



CITY COUNCIL AGENDA REPORT

MEETING DATE: MAY 3, 2005

ITEM NUMBER:

SUBJECT: GENERAL PLAN AMENDMENT GP-05-01/REZONE R-05-01
2501 HARBOR BOULEVARD

DATE: APRIL 21, 2005

FROM: DEVELOPMENT SERVICES DEPARTMENT/PLANNING DIVISION

PRESENTATION BY: KIMBERLY BRANDT, AICP, PRINCIPAL PLANNER

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

RECOMMENDATION:

1. Adopt attached resolution approving the initial study/negative declaration and General Plan Amendment GP-05-01, which amends the land use designation from High Density Residential (20 units per acre) to Medium Density Residential (12 units per acre) for a 5-acre portion of 2501 Harbor Boulevard.
2. Give first reading to the attached ordinance, which rezones a 5-acre portion of 2501 Harbor Boulevard from Planned Development Residential-High Density (20 units per acre) to Planned Development Residential-Medium Density (12 units per acre).

BACKGROUND:

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 were targeted to low-income households, Fairview Developmental Center patients and employees, or workers in the City of Costa Mesa. All but approximately 5 acres of the 54 acres were developed. The State currently is seeking to dispose of this residual undeveloped area. The maximum residential development potential for the site is 100 units (maximum 20 units/acre).

On August 2, 2004, City Council directed staff to amend the General Plan designation from High Density Residential to Public/Institutional.

On September 27, 2004, Planning Commission the proposed GPA and rezone (GP-04-03/R-04-05) to Public/Institutional, but continued the public hearing for 3 months to allow staff sufficient time to work with the State Department of General Services regarding the disposition of this property.

On January 24, 2005, Planning Commission recommended to City Council that the proposed GPA and rezone (GP-04-03/R-04-05) to Public/Institutional/I&R be adopted on a 2-1 vote (Perkins voting No; DeMaio absent).

On February 22, 2005, Council considered the Public/Institutional/I&R designations for the property, but took no action on GP-04-03/R-04-05. Instead Council expressed an interest in retaining the residential designation on the site, but at a lower density. Council directed staff to rezone the property to Planned Development Residential-Medium Density (maximum 12 units per acre) on a 3-1 vote (Dixon voting No; Foley absent).

On April 11, 2005, Planning Commission recommended to Council that they approve the proposed GPA and rezone for the site to Medium Density Residential/PDR-MD on a 5-0 vote. Copies of the meeting minutes and staff report are contained in Attachments 3 and 4.

ANALYSIS:

Site and Project Description: As shown on Figure 1 and the site photographs (Attachment 2), the site is located on the west side of Harbor Boulevard with Fair Drive providing access. 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. The proposed general plan amendment and rezone are illustrated in figures attached to the resolution and ordinance, respectively (Attachment 1).

The Medium Density Residential land use designation allows residential land uses up to a maximum of 12 units/acre. Residential product types are typically small-lot detached single-family homes, attached townhouses, or condominiums. Apartments are also permitted in this designation and zone. Complementary commercial uses that are considered "neighborhood commercial" are allowed to a limited extent in the PDR-MD zone. The Medium Density Residential designation would allow a maximum of 60 units on the site. The existing High Density Residential designation would allow a maximum of 100 dwelling units.

The Planning Commission staff report provides a detailed analysis of the potential effect of this General Plan amendment on the City's Housing Element. The analysis concludes that there is still adequate land in the City to meet the Housing Element objectives, if this amendment is approved.

ALTERNATIVES CONSIDERED:

Council may choose to do either of the following:

1. Approve the General Plan Amendment and rezone as recommended by the Planning Commission; or
2. Take no action on the draft resolution and ordinance, and thereby retain the City's current High Density Residential General Plan and zoning designations for the property.

FISCAL REVIEW:

Fiscal review is not required for this ordinance.

LEGAL REVIEW:

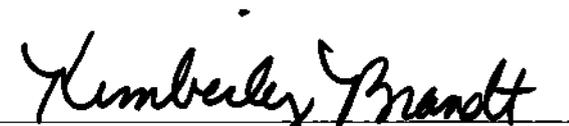
The draft resolution and ordinance have been approved as to form by the City Attorney's Office.

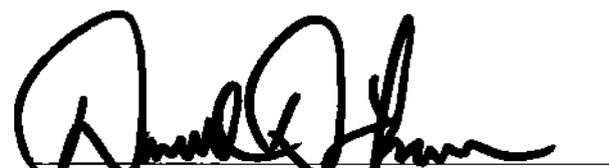
ENVIRONMENTAL DETERMINATION

An initial study was prepared, pursuant to the California Environmental Quality Act (CEQA). According to the initial study and negative declaration, which reflect the independent judgment of the City of Costa Mesa, the proposed project would not have a significant effect on the environment. It is important to note that further environmental review will be required for any future development proposal to identify any new, significant environmental effects or substantial increase in the severity of previously determined effects, where applicable.

CONCLUSION:

The proposed general plan amendment and rezone would provide for residential development at a density that would not exceed 12 units per acre. The City may amend the designation from High Density Residential to Medium Density Residential and still have adequate land available to meet the objectives stated in the City's Housing Element.


KIMBERLY BRANDT, AICP
Principal Planner


DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

- DISTRIBUTION:
- City Manager
 - Assistant City Manager
 - City Attorney
 - Deputy City Manager – Dev. Svs. Dir.
 - Public Services Director
 - City Clerk (2)
 - Staff (4)
 - File (2)

- ATTACHMENTS:
- 1 Draft resolution and ordinance
 - 2 Figures and Photographs
 - 3 Planning Commission meeting minutes
 - 4 Planning Commission staff report
 - 5 Initial Study/Negative Declaration
(under separate cover)

Paula Gutierrez (w/o Attachment 5)
Supervising Real Estate Officer
Department of General Services
707 Third Street, Suite 6-130
West Sacramento, CA 95798-9052

Robert Sterling (w/o Attachment 5)
Staff Services Manager
Department of Developmental Services
Fairview Developmental Center
Mail Box #1
2501 Harbor Boulevard
Costa Mesa, CA 92626

File Name: 050305GP0501R0501	Date: 4/18/05	Time: 945a.m.
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ATTACHMENT 1
RESOLUTION AND ORDINANCE

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, APPROVING GENERAL PLAN AMENDMENT GP-05-01, WHICH AMENDS THE LAND USE DESIGNATION FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL FOR A PORTION OF 2501 HARBOR BOULEVARD.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002; and

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

WHEREAS, the State Department of Housing and Community Development certified the City's Housing Element on November 19, 2001; and

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

WHEREAS, General Plan Amendment GP-05-01 amends the 2000 General Plan land use map as shown in Exhibit "A" from High Density Residential to Medium Density Residential for a portion of 2501 Harbor Boulevard; and

WHEREAS, the approximate 5-acre site was not included in the City's Housing Element "Vacant Land Inventory" as a suitable site for future housing construction; and

WHEREAS, since the adoption of the City's General Plan, the City has taken several actions that have increased the City's potential housing stock by 244 units, as documented in the Planning Division staff report for GP-05-01; and

WHEREAS, the Planning Commission held a public hearing on April 11, 2005 and by resolution recommended adoption of said General Plan amendment; and

WHEREAS, the City Council held a public hearing on May 3, 2005 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-05-01 to the General Plan; and

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, and an Initial Study/Negative Declaration was prepared and available for public review from March 7, 2005 to April 5, 2005; and

WHEREAS, the level of detail regarding the range of future uses is such that further potential environmental impacts are too speculative for evaluation at this time; and

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

BE IT RESOLVED, an initial study was prepared, pursuant to the California Environmental Quality Act. According to the Initial Study/Negative Declaration, which reflects the independent judgment of the City of Costa Mesa, the proposed project would not have a significant effect on the environment. Additionally, the evidence in the record as a whole indicates that the project will not or cumulatively have an adverse effect on wildlife resources or habitat; and

BE IT FURTHER RESOLVED that the adoption of GP-05-01 does not affect the future housing inventory in the City's Housing Element, which was used in its certification by the State of California Department of Housing and Community Development in November 2001; and

BE IT FURTHER RESOLVED that the Costa Mesa City Council does hereby approve the Initial Study/Negative Declaration and General Plan Amendment GP-05-01, to change the land use designation on the Land Use Map to Medium Density Residential as shown in Exhibit "A" and the text amendments as shown in Exhibit "B".

PASSED AND ADOPTED this 3rd day of May 2005.

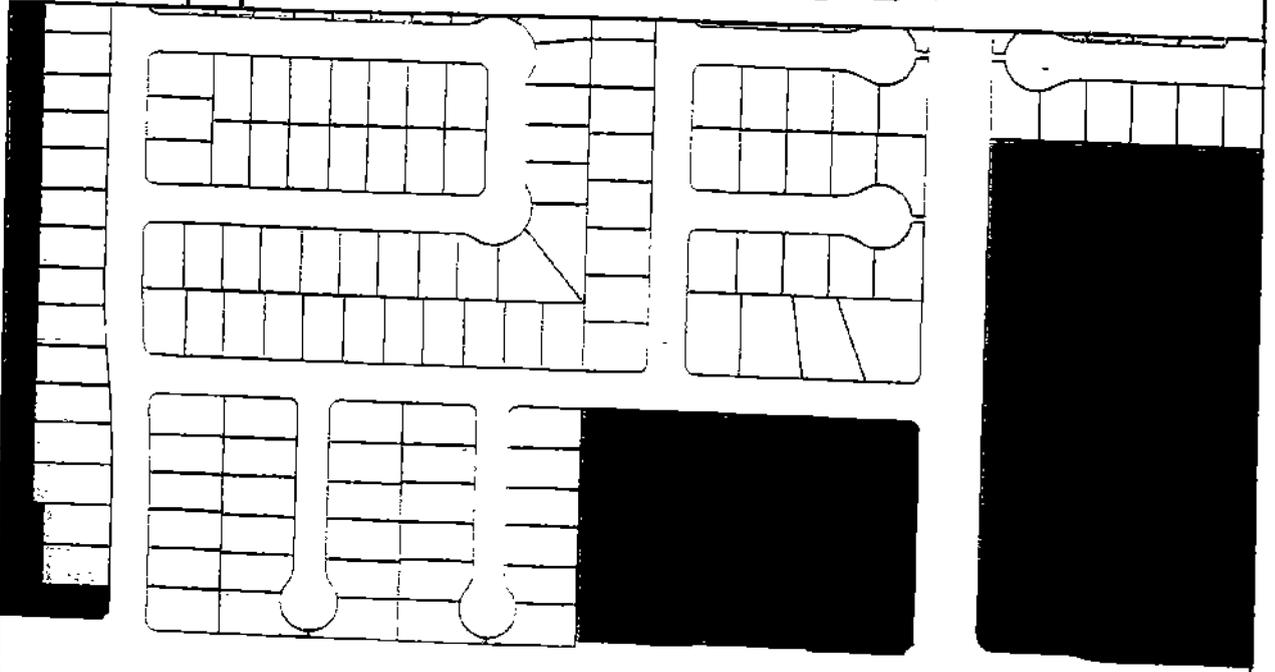
Mayor, Costa Mesa
City Council

EXHIBIT “A”

Land Use Map Amendment

Proposed General Plan Map

Fairview Developmental Center - Surplus Site



Legend

- Parcel Lines
- General Plan
- Other
- Cultural Arts Center
- Commercial Center
- Commercial Residential
- Parkgrounds
- Golf Course
- General Commercial Residential
- High Density Residential
- Industrial Park
- Low Density Residential
- Light Industrial
- Medium Density Residential
- Neighborhood Commercial
- Public/Institutional
- Regional Commercial
- Urban Center Commercial
- Parcels

SITE

Medium Density Residential

EXHIBIT “B”

Text Amendments

TABLE LU-1: LAND USE DESIGNATIONS (20054)

Land Use Designation	Residential Density DU/Acre ¹	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,168.3	1.8	2,170.1	26.8%
Medium-Density Residential ¹	≤12	Same as Neighborhood Commercial	794.5	30.7 25.7	825.2 820.2	10.2% 40.4%
High-Density Residential ¹	≤20 ²	Same as Neighborhood Commercial	836.3	42.0	878.3	10.8%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	610.7	20.4	631.1	7.8%
Commercial Center	≤20 ≤40 site-specific density for 1901 Newport Blvd ³	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd ³	29.4	63.3	92.7	1.2%
Regional Commercial	≤20	0.652/0.89 ⁴	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20	0.50 Retail 0.60 Office 0.79 Site-Specific FAR for So.Coast Metro Center ⁵	134.2	26.2	160.4	2.0%
Cultural Arts Center	-	1.77	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3 1,286.3	0.5	1,281.8 1,286.8	15.8% 45.9%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	146.4	0.0	146.4	1.8%
Total			7,881.9 7,886.9	217.6 212.6	8,099.5	100.0%

**TABLE LU-2
INDUSTRIAL AREAS**

Industrial Area	General Plan	Total Acres
Southwest	Light Industry	312
Airport	Industrial Park	390
North	Industrial Park	323
Other	Light Industry	72
Total		1,097

The third industrial area is the 323-acre industrial park located between the San Diego Freeway, Fairview Road, the Santa Ana River, and the northerly City limits. This district is a part of a larger industrial area which extends northward into the City of Santa Ana. The primary users of this industrial area are large single-tenant manufacturing firms and corporate offices. Included within this district is the 14.5-acre portion of the Home Ranch area located north of South Coast Drive and west of Susan Street.

The remaining 72 acres of land designated for light industrial uses are located in five smaller pockets in various sections of the City. These areas are generally characterized by small parcels in areas which were designated for industrial uses by the City's original zoning plan.

PUBLIC AND INSTITUTIONAL AREAS

Costa Mesa contains a relatively high percentage of land designated for public and institutional use. A total of 1,281 4,286 acres is specified in this category. When combined with the golf course and fairgrounds designations, these uses constitute 25 percent of the City's area.

This high proportion is primarily the result of past actions of various governmental entities. The development of the Santa Ana Army Air Base during World War II was the first major land acquisition by a governmental agency. This site has since been divided and remains largely in public ownership. The current users of the site are: Orange Coast College, Costa Mesa High School, Davis Middle School, Presidio Elementary School, TeWinkle Park, the National Guard Armory, Orange County Fairgrounds, Costa Mesa Farm Soccer Complex, Civic Center Park, City Hall, and Vanguard University.

A major land acquisition by the State in 1950 was responsible for the public ownership of the Costa Mesa Golf and Country Club, and Fairview Park. In 1950, 750 acres were acquired for a State institution. Today, the Fairview Developmental Center occupies 111 acres of the original 750 acre site. The golf course and most of Fairview Park belong to the City. Acquisitions by the City and County have expanded this area to include the Talbert Regional Park site adjacent to the Santa Ana River and the adjoining City Canyon Park.

Three golf courses exist within Costa Mesa and its sphere of influence. The previously mentioned Costa Mesa Golf and Country Club is the only one of the three open to the public.

ORDINANCE NO. 05-

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REZONING 5 ACRES FROM PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY TO PLANNED DEVELOPMENT RESIDENTIAL-MEDIUM DENSITY BY ADOPTION OF REZONE PETITION R-05-01 FOR A PORTION OF 2501 HARBOR BOULEVARD.

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

a. There are hereby placed and included in the Planned Development Residential-Medium Density (PDR-MD) zoning district 5 acres, a portion of 2501 Harbor Boulevard, as shown on attached Exhibit A and described in attached Exhibit B, situated in the City of Costa Mesa, County of Orange, State of California.

b. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection a hereof and in the respective exhibits. A copy of the Official Zoning Map is on file in the office of the Planning Division.

Section 2. The proposed rezone was addressed in an Initial Study/Negative Declaration, which 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. Additionally, the City Council has approved the Initial Study/Negative Declaration by separate resolution.

Section 3. Inconsistencies. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to affect the provisions of this Ordinance.

Section 4. Severability. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

Section 5. Publication. This ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and, prior to the expiration of fifteen (15) days from its passage, shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names of the members of the City Council voting for and against the same.

PASSED AND ADOPTED this _____ day of _____ 2005.

Mayor of the City of Costa Mesa

ATTEST:

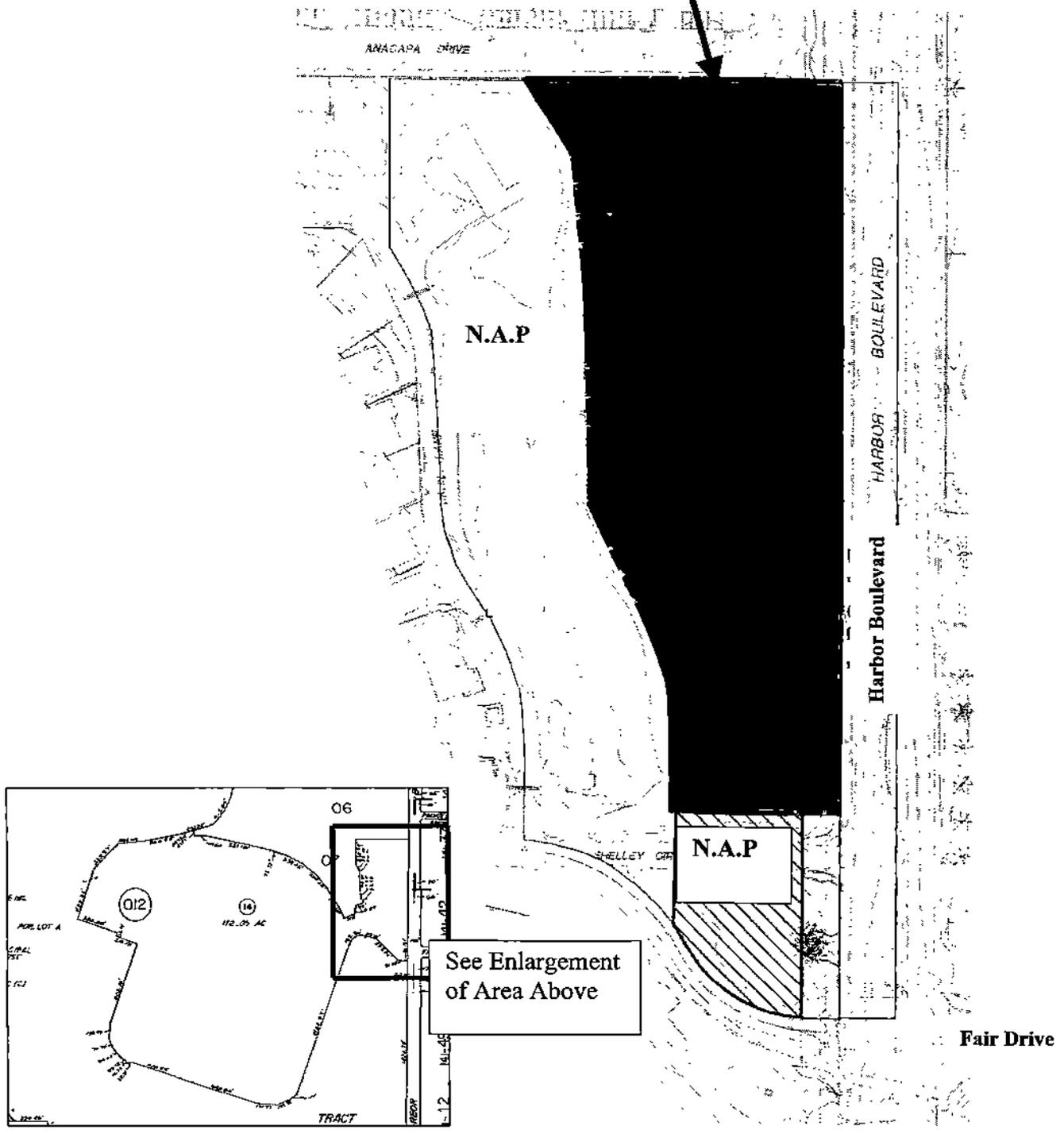
APPROVED AS TO FORM:

Deputy City Clerk of the City of Costa Mesa

City Attorney

EXHIBIT A

**PLANNED DEVELOPMENT RESIDENTIAL-MEDIUM DENSITY
(PDR-MD)**



The following property is hereby rezoned as follows:

ZONING DISTRICT	PARCEL NUMBER
Planned Development Residential-Medium Density (PDR-MD)	A 5-acre portion of 420-012-14



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS
REPORT, PLEASE CONTACT THE CITY CLERK'S
OFFICE AT (714) 754-5121**