



# **CITY COUNCIL AGENDA REPORT**

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MEETING DATE: OCTOBER 18, 2004

ITEM NUMBER: \_\_\_\_\_

**SUBJECT: GENERAL PLAN AMENDMENT GP-02-06/REZONE R-02-03  
PACIFIC MEDICAL PLAZA PROJECT  
1626/1640 NEWPORT BOULEVARD**

**DATE:** OCTOBER 7, 2004

**FROM:** DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

**PRESENTATION BY:** KIMBERLY BRANDT, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** KIMBERLY BRANDT (714) 754-5604

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## **RECOMMENDATION:**

1. Adopt attached resolution adopting General Plan amendment GP-02-06 to establish a site-specific floor area ratio and trip budget for 1626/1640 Newport Boulevard; and
2. Give first reading to the draft ordinance rezoning the property from C2, General Business District, to PDC, Planned Development Commercial.

## **BACKGROUND:**

In May 2002, City Council approved a General Plan amendment (GPA) screening request for the two properties containing the Snug Harbor Village and El Nido Trailer Parks located at 1626/1640 Newport Boulevard. Council directed staff to evaluate a 4-story medical office building with a site-specific floor area ratio (FAR) of 0.40. The applicant originally proposed a 5-story building for the site. However, Council declined to amend the General Plan to accommodate the 5-story height.

As shown in Figure 1A in Attachment 1, the property is currently shown as General Commercial on the 2000 General Plan Land Use Map; therefore, the mobilehome parks are legal nonconforming land uses. Both parks closed in June 2004.

In July 2002, the property owner submitted several requests to the City including a general plan amendment, rezone, mobilehome park conversion, and final master plan to allow the construction of a 76,500 square-foot, 4-story medical office building. Staff determined that an Environmental Impact Report (EIR) was required. Final EIR No. 1051 was prepared to analyze the proposed project. Both the Draft EIR and the Responses to Comments were previously forwarded to the City Council. This staff report addresses the general plan amendment and rezone requests; the remaining requests are addressed in separate staff reports.

On September 13, 2004, Planning Commission recommended approval of the general plan amendment and rezone, on a 4-0 vote (DeMaio absent).

**ANALYSIS:**

*General Plan Amendment Request:* The General Plan designates the 4.4-acre site as General Commercial. This designation allows for the development of a wide variety of commercial uses and includes a “stepped” range of maximum allowable floor area ratios (FARs) from 0.20 to 0.75 (see following table). The FAR establishes how much building area can be developed on any particular nonresidential property. As shown in Table 1, the City has further defined the maximum allowable FAR based on the traffic-generating characteristics of a proposed use. Simply stated, a use that generates a high amount of traffic (such as a gas station or a fast-food restaurant) is allowed a smaller building when compared to a land use that generates fewer vehicle trips (such as a general office building or furniture store). These FAR standards are the basis for correlating the General Plan’s Land Use Element to the City’s Master Plan of Highways, and maintaining internal consistency within the General Plan as required by State Planning and Zoning Law.

<b>Table 1</b>				
<b>GENERAL COMMERCIAL LAND USE DESIGNATION</b>				
<b>FLOOR AREA RATIO (FAR) RANGE</b>				
	<b>HIGH TRAFFIC FAR</b>	<b>MODERATE TRAFFIC FAR</b>	<b>LOW TRAFFIC FAR</b>	<b>VERY-LOW TRAFFIC FAR</b>
<b>Definition</b>	Generates more than 75 ADT* per 1,000 square feet of building area.  Examples are gas stations and fast food restaurants.	Generates between 20 and 75 ADT* per 1,000 square feet of building area.  Examples are medical offices, governmental offices, and general retail.	Generates between 3 and 19 ADT* per 1,000 square feet of building area  Examples are general offices, corporate offices, furniture stores, and motels and hotels.	Generates less than 3 ADT* per 1,000 square feet of building area.  Examples are mini-warehouse/storage .
<b>Maximum FAR</b>	0.20	0.30	0.40	0.75
<b>Maximum Building Sq. Ft. for Project Site</b>	38,333 maximum allowable sq. ft.	57,500 maximum allowable sq. ft.	76,666 maximum allowable sq. ft.	143,748 maximum allowable sq. ft.
* ADT means average daily trips.				

The applicant is proposing to construct a medical office building that has a trip generation rate that qualifies as a Moderate Traffic FAR (0.30 FAR). However, the applicant would

like to construct a larger building (76,500 sq. ft.) than what is allowed by the General Plan (57,500 sq. ft.). Therefore, the applicant is requesting that a site-specific FAR of 0.40 be established for the project site. This request is a 33% increase in building square footage over the General Plan allowance for a moderate-traffic generating land use.

The Final EIR includes a mitigation measure for the adoption of a trip budget for this site in conjunction with the general plan amendment. This will ensure that future land uses in this medical office building do not generate any additional trips beyond what were assumed in the traffic analysis. The trip budget is included in the attached resolution.

*Rezone Request:* The proposed 4-story building complies with General Plan Policy LU-1C.2, which limits building heights south of the I-405 freeway to four stories. However, the existing C2 zoning district defines maximum building height as 2 stories/30 feet. The applicant is requesting a rezone from C2 to PDC primarily because the PDC zone does not have a maximum building height restriction. Thus with a rezone, the 4-story building height would not require a variance. Also, the required landscaped setback on Orange Avenue increases from 15-feet deep to 20-feet deep with the proposed rezone to PDC.

The Planning Commission staff report contained in Attachment 4 provides a detailed analysis of the requested general plan amendment and rezone requests.

### **ALTERNATIVES CONSIDERED:**

City Council may choose to pursue either of the following options:

1. Deny the general plan amendment request and rezone. This action would retain the existing general plan and zoning development standards for the property. The project applicant would be able to construct a 57,500 square-foot medical office building that is 2 stories high (not to exceed 30 feet).
2. Approve the general plan amendment request for additional building intensity, but deny the rezone request from C2 to PDC. Under this alternative, the project applicant would be able to construct a 76,500 square-foot medical office building, but it would have to conform to the 2-story, 30-foot height limit of the C2 zoning district.
3. Approve rezone from C2 to PDC to allow for the additional building height, but deny the general plan amendment request for additional building intensity. Under this alternative, the project applicant would be able to construct a 57,500 square-foot medical office building that is either 3 or 4 stories high.

### **ENVIRONMENTAL DETERMINATION**

Final EIR No. 1051 has been prepared for this project, and it has considered all the environmental effects of the proposed project and a reasonable range of alternatives. City Council certification of the Final EIR is required prior to Council's final action on this request.

**FISCAL REVIEW:**

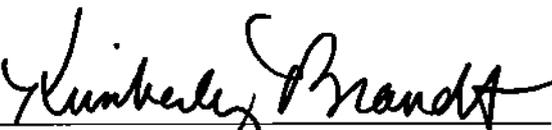
The approval of the general plan amendment and rezone do not require any fiscal review.

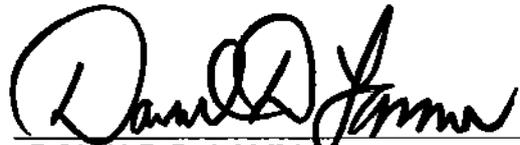
**LEGAL REVIEW:**

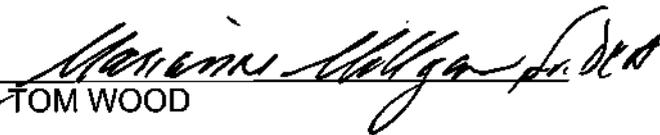
The City Attorney has reviewed the attached resolution and ordinance and approved them as to form.

**CONCLUSION:**

On a 4-0 vote (DeMaio absent), the Planning Commission recommended approval of GP-02-06 and R-02-03; the Planning Commission meeting minutes, resolution, and staff report are contained in Attachment 4. Approval of the requested amendment and rezone will allow for the development of a 4-story, 76,500 square-foot medical office building on the project site as proposed by the applicant. If Council wants to modify any aspect of the building design, that may be done in conjunction with the review of the final master plan (PA-02-36).

  
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Senior Planner

  
DONALD D. LAMM  
Deputy City Mgr.-Dev. Svs. Director

  
TOM WOOD  
Acting City Attorney

- DISTRIBUTION:
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- ATTACHMENTS:
1. Figures
  2. Draft Resolution
  3. Draft Ordinance
  4. Planning Commission resolution, staff report

File Name: 101804GP0206RZ

Date: 092904

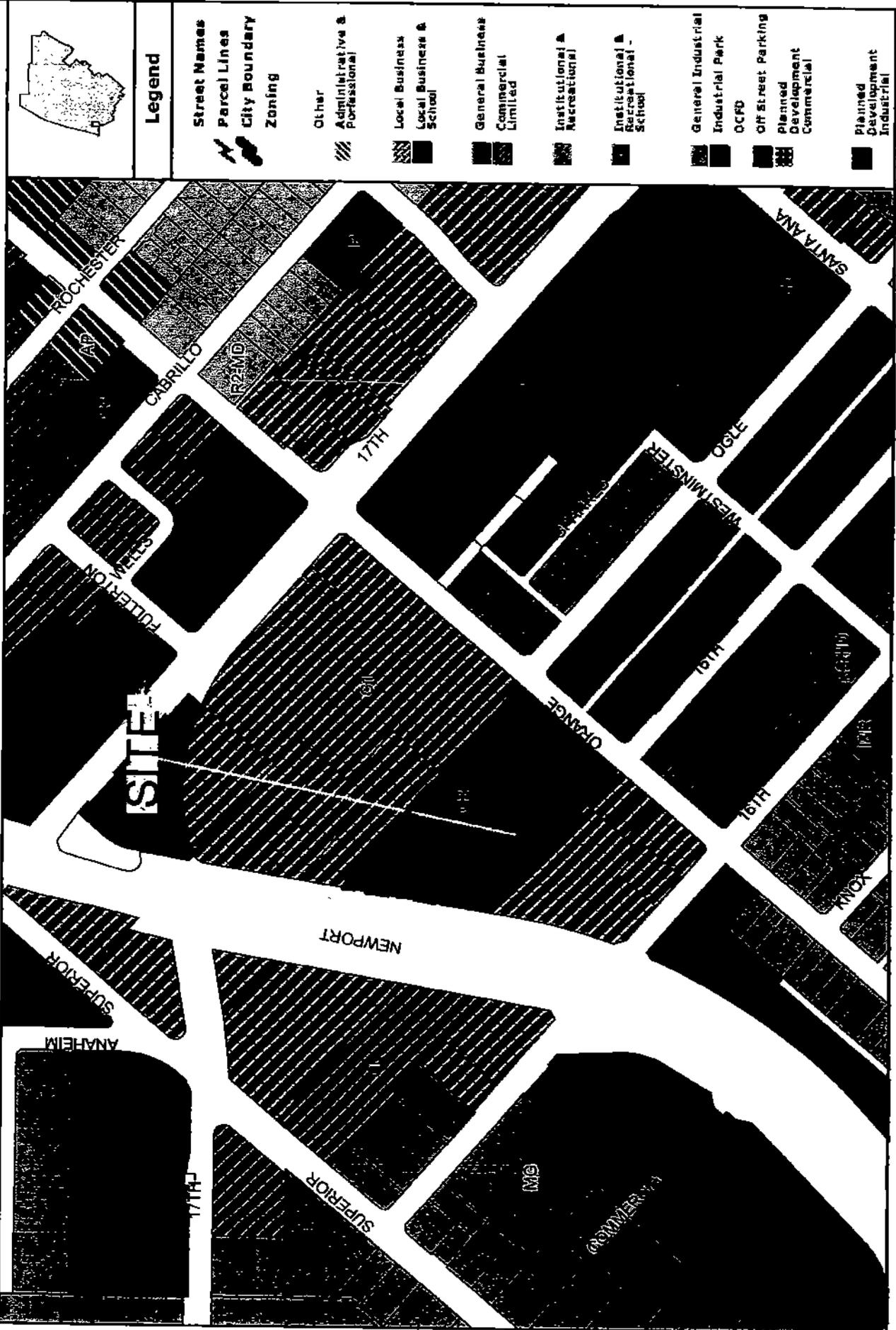
Time: 1230p.m.

# **ATTACHMENT 1**

## **Figures**

# General Plan and Zoning Information

GP-02-06/R-02-03

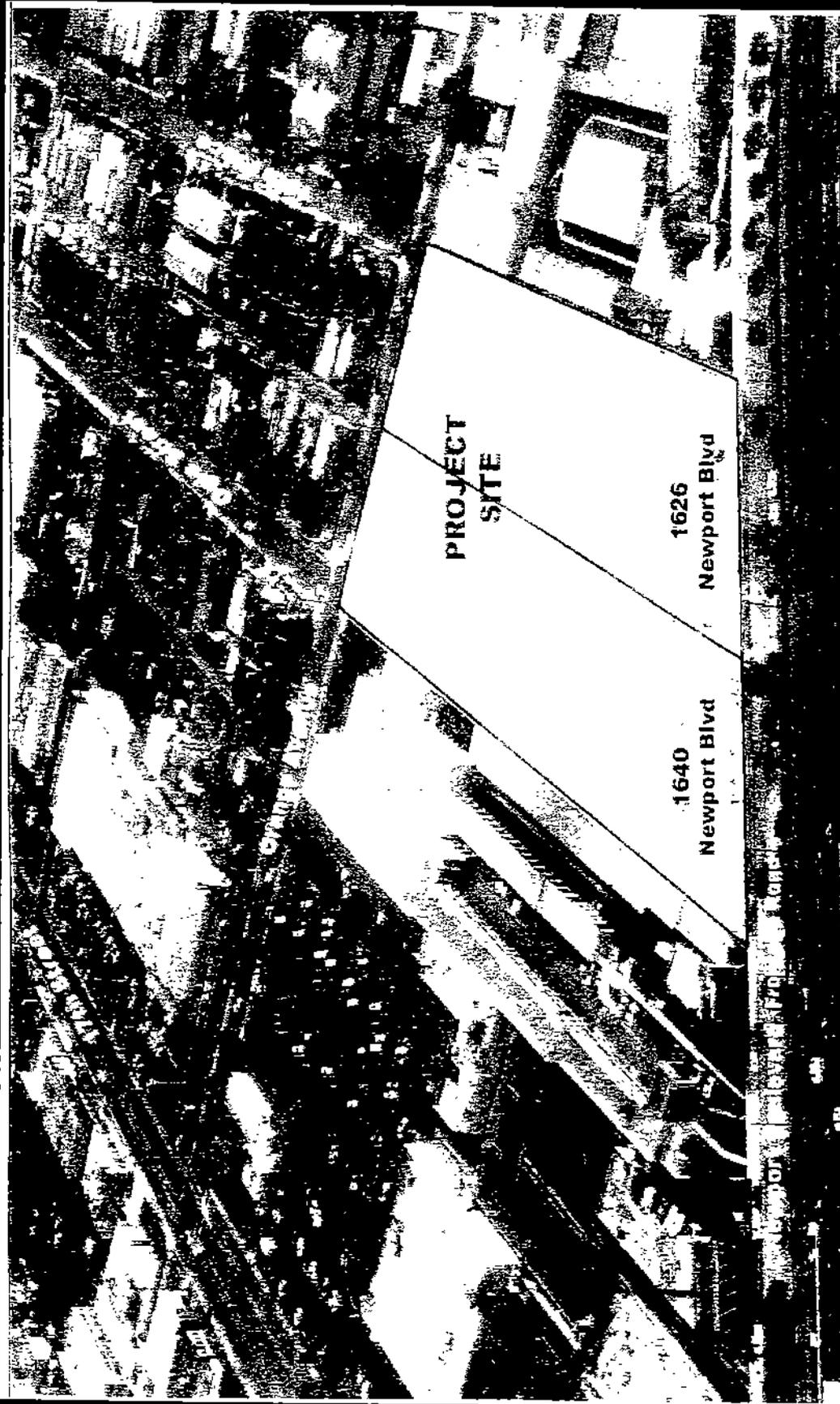


## Legend

- Street Names
- Parcel Lines
- City Boundary
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business Commercial Limited
- Institutional & Recreational
- Institutional & Recreational - School
- General Industrial
- Industrial Park
- OICD
- Off Street Parking
- Planned Development Commercial
- Planned Development Industrial

FIGURE 1A

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*Pacific Medical Plaza*

Newport Boulevard

FIGURE 1B

# **ATTACHMENT 2**

## **Draft Resolution**

**RESOLUTION NO. 04-**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING GP-02-06 TO CREATE A SITE-SPECIFIC FLOOR AREA RATIO AND TRIP BUDGET FOR 1626 AND 1640 NEWPORT BOULEVARD LOCATED IN THE GENERAL COMMERCIAL LAND USE DESIGNATION.**

**THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:**

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2004.

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa.

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs.

WHEREAS, General Plan Amendment GP-02-06 amends the 2000 General Plan text as shown in Exhibit "A" to create a site-specific floor area ratio of 0.40 in the "General Commercial" land use designation for 1626/1640 Newport Boulevard. The trip budget for the 4.4-acre site is also established at 186 a.m. peak hour trips and 281 p.m. peak hour trips.

WHEREAS, on September 13, 2004, the Planning Commission conducted a public hearing and found that Draft Environmental Impact Report No. 1051, technical appendices, and comments and responses, that collectively constitute Final Program Environmental Impact Report No. 1051, have been reviewed and considered and recommended the City Council certify the Final EIR by adoption of Resolution PC-04-56.

WHEREAS, a public hearing was held on September 13, 2004 by the Planning Commission in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against said Amendment GP-02-06 to the General Plan and

recommended the City Council adopt GP-02-06 by adoption of Resolution PC-04-57.

WHEREAS, a public hearing was held on October 18, 2004 by the City Council in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against said Amendment GP-02-06 to the General Plan.

WHEREAS, on October 18, 2004, the City Council also conducted a public hearing and found that Draft Environmental Impact Report No. 1051, technical appendices, and comments and responses, that collectively constitute Final Program Environmental Impact Report No. 1051, have been appropriately reviewed and considered.

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines.

WHEREAS, the City Council certified Final Environmental Impact Report No. 1051 by separate resolution.

WHEREAS, this Council deems it to be in the best interest of the City that said Amendment to the General Plan be adopted.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COSTA MESA that the Costa Mesa City Council does hereby adopt General Plan Amendment GP-02-06 that amends the text of the 2000 General Plan as set forth in Exhibit "A", which is attached to this resolution.

BE IT FURTHER RESOLVED that the Costa Mesa City Council has also considered and finds that the benefits of the project outweigh the unavoidable adverse impacts that remain after mitigation and does hereby adopt the Statement of Facts and Findings, and Statement of Overriding Considerations as set forth respectively in attached Exhibits "B" and "C".

PASSED AND ADOPTED this 18<sup>th</sup> day of October 2004.

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Mayor, City of Costa Mesa

# **Exhibit “A”**

## **2000 GENERAL PLAN AMENDMENTS**

identifies the ratios used to estimate employment projections within this land use designation. Typically, the building intensity range of this designation would generate a corresponding population density of 23 employees per acre for a standard mix of uses. A development that consisted of office use only would require up to 51 employees per acre. SRO hotels would have resident population of up to 105 persons per acre.

The Neighborhood Commercial developments are found at several intersections found throughout the City. The main concentration of these developments are found at the intersections of Baker Street and Fairview Road and Victoria Street and Placentia Avenue.

Compatible zoning districts include CL, C1, PDC, AP, and P.

### **General Commercial**

The General Commercial designation is intended to permit a wide range of commercial uses which serve both local and regional needs. These areas should have exposure and access to major transportation routes since significant traffic can be generated. General Commercial areas should be insulated from the most sensitive land uses, either through buffers of less sensitive uses or on-site mitigation techniques. The most intense commercial uses should be encouraged to locate on sites of adequate size to allow appropriate mitigation. Appropriate uses include those found in the Neighborhood Commercial designation plus junior department stores and retail clothing stores, theaters, restaurants, hotels and motels, and automobile sales and service establishments.

In the General Commercial designation, the allowable floor area ratios (FAR) are 0.20 for high traffic generating uses, 0.30 for moderate traffic generating uses, 0.40 for low traffic generating uses, and 0.75 for very low traffic generating uses (see Table LU-4). Development within this range would typically result in combinations of one- and two-story commercial buildings. Buildings in excess of two stories may be permitted in select areas where the additional height would not impact surrounding uses.

Because of the wider range of uses and more building intensity permitted in the General Commercial designation, the population density within this designation will also be more intense than that found in the Neighborhood Commercial designation. The standard mix of uses in this designation would generate an average population density of 27 employees per acre. A development that consisted of office use only would require up to 60 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the General Commercial district. These hotels would have resident populations of up to 117 persons per acre.

Institutional uses are also appropriate in the General Commercial designation, provided that land use compatibility and traffic issues have been addressed. Institutional uses would require a discretionary approval.

As complementary uses, residential and other noncommercial uses may be allowed through the Planned Development process. Residential densities in planned development projects shall not exceed 20 dwelling units per acre. The corresponding population density is up to 50 persons per acre. Noncommercial uses would be subject to the same floor area standards as commercial uses in this designation.

The adoption of General Plan amendment (GP-02-06) established a site-specific FAR of 0.40 and trip budget of 186 AM peak hour trips and 281 PM peak hour trips for the 4.4-acre site located at 1626/1640 Newport Boulevard. These two standards allow the development of medical office uses or similar "moderate-traffic" generating uses provided that the site-specific trip budget is not exceeded.

Facilities that transfer, store, or dispose of hazardous wastes that are generated at another source (off-site) are most appropriately located in the Industrial Park and Light Industry land use designations; however, a facility with a purpose and scale of operation that is compatible with this commercial designation may be allowed pursuant to the issuance of a conditional use permit.

General Commercial developments are mainly located along major arterials such as Harbor Boulevard, East 17<sup>th</sup> Street and Bristol Street south of the I-405 and SR-55.

Compatible zoning districts include CL, C1, C1-S, C2, PDC, AP, and P.

### **Commercial Center**

The Commercial Center designation is intended for large areas with a concentration of diverse or intense commercial uses serving local and regional needs. Appropriate uses include a wide variety and scale of retail stores, professional offices, restaurants, hotels and theaters. Intense service uses, such as automobile repair and service, should be discouraged. Because of the large service area, direct access to major transportation corridors is essential.

Development within this designation is intended for a variety of intensities ranging from one- to four-story buildings. The allowable floor area ratios are 0.25 for high traffic generating uses, 0.35 for moderate traffic generating uses, 0.45 for low traffic generating uses, and 0.75 for very-low traffic generating uses.

In conjunction with approval of Home Ranch Alternative A, a site-specific FAR of 0.41 was established for the 17.2-acre IKEA site. (IKEA is a large retail/warehouse use.) This property is located at the southeast corner of South Coast Drive and Harbor Boulevard. A trip budget of 43 AM peak hour trips and 431 PM peak hour trips was also adopted for the IKEA site. A maximum allowable FAR of 0.40 for office uses was also established for the remaining 45.4 acres located south of South Coast Drive. The combined trip budget for this site and the 14.5-acre Industrial Park parcel located to the north of South Coast Drive is 1,593 AM peak hour trips and 1,569 PM peak hour trips. The North Costa Mesa Specific Plan provides more FAR, building height, and trip budget information for Segerstrom Home Ranch (Area 1).

Anticipated population density for the standard mix of uses in the Commercial Center designation would be 45 employees per acre. A development that consisted of office use only would require up to 66 employees per acre. Residency hotels such as single room occupancy (SRO) hotels may be located in the Commercial Center district. These hotels would have resident populations of up to 131 persons per acre. Again, these estimates are generalized and should be more refined as specific development proposals are approved.

Institutional uses are also appropriate in this commercial designation provided that land use compatibility and traffic issues have been addressed. Institutional uses require discretionary approval.



# **CITY OF COSTA MESA**

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DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,  
PLEASE CONTACT THE CITY CLERK AT (714) 754-5223**