

RESOLUTION NO. PC-2024

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDING THAT THE PROPOSED ACQUISITION OF REAL PROPERTY AT 778 SHALIMAR DRIVE IS IN CONFORMANCE WITH THE CITY OF COSTA MESA 2015-2035 GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA FINDS AND DECLARES AS FOLLOWS:

WHEREAS, the City of Costa Mesa is considering the acquisition of real property located at 778 Shalimar Drive for the purpose of potentially expanding the size of the existing adjacent Shalimar Park at this location;

WHEREAS, the Government Code of the State of California, Section 65402, provides in part that a local agency shall not acquire real property nor abandon or dispose of any real property, nor construct a public building or structure in any county or city, until the location, purpose, and extent of such activity has been reported upon as to conformity with the adopted General Plan applicable thereto;

WHEREAS, the Costa Mesa City Council adopted the City of Costa Mesa 2015-2035 General Plan (General Plan) on June 21, 2016;

WHEREAS, the subject property, 778 Shalimar Drive (APN 424-051-23), is located in the 700 block of Shalimar Drive adjacent to the existing Shalimar Park, and has a General Plan Land Use designation of HDR, High Density Residential, and is zoned R-3, Multi-Family Residential;

WHEREAS, the site's zoning designation R-3 (Multi-Family Residential) is consistent with the site's General Plan land use designation of HDR (High Density Residential);

WHEREAS, the City of Costa Mesa Municipal Code Land Use Matrix (Table 13-30) permits "parks and playgrounds" in the R-3 Zoning District with the Planning Commission approval of a Conditional Use Permit (CUP). Therefore, the City's Municipal Code anticipates that the proposed expansion of the existing Shalimar Park may be permitted subject to discretionary approval;

WHEREAS, the proposed acquisition of the property for use as a potential expansion of the existing Shalimar Park supports the following General Plan goals and policies including but not limited to:

- **Goal OSR-1:** Balanced and Accessible System of Parks and Open Spaces Provide a high-quality environment through the development of recreation resources and preservation of open space that meets community needs in Costa Mesa;
- **Objective OSR-1A:** Maintain and preserve existing parks, and strive to provide additional parks, public spaces, and recreation facilities that meet the community's evolving needs;
- **Policy OSR-1.8:** Require that parks and recreation facilities reflect new trends and population changes, and are developed with facilities appropriate to all ages, including athletic fields, active play areas, passive open space, tot lots, and picnic areas; and
- **Policy OSR-1.18:** Provide a minimum of 4.26 acres of parkland per 1,000 residents.

WHEREAS, the subject real property is shown in Attachment 2 to the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the Costa Mesa Planning Commission reviewed the proposed real property acquisition and General Plan conformance findings as set forth the Planning Commission Agenda Report dated November 12, 2024;

WHEREAS, the proposed acquisition of real property at 778 Shalimar Drive is in conformance with the City of Costa Mesa General Plan for the purposes stated therein is in conformance with the General Plan; and

WHEREAS, the project has 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 CEQA Guidelines Section 15061(b)(3) (General Rule), in that it can be seen with certainty that there is no possibility that the proposed acquisition will have a significant effect on the environment;

NOW, THEREFORE, BE IT RESOLVED that, the Planning Commission does hereby: 1) Adopt the Planning Commission Agenda Report dated November 12, 2024 as its report for purposes of reporting General Plan conformance pursuant to Government

Code Section 65402 related to the acquisition of real property at 778 Shalimar Drive; 2) Finds that the proposed acquisition of real property at 778 Shalimar Drive is in conformance with the City of Costa Mesa General Plan; and 3) Finds that the proposed acquisition of real property is not subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3).

PASSED AND ADOPTED this 12th day of November, 2024.

Adam Ereth, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
COUNTY OF ORANGE)ss
CITY OF COSTA MESA)

I, Scott Drapkin, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. PC-2024- was passed and adopted at a regular meeting of the City of Costa Mesa Planning Commission held on November 12, 2024 by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Scott Drapkin, Secretary
Costa Mesa Planning Commission

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