RESOLUTION NO. PC-13-39

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING THAT CITY COUNCIL ADOPT ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT AND ADOPT GENERAL PLAN GP-13-03 FOR THE PROPOSED 2013-2021 HOUSING ELEMENT.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, Final Program Environmental Impact Report (EIR) No. 1049 (State Clearinghouse Number 200031120) was prepared by the City of Costa Mesa for 2000 General Plan and certified by City Council in January 2002;

WHEREAS, The Final Program EIR for the 2000 General Plan addresses a full range of environmental issues associated with the 20-year planning horizon of the 2000 General Plan (2020). All impacts resulting from implementation of the 2000 General Plan were minimized to a level of significance with the exception of impacts related to transportation/circulation, air quality, and noise;

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22; 2002. The General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa. By its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, General Plan Amendment GP-013-03 is for the Proposed 2013-2021 Housing Element which serves as one of the seven State-mandated elements of the City's General Plan and must be updated pursuant to California Government Code Section 65588 for the 2013-2021 planning period. The updated Housing Element must be adopted by City Council and certified by HCD to be in compliance with State Law;

WHEREAS, the 2013-2021 Housing Element identifies and assesses projected housing needs and provides an inventory of constraints and resources relevant to meeting these needs. Components of the housing element include: a housing needs assessment with population and household characteristics; identification of constraints to providing housing; an inventory of available sites for the provision of housing for all economic segments of the community; and a statement of goals, policies and programs for meeting the City's housing needs;

WHEREAS, the Housing Element is a citywide plan for housing, including provisions of affordable housing in the City of Costa Mesa. The 2013-2021 Housing Element covers the period of January 1, 2014 through October 31, 2021.

WHEREAS, the 2013-2021 Housing Element has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. The City prepared an Addendum to the Program Environmental Impact Report (EIR) to the original General Plan Final Program EIR (certified in January 2002) for the 2013-2021 for Housing Element to meet the requirements of the California Environmental Quality Act (CEQA) statutes (Public Resources Code 21000 et seq.) and Guidelines (14 California Code of Regulations,15000 et seq.);

WHEREAS, the City conducted public outreach to solicit input from residents and housing and service providers regarding the housing needs of the community. Community workshops and meetings were conducted for neighborhood and homeowners associations throughout the City as follows:

- May 15, 2013 – City of Costa Mesa Emergency Operations Center (EOC) - Introduction to General Plan and Housing Element Workshop
- May 28, 2013 – City of Costa Mesa Planning Commission Meeting, Council Chambers - Proposed 2013-2021 Housing Element Update to the 2000 General Plan (Public testimony received.)
- June 13, 2013 - City of Costa Mesa Emergency Operations Center (EOC) – Housing Element Workshop
- June 18, 2013 – Meeting held at the request of various affordable housing groups who were unable to attend the Housing Element Workshop - City of Costa Mesa City Hall Conference Room 2A (Housing Element)
- June 19, 2013 - City of Costa Mesa Emergency Operations Center (EOC) – Visioning Workshop (General Plan/Housing Element)
- June 24, 2013 – City of Costa Mesa Planning Commission Meeting, Council Chambers – (Continued Item) Proposed 2013-2021 Housing Element Update to the 2000 General Plan (Public testimony received.)
- June 29, 2013 & Sunday, June 30, 2013 – City of Costa Mesa's 60th Anniversary Celebration - Development Services Booth (General Plan/Housing Element)
- September 17, 2013 – City of Costa Mesa Council Meeting, Council Chambers – Proposed 2013-2021 Housing Element Update to the 2000 General Plan (Public testimony received.)

WHEREAS, the proposed 2008-2014 Housing Element was available for the State mandated 60-day public review period from *September 22, 2013 – November 22, 2013*. A Notice of Availability was published in the Daily Pilot. The State of California Housing and Community Development Department issued a comment letter dated November 22, 2013, and the City also received public correspondence during the review period;

WHEREAS, no significant new information has been added to the Final Program EIR and no significant changes to the 2000 General Plan have occurred which would require recirculation under CEQA Guidelines §15088.5. Therefore, an Addendum to the Final Program EIR was prepared and it adequate and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines;

WHEREAS, a duly-noticed public hearing was held by the Planning Commission on December 9, 2013 to allow for public comment on General Plan Amendment GP-13-03 and the Addendum to the Final Program EIR and with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the Planning Commission hereby makes the following findings: (1) The proposed 2013-2021 Housing Element will not facilitate the creation of a significant number of additional housing units beyond those anticipated and accounted for in the 2000 General Plan; (2) Proposed new housing programs will improve the quality of existing housing and encourage and facilitate the provision of housing for all economic segments of the community; (3) Adoption of the 2013-2021 Housing Element will not result in any significant environmental effects beyond those already anticipated in the Final Program EIR;

BE IT RESOLVED that the Planning Commission **HEREBY RECOMMENDS THAT CITY COUNCIL ADOPT** an Addendum to the Final Program EIR and **ADOPT** General Plan Amendment GP-13-03 for the 2013-2021 Housing Element.

BE IT FURTHER RESOLVED that the Planning Commission has also considered and finds that the benefits of the 2000 General Plan as a policy document outweigh the unavoidable adverse impacts that remain after mitigation and does hereby **REAFFIRM** the Statement of Facts and Findings and Statement of Overriding Considerations of the original General Plan Program EIR.

PASSED AND ADOPTED this 9th day of December, 2013.

Jim Fitzpatrick, Chair
Planning Commission

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

I, CLAIRE FLYNN, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. 13-39 was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on December 9, 2013, by the following votes:

AYES: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler

NOES: None

ABSENT: None

ABSTAIN: None

Gary Armstrong for

Claire Flynn, Secretary
Costa Mesa Planning Commission