

**MEETING MINUTES OF THE CITY OF
COSTA MESA PLANNING COMMISSION**

June 25, 2018

These meeting minutes represent an "action minute" format with a concise summary of the meeting. A video of the meeting may be viewed on the City's website at www.costamesaca.gov or purchased on DVD upon request.

The Chair called the meeting to order (00:00:33).

Commissioner Navarro Woods led the Pledge of Allegiance.

SWEARING IN OF NEWLY-APPOINTED PLANNING COMMISSIONER BY CITY CLERK.

Brenda Green, City Clerk, sworn in newly appointed Planning Commissioner Jon Zich.

ROLL CALL

Present: Chair Stephan Andranian
Vice Chair Byron de Arakal
Commissioner Jeffrey Harlan
Commissioner Carla Navarro Woods
Commissioner Jon Zich

Staff: Barry Curtis, Director of Economic and Development Services
Jennifer Le, Assistant Director of Development Services
Yolanda Summerhill, Deputy City Attorney
Brenda Green, City Clerk
Raja Sethuraman, Public Services Director
Mel Lee, Senior Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

Beth Refakes, Costa Mesa resident, spoke on comments made by the Commissioners at the last meeting about Measure X being a citizen-generated initiative. She clarified that it was generated by the City Council majority.

An unidentified speaker spoke on the primary election and local election; and comments made at the last city council meeting by a City Council member about the Planning Commission.

Garrett Whitfield, Costa Mesa homeowner, asked for clarification on the City's change to the open space parking requirements for single family residential projects.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Commission Harlan welcomed new Commissioner Jon Zich and responded to Ms. Refakes public comment about Measure X.

Commissioner Navarro Woods welcomed new Commissioner Jon Zich.

Commissioner Zich thanked staff for bringing him up to speed on everything and thanked the Commissioners for welcoming him.

Vice Chair de Arakal welcomed new Commissioner Jon Zich and responded to Ms. Refakes public comment about Measure X.

Chair Andranian welcomed new Commissioner Jon Zich.

CONSENT CALENDAR:

1. MINUTES FOR THE SPECIAL MEETING OF MAY 31, 2018

MOTION: Move approval of the consent calendar.

Moved by Vice Chair de Arakal, seconded by Commissioner Navarro Woods.

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Navarro Woods, Zich

Noes: None

Absent: None

Abstained: None

Chair Andranian asked staff for additional information regarding Mr. Whitfield's public comment.

Jennifer Le, Assistant Director of Development Services, explained that based on the Commissioners comments on Small Lot Ordinance projects where parallel parking was proposed in front of a garage, blocking it, staff have implemented a policy and have begun requesting that applicants configure their site plans to not have parallel parking in front of a garage.

PUBLIC HEARINGS (00:13:16)

1. PLANNING APPLICATION 17-11, A MASTER PLAN FOR THE FUTURE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE

Project Description: Planning Application 17-11 is a request for a Master Plan for the future expansion of the Vanguard University Campus. The proposed Master Plan establishes a comprehensive plan for future development at the University and is intended to supersede previous Master Plan approvals. It is anticipated that the Master Plan will accommodate up to 2,700 enrolled students (2,098 students are currently enrolled) and is comprised of at least 12 separate projects that involve the removal and/or construction of buildings on the campus. The Master Plan establishes Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan framework. It is intended that the Development Areas and Development Guidelines remain fixed while allowing for the future

development of buildings of various types, size and heights within these Areas, consistent with the Guidelines.

This item was continued from the April 23, 2018, and the May 14, 2018, Planning Commission meetings.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project in accordance with the City's Guidelines implementing the California Environmental Quality Act (CEQA). The IS/MND found that the environmental effects from the project would be less than significant with the incorporation of mitigation measures. The project site is not on a list compiled pursuant to Government Code Section 65962.5.

Five ex-parte communications to report: Vice Chair de Arakal received an email from the applicant's staff requesting a meeting and replied that he could not attend; Commissioner Harlan also received an email from the applicant's staff requesting a meeting and replied that he could not attend; Commissioner Navarro Woods did meet with Vanguard University staff this morning and discussed the maintenance and operation building location; Commissioner Zich was contacted by the applicant's staff and met with them on their campus; and Chair Andranian was also contacted by the applicant's staff and met with them in his office and discussed their proposal.

Mel Lee, Senior Planner, presented the staff report.

Commissioner Navarro Woods and staff discussed the zoning for the property shown on Exhibit 1, Scenario #3.

Carl Ballard, traffic study consultant, responded to Vice Chair de Arakal's question about the City's response to comments received from the Caltrans and discussed the highway capacity manual methodology that was used for the un-signalized intersection location off of South Newport Boulevard.

Commissioner Zich and staff discussed the development design guidelines for the proposed project; the master plan approval process; how the calculation for on-campus students is validated; and how the parking requirements in the development projects off of Vanguard Way compared to required parking standards applied today.

Ms. Le clarified that Condition of Approval No. 4 could be modified if the Commission preferred each individual project under the Master Plan to be approved before the Commission, not at staff level.

Raja Sethuraman, Public Services Director, responded to Commissioner Zich's question about parking conditions on Vanguard Way.

Commissioners and staff discussed what non-discretionary development rights Vanguard University has for its land; whether staff has received any more follow-up comments from those agencies that were provided a response to comments associated with the IS/MND; and the maximum enrollment for year 2042/2043 as described in Attachment 1, Exhibit 2.

PUBLIC COMMENTS

Mike Beals, President of Vanguard University, stated he has read the conditions of approval and agreed to them. He discussed how the Commissioner's direction from the May 14 meeting was addressed.

Megan Gaunce, architect, discussed the parking plan.

Mr. Beals continued to present a slideshow on how the maintenance and operation building location concerns were addressed.

Megan Gaunce, architect, presented a slideshow on the different locations that were examined for the maintenance and operation building.

Mr. Beals continued his presentation on the changes that were made to the maintenance and operation building location to address the Commissioner's direction.

Commissioners, Mr. Beals, Ms. Gaunce, and a member from the applicant's team discussed whether and when the parking structure will be constructed; path of travel of the electric vehicles that the university will use from the maintenance and operations building; parking; how parking will be managed during construction; parking agreement with the OC Fairgrounds; discussion of Exhibit 1, Scenario #1 and Scenario #4 on handwritten page 13; Exhibit 2 parking analysis; why the maintenance and operation building cannot be placed at the north end of the university; a discussion of Scenario #3 and its potential to impact adjacent neighbors; what the dumpster will be used for and where it will be located; the footprint of the student center; why removing parking lots E and F in Project D poses safety concerns; what Project H includes, Project I field lighting upgrades; whether promoting on campus bicycle areas will be considered; including a requirement that freshmen cannot bring cars; and whether the maintenance and operation building location could be next to the soccer field.

Leann Brown, Newport Landing resident, spoke in opposition to this item.

Janna Lavender, Newport Landing resident, asked that the Commissioners vote no on the master plan.

Tess Lear, spoke in opposition to the maintenance and operation building's proposed location.

Heather Clements, Costa Mesa resident, spoke in support of this item.

Lindsey Lear, Newport Landing resident, spoke in opposition to the maintenance and operation building's proposed location.

Tara Servent, Costa Mesa resident, spoke in support of this item.

John Kurpivian, Costa Mesa resident (Vanguard alumni), spoke in support of this item.

Joseph Demsi, Newport Landing resident, spoke in opposition to the maintenance and operation building's proposed location.

Alexia Ramirez, Costa Mesa resident (Vanguard student), spoke in support of this item.

Russ Davis, Costa Mesa resident (Vanguard University women's basketball coach), spoke in support of this item.

Nate Harrison, Newport Landing resident, spoke in opposition to the maintenance and operation building's proposed location.

Jackson Brand, Newport Landing resident, provided correspondence to the Planning Commission at the meeting and spoke in opposition to this item.

Chris Coldiron, Newport Landing resident, spoke in opposition to this item.

Michael Biagi, Newport Landing resident, spoke in opposition to the maintenance and operation building's proposed location.

Katherine Lopez, Costa Mesa resident (Vanguard University student), spoke in support of this item.

Michael Whitford, Vanguard University alumni, spoke in support of this item.

Paul Harker, Monticello resident, spoke in opposition to the maintenance and operation building's proposed location.

Christopher Moore, Vanguard University student, spoke in support of this item.

Kelly Posal, Vanguard University student, spoke in support of this item.

A Vanguard University student spoke in support of this item.

Lisa Irwin, Newport Landing resident, stated concerns with the Applicant's analysis of the pros and cons of alternative locations for the operations and maintenance building shown in Exhibit 1, Scenario #3 and Scenario #4.

A Monticello resident spoke in opposition to the maintenance and operation building's proposed location.

Victor Kinney, Newport Landing resident, spoke in opposition to the maintenance and operation building's proposed location.

An unidentified speaker stated concerns with the maintenance and operation building's proposed location and parking.

Kent Mora, Newport Landing resident, spoke in opposition to the maintenance and operation building's proposed location.

Garrett Whitfield, Costa Mesa resident, suggested moving the maintenance and operation building to the other side of the athletic fields.

Mr. Beals responded to public comments.

Commissioners, Mr. Beal, and Ms. Gaunce discussed the Applicant's analysis of the pros and cons of Scenario #5 as shown in Exhibit #1 and the additional considerations cited by the Applicant in their presentation; what are the specific design constraints that prohibit moving the maintenance and operations building to the northeast corner of the property; whether the applicant has a three dimensional view simulation of the maintenance and operations building

at each one of the front doors and balconies of the units that face it; whether alternative designs of the maintenance and operations building were explored; alternative locations to the maintenance and operations building; and whether the parking numbers in the parking survey accounted for special events.

The Chair closed the public hearing.

Chair Andranian and Mr. Sethuraman discussed whether the Fire and Police Department reviewed the master plan.

Vice Chair de Arakal, Mr. Sethuraman, and Ms. Le discussed whether a signal would be necessary at the maintenance and operations building location; and that a CEQA issue would not occur due to breaking up the decision on the project into two different resolutions because the CEQA analysis itself evaluated the project as a whole.

MOTION: Move that the Planning Commission adopt a Resolution approving the Initial Study/Mitigated Negative Declaration (IS/MND) for the project subject to the findings and conditions for the IS/MND.

Moved by Vice Chair de Arakal, seconded by Commissioner Harlan for discussion.

RESOLUTION PC-18-47 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA ADOPTING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION INCLUDING THE MITIGATION MONITORING PROGRAM FOR PLANNING APPLICATION 17-11 FOR THE MASTER PLAN FOR FUTURE EXPANSION OF VANGUARD UNIVERSITY AT 55 FAIR DRIVE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Navarro Woods, Zich
Noes: None
Absent: None
Abstained: None

The Chair explained the appeal process.

MOTION: Move that the Planning Commission adopt a Resolution approving Project B, the Student Center only, separate from the remainder of the Master Plan project, subject to conditions of approval and mitigation measures and continue the balance of the master plan to a date uncertain.

Moved by Vice Chair de Arakal, seconded by Commissioner Zich.

SUBSTITUTE MOTION: Move that the Planning Commission adopt a Resolution approving Project B, the Student Center only, separate from the remainder of the Master Plan project, subject to the conditions of approval.

Moved by Chair Andranian, seconded by Commissioner Navarro Woods.

The Commissioners, staff, and Yolanda Summerhill, City Attorney, discussed the motion.

RESOLUTION PC-18-48 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION 17-11 FOR PROJECT B, STUDENT CENTER, FOR VANGUARD UNIVERSITY AT 55 FAIR DRIVE

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Navarro Woods, Zich
Noes: None
Absent: None
Abstained: None

The Chair explained the appeal process.

The Commissioners, staff, and Ms. Summerhill discussed what date the item should be continued to.

Ms. Summerhill asked that a motion occur to re-open the public hearing since the item is being continued.

MOTION: Move that the Planning Commission re-open the public hearing for the sole purpose of continuing the hearing to August 27, 2018.

Moved by Chair Andranian, seconded by Vice Chair de Arakal.

The motion carried by the following roll call vote:

Ayes: Andranian, de Arakal, Harlan, Navarro Woods, Zich
Noes: None
Absent: None
Abstained: None

MOTION: Move that the Planning Commission continue the public hearing in consideration of the master plan to the August 27, 2018 meeting.

Moved by: Vice Chair de Arakal, seconded by Commissioner Zich.

Commissioner Zich, Commissioner Harlan, and Commissioner Navarro Woods provided closing comments on the project.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.
2. Development Services Report – Barry Curtis, Director of Economic and Development Services, reported that there are no items for the July 9th meeting and recommended that the Planning Commission adjourn this evening to the July 23rd meeting.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (04:08:55)

Commissioner Harlan adjourned the meeting in honor and memory of Sergeant Dave Walker of the Costa Mesa Police Department.

Submitted by:

A handwritten signature in black ink, appearing to be 'Barry Curtis', written over a horizontal line.

BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION