

RESOLUTION NO. 11-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA ADOPTING GENERAL PLAN AMENDMENT GP-11-02 AND NORTH COSTA MESA SPECIFIC PLAN AMENDMENT SP-11-01 FOR SAKIOKA LOT 2 AT 14850 SUNFLOWER AVENUE.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, the Planning Commission of the City of Costa Mesa adopted the North Costa Mesa Specific Plan by Resolution No. 94-67 in July 1994;

WHEREAS, the North Costa Mesa Specific Plan provides additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, by its very nature, the North Costa Mesa Specific Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, General Plan Amendment GP-11-02 and North Costa Mesa Specific Plan Amendment SP-11-01 relate to textual changes to the General Plan Land Use Element and North Costa Mesa Specific Plan for Sakioka Lot 2 at 14850 Sunflower Avenue to allow development flexibility without changing trip budgets;

WHEREAS, General Plan Amendment GP-11-02 is reflective of the North Costa Mesa Specific Plan, as amended by SP-11-01. These amendments involve land use discussions, maximum allowable floor area ratios, maximum allowable building square footages, development standards, and maximum allowable residential densities as identified in the amended pages of the General Plan (Exhibit "A") and Specific Plan (Exhibit "B") and the table summary of the proposed amendments below:

Table 1 – Proposed Amendments

Existing Maximum Development Limits	Proposed Amendments
Trip Budget (1,062 AM / 1,406 PM)	** NO CHANGE **
863,000 sq.ft. FAR	Establish 1.0 FAR limit to provide flexibility, while using trip budgets to limit development intensity.
.50 FAR for retail / 0.60 FAR for office	Remove FAR limits for mixed-use development and allow the retail/office mix to be driven by market forces.
20 dwelling units per acre for residential (includes affordable housing / density bonus)	Establish maximum 28 dwelling units per acre for residential component of a mixed-use development; No changes to the existing provisions for affordable housing / density bonus projects within independent residential communities

WHEREAS, amendments to the General Plan Land Use Element and North Costa Mesa Specific Plan are required to reflect increased development flexibility for Lot 2;

WHEREAS, the amendments promote diversity of development options on Sakioka Lot 2 in conformance with the objectives of the North Costa Mesa Specific Plan and General Plan, including the following:

- North Costa Mesa Specific Plan - Recognize the development potential of the plan area and the need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long-term vision for the plan area.

- General Plan Land Use Objective LU-1B - Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-2A -- Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-1E -- Ensure correlation between buildout of the General Plan Land Use Plan Map and the Master Plan of Highways.

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on October 10, 2011 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project. The Planning Commission recommended City Council approval of the proposal;

WHEREAS, a duly-noticed public hearing was held by the City Council on October November 15, 2011 to allow for public comment on the proposed project and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures. The proposal has been found to be less than significant with regard to the development limitations in the General Plan and North Costa Mesa Specific Plan, including trip budgets and development intensity. Therefore, the relevant environmental analysis contained in the following previously-approved environmental documents has been found to be valid, and no further environmental review is required:

- North Costa Mesa High-Rise Residential Projects, SCH No. 2006011077, January 2007
- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2000031120, January 2002.
- South Coast Plaza Town Center EIR No. 1046, SCH No. 2000041100, March 2001.
- City of Costa Mesa Negative Declaration for the South Coast Metro Center: SCH No. 1999021095, April 2000.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council **HEREBY ADOPTS** General Plan Amendment GP-11-02 and North Costa Mesa Specific Plan Amendment SP-11-01 for Sakioka Lot 2. These amendments relate to textual changes of the Land Use Element of the General Plan as set forth in Exhibit "A" and the Specific Plan as set forth in Exhibit "B" attached to this resolution.

BE IT ALSO RESOLVED that North Costa Mesa Specific Plan Amendment SP-11-01 shall be expressly predicated on the General Plan Amendment being final and effective.

PASSED AND ADOPTED this _____ day of _____ 2011.

GARY MONAHAN
Mayor of the City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

