

**CITY OF COSTA MESA
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Costa Mesa City Council at its regular meeting on **Tuesday, February 19, 2019**, at 7:00 p.m. or as soon as possible thereafter at the Costa Mesa Senior Center, Grand Hall 1, 695 W. 19th Street, Costa Mesa, California regarding PA-17-11, which was originally heard by the City Council at the November 13, 2018 meeting.

Description: Council Member's request to review the Planning Commission's approval of Planning Application 17-11, which is a request for a Master Plan for 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 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. The following buildings are included in the Vanguard University Campus Master Plan:

- **Project A:** Gym/Events Center—This project would replace the existing gymnasium and provides facilities for Vanguard's athletics program. The center court would also transform into an events center for the campus to gather during planned events. This facility would remove parking (existing Parking Lot K) that is internal to the campus. An outdoor space/quad would be created to the east of the facility, connecting this building to the campus core and improving pedestrian circulation.
- **Project B:** Student Center—This project will remove the existing Café and Cove/Bookstore on campus, replacing them with a Student Center. The development area for this facility includes the removal of Parking Lot L. The perimeter road that connects Vanguard Way to parking lot M will remain. NOTE: This portion of the project was approved by the Planning Commission on June 25, 2018 via Planning Commission Resolution Number PC-18-47, along with the Initial Study/Mitigated Negative Declaration for the project.
- **Project C:** Maintenance and Operations/Warehouse Facility—This project would relocate facilities for maintenance and operations to the southwest corner of the University. This would create a new access point to the campus for deliveries. Deliveries would enter from Vanguard Way, directly to the facility. Campus vehicles would distribute materials as needed throughout the campus.
- **Project D:** STEM & Kinesiology—This project would replace antiquated Science, Technology, Engineering, Math and Kinesiology facilities on campus. The project is planned in two phases within one development area along Newport Boulevard. Because of the location of the existing Smith Building, Phase 1 would ideally retain the facility, while Phase 2 would require the demolition of Smith Building. In addition to the academic facilities, limited parking and a service road would connect the North and South Parking Lots along Newport Boulevard. This project would remove Parking Lots E & F.
- **Project E:** Multi-Disciplinary Academic Building—This project would locate a new academic facility south of Scott Academic Center and west of Heath Academic Center. This project would replace existing modular offices and classrooms and provide permanent classrooms and offices.

- **Project F:** Learning Resource Center—This project would locate a new Learning Resource Center (LRC) along the south edge of the campus core. The new LRC would replace the existing library.
- **Project G:** Student Housing—This project would locate a Student Housing facility east of the new LRC. This facility could accommodate approximately 300 students depending on design and room size.
- **Project H:** Central Plant—This project would locate a central plant on campus. Depending upon further engineering studies, the following sites within the Institutional Areas would be considered: Project A (Gym/Events Center), Project B (Student Union), Project D (STEM & Kinesiology).
- **Project I:** Athletics—This project identifies ongoing improvements to the athletic facilities.
- **Project J:** North East Parking—This project would create a new front entry for Vanguard University. Relocating the primary entry drive to the east would allow direct access for vehicles to move into the parking lot and would provide a formalized campus drop-off. The project also would remove open space and re-organizes Parking Lots C and D.
- **Project K:** Parking Structure—This project would remove Parking Lots H and G and locate a four-level parking structure along Newport Boulevard.
- **Project L:** Campus Beautification/Infrastructure—This project would address ongoing site improvements on campus.

Site address: 55 Fair Drive; **Applicant:** Dr. Michael J. Beals; **Application No.:** PA-17-11; **Zone:** I&R (Institutional and Recreational District)

Environmental Determination: An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by the City in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was made available for a 30-day public comment period beginning on March 19, 2018. The public comment period closed on April 18, 2018. 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. The Vanguard University Master Plan is adequately described and analyzed in the previously-approved IS/MND and nothing further is warranted for CEQA compliance.

Public Comments: Public comments in either oral or written form may be presented during the public hearing. Any written communications, photos, or other materials for copying and distribution to the City Council that are 10 pages or less, must be submitted to the City Clerk **NO LATER THAN 12:00 p.m.** on the day of the hearing, **February 19, 2019**. Materials can be e-mailed to cityclerk@costamesaca.gov or provided on a flash drive. Please note that records submitted by the public will not be redacted in any way and will be posted online as submitted, including any personal contact information. If the public wishes to submit written communication, photos, or other material for distribution to the City Council at the meeting **AFTER 12:00 p.m.**, 10 copies will need to be provided for distribution. Please note that **NO** copies of written communication will be made **AFTER 12:00 p.m.** All materials, pictures, PowerPoints, and videos submitted for display at a public meeting must be previously reviewed by staff to verify appropriateness for general audiences. Kindly submit to the City Clerk **AS EARLY AS POSSIBLE, BUT NO LATER THAN 30 MINUTES PRIOR TO THE START OF THE MEETING**. Please note that there is not an overhead projector available for this meeting. If you should need further assistance, please contact the City Clerk's Office at (714) 754-5225. The City Council agenda and related documents may also be viewed on the City's website at <http://costamesaca.gov>, 72 hours prior to the public hearing date. **IF THE AFOREMENTIONED ACTION IS CHALLENGED IN COURT**, the challenge may be limited to only those issues raised at the public hearing described in the notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing.

Brenda Green, City Clerk, City of Costa Mesa

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