

RESOLUTION NO. PC-16-43

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL GIVE FIRST READING TO AN ORDINANCE AUTHORIZING THE FOURTH AMENDMENT TO THE SEGERSTROM HOME RANCH DEVELOPMENT AGREEMENT DA-00-01 (DA-16-03).

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

WHEREAS, an application was filed by Justin McCusker, authorized agent for Segerstrom and Sons, for the following proposed project:

Fourth amendment to Development Agreement DA-00-01, Segerstrom Home Ranch (DA-16-03):

- Correct the inconsistency and clear up the uncertainty related to the State dedicated Land;
- Add the 10,000 SF Water District Parcel to the Office Portion for all purposes;
- Reflect the allocation in the Trip Budget between the Office Portion and the Industrial Portion;
- Update the description of the Office Portion; and,
- Ensure that the Development Agreement includes and references the changes to the Home Ranch Project approved by the City.

WHEREAS, on December 3, 2001, the City Council of the City of Costa Mesa adopted Ordinance No. 01-29 approving Development Agreement DA-00-01 for the Segerstrom Home Ranch Project;

WHEREAS, on September 15, 2003, the City Council of the City of Costa Mesa adopted Ordinance No. 03-9 approving the first amendment to the Development Agreement DA-00-01 for the Segerstrom Home Ranch Project relating to surplus transportation fees and the Huscroft House contribution;

WHEREAS, on March 20, 2007, the City Council of the City of Costa Mesa adopted Ordinance No. 07-5 approving the second amendment to the Development Agreement for the Segerstrom Home Ranch Project relating to the Susan Street Exit Ramp Project;

WHEREAS, a duly noticed public hearing was held by the City Council on July 6, 2010 pursuant to the procedures described in Council Resolution No. 88-53. At this hearing, the City Council considered the evidence, the testimony presented by the public regarding the annual review and proposed Third Amendment to Development Agreement DA-00-01 between the City of Costa Mesa and C.J. Segerstrom & Sons, Henry T. Segerstrom Properties LLC, a California limited liability company, and Ruth Ann Moriarty Properties LLC, a California limited liability company (collectively referred to as "CJS").

WHEREAS, on July 20, 2010, the City Council of the City of Costa Mesa adopted Ordinance No. 10-08.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on August 22, 2016 for the Fourth amendment to Development Agreement DA-00-01 (DA-16-03) and recommended adoption of ordinance. At this hearing, the City Planning Commission considered the evidence, the testimony presented by the public regarding the proposed amendment to Development Agreement DA-00-01 between the City of Costa Mesa and C.J. Segerstrom & Sons, Henry T. Segerstrom Properties LLC, a California limited liability company, and Ruth Ann Moriarty Properties LLC, a California limited liability company (collectively referred to as "CJS").

WHEREAS, the proposal does not involve any material changes to the maximum allowable traffic generation beyond the currently established trip budgets for Home Ranch by 2015-2035 General Plan. The site has established maximum trip budgets for the AM Peak Hour and PM peak hour. Future proposed development of commercial office buildings, shall be required to comply with Specific Plan and the maximum trip budgets.

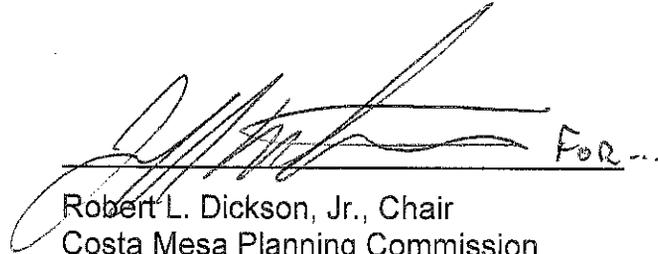
WHEREAS, the proposal is in compliance with the broader goals of the 2015-2035 General Plan and the North Costa Mesa Specific Plan. No changes to the City of Costa Mesa's General Plan are required. The proposal is in conformance with the City's General Plan and is consistent with the land use designation.

BE IT RESOLVED that the Planning Commission hereby **RECOMMENDS** that the City Council: (1) Adopt a resolution to give first reading to the ordinance for fourth amendment to Development Agreement DA-00-01 (DA-16-03) (Exhibit 1);

BE IT FURTHER RESOLVED that if any section, division, sentence, clause, phrase or portion of this resolution, or the documents in the record in support of this

resolution, are for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions.

PASSED AND ADOPTED this 22nd day of August, 2016.



For...

Robert L. Dickson, Jr., Chair
Costa Mesa Planning Commission

