RESOLUTION NO. PC-16-48

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING COUNCIL APPROVAL OF THE SECOND AMENDMENT TO SOBECA URBAN PLAN (SP-05-06 A2) TO ALLOW DEVELOPMENT DENSITY AND CAPACITY CONSISTENT WITH 2015-2035 GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, City Council adopted the SoBECA Urban Plan in April 2006, and the Urban Plan sets forth development standards and land use regulations relating to the nature and extent of land uses and structures in compliance with the City's 2015-2035 General Plan;

WHEREAS, SP-05-06 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);

WHEREAS, on June 21, 2016, City Council adopted 2015-2035 General Plan that established maximum density of 40du/acre and residential development capacity of 450 units for SoBECA Urban Plan area;

WHEREAS, the proposed Urban Plan amendments involve certain text amendments to the SoBECA Urban Plan (SP-05-06 A2);

WHEREAS, the Planning Commission conducted a public hearing on September 26, 2016, with all persons having been given the opportunity to be heard both for and against the proposed project;

WHEREAS, the proposed amendments to the Urban Plans have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and has been found to be exempt pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines, in that the City Council hereby finds that it can be seen with certainty that there is no possibility that the passage of these Urban Plan amendments will have a significant effect on the environment. In addition, the

proposed maximum densities and development capacities were analyzed with the General Plan EIR No. 2015111053 certified on June 21, 2016;

WHEREAS, the maximum density of 40 du/acre and development capacity of 450 dwellings and all environmental analysis were included in the certified Environmental Impact Report No. 2015111053 adopted with 2015-2035 General Plan. The proposed amendment is found to be in conformance with the City of Costa Mesa 2015-2035 General Plan, with specific regard to General Plan Land Use Objectives as follows:

- Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- 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.
- Objective LU-6A: Ensure the long-term productivity and viability of the community's economic base.

BE IT RESOLVED that the Planning Commission HEREBY **RECOMMENDS COUNCIL APPROVAL** of the Urban Plan amendments as identified in Exhibit 1;

PASSED AND ADOPTED this 26th day of September 2016.

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

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Gary Armstrong, Acting Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on September 26, 2016 by the following votes:

AYES: Dickson, Mathews, McCarthy, Sesler, Andranian

NOES: None

ABSENT: None

ABSTAIN: None

Gary Armstrong

Gary Armstrong, Acting Secretary
Costa Mesa Planning Commission