



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 5, 2007

ITEM NUMBER:

SUBJECT: REZONE R-07-03 FOR 261 MONTE VISTA AVENUE

DATE: MAY 9, 2007

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DONALD D. LAMM, AICP, DEPUTY CITY MGR./DEV. SVS. DIRECTOR

**FOR FURTHER INFORMATION CONTACT: CLAIRE L. FLYNN, AICP, SENIOR PLANNER
(714) 754-5278**

RECOMMENDATION

Pursuant to the Planning Commission's recommendation, give first reading to the Ordinance approving Rezone R-07-03.

BACKGROUND

On February 12, 2007 the Costa Mesa Planning Commission adopted a resolution finding that the City of Costa Mesa's purchase and acquisition of the property located at 261 Monte Vista Avenue is in conformity with the City of Costa Mesa 2000 General Plan (Commission Resolution, Attachment 4).

On February 20, 2007 Council adopted a resolution authorizing the acquisition of real property at 261 Monte Vista Avenue and expenditures from the general fund for costs related to the acquisition of the property (Council Resolution, Attachment 5).

On April 23, 2007, Planning Commission adopted a resolution recommending that City Council to approve the rezone petition (Commission Resolution, Attachment 6).

ANALYSIS

Project Location

The Park Private Day School at 261 Monte Vista Avenue is located on a 1.2-acre property in an R1 zone (Single-Family Residential). Brentwood Park is a 1.4-acre public park abutting the subject property to the south and east (Vicinity Map, Attachment 1).

This area is primarily a single-family residential neighborhood in the Eastside. Established in 1958 but now closed, Park School served approximately 150 Kindergarten through 8th grade students. The school had 25 classrooms and 19,300 sq. ft. of playground space (Site Photos, Attachment 2).

Project Description

The 2000 General Plan designates the property as Public/Institutional and is zoned as R1 (Single-Family Residential). The R1 zone is not a compatible zoning district within the Public/Institutional General Plan designation. Therefore, a rezone of the property to I&R (Institutional & Recreational) is required. This rezone resolves the inconsistency between the General Plan and zoning classification, and the City's purchase adds 1.2-acres of parkland to its 410.38-acre open space inventory.

Although the City has no specific plans for the development of the property, several possibilities exist. Inspections of the school building have highlighted necessary repairs and other structural-related improvements that need to be made. Staff is currently considering demolition of the structure in order to expand Brentwood Park. This would allow for future, passive recreational uses on the property. Any future redevelopment or reuse of the site will require Council approval.

ALTERNATIVES CONSIDERED

City Council has the following alternatives available for consideration:

1. Approve Rezone R-07-03. The proposed rezone would resolve an inconsistency with the General Plan designation and zoning classification of the property. This action is required for the City to proceed with proposed future recreational uses on the property.
2. Deny Rezone R-07-03. If the rezone is denied, the City would retain the existing R1 zoning designation for the property. This action does not resolve the zoning inconsistency.

FISCAL REVIEW

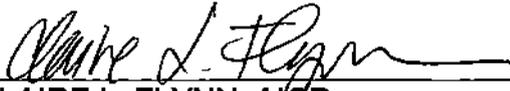
Fiscal review is not required for this item.

LEGAL REVIEW

The City Attorney's office has approved the attached ordinance as to form.

CONCLUSION

The proposed rezone resolves an inconsistency between the General Plan and zoning classification.



CLAIRE L. FLYNN, AICP
Senior Planner



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

- Attachments:
1. Vicinity Map
 2. Site Photos
 3. Ordinance
 4. PC Resolution dated February 12, 2007
 5. CC Resolution dated February 21, 2007
 6. PC Resolution dated April 23, 2007

cc: City Manager
Assistant City Manager
City Attorney
City Clerk
Public Services Director
Staff (4)
File (2)

File: 051507R0703	Date: 042607	Time: 1:45 p.m.
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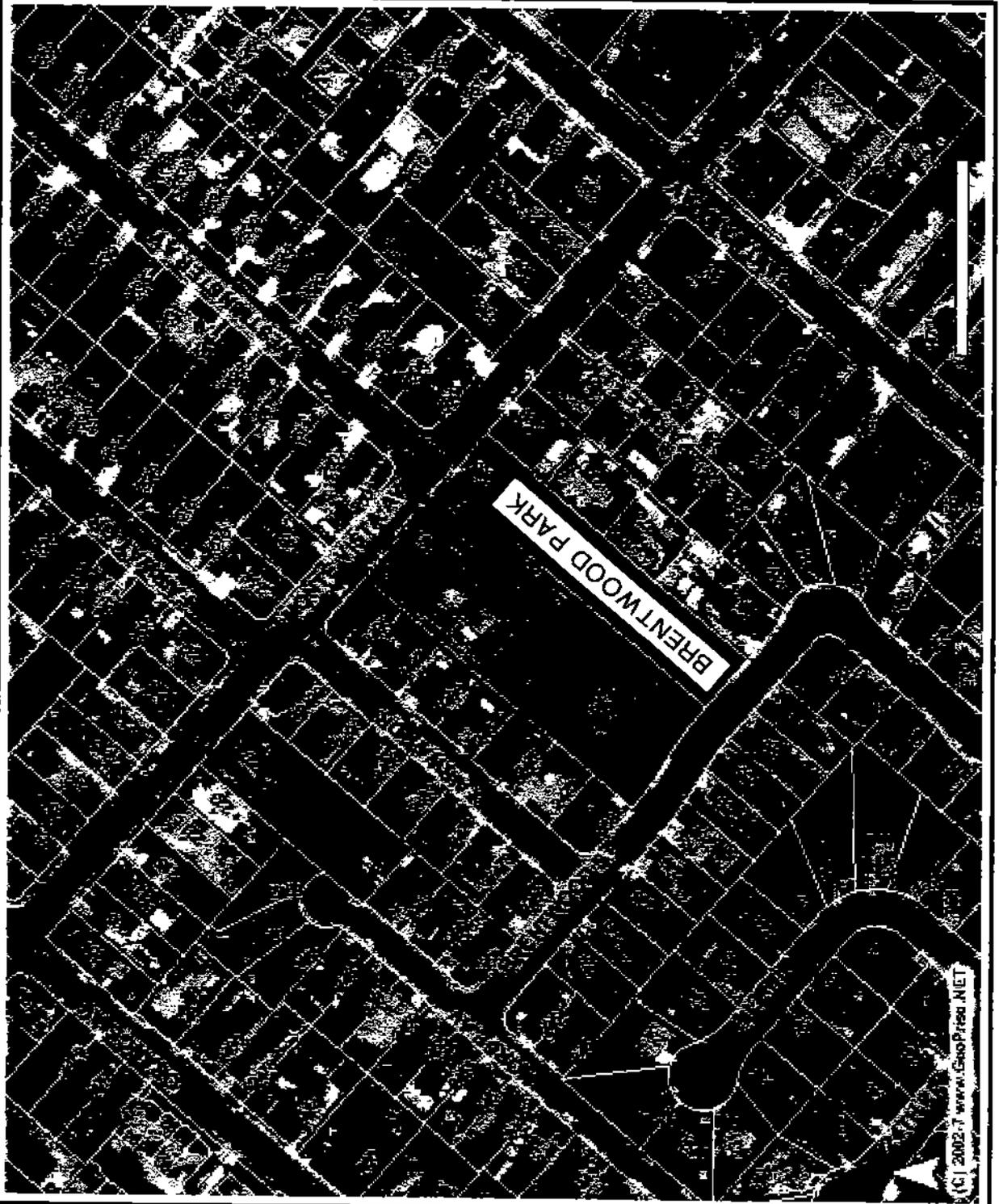
City of Costa Mesa

261 MONTE VISTA - [Created: 3/23/2007 4:18:37 PM] [Scale: 257.84] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display



Legend

- Address Small
- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport Blvd
- Primary
- SECONDARY Waterway Lines
- Hydrology Channels
- Street Names

**Attachment 2
Site Photos**

ATTACHMENT 2 – SITE PHOTOS



261 Monte Vista – View of Park School



261 Monte Vista – View from Monte Vista

ATTACHMENT 2 – SITE PHOTOS



265 Monte Vista – View of Brentwood Park



265 Monte Vista – Brentwood Park

**Attachment 3
Ordinance**

ORDINANCE NO. 07-___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, TO REZONE A 1.2-ACRE PROPERTY FROM R1 (SINGLE-FAMILY RESIDENTIAL) TO I&R (INSTITUTIONAL AND RECREATIONAL) AT 261 MONTE VISTA AVENUE.

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

WHEREAS, Rezone R-07-03 is consistent with the 2000 General Plan adopted in January, 2002 and Costa Mesa Zoning Code;

WHEREAS, Rezone R-07-03 of the subject property from R1 (Single-Family Residential) to I&R (Institutional and Recreational) will meet the central objective for future use and development of the subject property for parkland purposes;

WHEREAS, Rezone R-07-03 will resolve an existing inconsistency between the General Plan land use designation of Public/Institutional and the current R1 zoning classification;

WHEREAS, Rezone R-07-03 included an analysis of the interface and compatibility between the existing residential neighborhood and proposed use for parkland purposes, and the land use analysis concluded that the parkland would be a compatible amenity to the area;

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

a. There is hereby placed and included in the I&R zone all the real property shown on attached Exhibit 1 and described as 261 Monte Vista Avenue, Assessor Parcel Number 439-333-01, situated in the City of Costa Mesa, County of Orange, State of California. and as shown in attached Exhibit 1.

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 exhibit. A copy of the Official Zoning Map is on file in the office of the Planning Division.

SECTION 2. ENVIRONMENTAL DETERMINATION. Rezone R-07-03 has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA

PASSED AND ADOPTED this _____ day of _____ 2007.

Mayor of the City of Costa Mesa

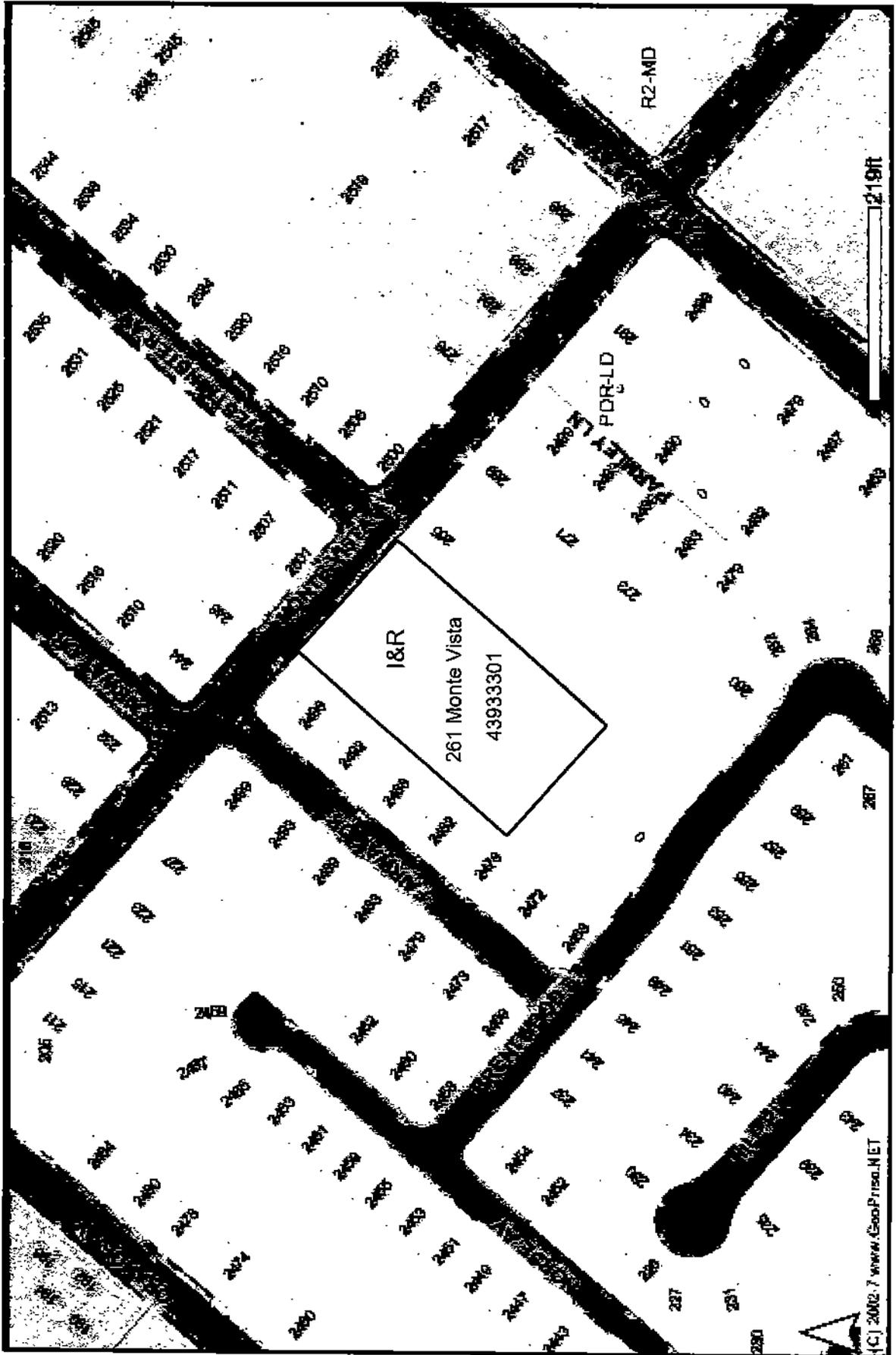
ATTEST:

APPROVED AS TO FORM:

City Clerk of the City of Costa Mesa

City Attorney

EXHIBIT 1 – VICINITY MAP



Attachment 4
PC Resolution dated February 12, 2007

RESOLUTION NO. PC-07-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE PROPOSED PURCHASE, ACQUISITION, AND USE OF 261 MONTE VISTA AVENUE FOR PUBLIC/INSTITUTIONAL PURPOSES OR FUTURE COMMUNITY FACILITIES IS IN CONFORMITY WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

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

WHEREAS, the California Government Code 65402, provides in part that a local agency shall not acquire, dispose, or use any real property until the use of the property has been reported upon as to conformity with the applicable General Plan;

WHEREAS, the City of Costa Mesa 2000 General Plan designates the project site at 261 Monte Vista Avenue as Public/Institutional, a General Plan designation for open space, public and institutional facilities;

WHEREAS, the City of Costa Mesa proposes the purchase, acquisition, and use of the 1.2 acre property at 261 Monte Vista Avenue for public/institutional purposes, as allowed in the 2000 General Plan;

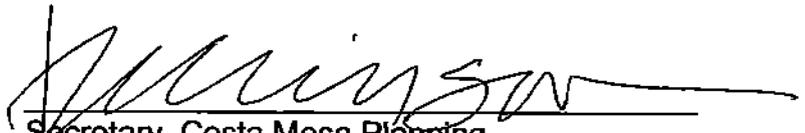
WHEREAS, the subject property will be used for public/institutional purposes, which may involve expansion of Brentwood Park and/or remodeling existing structures as community facilities;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures, the proposed activity qualifies for a Class 25 Categorical Exemption from CEQA. The proposed project falls within this exempt category of CEQA Section 15325 because it involves acquisition, sale, or other transfer to preserve open space or lands for park purposes;

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 12, 2007, by the following votes:

AYES: COMMISSIONERS: HALL, FISLER, CLARK, EGAN, RIGHEIMER
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: NONE
ABSTAIN: COMMISSIONERS: NONE


Secretary, Costa Mesa Planning
Commission

Attachment 5
CC Resolution dated February 21, 2007

RESOLUTION NO. 07-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, AUTHORIZING THE GENERAL FUND TO LOAN THE PARK DEVELOPMENT FEES FUND TO COSTS RELATED TO THE ACQUISITION OF 261 MONTE VISTA AVENUE IN COSTA MESA.

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

WHEREAS, the acquisition of 261 Monte Vista Avenue in the city of Costa Mesa has been found by the City Council to be an important addition to the City parkland acreage;

WHEREAS, the City Council has directed staff to structure a loan from the General Fund to the Park Development Fees Fund to pay for all of the costs associated with the acquisition of the property;

WHEREAS, the General Fund has sufficient reserves to provide for this loan and the Park Development Fees Fund is anticipated to have sufficient funding in future revenues to repay this loan within the next three to five years;

WHEREAS, the City Council authorizes the Director of Finance to take the necessary steps to appropriately account for this loan with interest including making the necessary transfers of funds to provide for the expenditures related to the following:

- The purchase price of the property;
- All necessary reports including the appraisal report and all necessary inspection reports;
- The closing costs related to close of escrow; and
- The related Attorney Fees.

WHEREAS, the City Council directs the Director of Finance to annually include

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF COSTA MESA)

I, JULIE FOLCIK, City Clerk of the City of Costa Mesa, DO HEREBY CERTIFY that the above and foregoing is the original of Resolution No. 07-21 and was duly passed and adopted by the City Council of the City of Costa Mesa at a regular meeting held on the 20th day of February, 2007, by the following roll call vote, to wit:

AYES: COUNCIL MEMBERS: MANSOOR, BEVER, DIXON, FOLEY, LEECE

NOES: COUNCIL MEMBERS: NONE

ABSENT: COUNCIL MEMBERS: NONE

IN WITNESS WHEREOF, I have hereby set my hand and affixed the seal of the City of Costa Mesa this 21st day of February, 2007.



JULIE FOLCIK, CITY CLERK

(SEAL)

Attachment 6
PC Resolution dated April 23, 2007

RESOLUTION NO. PC-07- ~~3B~~

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING CITY COUNCIL GIVE FIRST READING TO R-07-03 TO REZONE PROPERTY AT 261 MONTE VISTA AVENUE FROM R1 (SINGLE-FAMILY RESIDENTIAL) TO I&R (INSTITUTIONAL AND RECREATIONAL).

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the Planning Commission found the proposed purchase, acquisition, and use of the subject property in conformance with the City of Costa Mesa 2000 General Plan by adoption of Resolution No. PC-07-15 on February, 12, 2007;

WHEREAS, the City Council of the City of Costa Mesa authorized the funding and acquisition of the subject property by adoption of Resolution No. 07-21 on February 20, 2007;

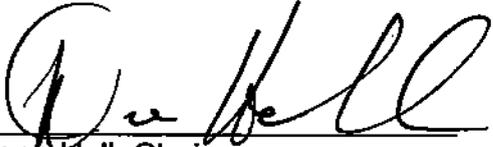
WHEREAS, the City of Costa Mesa acquired the subject property in March, 2007.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on April 23, 2007;

WHEREAS, the Planning Commission deems it to be in the best interest of the City that said rezone be adopted to resolve an inconsistency with the General Plan land use designation;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby recommends that City Council **GIVE FIRST READING** of the Ordinance for R-07-03, as shown in Exhibit "B".

PASSED AND ADOPTED this 23rd day of April, 2007



Don Hall, Chair
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. Rezone R-07-03 is consistent with the 2000 General Plan adopted in January, 2002 and Costa Mesa Zoning Code.
- B. Rezone R-07-03 will resolve the inconsistency between the City of Costa Mesa 2000 General Plan land use designation of Public/Institutional and existing R1 zoning classification. The rezone will also allow institutional/recreational use on the subject property creating more open space for the public.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental processing procedures. The proposed activity qualifies for a Class 25 Categorical Exemption from CEQA. The proposed project falls within this exempt category of CEQA Section 15325 because it involves acquisition, sale, or other transfer to preserve open space or lands for park purposes

EXHIBIT "B"

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