



# **CITY COUNCIL AGENDA REPORT**

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**MEETING DATE:** JUNE 7, 2004

**ITEM NUMBER:**

**SUBJECT:** ANALYSIS OF LAND USE REGULATION FOR GOVERNMENT-OWNED PROPERTIES

**DATE:** MAY 27, 2004

**FROM:** DEVELOPMENT SERVICES/ PLANNING DIVISION

**PRESENTATION BY:** DONALD D. LAMM, DEP. CITY MGR.- DEVELOPMENT SVS. DIRECTOR-

**FOR FURTHER INFORMATION CONTACT:** KIMBERLY BRANDT, SR. PLANNER, (714) 754-5604

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## **RECOMMENDATION:**

Provide staff direction as to whether current City land use regulations sufficiently address Council's policies for development of surplus properties owned by other government agencies.

## **BACKGROUND:**

At the May 5, 2004 City Council meeting, Council Member Cowan requested staff to identify properties in the City of Costa Mesa that are owned by other public agencies. She also requested staff to identify the City zoning of these sites and necessary proactive steps the City would have to take to ensure that future uses for these properties would be limited to parks and open space.

## **ANALYSIS:**

Several government agencies and school districts may eventually sell their surplus land in response to their needs and budgetary constraints. The sale and development of property, such as the Orange County Fairgrounds or State Fairview Developmental Center, could have extraordinary impacts on the City's provision of community services, depending on the ultimate land use developed on these sites. While current development regulations for most publicly owned land allow the City discretion over future land uses, Council may wish an in-depth review of which regulations apply to these surplus public properties.

The attached Table 1 identifies 10 properties in the City owned by other public agencies that are either surplus property or being used for ancillary uses. These properties are indicated in Figure 1 and Figures 2a-2i (Attachment 2), and as can be noted, the surplus properties are located throughout the City. The City's General Plan designates six of these properties as Public/Institutional; however, none has a master plan that designates the site for a future park or open space. The General Plan designates the remainder of the sites with other types of land use designations. See Table 1.

It is difficult for the City to ensure long-term preservation of properties for open space or park uses when they are owned by other government agencies. While the General Plan and Zoning Code may establish the City's view of the appropriate uses of these properties, these regulations are not necessarily binding on other public agencies. It appears that there are only two ways for the City to ensure long-term control over any surplus site. Specifically, the City may purchase the property for park or open space purposes or enter into a long-term lease agreement with that particular public agency.

**ALTERNATIVES CONSIDERED:**

Council may direct staff to provide more in-depth analysis as to future City options for preserving these properties for future park or open space uses, or the Council may determine that the City current land use regulations are sufficient.

**FISCAL REVIEW:**

This report does not require fiscal review.

**LEGAL REVIEW:**

This report does not require legal review.

**CONCLUSION:**

Several government agencies and school districts may eventually sell their surplus land in response to their needs and budgetary constraints. Staff is seeking Council direction as to whether or not current City land use regulations sufficiently address Council's policies for development of these surplus properties.

  
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Deputy City Mgr.-Dev. Svs. Director

DISTRIBUTION: City Manager  
City Attorney  
Public Services Director  
City Clerk (2)

ATTACHMENTS: 1 Table 1- GOVERNMENT-OWNED PROPERTY  
2 Figures 1, 2a-2i

# **ATTACHMENT 1**

## **TABLE 1**

**TABLE 1 GOVERNMENT-OWNED PROPERTY  
CITY OF COSTA MESA**

OWNER	SITE ADDRESS	ACRES	GENERAL PLAN DESIGNATION	ZONING	COMMENTS
1. Coast Community College District	1370 Adams Avenue	12.14 to 13.77 acres	Public/Institutional	I & R	This property is currently zoned for park and other types of recreational or institutional uses. However, the District is interested in entering into a long-term lease with a developer to construct multiple-family rental housing. While the District did select a potential developer, staff was recently informed that the District will reissue the RFP to correct deficiencies in the previous bid process.
2. State of California- Department of Developmental Services	NW corner of Harbor Boulevard and Fair Drive	6.7 acres	High Density Residential *	PDR-HD	The General Plan allows a maximum of 20 units per acre on this site, which equates to 134 units. The state has initiated efforts to dispose of this property.
3. State of California- Department of Developmental Services	"Shannon's Mountain"	10-12 acres	Public/Institutional	I & R	This property is currently zoned for park and other types of recreational or institutional uses.
4. Orange County Fair and Exposition Center	88 Fair Drive	150 acres	Fairgrounds*	I & R	Updated master plan recently approved. Any land use that is not consistent with "normal" Fairgrounds operations would require City approval.

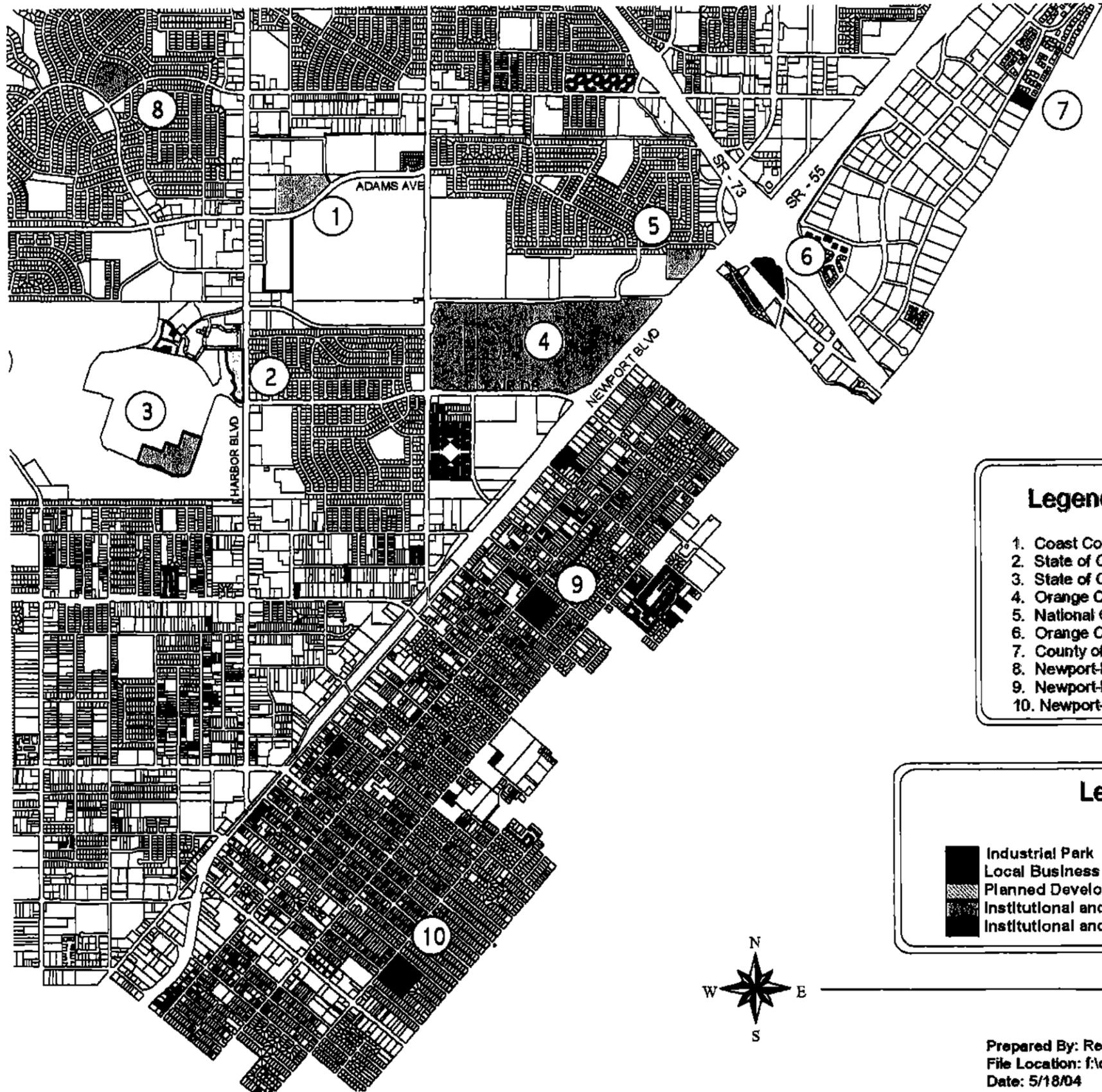
**TABLE 1 GOVERNMENT-OWNED PROPERTY  
CITY OF COSTA MESA**

<b>OWNER</b>	<b>SITE ADDRESS</b>	<b>ACRES</b>	<b>GENERAL PLAN DESIGNATION</b>	<b>ZONING</b>	<b>COMMENTS</b>
5. National Guard Armory (Dept. of Navy)	2650 Newport Boulevard	7.2 acres	Public/Institutional	I & R	Preliminary discussion of possible move to the City of Irvine.
6. Orange County Flood Control District	1100 Bristol Street	6.2 acres	General Commercial*	C1	Current land uses are mini-storage and recreational vehicle storage. The 10-year lease and conditional use permit will expire on September 1, 2004.
7. County of Orange	3180 Airway Ave.	2.39 ac	Industrial Park*	MP	Vacant
8. Newport-Mesa Unified School District (Harper School)	425 E. 18 <sup>th</sup> Street	9.09 ac	Public/Institutional	I & R	Existing educational facility.
9. Newport-Mesa Unified School District (Lindbergh School)	2340 Orange Ave.	4.56 ac	Public/Institutional	I & R	Existing educational facility.
10. Newport-Mesa Unified School District (Mesa Verde Elementary)	2990 Mesa Verde Dr.	10.4 ac	Public/Institutional	I & R	Existing educational facility.

\*Requires a General Plan Amendment/Rezoning to preserve as permanent open space and/or park for public purposes

5

**ATTACHMENT 2**  
**FIGURES 1, 2A-2I**



**Legend - Property Owners**

- 1. Coast Community College District
- 2. State of California
- 3. State of California
- 4. Orange County Fair and Exposition Center
- 5. National Guard Armory
- 6. Orange County Flood Control District
- 7. County of Orange
- 8. Newport-Mesa Unified School District
- 9. Newport-Mesa Unified School District
- 10. Newport-Mesa Unified School District

**Legend - Zoning**

- Industrial Park
- Local Business
- Planned Development Residential - High Density
- Institutional and Recreational
- Institutional and Recreational - School



Prepared By: Rebecca Robbins  
 File Location: f:\devsvs\plan\gis\_projects\potential park areas  
 Date: 5/18/04



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# Site 2- State of California



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Legend

- Street Names
- Street Centerlines
- Ortho Photography
- Parcels

FIGURE 2B

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FIGURE 20

# Sites 4 and 5 - Fairgrounds and Armory



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### Legend

- Street Names
- Street Centerlines
- Ortho Photography
- Parcels

FIGURE 2D

101

# Site 6 - Orange County Flood Control



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Legend

- Street Names
- Ortho
- Photography
- Parcels

FIGURE 2E

# Site 7 - County of Orange

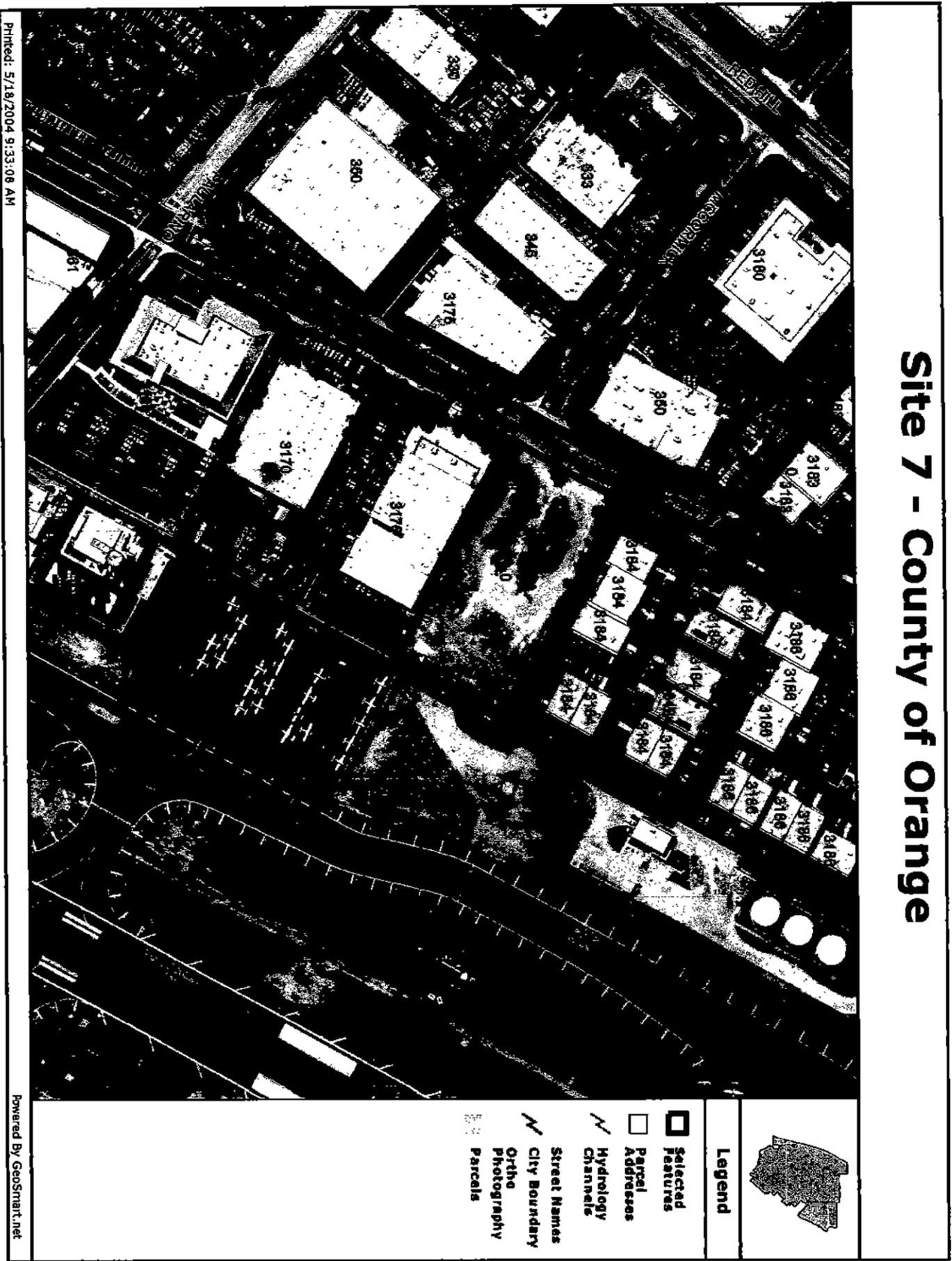


FIGURE 2F

# Site 8 - Harper School

425 E. 18th Street



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## Legend

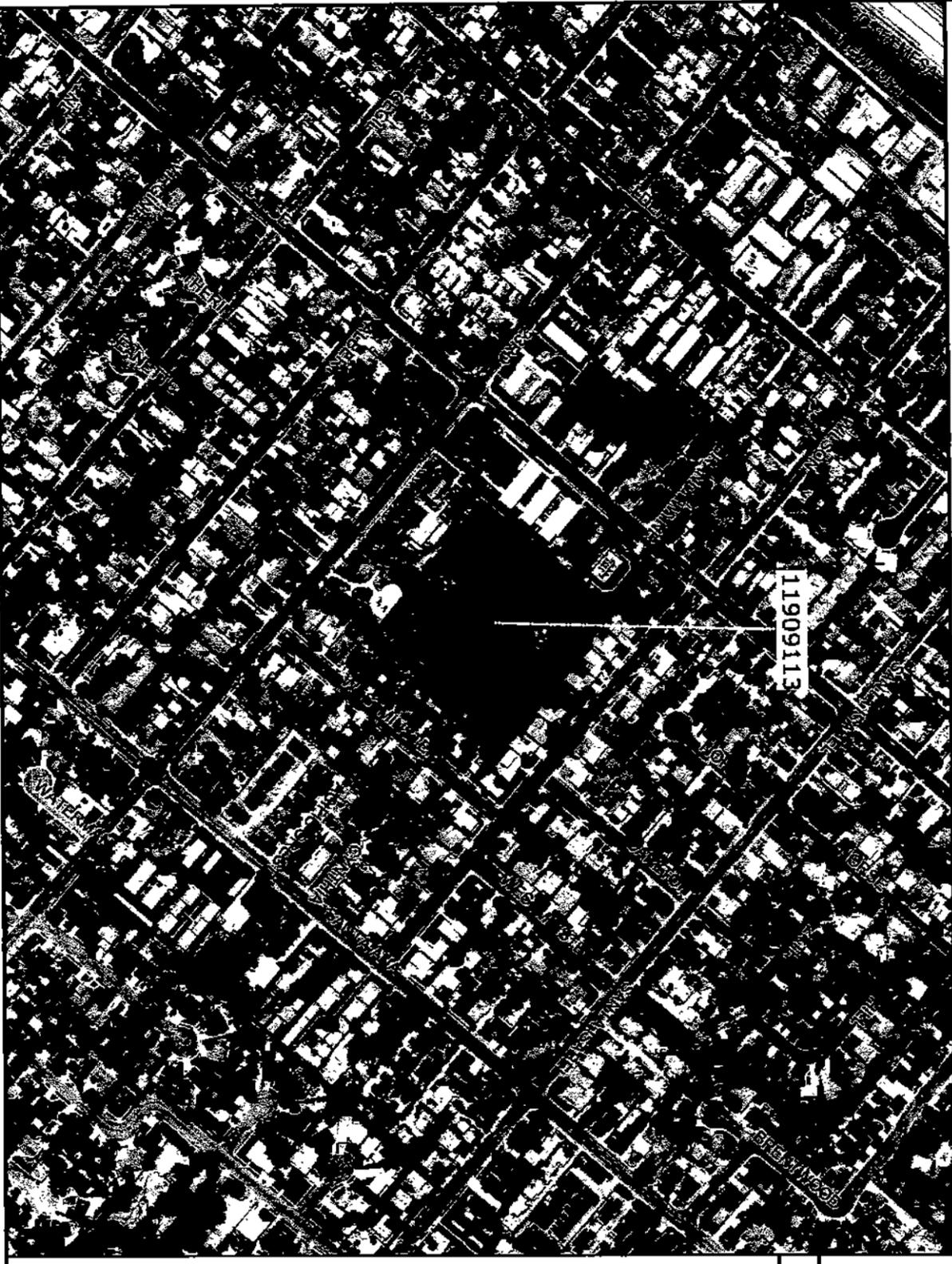
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-  Hydrology Channels
-  Street Names
-  City Boundary
-  Ortho Photography
-  Parcels

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FIGURE 2G

# Site 9 - Lindbergh School

2340 Orange Av



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### Legend

-  Selected Features
-  Hydrology Channels
-  Street Names
-  City Boundary
-  Ortho Photography
-  parcels

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FIGURE 2H

# Site 10 - Mesa Verde Elementary School

2990 Mesa Verde Dr

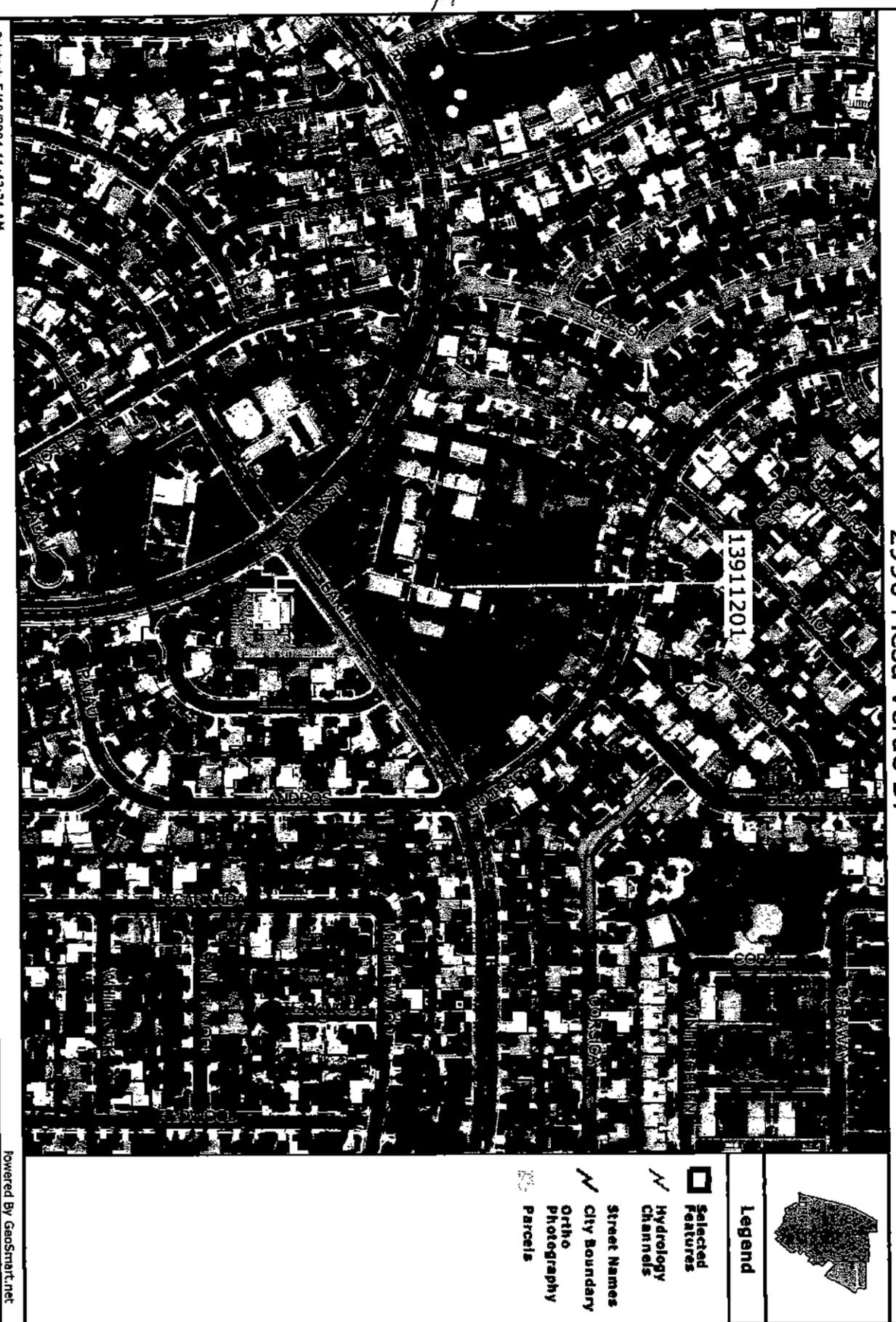


FIGURE 21