



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 2, 2004

ITEM NUMBER:

SUBJECT: GPS-04-01 GENERAL PLAN AMENDMENT SCREENING FOR NORTHWEST CORNER OF HARBOR BOULEVARD AND FAIR DRIVE (2501 HARBOR BOULEVARD)

DATE: JULY 21, 2004

FROM: DEVELOPMENT SERVICES/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, SENIOR PLANNER

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

RECOMMENDATION:

If City Council wishes to preserve this surplus property for future open space and/or recreational uses, direct staff to proceed with a general plan amendment to change the land use designation from High Density Residential to Public/Institutional.

BACKGROUND:

On June 7, 2004, City Council considered various surplus properties in the City that are owned by other governmental agencies. Of the ten properties considered, Council directed staff to provide additional information for this 6.7-acre site that is owned by the State of California. See Attachment 1.

This vacant site is part of the Fairview Developmental Center that is owned and operated by the State of California. Originally, this property was designated as Public Use on the City's General Plan. However, in 1985 the State applied for and the City granted a general plan amendment and rezone to high density residential on 54 acres (GP-85-1A and R-85-01). The State then proceeded to enter into long-term lease agreements for the construction of 563 rental units (attached and detached) that are targeted to low-income households, Fairview Developmental Center patients and employees, or workers in the City of Costa Mesa. All but 6.7 of the 54 acres were developed, and currently the State is seeking to dispose of this residual undeveloped area. The maximum residential development potential for the site is 133 units (maximum 20 units/acre).

Government Code Sections 54220-54232 mandate the procedures for a governmental agency to dispose of any surplus property. The first right of refusal of an offer to buy the property is given to local agencies, with priority given to offers that will result in the development of low- and moderate-income housing, park and recreation purposes, or higher-density, transit-oriented development. Since this site is presently designated High Density Residential in the City's General Plan, the State is required to give preference to proposals for affordable housing if competing offers are received.

ANALYSIS:

The 6.7-acre site has approximately 1,150 linear feet of frontage on the west side of Harbor Boulevard with Fair Drive providing access. The average depth is 250 feet. Apartment units (Harbor Village) are located directly north and west of the site, single-family detached units (rental) abut the site to the west, and to the south is the City's golf course. Across Harbor Boulevard are commercial uses and single-family detached units. Site photographs are provided in Attachment 2.

Staff notes that land uses allowed under the Public/Institutional land use designation are not limited to public parkland and recreational uses. For example, this designation allows churches, day care, educational facilities, senior congregate facilities, and other types of institutional uses. Therefore, the Public/Institutional designation will allow development of the site by either public or private entities. The only way the City can ensure that this property is preserved for public parkland/recreational uses is to acquire the property.

An important consideration that the City will have to address, if Council desires to pursue this general plan amendment, is a recent state law that prohibits the City from reducing the maximum allowable density on residentially-zoned property unless an equivalent increase in density is provided elsewhere in the City (Government Code Section 65863). Since this proposal would involve changing the land use designation from High Density Residential to Public/Institutional on a 6.7-acre site, the overall loss in dwelling unit potential is 133 units.

In reviewing background data used in preparing the 2000 General Plan (i.e., the Housing Element), staff noted that this site was inadvertently left off the City's list of vacant and suitable sites available for future housing construction. This omission is due to the fact this vacant land is part of a larger parcel (112 acres) that is developed with the Fairview Developmental Center. Therefore, it was not identified in the "vacant land" inventory, and the 133 units that may be developed on this site were never included in the City's future housing construction estimates and consequently in the certification process of the City's Housing Element.

Additionally, since adoption of the City's Housing Element in January 2002, the City has taken the following actions that have increased the City's housing projections:

1. Approved general plan and zoning code amendments and a master plan for the development of 145 condominiums at 1901 Newport Boulevard. This approval includes the provision of 12 affordable units (7 low- to moderate-income units on site, and 5 very-low-income units off site) (2004);
2. Approved of a rezone and conditional use permit to allow a 20-unit expansion to a senior citizen single-room occupancy (SRO) hotel at 2072/2080 Newport Boulevard (2001). This expansion is currently under construction.

3. Approved general plan and rezone amendments to change the General Plan designation from General Commercial to Medium Density Residential with the appropriate zoning to allow the construction of single family housing at 330/340 West Bay Street. This amendment allows a maximum of 44 units (2004).
4. Approved a residential development at 23rd Street and Orange Avenue for the construction of 25 dwelling units. This property was assumed as a church use in the future land use inventory used in the 2000 General Plan update. (2004)
5. Approved a rezone Local Business to Medium Density Residential to allow the development of 10 residential units maximum at 2436 Newport Boulevard (2004).

These five actions increased the City's potential housing stock by 244 units beyond the future inventory assumed in the City's current Housing Element. Therefore, staff believes that the City may remove the High Density Residential land use designation from this site without violating state law.

ALTERNATIVES CONSIDERED:

The City Council may choose other alternatives for this site:

1. Retain the existing general plan designation of High Density Residential and future development proposals (from either the public or private sector) will be subject to the density and development standards for this designation.
2. Pursue either a Low- or Medium-Density residential land use designation for the site. The City has been encouraging the construction of new ownership housing. Both of these land use designations would allow the development of a small-lot residential development.

FISCAL REVIEW:

This action does not require any fiscal review. Although if at a later date, the City desires to obtain this property for public parkland, the funding source(s) will have to be identified.

LEGAL REVIEW:

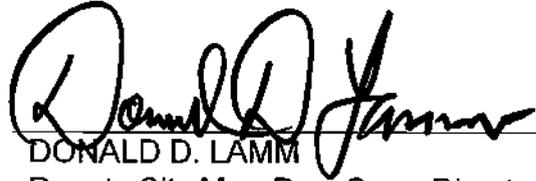
The City Attorney has reviewed this report and has no further legal comments.

CONCLUSION:

Staff is seeking direction as to whether or not Council wishes to preserve this surplus site for future public open space/parkland uses. Additionally, if the City were to change the General Plan designation on this site from High Density Residential to Public/Institutional, the City still has adequate land available to meet the objectives stated in the City's Housing Element.



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ATTACHMENTS: 1 Location Map
2 Site Photographs

File Name 080204GPS0401

Date 71304

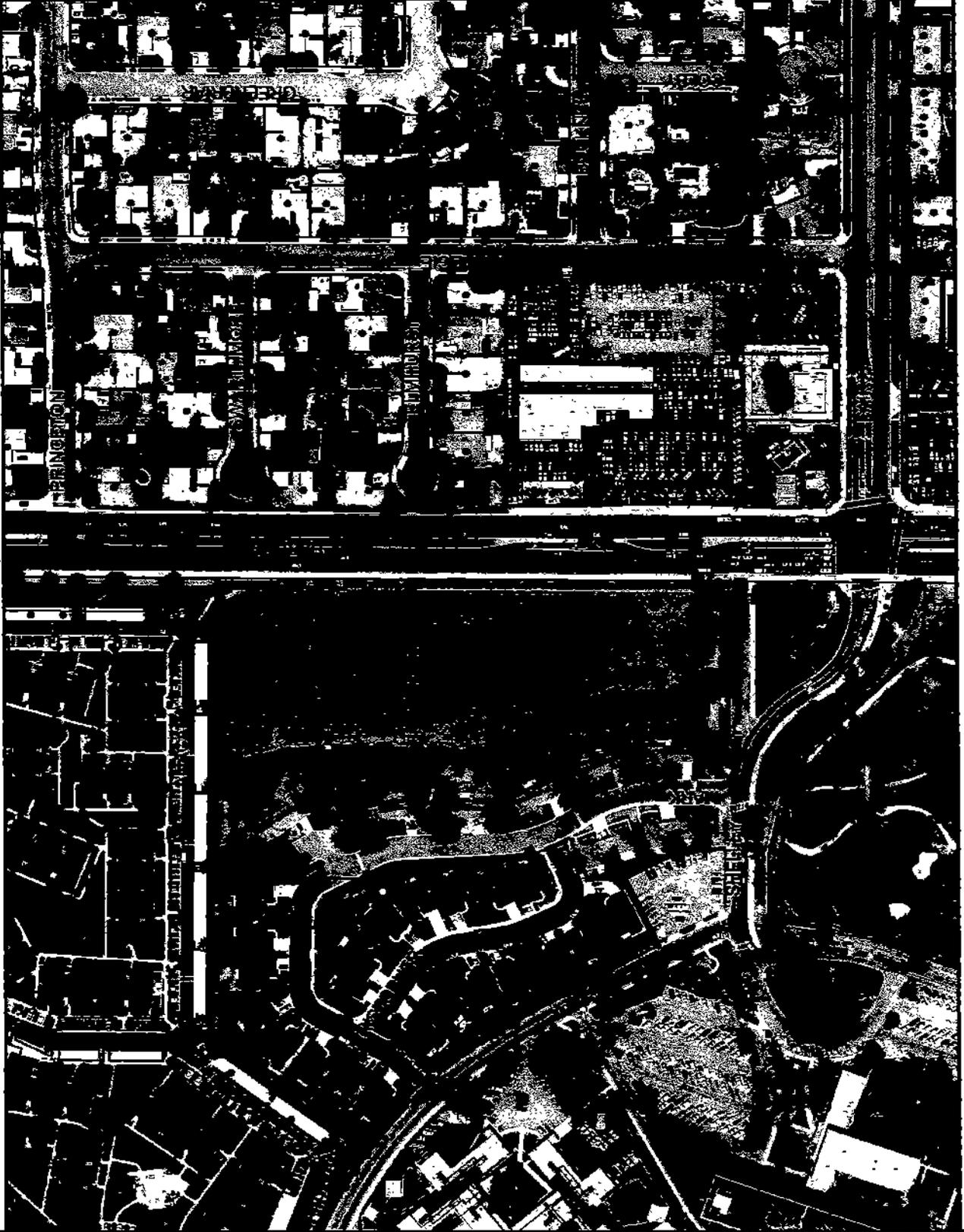
Time 230pm

ATTACHMENT 1

LOCATION MAP

Fairview Developmental Center

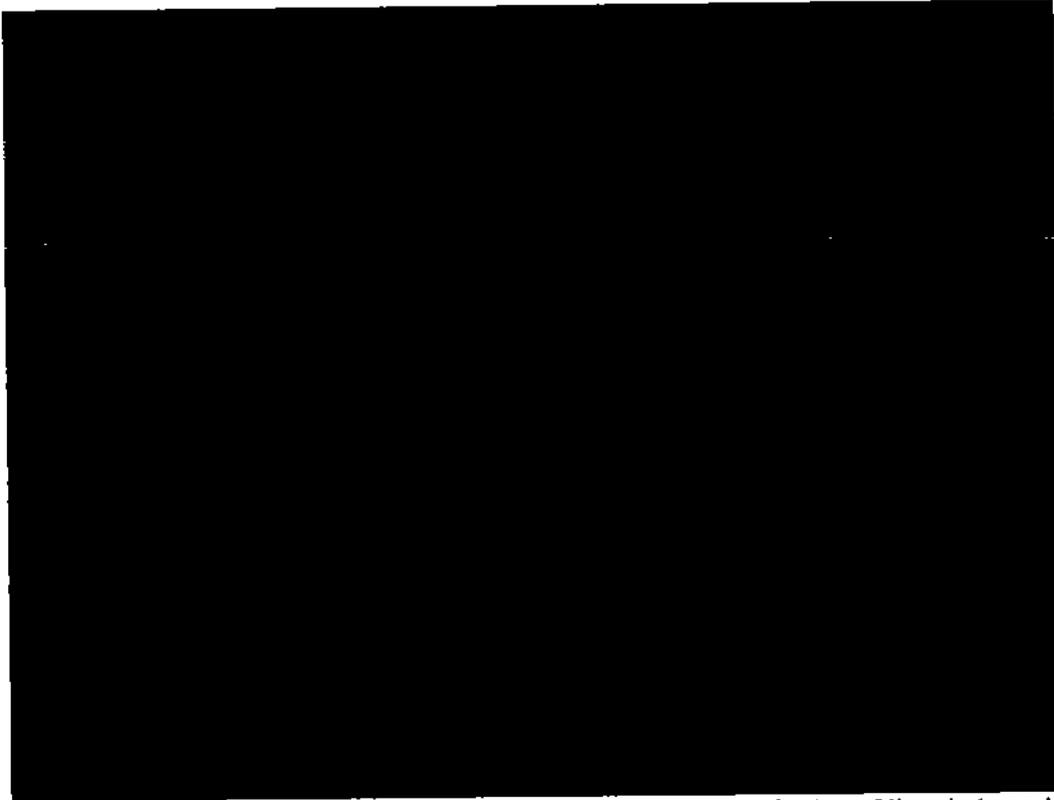
Surplus Site



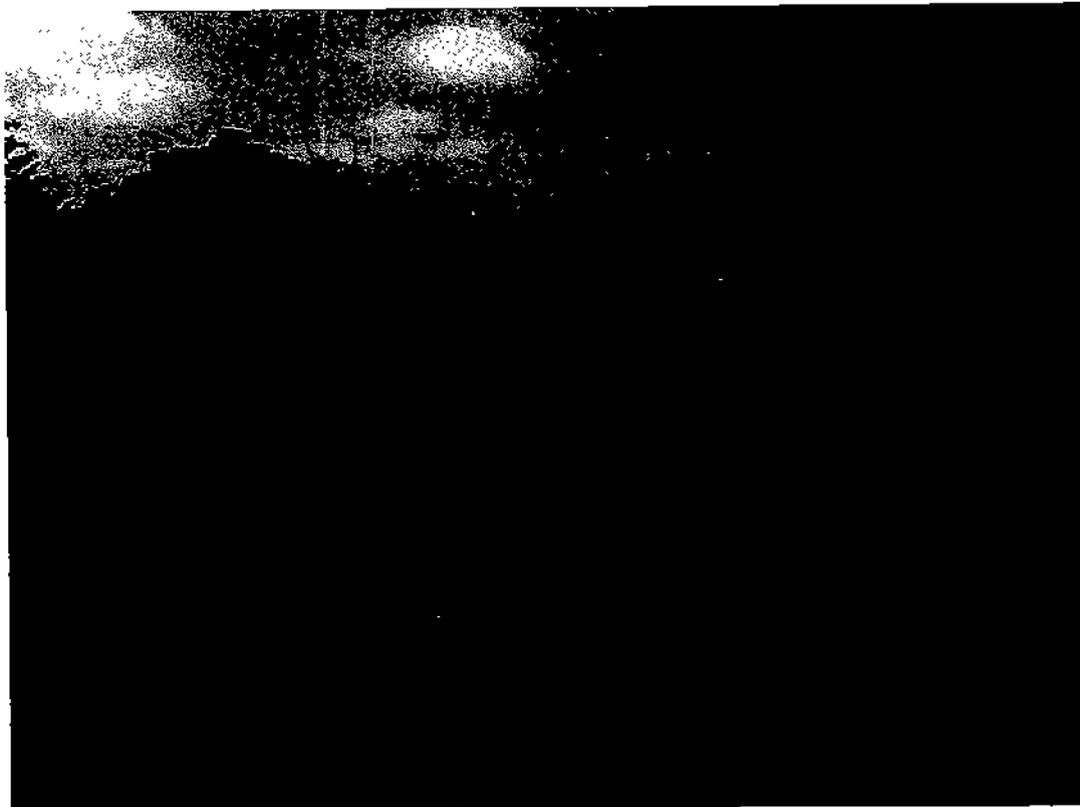
Legend

- Identified Features
- Address Points
- Hydrology Channels
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels

ATTACHMENT 2
SITE PHOTOGRAPHS



Site Photo 1: Looking northwest. Harbor Village apartments at the top of the photo and southbound traffic on Harbor Boulevard visible to the right.



Site Photo 2: View of west property line. Single-family detached units border this property line, behind the landscaping.