

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

October 8, 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 (00:00:42).

Barry Curtis, Director of Economic and Development Services, led the Pledge of Allegiance.

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
Bart Mejia, City Engineer
Mel Lee, Senior Planner
Julie Colgan, Recording Secretary

ANNOUNCEMENTS AND PRESENTATIONS:

None.

PUBLIC COMMENTS:

None.

PLANNING COMMISSIONER COMMENTS AND SUGGESTIONS:

Vice Chair de Arakal thanked the Cultural Arts Committee and the Parks and Recreation Department staff for all their work with putting on the Costa Mesa Art Venture.

CONSENT CALENDAR:

- 1. MINUTES FOR THE MEETING OF AUGUST 27, 2018**
- 2. MINUTES FOR THE MEETING OF AUGUST 13, 2018**
- 3. RESOLUTION NO. PC-18-XX DESIGNATING THE COSTA MESA SENIOR CENTER AS THE TEMPORARY LOCATION FOR PLANNING COMMISSION MEETINGS DURING**

CONSTRUCTION OF THE CITY HALL FIRST FLOOR AND CITY COUNCIL CHAMBERS IMPROVEMENT PROJECT

MOTION: Move to approve.

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

RESOLUTION PC-18-67 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, DESIGNATING THE COSTA MESA SENIOR CENTER AS THE TEMPORARY LOCATION FOR PLANNING COMMISSION MEETINGS DURING CONSTRUCTION OF THE CITY HALL FIRST FLOOR AND CITY COUNCIL CHAMBERS IMPROVEMENT PROJECT

The motion carried by the following roll call vote:

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

PUBLIC HEARINGS (00:04:45)

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 reconstruction of buildings on the campus. The Master Plan would establish 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, May 14, 2018, June 25, 2018, and August 27, 2018 Planning Commission meetings. On June 25, 2018, the Planning Commission adopted the Initial Study/Mitigated Negative Declaration (IS/MND) for the Master Plan and approved Project B for the Student Center, and continued the remainder of the Master Plan to the August 27, 2018 meeting. At the request of the Applicant, the item was continued from the August 27, 2018 meeting to the October 8, 2018 meeting.

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City in accordance with the California Environmental Quality Act (CEQA). The IS/MND was adopted by the Planning Commission on June 25, 2018 and the Notice of Determination (NOD) was filed with the County and the State Office of Planning and Research in accordance with the CEQA Guidelines. No further action on the IS/MND is required.

Five ex-parte communications to report: Vice Chair de Arakal met with the applicant on Friday; Commissioner Zich met with the applicant earlier this week; Commissioner Navarro Woods met with the applicant last Wednesday; Commissioner Harlan met with the applicant last Friday; and Chair Andranian met with the applicant last week.

Mel Lee, Senior Planner, presented the staff report.

Commissioner Zich, Jennifer Le, Assistant Director of Development Services, and staff discussed how approving the project without Project C would be possible.

PUBLIC COMMENTS

Michael Beal, applicant, stated he agreed to and accepts the conditions of approval. He spoke regarding the continued neighborhood engagements that occurred after the June 25 meeting and discussed how many locations were considered for the maintenance and operation building.

Megan Gaunce, applicant's architect, and Mr. Beal presented a slideshow regarding the goals of the master plan; the maintenance and operation building alternative location studies; the maintenance and operation building comparative study; view simulations of the seven Newport Landing residential units facing the southwest corner of the Vanguard campus; the planned function and use of the maintenance and operation building ; the selection of the maintenance and operation building site; and plan changes based on community input regarding the maintenance and operation building.

Commissioners, Ms. Gaunce, and Mr. Beal discussed the hours of operation for the maintenance and operation building; whether there were any written responses after the community engagement meetings; parking spots that would be lost if the maintenance and operation building was re-located; whether the loss of parking was an element in the decision to keep the maintenance and operation building in the proposed location; whether the parking structure could be built earlier in the sequence of the master plan; how the neighbors could be a user group in the design of the maintenance and operation building; the hours the cardboard compactor would be used; whether the applicant would be open to having the maintenance and operation building roof be a green roof; how parking would be lost in alternative three even though the amount of land is staying the same; where the money for the project comes from; and the cost of the entire master plan.

Lindsey Lear, Newport Landing resident, stated safety concerns when turning out of her residence onto Vanguard Way; how their properties will financially decrease in value with the construction of the proposed maintenance and operation building; noise; and asked that the Commission consider the project from a taxpayer's point of view.

Jackson Brand, Newport Landing resident, asked what happened to the off campus site for the maintenance and operation building at 2374 Newport Boulevard.

Lee Ann Brown, Newport Landing resident, stated safety concerns when turning out of her residence and spoke in opposition to this item.

Melissa Zide, Vanguard University student, spoke in support of this item.

Carly Burke, Vanguard University student, spoke in support of this item.

Melody Vogul, Vanguard University staff member, spoke in support of this item.

Joseph Demsi, Newport Landing resident, spoke about the community engagement meetings; asked the Commission to look at Vanguard University as a business; stated concerns with the trucks for the maintenance and operation building traveling on a residential street; and spoke in support of having the maintenance and operation building location off-site at 2374 Newport Boulevard.

Commissioner Harlan asked Mr. Demsi whether he would object to a three-story residential building in place of the maintenance and operation building. He responded yes.

Salvador Sentilian, Vanguard University student, spoke in support of this item.

Jim Davis, Newport Landing resident, spoke about the tax revenue Newport Landing brings to the City and that Vanguard University is tax exempt; stated concerns with the blind curve on Vanguard Way and semi-trucks traveling along it; and asked to restrict the semi-trucks.

Rudolph Cervantes, Vanguard University student, spoke in support of this item.

Ellie Younger, Vanguard Alumni, spoke in support of this item.

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

Crystal Ramirez Lopez, Vanguard University student, spoke in support of this item.

Bill Mitchell, Monticello resident, stated concerns with having the entrance to the maintenance and operation building along Vanguard Way.

Selvina Barbara, Newport Landing resident, stated concerns with the noise from the maintenance and operation building and asked that Vanguard University find another alternative location for the maintenance and operation building.

Tara Sirvent, Vanguard University staff member, spoke in support of this item.

Luke Tellan, Newport Landing resident, stated concerns with the impact to the view from his residence and asked that the maintenance and operation building be located at the bottom of the parking structure.

Michael Biagi, Newport Landing resident, stated that the parking issue could be from Vanguard University being under construction currently; stated concerns with the noise generated from the cardboard compacter; and with the right to the peaceful enjoyment of his property being affected.

Janiece Boyd, Newport Landing resident, stated concerns with the traffic safety and stated she believes that if the Commission said no to the location of the maintenance and operation building that there would be another place it could go.

Joe Contreras, Vanguard University student, spoke in support of this item.

Manny Giagos, Vanguard University student, spoke in support of this item.

Janna Lavender, Newport Landing resident, stated concerns with safety lacking from the bullet point list on the applicant's slide about the community's concerns; stated that the original proposed location for the maintenance and operation building being the applicant's targeted site all along even with all the work and plans that occurred; stated that she did not hear anything about the potential off-site parking for facilities or support service people; and that the majority of funding would come from philanthropy to build the master plan.

Kent Moore, Newport Landing resident, spoke regarding where the money would come from for the master plan and inflexibility regarding the site of the maintenance and operation building location.

Chuck Lura Stopher, Newport Landing resident, stated concerns with emergency vehicles and residents being able to get in and out of his complex during an emergency; the congestion and traffic on Vanguard Way; and the location of the maintenance and operation building adjacent to properties.

Katarina Blagojevich, Vanguard University student, spoke in support of this item.

Beth Refakes, Costa Mesa resident, stated concerns with the location of the maintenance building to resident's homes; with Vanguard Way being unsafe to drive especially along the curve by Newport Boulevard; why the off-site location for the maintenance and operation building was not explored; and the accuracy of the cost estimates for the alternative sites.

Mr. Beal responded to public comments.

Commissioners, Mr. Beal, Ms. Gaunce and staff discussed whether Mr. Beal was at the community engagement meetings to personally observe who attended; whether the retention pond by the softball stadium is an underground structure or natural swale; whether the off campus parking site on Newport Boulevard was calculated in the total parking count; whether the maintenance and operation building would be the lowest roof elevation in all the buildings in the master plan; whether alternative configurations of the maintenance and operation building were considered; and whether the Newport Boulevard option for the maintenance and building location was incompatible with zoning.

The Chair closed the public hearing.

Vice Chair de Arakal, Bart Mejia, City Engineer, and staff discussed whether Vanguard Way is a residential street under the Circulation Element's Master Plan of Highways; what would be required if the reconfiguration of a detention basin and introduction of new drainage system occurred; whether the Police Department or Fire Department voiced any traffic concerns related to the proposed master plan or to the new drive approach on Vanguard Way; whether the Transportation Services Division would be the agency that would take a look at an area in the City where there are street alignment concerns; whether the driveway approach condition was looked at by the Transportation Services and Engineering Divisions; and whether the Commission could condition the date and times of deliveries and specific landscaping requirements.

MOTION: Move that the Planning Commission approve the project as presented subject to conditions of approval and mitigation measures contained in the conditions of approval attached to the staff report.

Moved by Chair Andranian, seconded by Commissioner Zich with discussion.

Commissioner Zich, Commissioner Navarro Woods, and Commissioner Harlan provided comments regarding the motion.

Vice Chair de Arakal provided comments regarding the motion and asked that a condition be added that any trees that are planted as landscape barriers between the maintenance and operation structure and the residences be a minimum of 48-inch box trees. He asked the applicant if they would be okay with adding this.

The Chair re-opened the hearing for the sole purpose for the applicant to respond to the Vice Chair's request for the added condition.

Mr. Beal responded that the university is willing to accept the condition.

The Vice Chair asked the maker of the motion to include his proposed condition in the conditions of approval.

Chair Andranian and Commissioner Zich agreed to add the condition.

Chair Andranian provided comments on the motion.

Condition of Approval No. 11 to read: "The buildings in the Maintenance and Operations/Warehousing area shall be subject to the following:

- a. Limited to one-story with a maximum height of 18 feet for the office and shop buildings and 22 feet for the warehouse/storage building.**
- b. Shall be setback a minimum of 15 feet from the rear property line.**
- c. Setback areas between the Maintenance and Operations Building and residences shall be planted with minimum 48-inch box trees to screen the buildings from the residences.**
- d. No roof-mounted mechanical equipment (e.g., air conditioning units) will extend above the 18-foot and 22-foot height limits established and shall be screened from view of surrounding properties per existing Zoning Code requirements".**

RESOLUTION PC-18-68 – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING 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.

DEPARTMENTAL REPORT(S)

1. Public Services Report – none.

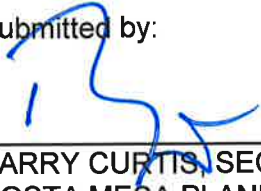
2. Development Services Report – Mr. Curtis reported that the October 22nd Planning Commission meeting will be the last one held in the City Council Chambers for a number of months and the first meeting held at the Senior Center will be Thursday, November 15th.

CITY ATTORNEY'S OFFICE REPORT(S)

1. City Attorney – none.

ADJOURNMENT (02:36:37)

Submitted by:



BARRY CURTIS, SECRETARY
COSTA MESA PLANNING COMMISSION