complete; ability by law to require that the owner of the property live in the property; a clarification that undergrounding utilities in front of SOCO is still being negotiated; and that there will be nine million dollars in public benefit.

The Chair closed the public hearing.

MOVED/SECOND: de Arakal/Harlan

MOTION: Move staff's recommendation.

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Colbert, Perkins, Russell, Tourje, and Zich.

Nays: None

Absent: None

Motion carried: 7-0

ACTION: Adopt a Resolution recommending that the City Council certify the Final Environmental Impact Report (SCH No. 2019050014) for the proposed project and adopt CEQA Findings and a Statement of Overriding Considerations.

RESOLUTION PC-2020-12 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THE CITY COUNCIL OF THE CITY OF COSTA MESA 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 FOR THE ONE METRO WEST PROJECT LOCATED AT 1683 SUNFLOWER AVENUE

Chair de Arakal, Vice Chair Harlan, Commissioner Perkins, Commissioner Colbert, and Commissioner Zich provided comments on the project.

MOVED/SECOND: de Arakal/ Perkins

MOTION: Move staff's recommendation with the following addition: the final design review for the parking structure in the Master Plan shall be required for the aesthetic treatment of the south elevation of the parking structure adjacent to the I-405 Freeway and shall be subject to review and approval by the Planning Commission including the inclusion of vertical landscaping treatments in addition to the public art component.

The motion carried by the following roll call vote:

Ayes: de Arakal, Harlan, Colbert, Perkins, Russell, Tourje

Nays: Zich

Absent: None

Motion carried: 6-1

Discussion ensued on the process and timeline for the addition to the Chair's motion and whether the Baker Block project had a similar approval process.

ACTION: 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 with the following revised condition:
 - 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 review and final approval by the Planning Commission. The Cultural Arts Committee (CAC) 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 Planning Commission.
- **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.

RESOLUTION PC-2020-13 – A RESOLUTION OF THE PLANNING COMMISSION OF CITY OF COSTA MESA RECOMMENDING APPROVAL TO THE CITY COUNCIL OF ENVIRONMENTAL IMPACT REPORT (SCH NO. 2019050014), GENERAL PLAN AMENDMENT 20-01, MASTER PLAN PA-19-19, TENTATIVE TRACT MAP NO. 19015 FOR DEVELOPMENT OF A MIXED-USE DEVELOPMENT (ONE METRO WEST) LOCATED AT 1683 SUNFLOWER AVENUE

The Chair explained that there is no appeal process since these items are recommendations to City Council.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Development Services Report – Mr. Curtis reported that the Triangle sign project has been delayed until July.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT AT 11:50 PM

Submitted by:



JENNIFER LE, SECRETARY
COSTA MESA PLANNING COMMISSION