



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 7, 2006

ITEM NUMBER:

**SUBJECT: ZA-05-77 MASTER PLAN AMENDMENT FOR PACIFIC MEDICAL PLAZA
1640 NEWPORT BOULEVARD**

DATE: JANUARY 19, 2006

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, AICP, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT (714) 754-5604

RECOMMENDATION:

By adoption of the attached resolution, approve the applicant's request for relief from certain mitigation measures and a condition of approval related to the parking structure for the Pacific Medical Plaza located at 1640 Newport Boulevard.

BACKGROUND:

On a 5-0 vote, City Council approved the ZA-05-77 for 1640 Newport Boulevard on January 17, 2006. However, since the master plan amendment included modification to the project's mitigation measures, it is necessary for Council to adopt the attached resolution, which reflects Council's action on January 17, 2006.

KIMBERLY BRANDT, AICP
Principal Planner

DONALD D. LAMM, AICP
Deputy City-Mgr. – Dev. Svs. Director

DISTRIBUTION: City Manager
City Attorney
Public Services Director
City Clerk (2)
Staff (4)
File (2)

Joseph G. Brown
19700 Fairchild Road Suite 100
Irvine CA 92612

Peter Buffa
2824 Nevis Circle
Costa Mesa CA 92626

ATTACHMENT: 1 Resolution

RESOLUTION NO. 06-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING ZONING APPLICATION ZA-05-77 FOR THE PACIFIC MEDICAL PLAZA FINAL MASTER PLAN LOCATED AT 1640 NEWPORT BOULEVARD.

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Peter Buffa, on behalf of Joseph G. Brown, property owner, with respect to the real property located at 1640 Newport Boulevard, requesting relief from certain mitigation measures and a condition of approval related to the parking structure for the Pacific Medical Plaza final master plan located at 1640 Newport Boulevard.

WHEREAS, the City Council certified Final Environmental Impact Report (EIR) No. 1051 (State Clearinghouse Number 2003071089) as complete and adequate in that it addresses all environmental effects on the project and fully complied with the requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines and adopted the final master plan (PA-02-36) on October 18, 2004, by separate resolutions.

WHEREAS, the Zoning Administrator has approved two subsequent amendments to the final master plan (ZA-05-17 and ZA-05-61) that included a reduction in the number of levels for the parking structure on its easterly elevation that faces Orange Avenue.

WHEREAS, a duly noticed public hearing was held by the City Council on January 17, 2006.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COSTA MESA that, based on the evidence in the record and the findings contained in Exhibit "A", subject to the conditions of approval in Exhibit "B", the City Council hereby approves Zoning Application ZA-05-77.

BE IT FURTHER RESOLVED that the City Council does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for ZA-05-77 and upon the applicant's compliance with each

of the conditions of approval in Exhibit "B". Any approval granted by this resolution shall be subject to review, modification, or revocation if there is a material change that occurs or if the applicant fails to comply with any of the conditions of approval.

PASSED AND ADOPTED this 7th day of February 2006.

Mayor, City of Costa Mesa

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF COSTA MESA)

I, Julie Folcik, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above and foregoing Resolution No. ___ was duly and regularly passed and adopted by said City Council at a regular meeting thereof held on the ___ day of _____, 2006.

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2006.

City Clerk and ex-officio Clerk of the City Council of
the City of Costa Mesa

EXHIBIT "A"

FINDINGS

1. The information presented does substantially comply with the Costa Mesa Municipal Code. The proposed project does comply with Section 13-29(g)(5)(a) of the Costa Mesa Municipal Code in that granting relief from a condition of approval and Final EIR mitigation measures regarding the parking structure design and lighting does meet the broader goals of the 2000 General Plan, and the zoning regulations for the Planned Development Commercial zoning district for exhibiting excellence in design, site planning, integration of uses and structures and protection of the integrity of neighboring residential and commercial development.
2. The proposed project does comply with Costa Mesa Municipal Code Section 13-29(e) because: (1) the proposed parking structure design and its lighting and landscaping are compatible and harmonious with the residential uses to the east of the project site; (2) the proposed parking structure design and its lighting and landscaping are safe and compatible with the surrounding uses; (3) the proposed parking structure design and its lighting and landscaping comply with any performance standards as prescribed elsewhere in this Zoning Code; and (4) the proposed parking structure design and its lighting and landscaping are consistent with the 2000 General Plan.
3. The proposed project will not result in significant environmental impacts because the proposed landscaping, lighting, and reduced number of levels of parking levels adjacent to Orange Avenue adequately mitigate any potential lighting and aesthetic impacts to the residential neighborhood located to the east as previously identified in Final EIR #1051.
4. The remaining mitigation measures from Final EIR No. 1051 are still applicable to the master plan project. If any of the mitigation measures are removed, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) is within the responsibility and jurisdiction of another public agency, and/or that specific economic, social or other considerations make the mitigation measure(s) infeasible.

EXHIBIT "B"

CONDITIONS OF APPROVAL

PIng.

1. With the exception of the conditions of approval removed or modified as part of this master plan amendment, the remaining conditions of approval for PA-02-36/ZA-05-17/ZA-05-61 are still applicable to the master plan.
2. With the exception of the mitigation measures removed or modified as part of this master plan amendment, the remaining mitigation measures from EIR No. 1051 adopted for PA-02-36 are applicable to the master plan and are on file in the City of Costa Mesa Planning Division. If any of the mitigation measures are removed or modified, the City Council must make a finding that the project will not result in significant environmental impacts, that the condition(s) is within the responsibility and jurisdiction of another public agency, and/or that specific economic, social or other considerations make the mitigation measure(s) infeasible.
3. Any light standards on the parking structure that extend above the height of its parapet wall shall be:
 - a. Limited to no more than 14 feet in height;
 - b. Painted a color that blends with the overall background;
 - c. Designed with light fixtures that are directed westward, away from Orange Avenue.
 - d. Wired in such a manner that allows the illumination of each light standard to be reduced to 50% or less.
4. This Master Plan amendment shall not become effective until such time the applicant submits a written acknowledgement and intent to comply with these conditions of approval and Final Environmental Impact Report Number 1051 mitigation measures.
5. The landscaping along Orange Avenue shall include two rows of Long-leafed Yellowwood (*Podocarpus henkelii*) in the number and location depicted in Exhibit 3 of the ZA-05-77 staff report, and the landscaping shall be maintained in a healthy condition pursuant to the provisions of the Costa Mesa Municipal Code.