



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 14, 2016

ITEM NUMBER: PH-1

**SUBJECT: 2015-2035 GENERAL PLAN AND FINAL ENVIRONMENTAL IMPACT REPORT (EIR)
- SCH# 2015111053**

DATE: JUNE 10, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, AIA, AND LAURA STETSON AICP, MIG

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, PRINCIPAL PLANNER
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RECOMMENDATION

Staff requests that the City Council provide direction to staff on whether to pursue the following items as described in this staff report. Staff requests that the City Council act separately on each individual item rather than on all of the items together in one motion:

1. Direct staff to specify the following land uses for the proposed Multi-Use Center designation for the Fairview Developmental Center site in the 2015-2035 General Plan:
 - Maximum 582 residential units: Maximum 250 dwelling units at 15 du/acre and Maximum 332 dwelling units at 40 du/acre.
 - Minimum 25 percent Open Space/Park Uses (25.6 acres)
 - Maximum 0.25 FAR for Public/Institutional Uses for maximum 12 percent of the site (139,660 square feet).
2. To include new General Plan policies pursuant to the Airport Land Use Commission's recommendation.
3. To include new General Plan goals/objectives/policies relating to promoting tourism and hotel/motel revitalization.
4. To initiate and process a General Plan Amendment (Low Density Residential) and Rezone for 2850 Mesa Verde Drive to be separate and apart from this General Plan Amendment process.
5. To initiate and process a General Plan Amendment/Specific Plan Amendment to establish an overlay zone to promote public storage uses along Newport Boulevard and/or Harbor Boulevard to be separate and apart from this General Plan Amendment process.
6. To prepare the Final 2015-2035 General Plan and General Plan Program EIR for the June 21, 2016 Council meeting, including any final errata to address typographical errors and internal consistency.
7. To schedule the City Council public hearing for June 21, 2016.

PROJECT DESCRIPTION

The proposed project involves the following:

- **2015-2035 General Plan** – An update to current General Plan, including all ten elements with the incorporation of the 2013-2021 Housing Element, which was adopted in 2014. The proposed amendments are related to: Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historical and Cultural Resources.
- **Final Environmental Impact Report (FEIR)** - This is a Program EIR prepared in accordance with CEQA Guidelines Section 15168, which allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project (SCH # 2015111053).

BACKGROUND

Public Hearings

Four hearings were held by the Planning Commission on March 14, 2016, March 28, April 11 and April 25:

- On April 25, 2016, the Planning Commission held a fourth public hearing and recommended that the City Council certify the DEIR and adopt the 2015-2035 General Plan.
- On May 17, 2016, the City Council received the staff report and the draft of the proposed General Plan and DEIR. Council received public comments, provided input and requested additional information and analysis.
- The item was continued to June 14th and June 21st for review of the requested information and possible action on June 21st.

For a detailed discussion of the General Plan Update and DEIR, please refer to the May 17th staff report at the following link:

<http://www.costamesaca.gov/ftp/council/agenda/2016/2016-05-17/PH-1.pdf>

This report will focus on the issues discussed at the May 17, 2016 City Council meeting.

ANALYSIS

*Program EIR Process includes Preparation of “**Errata**”*

Pursuant to State Law, the Errata to the Program Draft EIR is now available as of Friday, June 10, 2016. The errata was still pending and therefore not available at the last Council meeting (nor at the Planning Commission meetings). The errata reflects corrections to the Draft EIR shown in black-lined and strike-out text. The original environmental conclusions of the Draft EIR were not changed.

The General Plan update required preparation of a Program EIR according to the CEQA Statute and Guidelines. A Program EIR addresses impacts at a broad level and does not include the level of detail associated with a project-level EIR. The Draft EIR was prepared and released for a 45-day public review period according to the CEQA requirements. The standard CEQA process involves soliciting comments on the Draft EIR and responding to those comments in the Final EIR. Preparation of the Final EIR includes clarifying and correcting information per the comment letters, including addressing any typographical errors. Following the close of the public review period on April 18, 2016, staff and the consultants began to prepare the Responses to Comments and errata to the Program DEIR; these are attached to this report as the Final EIR. The revisions to the document did not result in new impacts or change to any of the conclusions in the Draft EIR.

The Planning Commission took action on the CEQA documentation available at the time, which was the Draft EIR and not the pending Errata. The Planning Commission's action allowed City staff to proceed with the next steps in the process, which included the preparation of the Errata to correct any typographical errors or internal inconsistencies in the documents. The Final EIR, which consists of the errata and final responses to comments, is the document recommended for certification by the City Council.

Population Estimates

The DEIR is referring to an estimated 110,524 population, which is derived from the housing unit count data based on the existing land use inventory conducted in GIS. The Inventory was initially conducted in 2012, but had been frequently updated between 2012 and 2015.

Other references to a population number of 113,952 originated from the California Department Finance, Demographic Research Unit City's Population Estimates for January 1, 2015.

2015-2035 General Plan

The proposed amendments include revisions to all elements of the 2000 General Plan, except the 2013-2021 Housing Element, which was adopted in 2014. Those elements affected are Land Use, Circulation, Growth Management, Conservation Element, Open Space and Recreation, Noise, Safety, Community Design, and Historic and Cultural Resources.

The primary focus of the General Plan Amendments is to: 1) update the Land Use Policy Map to target revitalization efforts; 2) ensure that the Circulation Element comports with the amended land use plan, incorporates "complete streets" strategies, incorporates recommendations from the Bicycle and Pedestrian Committee, and addresses all current planning laws; and 3) update all other elements to incorporate provisions that respond to State laws adopted since 2002 (the adoption date of the current General Plan). The City has established 2035 as the horizon year for the amended General Plan, meaning that 2035 represents the year by which the City would expect that the General Plan's policies and programs would be realized and a new comprehensive review of the plan may be warranted.

The following land use changes are proposed; these land use changes would affect four percent of the overall land uses in the City:

- A new land use designation (Multi-Use Center) that applies to the Fairview Development Center
- Three new land use overlays (Harbor Blvd and Newport Blvd. Residential Incentive Overlay Zone and Harbor Blvd. Mixed Use)
- Site-specific FAR of 0.64 for the Segerstrom Home Ranch site
- Site-specific density of 80 dwelling units per acre for Sakioka Lot 2
- Amended General Plan designation of Commercial Center and site specific FAR of 0.54 to 0.64 for the LA Times site

Council Direction Requested

The following items require further direction from the City Council:

- 1) Direct staff to specify the following land uses for the proposed Multi-Use Center designation for the Fairview Developmental Center site in the 2015-2035 General Plan:
 - Maximum 582 residential units: Maximum 250 dwelling units at 15 du/acre and Maximum 332 dwelling units at 40 du/acre.
 - Minimum 25 percent Open Space/Park Uses (25.6 acres)
 - Maximum 0.25 FAR for Public/Institutional Uses for maximum 12 percent of the site (139,660 square feet).

The Multi-Use Center currently proposes a mix of residential (500 units), public/institutional (50% of site), and open space (25% of site) for the existing Fairview Development Center. Council requested that the Multi-Use Center be refined to allow additional housing without resulting in significant traffic impacts. The refinements to the Multi-Use Center designation for the Fairview Developmental Center site do not involve significant changes to the project description. The amended land uses in the Multi-Use Center designation will be reflected in the Land Use Element and do not result in any new or significant impacts than previously disclosed in the Draft EIR.

If this option is selected all related exhibits will be updated accordingly.

<u>Alternative Multi-Use Center</u>	
Total Residential Units	582
-Units at 5 du/ac	250 (51 acres)
-Units at 40 du/ac	332 (9 acres)
Open Space Acres	25.6 (25%)
Public/Institutional Acres	16.6 (16%)

Stantec provided a traffic analysis (Attachment 4) for this alternative that included the following comparison:

Land Use	Units	AM Peak Hour			PM Peak Hour			ADT
		In	Out	Total	In	Out	Total	
GENERAL PLAN TRAFFIC STUDY								
Medium Density Residential	200 DU	30	98	128	104	60	164	1,634
High Density Residential	300 DU	30	123	153	120	66	186	1,995
Public Facility	52 Acres	2	2	4	4	4	8	98
Passive Park	26 Acres	1	1	2	2	2	4	49
Total Trip Generation		63	224	287	230	132	362	3,776
PROPOSED MIXED-USE CENTER DESIGNATION								
Low Density Residential	250 DU	48	140	188	158	93	251	2,380
High Density Residential	332 DU	33	136	169	133	73	206	2,208
Institutional (Office)	139.66 TSF	191	27	218	35	173	208	1,540
Passive Park	25.65 Acres	1	1	2	2	2	4	48
Total Trip Generation		273	304	577	328	341	669	6,176
DIFFERENCE (MIXED-USE CENTER DESIGNATION VERSUS GENERAL PLAN TRAFFIC STUDY)								
Trip Generation Increase		210	80	290	98	209	307	2,400
Abbreviations: ADT – average daily trips DU – dwelling unit TSF – thousand square feet								

- 2) To include new General Plan policies pursuant to the Airport Land Use Commission's recommendation.

During the meeting held on May 19, 2016, the Airport Land Use Commission for Orange County considered the General Plan Update and DEIR. The General Plan Update and DEIR was unanimously found to be consistent with the Commission's Airport Environs Land Use Plan for John Wayne Airport with the inclusion of the following policy revisions and edits which are included in our General Plan Errata:

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The FAA standard that is of the most concern in Costa Mesa is the horizontal surface for John Wayne Airport. This surface is 206 ~~203.68~~ feet above the mean sea level and extends nearly two miles from the airport.

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The City will also ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAV88), must fully comply with procedures provided by Federal and State law, including with the referral requirements of the ALUC, and filing a Notice of Construction and Alteration (Form 7460-1). (~~Form 7480-1~~).

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Additional policies per Airport Land Use Commission consistency finding with the Airport Environs Land Use Plan.

Policy LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level or are located within the FAR Part 77 notification area for J.W.A. may require filing with the Federal

Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to Federal and State Law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/Federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.

Policy LU-3.15 The City will ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law, including referral of the project to the ALUC by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration, ALUC, and Caltrans, including the filing of Form 7480-1 (Notice of Landing Area Proposed) with the FAA. This requirement shall be in addition to all other City development requirements.

Policy LU-3.14 Certain development proposals which may include the construction or alteration of structures more than 200 feet above ground level or are located within the FAR Part 77 notification area for J.W.A. may require filing with the Federal Aviation Administration (FAA) and Airport Land Use Commission (ALUC) pursuant to Federal and State Law. If a filing requirement is determined to be necessary in accordance with the procedures provided by State/Federal agencies, the filing of a Notice of Proposed Construction or Alteration (FAA Form 7460-1) shall be required prior to review and consideration of the proposed development.

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Policy LU-3.16 The City shall refer certain projects to the Airport Land Use Commission for Orange County as required by Section 21676 of the California Public Utilities Code to determine consistency of the project(s) with the AELUP for JWA.

Policy LU-3.17 New residential developments within the 60 dB CNEL noise contour of the airport shall provide designated outdoor signage informing the public of the presence of operating aircraft.

The suggested General Plan policies for the Land Use Element by the Airport Land Use Commission do not involve changes to the project description. The language would further address consistency with the John Wayne Airport Land Use Plan and do not result in any new or significant impacts than were previously disclosed in the Draft EIR.

- 3) To include new General Plan goals/objectives/policies relating to promoting tourism and hotel/motel revitalization.

The following policies are recommended to be added to the Land Use Element to encourage tourism and development of new hotels and improvements to the existing hotels and motels.

Tourism and Hotel Goals, Objectives, and Policies.

Goal: Promote the growth of tourism.

Objective: Promote physical improvements of visitor-oriented land uses.

Policies

1. Engage with property owners, developers and business owners to encourage the revitalization of the hotel/motels.
2. Provide incentives to motel development projects seeking to improve existing motel facilities by increasing their rating. These projects may include:
 - a. Updating building(s) structural, mechanical, electrical, or plumbing to comply with current building standards.
 - b. Adding new and/ or improved amenities to the site.
 - c. Updating or improving the landscaping on the site.
 - d. Updating or improving the façade of the building(s).
 - e. Updating parking lots and pedestrian accessibility.

Objective: Promote growth of visitor-oriented land uses.

Policies

1. Motel and hotels land uses should be encouraged to be located near major transportation corridors and proximate to key tourist/visitor draws, arts and recreation venues, the airport, regional and general local shopping centers.
2. Consider the interests and quality of stay for visitors when evaluating projects near visitor-oriented land uses.

Objective: Promote uses and events that make visitor-oriented business more economically viable.

Policies

1. Celebrate and promote the arts, culture, and industries of Costa Mesa through special events, civic gatherings, and City marketing and tourism promotion efforts.
2. Promote the development of local and small-scale land uses that generate multiple secondary and tertiary markets that support business travel tourism-related uses.

3. Maintain and enhance the City's status and image as a centrally located destination and cultural center in Orange County.
- 4) To initiate and process a General Plan Amendment (Low Density Residential) and Rezone for 2850 Mesa Verde Drive to be separate and apart from this General Plan Amendment process.

The authorized agent for the property owner of this commercial property has submitted a request to the City Council expressing interest to change the General Plan and zoning of the property to accommodate future low density residential land uses. (See Attachment). If Council wishes to proceed with analysis of this request and a separate General Plan Amendment/Rezone for this property, direction to staff is required.

- 5) To initiate and process a General Plan Amendment/Specific Plan Amendment to establish an overlay zone to promote public storage uses along Newport Boulevard and/or Harbor Boulevard to be separate and apart from this General Plan Amendment process.

There was interest from a Councilmember to analyze an overlay zone or promotion of public storage uses along these corridors.

- 6) To prepare the Final 2015-2035 General Plan and General Plan Program EIR for the June 21, 2016 Council meeting, including any final errata to address typographical errors and internal consistency.

With direction from Council, staff will proceed with finalizing these documents for consideration at the June 21, 2016 Council meeting. Therefore, the Council resolutions to adopt the General Plan and certify the Final Program EIR will be included in the next report.

Discussed Issues:

The following is a summary of key issues raised by the public and discussed during the May 17th City Council public hearing:

- 1) How the public comments were collected, and are they all included in the Response to Comments?**

The Great Reach and public participation started in 2013. The process included a series of workshops and study sessions held in 2014 and 2015: three joint City Council/Planning Commission workshops, three study sessions with City Council, and one study session with Planning Commission. An email interest list was developed that included over 180 individuals and organizations. The email list was used in addition to the required public noticing for each of the public hearings and updating information.

All comments received during the outreach was cataloged and posted on the website and available for public review by residents and city officials. The notices for General Plan and DEIR were advertised in the newspaper, on the website, and sent to all individuals on the email list and organizations and government agencies. A specific email address was included on the website to submit comment; those emails would be delivered to City staff. The 45-day review period ended on April 18, 2016; staff received three correspondence past the deadline that were included in the Response to Comments. The City Clerk was also notified by two residents on May 4th that there may be emails submitted directly to the General Plan email that were not accounted for. The IT Department provided a list of all emails submitted to the GP email and there were two emails that were not received by staff; the rest were confirmed as spam emails. Those two comment emails have been retrieved from the residents and included in the Response to Comments.

2) Reference to Fairview Park being “repurposed” in the General Plan and the DEIR should be corrected.

All references to Fairview Park being “repurposed” have been removed from the Draft General Plan. The 2015-2035 General Plan includes Fairview Park under Open Space Land Use as currently assigned and does not change the current land use designation or the Fairview Park Master Plan. The Fairview Park Master Plan was adopted by City Council as a tool for the orderly implementation of the approved improvements for Fairview Park. Changes to the Fairview Park Master Plan are considered in compliance with City Council Policy 500-11, Implementation Procedures for the Fairview Park Master Plan. The Fairview Park Citizens Advisory Committee reviews the Master Plan and recommends revisions or changes to the Master Plan. The Committee is currently on hold pending completion of the update of the City’s Open Space Master Plan of Parks and Recreation.

The following includes a list of City Council comments and responses to the comments:

Councilmember Foley	Response								
Remove Mesa Verde node from Residential Incentive Overlay	The node including the Mesa Verde Center at the southwest corner of Mesa Verde Drive East and Harbor Blvd. has been removed from the Overlay. The revised Harbor Residential Incentive Overlay graphic is included as an Attachment. The Council will need to include as part of its motion the proposed removal of this area from the proposed overlay application.								
Inclusion of approved hotels in the Fiscal Impact Analysis	The Natelson Dale Group has evaluated the potential enhancement to the City’s General Fund cash flow from an additional 450 hotel rooms (i.e., the 200 new rooms already assumed plus 450 more, for a total increment of 650 rooms. The update is included as Attachment 6.								
What is the most revenue generating land use?	<p>The Natelson Dale Group utilized the fiscal impact model to test the net fiscal impact of one acre of prototypical development for each land use category. The calculations assume that the hypothetical one-acre development:</p> <table border="1"> <thead> <tr> <th>Land Use Category</th> <th>Annual Fiscal Impact Per Acre</th> </tr> </thead> <tbody> <tr> <td>Low density residential (8 DUA)</td> <td>+ \$4,000</td> </tr> <tr> <td>Medium density residential (12 DUA)</td> <td>+ \$4,500</td> </tr> <tr> <td>High density residential (20 DUA)</td> <td>+ \$500</td> </tr> </tbody> </table>	Land Use Category	Annual Fiscal Impact Per Acre	Low density residential (8 DUA)	+ \$4,000	Medium density residential (12 DUA)	+ \$4,500	High density residential (20 DUA)	+ \$500
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	<table border="1"> <tr> <td>Overlay zone residential (40 DUA)</td> <td>- \$3,000</td> </tr> <tr> <td>Retail (0.35 FAR)</td> <td>+ 70,000</td> </tr> <tr> <td>Office (0.40 FAR)</td> <td>Neutral</td> </tr> <tr> <td>Industrial (0.40 FAR)</td> <td>+ \$4,500</td> </tr> <tr> <td>Hotel (100 rooms per acre)</td> <td>+ \$270,000</td> </tr> <tr> <td></td> <td></td> </tr> </table>	Overlay zone residential (40 DUA)	- \$3,000	Retail (0.35 FAR)	+ 70,000	Office (0.40 FAR)	Neutral	Industrial (0.40 FAR)	+ \$4,500	Hotel (100 rooms per acre)	+ \$270,000		
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What budget year was used for the analysis? The current budget is over 150M.	The Natelson Dale Group's detailed calculations are based on the latest (2015/2016) adopted budget. However, for comparison purposes, the summary slides shown at the May 17 City Council meeting showed information for <u>FY 2014/2015</u> (since 2014/2015 is the latest year for which "actual" numbers were available at the time Natelson Dale completed the analysis). General Fund revenue in FY 2014/2015 totaled \$109,451,662. The General Fund is only a portion of the total budget; it is the component of the budget used for the fiscal impact analysis because it represents the discretionary portion of the City's budget that will be most significantly impacted by new development. The budget discussed by the City Council was the 2015/2016 <u>total</u> budget which is \$154,189,869 and includes General Fund revenue of \$115,202,900.												
Provide examples of projects built with 1,000 additional ADTs	<table border="0"> <tr> <td>Walgreens at Newport/17th –</td> <td>1,289 trips</td> </tr> <tr> <td>Assisted Living Project 1640 Monrovia -</td> <td>1,079 trips</td> </tr> <tr> <td>Mesa Verde Collection – 69 homes –</td> <td>700 trips</td> </tr> <tr> <td>Home Ranch Residential (Susan Street) – 143 homes</td> <td>1,300 trips</td> </tr> <tr> <td>Azulon – 215 Senior Housing units –</td> <td>740 trips</td> </tr> <tr> <td>Motel 6 off Harbor/Gisler – 186 rooms –</td> <td>1,047 trips</td> </tr> </table>	Walgreens at Newport/17 th –	1,289 trips	Assisted Living Project 1640 Monrovia -	1,079 trips	Mesa Verde Collection – 69 homes –	700 trips	Home Ranch Residential (Susan Street) – 143 homes	1,300 trips	Azulon – 215 Senior Housing units –	740 trips	Motel 6 off Harbor/Gisler – 186 rooms –	1,047 trips
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Add a tourism incentive for hotel development on Newport Blvd. Overlay.	<p>Adding a new incentive overlay would modify the project description and require substantial additional analysis in the EIR. If directed, an overlay incentive could be generated following the adoption of the General Plan Update to support or incentivize tourism and hotel investment. Staff has included potential goals, objective, and policies section that can be added to the General Plan to spur some of these incentives at this time.</p> <p>This issue needs direction from the City Council.</p>												
Add public storage as a desirable use in Newport Blvd. Overlay	<p>The Newport Boulevard Specific Plan currently includes public storage as a prohibited use; if direction is received to allow this use, the specific plan will need to be amended.</p> <p>This issue needs direction from the City Council.</p>												
Fairview Development Center – include a matrix and graphics with an option of increased residential density and 12% Public/Institutional and 25% Open Space in the Multi-Use land use category	<p>Charts and Graphics have been prepared and included as Attachment 9.</p> <p>This issue needs direction from the City Council.</p>												
Show the increase in traffic in a chart form; the color coded maps are difficult for comparison	Stantec has provided revised maps depicting the increase in traffic conditions for the proposed General Plan and the Current General Plan in comparison with the existing conditions at TAZ level with specific ADT numbers for each of the TAZ areas. Please refer to Attachment 9.												
Provide information on the phone survey conducted for development of open space master plan	The results of the phone survey can be accessed at the following link: http://costamesaca.gov/modules/showdocument.aspx?documentid=21795												

Councilmember Genis	
Fairview Development Center – include a land use option in the Multi-Use category with an affordability requirement or a land use that would allow transitional/supportive housing	Charts and graphics have been prepared and attached. The exhibit of the proposed alternative indicates the potential for 332 units at 40 du/acre on 9 acres total. This could be a combination of State, City or other projects to be proposed in the future. Staff needs direction from the City Council to finalize this change.
Include a comparison of new, revised and deleted policies	A comparison chart has been included as Attachment 7.
Data relative to Costa Mesa’s climate, location of SOBECA and similar references in the settings section of DEIR should be corrected	The information has been corrected throughout the DEIR. The information does not change any conclusions.
Address tunnel effect on Harbor Blvd. and important viewpoints with the proposed nodes	Removal of the node containing the Mesa Verde Center will reduce any potential impacts on Harbor Boulevard where four-story projects could have developed in close proximity. There are only four nodes remaining on this overlay district. The distance between the nodes is substantial. Also, building heights will be reviewed as part of individual development project proposal. This land use policy will have limited effects on the views northward along Harbor Blvd.
Concerns about cumulative Impacts and how future projects may be subject to infill exemptions and full environmental impact analysis not required	The City will be required to assess every development application for the appropriate CEQA documentation. If criteria for the infill exemption or any other CEQA exemption can be satisfied, then no further analysis would be required. If not, the City will prepare an Initial Study or EIR, depending upon what the analysis concludes. This could include site-specific technical studies, such as a traffic or biological resources report.
Mitigation measures referring to recommended policies (such as bike master plan policies) will not suffice	The recommended policies in the General Plan are not mitigation measures. Instead, the policies are part of the project that was evaluated for impacts in the EIR. To the extent that a General Plan policy self-mitigates (i.e., it encourages sustainability, improves traffic congestion, or preserves cultural heritage) that project feature was analyzed in the EIR. So long as there were no residual environmental effects that required mitigation of the project, then the impacts were determined to be less than significant. As explained in the EIR, there are only two areas of impact that require mitigation: Hazards and Biological Resources. Neither the mitigation for Hazards nor the mitigation for Biological Resources rely on General Plan policies.
Explain changes in ADTs in areas not included in the update such as on Canyon Drive	Stantec has prepared a map depicting the difference in ADTs comparing the proposed General Plan and the current General Plan build out with existing conditions; the maps highlight areas with any change and include changes in the ADTs at TAZ level. Refer to Attachment 9.
Revise reference to 1,500 B.C. on Page HCR-12	Staff verified that the Acjachemen Nation was notified during the Notice of Preparation and no comments were received.
Mayor Pro Tem Righeimer	
Fairview Development Center – include a land use option in the Multi-Use category with 50% low density residential	Charts have been prepared and attached. Staff needs direction from the City Council to finalize this change.
Include 2850 Mesa Verde Dr. as Low Density Residential (LDR)	Addition of this site will modify the project description. Staff recommends this type of modification occur following adoption of the General Plan Update so as not to affect the integrity of the EIR.

Public Comments

The following includes the public comments and staff responses provided during the May 17th hearing:

- 1) **Fairview Park-** All reference to Fairview Park should be consistent and correct; repurposing of the park should be removed from Pages OSR-5, OSR-15 and OSR-18.

Response - the following revisions have been made with reference to Fairview Park:

- Page OSR-5 –
In April 2013, the Costa Mesa City Council voted to reconvene the Fairview Park Citizens Advisory Committee (FPAC) to examine several issues regarding the park, and to evaluate the Fairview Park Master Plan relative to the City's needs. Based on those needs, the FPAC will recommend the addition, reduction, elimination, and modification of park uses and master-planned elements. ~~Key elements included providing various sport fields and facilities, community gardens, trail exercise stations, a nature center, and a variety of improvements to the passive open space uses. Completion of the review is anticipated in 2016.~~ As part of the citywide Open Space Master Plan of Parks and Recreation initiated in 2015, the community will be engaged in further discussion of improvement plans for Fairview Park.

Page OSR-15 –

Planning Area 1 is unique in a number of ways. First, it is the location of major public open space features, including Canyon Community Park and the Talbert Regional Park and in close proximity to Fairview Community Park. However, these facilities are located along the easternmost boundary of the area, leaving the balance poorly served for neighborhood park service. Secondly, the area is the most densely populated and highly developed in the City, leaving very limited opportunities for sites to fulfill this service deficiency. There are several park priority areas within the Westside neighborhood, just south of Victoria Street.

Page OSR-18 –

As the population in the City continues to change, the demand for parks and open spaces will increase and change based on the population's composition. In response, the City may find it necessary to repurpose current parks and open spaces to accommodate residents' needs. As a result, preserving the established uses of parks and open spaces and balancing between passive and active recreation use may become a challenge. ~~Due to its size, Fairview Park is one of the parks that may be repurposed to include other public amenities.~~ However, a balance between passive and active open space opportunities ~~within the park~~ will continue to be a key consideration.

- 2) **Increase in the number of units** – Even though there is reference to 4% change in the area of land uses, the proposed General Plan will result in a potential increase of 7,000 units:

Response – the proposed land uses will potentially allow development of a maximum of 201 medium-density and 2,831 high-density housing units in comparison with the current General Plan.

Land Use	Units	Existing	Current GP	Proposed GP	Difference
1. Low Density Residential	DU	14,210	14,788	14,791	+3
2. Medium Density Residential	DU	4,370	4,791	4,992	+201
3. High Density Residential	DU	23,593	28,830	31,661	+2,831

3) Parkland acquisition – The recently adopted park fee for apartment units will increase the funding available for acquisition of parkland. This should be included in the analysis for underserved areas.

Response – The acquisition and development of new neighborhood parks and prioritizing the acquisition of land for parks in underserved areas are included in the Open Space Element policies as OSR-1.C and OSR-1.D.

4) Density proposed at 40 du/acre – The densities recently approved by City Council were over 50 du/acre. A development in the proposed density area of 40 du/acre with a density bonus component will increase the number of units to 50 du/acre, which will typically require a parking structure and five-story buildings.

Response – The maximum allowable height south of I-405- is four stories. Any change will require approval of a General Plan Amendment.

5) Double counting of OC Fairground area – Reference to DEIR pages 4.15-3 and 4.15-1

Response – Revisions were made to the noted tables to use consistent and accurate areas for the OC Fairgrounds; the numbers have been verified, and there is no double counting of OC Fairgrounds. The numbers include inventories of open spaces were also verified for accuracy.

Final Program Environmental Impact Report (FEIR) - SCH# 2015111053

This FEIR has been prepared in accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, § 21000 et seq.) and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.). The DEIR is a Program EIR prepared in accordance with CEQA Guidelines Section 15168. Section 15168 allows for the preparation of a Program EIR for a series of actions that can be characterized as a single project.

The Final EIR consists of the DEIR, responses to comments received on the DEIR, and revisions to the DEIR in response to comments. The DEIR and FEIR address the following:

<ul style="list-style-type: none"> • Aesthetics • Air Quality • Cultural Resources • Geology and Soils • Greenhouse Gas Emissions • Hazards and Hazardous Materials • Hydrology and Water Quality • Land Use and Planning 	<ul style="list-style-type: none"> • Noise • Population and Housing • Public Services • Recreation • Transportation/Circulation • Utilities and Service Systems
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Unavoidable significant impacts have been identified with regard to air quality and greenhouse gas emissions. Sites exist within the City that are listed as hazardous waste facilities, hazardous waste properties, and/or hazardous waste disposal sites, as enumerated under California Government Code 65962.5.

PUBLIC COMMENTS

The Notice of Preparation was released on November 16, 2015. All public comments received during the 30-day review period are accessible at the following link:

<http://www.costamesaca.gov/ftp/generalplan2015-2035/Appendix%20B%20-%20Notice%20of%20Preparation.pdf>

Responses to Comments - Draft EIR

Public Comment Period

On March 4, 2016, the City released the draft 2015-2035 General Plan and DEIR for a 45-day public review ending on April 18, 2016. Both documents were available at local libraries, the City Hall and on the City's website at the following link:

<http://www.costamesaca.gov/index.aspx?page=1994>

As required by CEQA, all public hearing comments and correspondence received during the 45-day public review period are addressed in the Final "Response to Comments" document included as section 10.0 of the FEIR.

CONCLUSION

The General Plan update process started in 2012. During the past three years, many workshops and study sessions that provided opportunities for the public to weigh in and discuss major land use and traffic issues. The 2015-2035 General Plan is a compilation of the revisions approved by the Council and updates in compliance with the latest State and regional requirements, such as the Complete Street component. Most goals, policies and objectives have remained unchanged. The major land use changes are proposed for four percent of the City's overall area, which, if implemented are anticipated to be supported by the circulation improvements within the General Plan time frame.

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- Attachments:
1. [FEIR including Response to Comments – Under separate cover](#)
 2. [General Plan Errata \(last update was dated May 6, 2016\)](#)
 3. [Land Use alternative for Fairview Developmental Center](#)
 4. [Memo from Stantec on the Fairview alternatives](#)
 5. [Revised Harbor Blvd. Incentive Overlay](#)
 6. [Memo from The Natelson Dale Group dated June 6, 2016](#)
 7. [Comparison of new and old policies](#)
 8. [Stantec – Traffic Comparison Maps](#)
 9. [Stantec – TAZ Map and Charts](#)
 10. [Stantec – Peak Hour Intersection Counts](#)
 11. [ALUC Consistency Determination](#)
 12. [Public Correspondence](#)