



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 16, 2004

ITEM NUMBER:

**SUBJECT: CITY COUNCIL CONSIDERATION OF REQUEST # R 071904-5
MYRAN DRIVE REZONING**

DATE: JULY 28, 2004

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: R. MICHAEL ROBINSON, PLANNING & REDEVELOPMENT MANAGER

FOR FURTHER INFORMATION CONTACT: R. MICHAEL ROBINSON, PLANNING &
REDEVELOPMENT MANAGER (714) 754-5610

RECOMMENDATION:

Provide direction regarding rezoning Myran Drive to R1 (Single-Family Residential).

BACKGROUND:

At the July 19, 2004 meeting, Council Member Cowan requested that staff return with a report to explore the rezoning of Myran Drive from R2-MD (Multiple-Family Residential – Medium Density) to R1 (Single-Family Residential). This request was made following the appeal hearing of a second Zoning Administrator approval of a minor design review (ZA-04-15) for a new, two-story single-family residence along this private access easement.

ANALYSIS:

Site Analysis: Myran Drive is a 25-foot wide private driveway easement that serves four lots (2156 – 2172 Myran Drive) north of Victoria Street, and east of Miner Street (see aerial photo in Attachment 1). All four lots are identical in terms of area (7,920 square feet), dimension (60 feet wide and 132 feet deep), zoning (R2-MD), and General Plan designation (Medium Density Residential). Surrounding lots on Miner Street, Charle Drive, and 2191 Harbor Boulevard are also zoned R2-MD and designated Medium Density Residential (see Attachment 2).

Although zoned for multiple-family development (either R2 or the equivalent County R4 zone) since the City's incorporation, the four Myran Drive lots have been occupied by single-family homes since the early 1950's. Recently, a developer acquired two of the lots (2160 and 2172) and prepared plans to develop each with new, two-story single-family homes. Although both were approved by the Zoning Administrator through the minor design review process (ZA-03-76 and ZA-04-15), both were appealed to the Planning Commission and, ultimately, to City Council. While each of the approvals were upheld, there was considerable public controversy and Council debate regarding the projects.

The two new projects are nearly identical in terms of size, design, and site planning. Both homes are 2,376 square feet and are located to accommodate a second unit permitted by the existing R2-MD zone on each lot. No plans have been submitted for either of these second units.

Zoning and Development Options: As noted above, Myran Drive is part of a larger Westside neighborhood designated for Medium Density Residential development by the General Plan Land Use Element. Medium Density Residential allows up to 12 dwelling units per acre. The current R2-MD zoning is consistent with this designation and is the zone most often applied to medium density areas. Under these conditions, each lot could be developed with two units, for a total of eight along the entire easement. Even if all lots were combined into a single, 31,680 square foot (0.72-acre) development site, the maximum development capacity would still be eight units.

Since the Medium Density Residential designation allows “up to” 12 units per acre, the R1 (Single-Family Residential) zone is also consistent with this designation. Under the R1 zoning, each lot would be limited to one dwelling unit (except for possible accessory or granny units), for a total of four along the easement.

Housing Element Implications: An important consideration that the City will have to address, if Council desires to pursue this rezone, 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 or housing inventory is provided elsewhere in the City (Government Code Section 65863). Since this proposal would involve a rezone to a lower density, the overall loss in dwelling unit potential is 4 units. Although the reduction is minor, the City must still be cognizant of the potential implications of this action on its future housing supply and ability to meet housing need allocations.

Since adoption and certification of the City’s Housing Element in January 2002, the City has approved a number of projects that have increased the City’s housing projections and potential housing inventory included in the element. These include:

- 1901 Newport Boulevard (145 units)
- 2072 - 2080 Newport Boulevard (20 SRO units)
- 2436 Newport Boulevard (10 units)
- 330 - 340 Bay Street (44 units)
- 23rd/Orange Avenue (25 units)

These five actions increased the City’s potential housing stock by 244 units beyond the future inventory assumed in the City’s certified Housing Element. This is well in excess of the potential housing reduction (4 units) that would result from the rezone of the Myran Drive parcels to R1.

ALTERNATIVES CONSIDERED:

As noted above, both the current R2-MD and the possible R1 zoning are consistent with the Medium Density Residential general plan land use designation of Myran Drive. Although the PDR-MD zone is also consistent, the Myran Drive lots, even if combined, would not meet the one-acre minimum lot size for this zone.

FISCAL REVIEW:

Fiscal review is not required.

LEGAL REVIEW:

Legal review is not required.

CONCLUSION:

Rezone of the four Myran Drive lots to R1 (Single-Family Residential) would be consistent with both the Land Use and Housing Elements of the General Plan. Should Council wish to pursue this action, staff will initiate the rezone application process and schedule the item for the next available Planning Commission hearing.


R. MICHAEL ROBINSON
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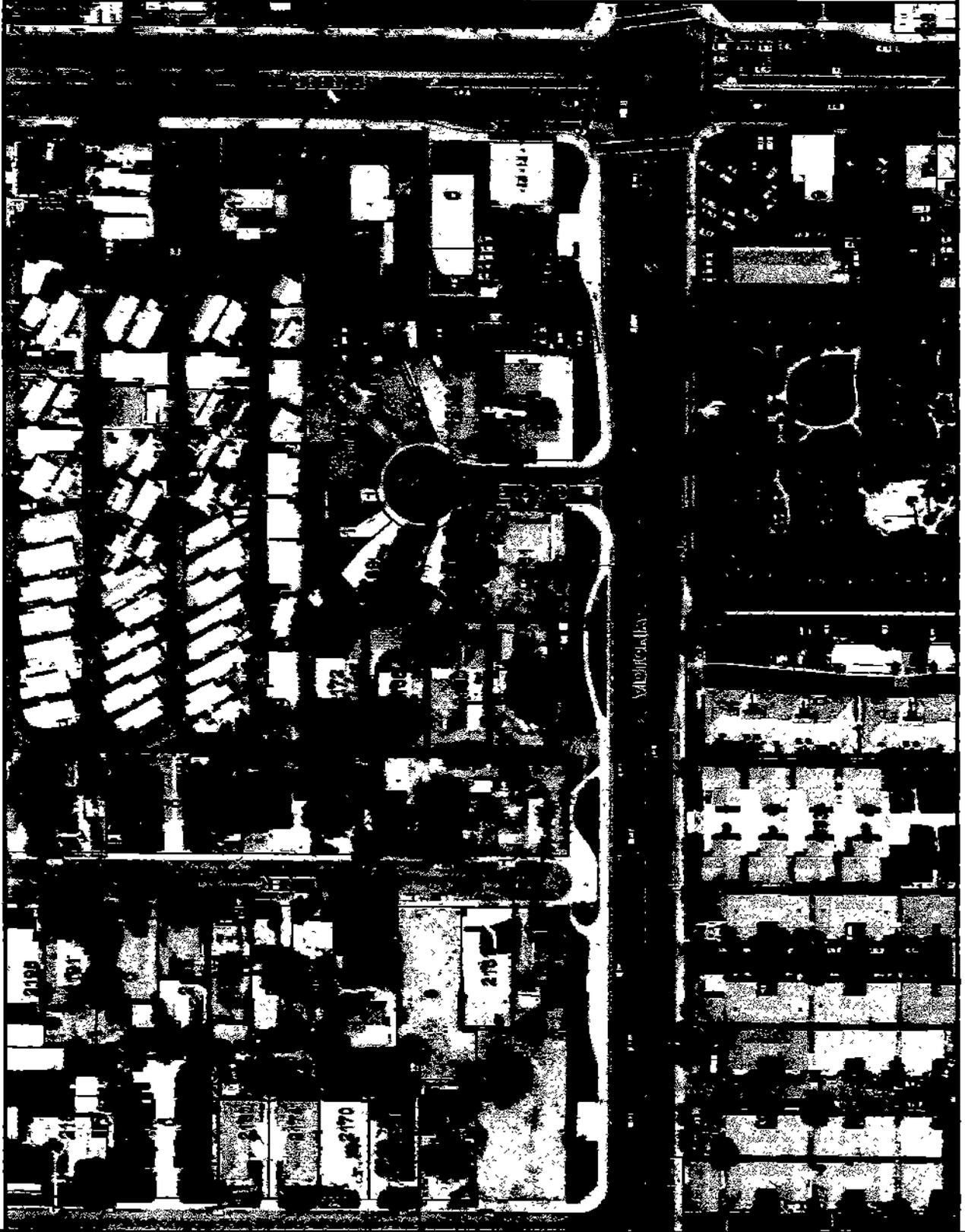
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ATTACHMENTS: 1 Aerial Photo
2 Zoning/Location Map

MYRAN DRIVE

Aerial Photo



Legend

- Selected Features
- Parcel Addresses
- Address Points
- Street Names
- Parcel Lines
- Ortho Photography

ZONING/LOCATION MAP

