

## UNOFFICIAL UNTIL APPROVED

**MINUTE EXCERPTS FROM THE  
SEPTEMBER 26, 2016 PLANNING COMMISSION MEETING  
REGARDING 2850 MESA VERDE DRIVE EAST  
(Public Hearing No. 1 – GP-16-05 and R-16-05 )**

1. **Application No.:** GP-16-05 and R-16-05  
**Applicant:** Pinnacle Residential  
**Site Address:** 2850 Mesa Verde Drive East  
**Zone:** Existing: C1 Local Business  
 District/ Proposed: R1 Single Family Residential District  
**Project Planner:** Mel Lee

**Environmental Determination:**

An Initial Study/Negative Declaration (IS/ND) was prepared in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The IS/ND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions of approval and compliance with Code requirements when the future project is processed. The IS/ND is available for review and comment from September 6, 2016 to September 26, 2016.

**Description:** The proposed project involves:

1. Adoption of an **Initial Study/Negative Declaration**;
2. **General Plan Amendment GP-16-05**. General Plan Amendment to change the land use designation of a 2.07-acre site from GC (General Commercial) to LDR (Low Density Residential); and
3. **Rezone R-16-05**. Rezone of a 2.07-acre site from C1 (Local Business District) to R-1 (Single Family Residential District - 8 dwelling units per acre maximum density allowed). The General Plan Amendment and Rezone is to accommodate an 11-unit, 2-story, single family residential development which will be submitted to the City for a separate public hearing at a future date.

One ex-parte communications to report: Commissioner McCarthy spoke with the applicant.

Mel Lee, Senior Planner, presented the staff report.

Commissioner McCarthy asked if the application has to go through screening again and what the residential trip generation would be. Mr. Lee responded that the project does not need to since it already went before City Council and the proposed project would generate 105 trips versus the current 268 commercial trips.

**PUBLIC COMMENTS**

Peter Zehnder, representative for the applicant, stated that the units that will be built if approved at a future hearing would be similar to the adjacent Miraval 1 Project; that there were 17 environmental review categories and it was determined that all had no

impact or less than significant impact; the action tonight to rezone does not change the existing business being able to be there,

Commissioners and the applicant discussed the Miraval 1 project, and the current tenants' leases.

Mr. Zehnder asked if anyone from the community has any issues to contact him or the City and would be more than happy to be the best neighbor possible.

Reverend Jim Turrell, tenant at 2850 Mesa Verde East, spoke against the application.

Robin Leffler, Costa Mesa resident, stated concerns with a member from the dais speaking about a City Council candidate and spoke (opposed) against the application.

Janice Carson, Costa Mesa resident, spoke against the application.

Leanne Yator, Costa Mesa resident, spoke against the application.

Mr. Zehnder responded to public comments.

The Chair closed the public hearing.

Commissioner McCarthy asked for clarification on what the Planning Commission is approving tonight. Gary Armstrong, Economic Development & Development Services Director/Deputy CEO, explained that the City Council's intent was to include General Plan Amendment GP-16-05 within the 2015-2035 General Plan but the City's CEQA Attorneys advised not to since the proposal was not studied in the General Plan's EIR and to have the project come separately after the General Plan was approved.

Commissioner McCarthy stated supporting the application.

Commissioner Andranian stated that the Planning Commission is here to approve a CEQA document, General Plan Amendment and Rezone; and will be approving the application with the knowledge that the specific project will come back to future hearings.

Chair Dickson reminded everyone that the job of the Planning Commission is to act in lieu of the City Council and they got clear direction from City Council with the rezone and supports the application.

**MOTION: Hereby move that the Planning Commission recommend that City Council approve General Plan Amendment GP-16-05 and Rezone R-16-05 for property located at 2850 Mesa Verde Drive East including the adoption of the Initial Study/Negative Declaration, General Plan Amendment GP-16-05 and**

Rezone R-16-05 based on the findings set forth in Exhibit A and subject to the condition set forth in Exhibit B (handwritten page 25 and 27 of the staff report). Moved by Commissioner McCarthy, second by Chair Dickson.

**RESOLUTION PC-16-47 - A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT CITY COUNCIL TAKE THE FOLLOWING ACTIONS: (1) ADOPT THE INITIAL STUDY/NEGATIVE DECLARATION; (2) ADOPT GENERAL PLAN AMENDMENT GP-16-05 CHANGING THE LAND USE DESIGNATION OF A 2.07 ACRE SITE FROM GENERAL COMMERCIAL (GC) TO LOW DENSITY RESIDENTIAL (LDR) LOCATED AT 2850 MESA VERDE DRIVE EAST; (3) GIVE FIRST READING TO REZONE R-16-05 TO CHANGE THE ZONING DISTRICT FROM C1 (LOCAL BUSINESS DISTRICT) TO R1 (SINGLE FAMILY RESIDENTIAL DISTRICT) LOCATED AT 2850 MESA VERDE DRIVE EAST**

The motion carried by the following roll call vote:

Ayes: Dickson, Mathews, McCarthy, Sesler, Andranian

Noes: None

Absent: None

Abstained: None