



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: July 12, 2004

ITEM NUMBER:

SUBJECT: PACIFIC MEDICAL PLAZA DRAFT EIR #1051 (SCH NO. 2003071089)
1626/1640 NEWPORT BOULEVARD

DATE: JUNE 30, 2004

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, SENIOR PLANNER
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DESCRIPTION

The purpose of this public hearing is to receive public comment on the adequacy of the Pacific Medical Plaza Draft Environmental Impact Report (EIR). No action will be taken.

APPLICANT

Coralee Newman, authorized agent for Joseph G. Brown.

RECOMMENDATION

Receive public comment on Draft EIR No. 1051.


KIMBERLY BRANDT
Senior Planner


R. MICHAEL ROBINSON
Planning & Redevelopment Mgr.


PERRY L. VALANTINE
Asst. Development Services Director

BACKGROUND

The City of Costa Mesa has retained LSA Associates, Inc. to prepare an Environmental Impact Report (EIR) to evaluate the potential environmental impacts associated with the construction and implementation of the proposed Pacific Medical Plaza project. The EIR provides a comprehensive evaluation of the project as proposed by the applicant. It is intended to serve as an informational document for the City of Costa Mesa, other public agencies, and the general public regarding the project's objectives and components; any potentially significant environmental impacts that may be associated with the planning, construction, and operation of the project; as well as to identify appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these significant impacts.

The State California Environmental Quality Act (CEQA) Guidelines require a minimum 45-day review period for a draft EIR. This Draft EIR public review period began on June 11, 2004 and will end on July 26, 2004. The Draft EIR is available for review at both of the City's libraries and at the Planning Division at City Hall. In addition, the first three chapters of the Draft EIR (Executive Summary, Introduction, and Project Description) are posted on the City's web page (www.ci.costa-mesa.ca.us) under the Development Services Department heading. A copy of the Draft EIR distribution list is attached to this report.

ANALYSIS

Project Description

The project applicant is proposing the conversion of two existing trailer parks (El Nido and Snug Harbor Village) to allow the construction of a 76,500 square-foot, 4-story medical office building with a three-level parking structure.

The 4.4-acre site is located at 1626/1640 Newport Boulevard adjacent to the Newport Boulevard frontage road. Orange Avenue is to the rear of the project site. Surrounding land uses in the 1600 block of Newport Boulevard, include the Shurgard storage facility, retail, restaurants, storage, and the Park Place single-room occupancy (SRO) hotel. To the east of the project site and across Orange Avenue are multiple-family residential units. See figures in Attachment 1.

The proposed project requires several discretionary approvals: general plan amendment, rezone, mobilehome park conversion permit and final master plan approval for the medical office building.

Project Impacts

The Draft EIR includes an executive summary (Section 1) that identifies the project's significant impacts, mitigation measures, and impacts that are still significant, even after implementation of all feasible mitigation measures. The DEIR addresses the following topics:

- 4.1 Aesthetics
- 4.2 Air Quality
- 4.3 Cultural Resources
- 4.4 Geology/Soils
- 4.5 Hazardous Materials
- 4.6 Hydrology and Water Quality
- 4.7 Land Use
- 4.8 Noise
- 4.9 Population and Housing
- 4.10 Public Services and Utilities
- 4.11 Transportation and Circulation

The Draft EIR concludes that significant impacts in respect to transportation/circulation may occur. Specifically, the project will cause significant traffic impacts to the following two intersections in the year 2004 and the year 2020:

Year 2004

Impacted Intersection	No Project	Project W/O Mitigation	Project With Mitigation
Newport Boulevard/19 th Street	LOS E in the p.m. peak hours	LOS E in the p.m. peak hours	LOS D in the p.m. peak hours
Newport Boulevard/17 th Street	LOS D in the a.m. and p.m. peak hours	LOS E in the a.m. and p.m. peak hours	LOS D in the a.m. and p.m. peak hours

Year 2020

Impacted Intersection	No Project	Project W/O Mitigation	Project With Mitigation
Newport Boulevard/17 th Street	LOS F in the p.m. peak hours	LOS F in the p.m. peak hours	LOS E in the p.m. peak hours

To mitigate these impacts, the Draft EIR proposes the widening of Newport Boulevard between 17th and 19th Streets to allow the construction of a fourth northbound through lane. Acceptable levels of service will result in 2004 with

implementation of this improvement. However, it should be noted that with or without the project in 2020, the Newport Boulevard/17th Street intersection in the p.m. peak hours will operate at Level of Service (LOS) F, and the proposed improvement will only result in LOS E conditions. The project's impact is mitigated, but LOS E remains.

Although this improvement is currently being pursued by the City of Costa Mesa in conjunction with Caltrans, this section of Newport Boulevard is controlled by Caltrans. Since the City cannot cause the improvement to occur because it is within Caltrans's jurisdiction, the implementation of this mitigation measure cannot be ensured. Therefore, the Draft EIR concludes that project implementation may result in unavoidable impacts to the intersections listed above in the years 2004 and 2020.

It should be noted that the Newport Boulevard improvement is needed with or without this project. Additionally, the City in conjunction with Caltrans has completed the environmental analysis for the improvement, and the Initial Study/Environmental Assessment is now available for public review.

ALTERNATIVES

The CEQA Guidelines require that all EIRs address project alternatives. Draft EIR #1051 analyzes the 4 following land use alternatives:

- **Alternative 1.** No Project/No Development Alternative;
- **Alternative 2.** Mobilehome Park Conversion and Retail Development under Existing General Plan designation and C2 Zoning District;
- **Alternative 3.** Mobilehome Park Conversion and Medical Office Development under Existing General Plan designation and C2 Zoning District; and
- **Alternative 4.** Mobilehome Park Conversion and 3-story Medical Office Development Design Alternative

Attachment 1 provides a summary of land use alternatives, excerpted from the Draft EIR. The Draft EIR concludes that Alternative 3 is the environmentally superior alternative when compared to the proposed project.

CONCLUSION

The purpose of this public hearing is to receive public comment on the Draft EIR. No project action will be taken at that time. All written and oral comments received on the Draft EIR will be responded to in a formal "responses to comments" document.

- Attachments:
1. Figures 3.2, 3.3, and 3.4
 2. Alternatives Summary
 3. Draft EIR distribution list

Distribution:

- Deputy City Manager - Dev. Svs.
- Assistant Development Services Director
- Assistant City Attorney
- Assistant City Engineer
- Staff (4)
- File (2)

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ATTACHMENT 1

FIGURES 3.2, 3.3, AND 3.4

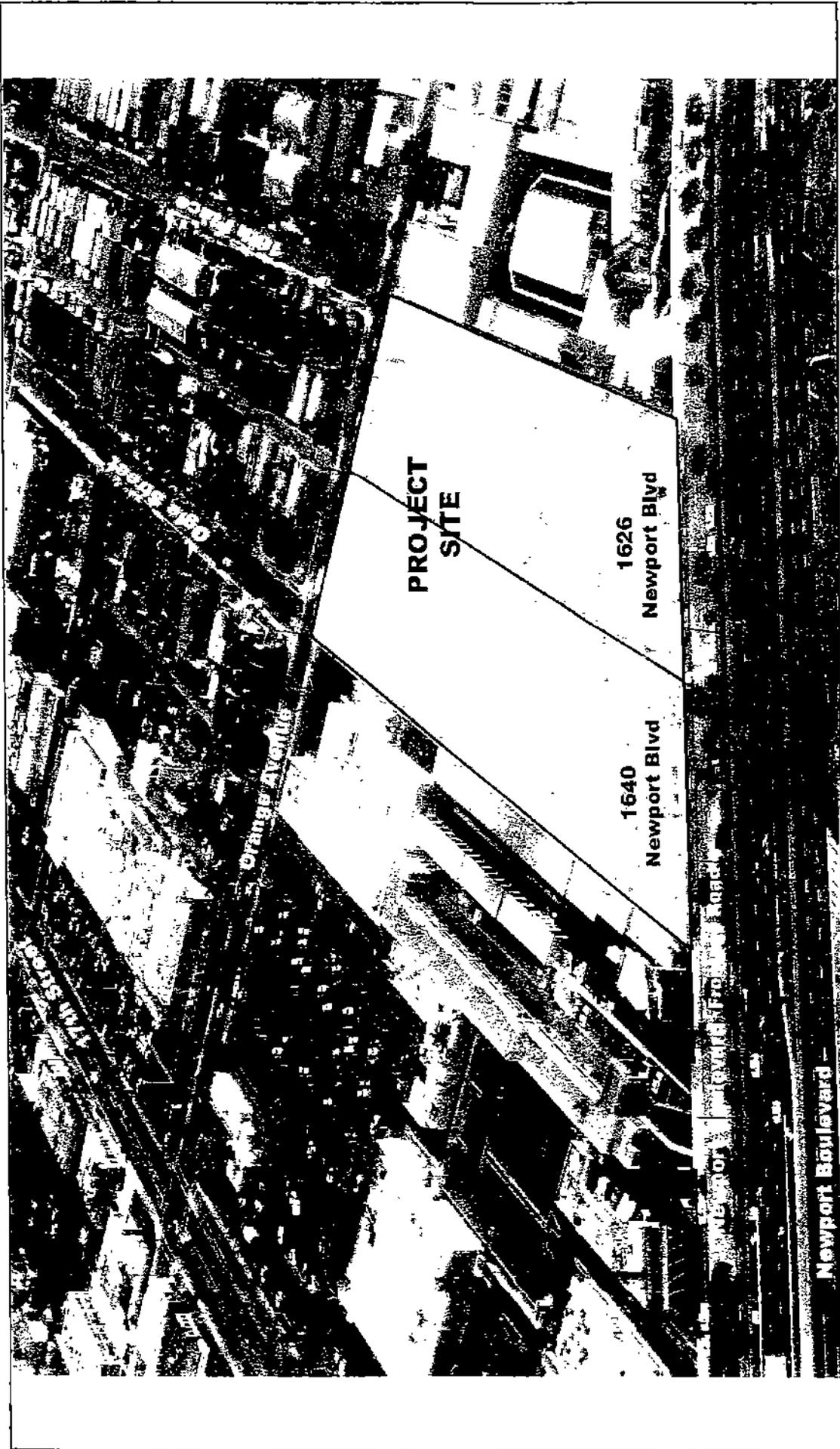
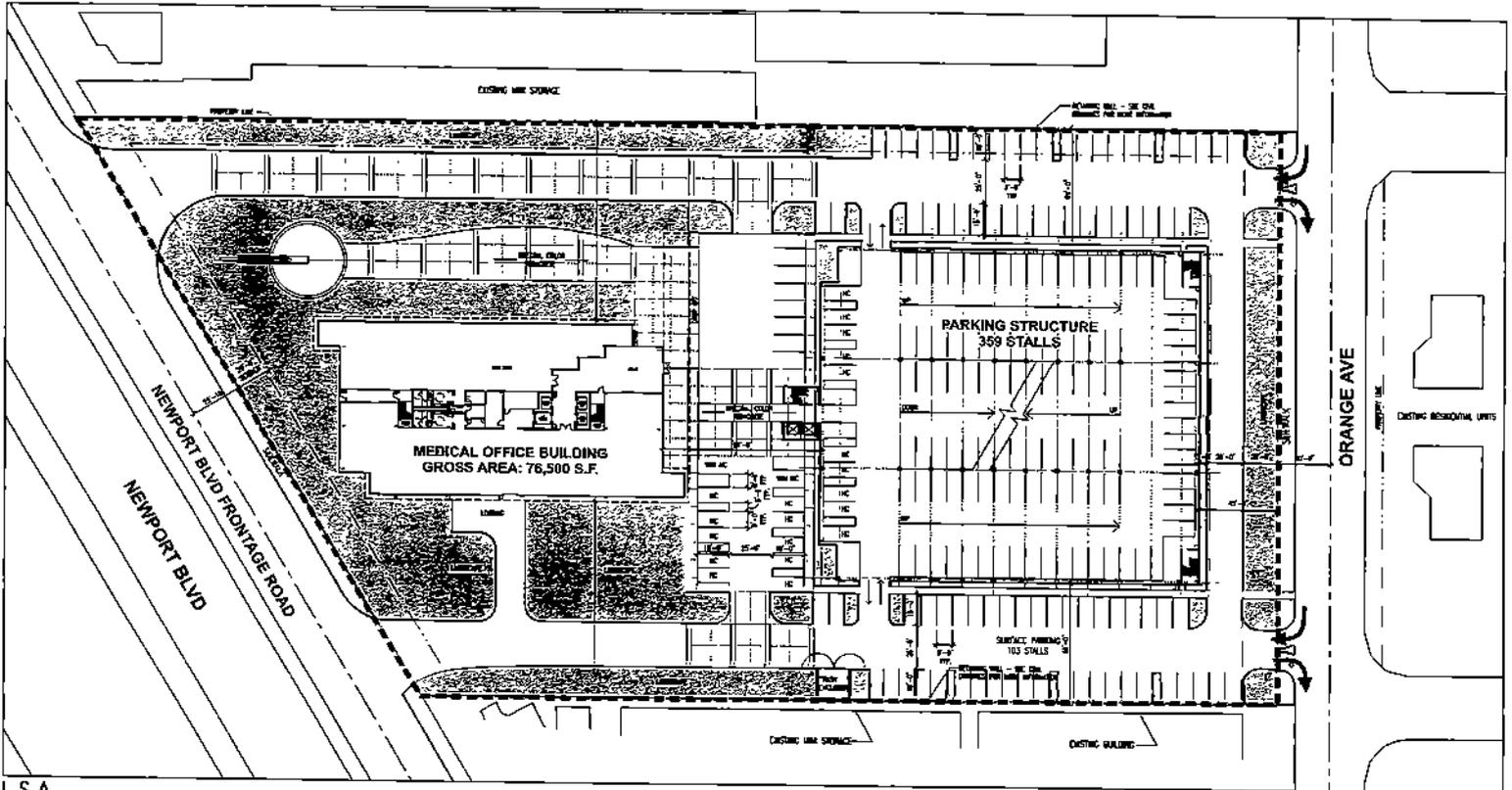


FIGURE 3.2

Pacific Medical Plaza
(1626/1640 Newport Blvd, Costa Mesa)
Aerial Photograph

LSA



LSA

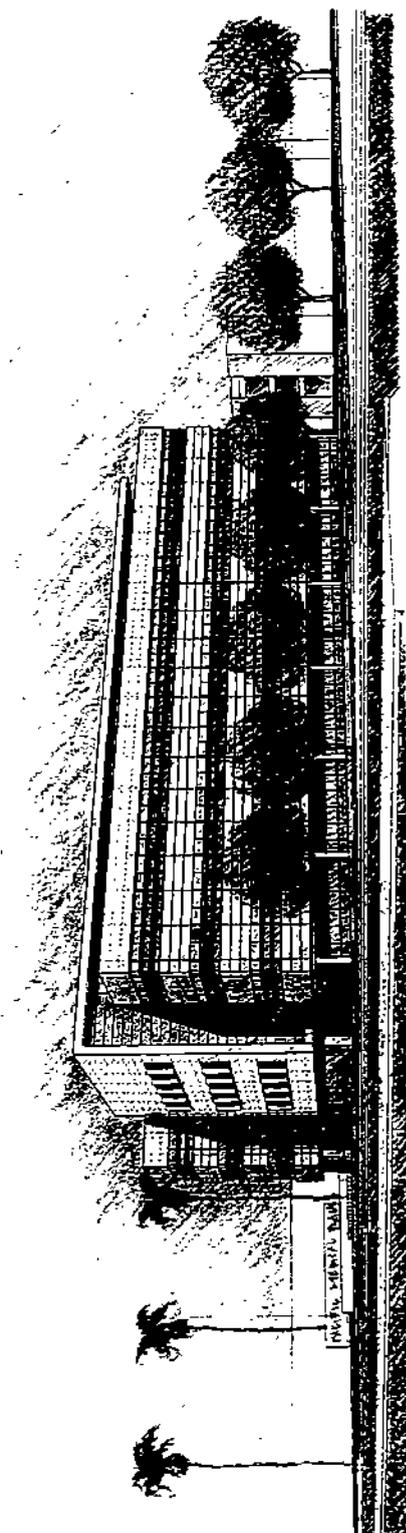
--- PROPERTY BOUNDARY

NOTE: Proposed driveway access on Orange Avenue to be limited to right turn in / right turn out.

FIGURE 3.3

NO SCALE
 SOURCE: HELMUTH OBATA & KASSABAUM, INC.
 1.000/000 5th Flr 2.00 (4-2-00)

Pacific Medical Plaza
 (1626/1640 Newport Blvd, Costa Mesa)
 Conceptual Site Plan and Elevations



STREET LEVEL RENDERING



AERIAL RENDERING

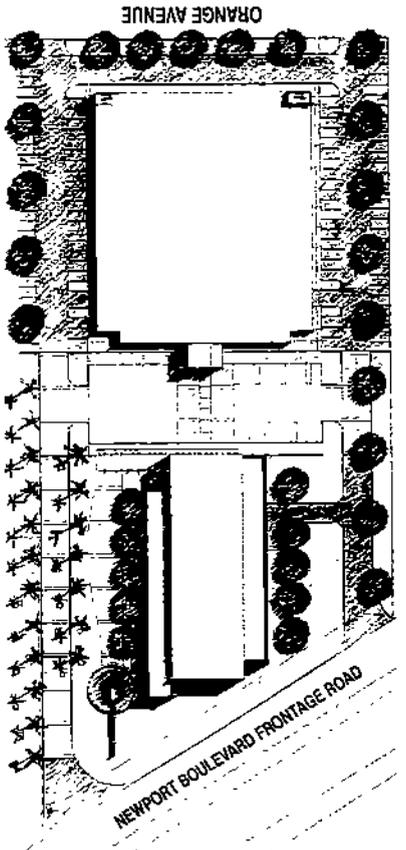


FIGURE 3.4

L.S.A

Pacific Medical Plaza
 (1626/1640 Newport Blvd, Costa Mesa)
 Project Renderings

SOURCE: HELLMUTH, OBATA, & KASSABAUM, INC.

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ATTACHMENT 2

EIR ALTERNATIVES SUMMARY

Table 1.A: Pacific Medical Plaza Alternatives

<p>Alternative 1: No Project Alternative</p> <p>Assumptions: Retention of the existing mobilehome parks with a maximum of 117 mobilehome lots and 6 apartments. The existing General Plan designation of General Commercial and C2 zoning district would remain unchanged. The mobilehome parks would continue as legal nonconforming uses. (The No Project Alternative is required by CEQA.)</p>
<p>Alternative 2: "MobileHome Park Conversion And Retail Development Under Existing General Plan Designation And C2 Zoning District"</p> <p>Assumptions: Loss of 117 mobilehome lots and 6 apartments Development of 57,500 square feet (0.30 FAR) of retail uses. 230 required parking spaces Maximum Building Height: 2 stories/30 feet</p>
<p>Alternative 3: "MobileHome Park Conversion And Medical Office Development Under Existing General Plan Designation And C2 Zoning District"</p> <p>Assumptions: Loss of 117 mobilehome lots and 6 apartments Development of 57,500 square feet (0.30 FAR) of medical office uses. 345 required parking spaces Maximum Building Height: 2 stories/30 feet</p>
<p>Alternative 4: "MobileHome Park Conversion And 3-story Medical Office Development Design Alternative"</p> <p>Assumptions: Requires General Plan amendment for site-specific FAR and Rezone to PDC (Planned Development Commercial) Loss of 117 mobilehome lots and 6 apartments Development of 76,500 square feet (0.40 FAR) of medical office uses 462 required parking spaces Maximum Building Height 3 stories/45 feet</p>

Table 5.C: Pacific Medical Plaza Comparison of Impacts for Alternatives

	Proposed Project	Alternative 1: No Project/No Development	Alternative 2: Mobilehome Park Conversion/ Existing GP/ Zoning (Retail)	Alternative 3: Mobilehome Park Conversion/ Existing GP/ Zoning (Medical Office)	Alternative 4: Mobilehome Park Conversion/3-Story Medical Office Design Alternative
Attainment of Project Objectives	<i>All</i>	None	Some	All	All
Aesthetics	<i>P</i>	-	-	-	-
Air Quality	<i>P</i>	-	-	-	N
Cultural/ Paleontological Resources	<i>P</i>	-	N	N	N
Geology and Soils	<i>P</i>	-	N		N
Hazards and Hazardous Materials	<i>P</i>	-	-	-	N
Hydrology	<i>P</i>	- ¹	N	N	N
Land Use	<i>P</i>	-	-	-	N
Noise	<i>P</i>	-	N	N	N
Population and Housing	<i>N</i>	-	N	N	N
Public Services/ Utilities	<i>P</i>	-	-	-	N
Transportation and Circulation	<i>S</i>	-	-	-	N

For project alternative impacts:

+ = Greater impacts compared to proposed project

- = Less or incrementally fewer impacts compared to the proposed project

N = Neutral (doesn't change impacts)

For proposed project impacts:

S = Significant Unavoidable Impacts

N = No Significant Impact

P = Potentially Significant Impact (Mitigation Incorporated)

¹ However, untreated surface runoff is greater than for the proposed project.

ATTACHMENT 3
DRAFT EIR DISTRIBUTION LIST

DEIR #1051 DISTRIBUTION LIST

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EIR ONLY

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NOTICE OF AVAILABILITY

Los Angeles Times
1375 Sunflower Avenue
Costa Mesa CA 92626

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Orange County Register
22481 Aspan Street
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