CITY COUNCIL

SUPPLEMENTAL MEMORANDUM

MEETING DATE: SEPTEMBER 6, 2016 **ITEM NUMBER: PH-1**

SUBJECT: **NORTH COSTA MESA SPECIFIC PLAN AMENDMENT (SP-16-01) RELATED TO HOME RANCH SITE, 3350 AVENUE OF THE ARTS AND SAKIOKA LOT 2**

DATE: **SEPTEMBER 6, 2016**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI (714) 754-5610**
minoo.ashabi@costamesaca.gov

Two (2) resolutions are presented to the City Council as part of this action. One resolution recommends approval of an addendum for Final EIR No. 1054 and amendment to the North Costa Mesa Specific Plan related to the property located at 3350 Avenue of the Arts. The second resolution would allow for amendment to the North Costa Mesa Specific Plan related to the Home Ranch Site and Sakioka Lot 2.

MINOO ASHABI, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic Development & Development Services Director / Deputy CEO

Attachments: 1. Draft City Council Resolutions

cc: Justin McCusker
C.J. Segerstrom & Sons
3315 Fairview Road
Costa Mesa, CA 92626

George Sakioka
14850 Sunflower Avenue
Santa Ana, CA 92707George Sakioka

Judy Wang
Wincome Group
888 Disneyland Dr | Suite 100
Anaheim, CA 92802

Paul Sanford, Rosanna Inc.
3350 Avenue of the Arts
Costa Mesa, CA 92626

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING AN ADDENDUM TO FINAL ENVIRONMENTAL IMPACT REPORT NO. 1054 (STATE CLEARING HOUSE NUMBER 2007011125) AND AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO THE PROPERTY LOCATED AT 3350 AVENUE OF THE ARTS

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 2015-2035 General Plan on June 21, 2016;

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 to provide additional planning guidelines and standards for several large development areas located in north Costa Mesa;

WHEREAS, within the North Costa Mesa Specific Plan, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site, an increase in the residential density for Sakioka Lot 2, and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, the amendments promote diversity of development options at 3350 Avenue of The Arts are 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 planning 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-2A: Promote land use patterns and development that contribute to community and neighborhood identity.

- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

WHEREAS, a Final Environmental Impact Report (EIR) No. 1054 (State Clearinghouse Number 2007011125) was certified on November 20, 2007 for the Wyndham Boutique Hotel / High-Rise and Final Master Plan PA-06-75 for the project that included 200 rooms and 120 for-sale condominium units;

WHEREAS, in accordance with Title 14 of the California Code of Regulations Sections 15162 and 15164, an addendum to the FEIR No. 1054 was prepared by BonTerra Psomas in August 2016 analyzing the environmental impacts associated with the change from residential units to hotel rooms;

WHEREAS, in accordance with Title 14 of the California Code of Regulations Section 15162 and 15164, the Addendum to the EIR determined that the proposed modifications to the project which allows for hotel rooms to replace the residential units does not require preparation of a subsequent EIR because the proposed changes would not result in new significant effects or a substantial increase in the severity of previously identified environmental impacts;

WHEREAS, on August 22, 2016, the Planning Commission held a public hearing and recommended approval of the amendment to the North Costa Mesa Specific Plan;

WHEREAS, a duly-noticed public hearing was held by the City Council on September 6, 2016 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.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council adopts the Addendum to the Final Environmental Impact Report No. 1054 and amendment to North Costa Mesa Specific Plan (SP-16-01) consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

PASSED AND ADOPTED this 6th day of September, 2016

_____
STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

_____
CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

_____
CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, BRENDA GREEN, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Resolution Number 16__ as considered at a regular meeting of said City Council held on the 6th day of September, 2016, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the 6th day of September, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2016

_____
Brenda Green
City Clerk of the City of Costa Mesa

RESOLUTION NO. 16-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPTING AMENDMENT TO NORTH COSTA MESA SPECIFIC PLAN (SP-16-01) RELATED TO HOME RANCH SITE AND SAKIOKA LOT 2

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 2015-2035 General Plan on June 21, 2016;

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, within the North Costa Mesa Specific Plan, General Plan 2015-2035 allowed an increase in the Floor Area Ratio (FAR) for Home Ranch site, an increase in the residential density for Sakioka Lot 2, and development flexibility for 3350 Avenue of the Arts within the trip budgets adopted by the Land Use and Circulation Elements;

WHEREAS, Home Ranch site is located in Area 1 (Subarea 3) of the North Costa Mesa Specific Plan and Sakioka Lot 2 is located in Area 8;

WHEREAS, amendments to North Costa Mesa Specific Plan are required to reflect increased development flexibility for these planning areas as allowed by 2015-2035 General Plan;

WHEREAS, the amendments promote diversity of development options on Home Ranch and Sakioka Lot 2 that are 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 planning 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-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- General Plan Land Use Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- General Plan Land Use Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- General Plan Land Use Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.

WHEREAS, on August 22, 2016, the Planning Commission held a public hearing and recommended approval of the amendment;

WHEREAS, a duly-noticed public hearing was held by the City Council on September 6, 2016 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, 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:

- City of Costa Mesa General Plan Environmental Impact Report, SCH No. 2015111053, June 21, 2016.
- Segerstrom Home Ranch Environmental Impact Report, SCH No. 2000071050, November 2001.

NOW, THEREFORE, BE IT RESOLVED that, based on the evidence in the record, and the findings contained herein, the City Council adopts amendment to North Costa Mesa Specific Plan (SP-16-01 A1) related to Home Ranch site and Sakioka Lot 2 consistent with the provisions of the 2015-2035 General Plan attached hereto as Exhibit A to this resolution.

PASSED AND ADOPTED this 6th day of September, 2016

_____
STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

_____
CITY CLERK OF THE
CITY OF COSTA MESA

APPROVED AS TO FORM:

_____
CITY ATTORNEY

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, BRENDA GREEN, City Clerk and ex-officio Clerk of the City Council of the City of Costa Mesa, hereby certify that the above Council Resolution Number 16__ as considered at a regular meeting of said City Council held on the 6th day of September, 2016, and thereafter passed and adopted as a whole at the regular meeting of said City Council held on the 6th day of September, 2016, by the following roll call vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereby set my hand and affixed the Seal of the City of Costa Mesa this ___ day of _____, 2016

_____
Brenda Green
City Clerk of the City of Costa Mesa