

UNOFFICIAL UNTIL APPROVED

**MINUTE EXCERPTS FROM THE
MARCH 14, 2016 PLANNING COMMISSION MEETING
REGARDING URBAN PLAN AMENDMENTS
(Public Hearing No. 2)**

2. Application No.: SP-05-06 A1: SoBECA Urban Plan; SP-05-07 A1: 19 West Urban Plan; SP-05-08 A2: Mesa West Urban Plan; SP-05-09 A1: Mesa West Residential Ownership Plan

Applicant: City of Costa Mesa

Site Address: Citywide

Zone: Mixed Use Overlay Zone

Project Planner: Claire Flynn

Environmental Determination:

The project is categorically exempt under Section 15061 (b) (3) (general rule) of the State CEQA (California Environmental Quality Act).

Description: The proposed project involves City-initiated Urban Plan Amendments to amend development regulations and to provide additional clarification/discussion related to mixed-use, live/work, and residential development in the overlay zones (as applicable), for the following Urban Plans:

Description of Urban Plans:

- *SP-05-06 A1 - SoBECA Urban Plan:* The SoBECA Urban Plan establishes provisions for mixed-use development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).
- *SP-05-07 A1 - 19 West Urban Plan:* The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue.
- *SP-05-08 A2 - Mesa West Urban Plan:* The Mesa West Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits.
- *SP-05-09 A1 - Mesa West Residential Ownership Urban Plan:* This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved site-specific Master Plan.

Commissioner Andranian recused himself.

Claire Flynn, Assistant Development Services Director, presented the staff report.

PUBLIC COMMENTS

Chris Bennett, The LAB, stated being in support of the Urban Plan Amendment changes except banning the short term rentals. He suggested looking at them on a case by case basis.

The Chair closed the public hearing.

Chair Dickson asked if a project requesting short term rentals could still come forward if there was a prohibition on that use. Ms. Flynn responded no based on the language that is in the report. The Commissioners would have to modify it by striking the prohibition.

Staff and Commission discussed allowing short term rentals in the SoBECA area.

Chair re-opened the public hearing.

Mr. Bennett clarified the reason for requesting to not prohibit short term rentals such as Air B&B.

Chair Dickson suggested to Mr. Bennett to bring his proposal to City Council.

Commissioner McCarthy stated being in support of the Urban Plan Amendments because the proposal is great. It will be well received by City Council and the applicant community.

Chair Dickson stated also being in support of the Urban Plan Amendments.

MOTION: Hereby move that the Planning Commission recommend City Council adoption of Urban Plan Amendments to the SoBECA and Westside Urban Plans as follows: SP-05-06 A1 - SoBECA Urban Plan, SP-05-07 A1 - 19 West Urban Plan, SP-05-08 A2 - Mesa West Urban Plan and SP-05-09 A1 - Mesa West Residential Ownership Urban Plan based on the resolution in the staff report.

Moved by Commissioner McCarthy, second by Chair Dickson.

RESOLUTION PC-16-16 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING COUNCIL APPROVAL OF THE FOLLOWING AMENDMENTS TO THE URBAN PLANS:

- **SP-05-06 A1: SoBECA Urban Plan;**
- **SP-05-07 A1: 19 West Urban Plan;**
- **SP-05-08 A2: Mesa West Urban Plan;**
- **SP-05-09 A1: Mesa West Residential Ownership Urban Plan.**

The motion carried by the following roll call vote:
Ayes: Dickson, Mathews, McCarthy, Sesler
Noes: None
Absent: None
Abstained: Andranian