



# **CITY COUNCIL AGENDA REPORT**

MEETING DATE: JULY 17, 2007

ITEM NUMBER:

**SUBJECT: SECOND READING OF ORDINANCE NO. 07-15 FOR REZONE R-07-02  
FOR 372/378/382 VICTORIA STREET**

**DATE: JULY 5, 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**

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## **RECOMMENDATION:**

Give second reading to Ordinance 07-15 rezoning property at 372/378/382 to Planned Development Residential – High Density (PDR-HD).

## **BACKGROUND:**

On July 3, 2007, Council took action to rezone the 1.68-acre project site. The rezone ordinance changes the zoning designation of the subject property from R2-HD/R3 (Multiple-Family Residential) to PDR-HD (Planned Development Residential – High Density). Rezone R-07-02 will allow development of the combined three parcels at a maximum density of 20 du/ac as allowed by the General Plan. The rezone would accommodate the proposed three-story, 30-unit, single-family detached common-interest development. Ordinance No. 07-15 is included as Attachment 1.

  
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CLAIRE L. FLYNN, AICP  
Senior Planner

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

**ATTACHMENT: 1 Ordinance No. 07-15**

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

Bryan Coggins  
The Preface Group  
1835 Newport Blvd A109  
Costa Mesa, CA 92627

Alan Freeman  
372 Victoria Street, LLC  
1835 Newport Blvd A109  
Costa Mesa, CA 92627

Joe Romero  
Victoria Street Development Company, LLC  
628 N. Diamond Bar Blvd.  
Diamond Bar, CA 91765-1037

Tom Lee  
CF Enterprises  
1807 San Gabriel Blvd., Suite A  
San Gabriel, CA 91776

File: 071707Ord7152ndRead	Date: 070507	Time: 4:30 p.m.
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**ORDINANCE NO. 07-15****AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COSTA MESA, CALIFORNIA, REZONING THREE PARCELS TOTALING 1.68 ACRES FROM R2-HD AND R3 (MULTIPLE-FAMILY RESIDENTIAL) TO PLANNED DEVELOPMENT RESIDENTIAL HIGH DENSITY (PDR-HD) FOR PROPERTY LOCATED AT 372, 378, AND 382 VICTORIA STREET****THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:**

WHEREAS, Rezone R-07-02 is consistent with the 2000 General Plan adopted in January, 2002 and Costa Mesa Zoning Code, as amended;

WHEREAS, Rezone R-07-02 involves the following: (1) Rezone of 382 Victoria Street from R3 (Multiple-Family Residential District) and (2) Rezone of 378 and 372 Victoria Street from R2-HD (Multiple-Family Residential District, High-Density) to PDR-HD (Planned Development Residential, High-Density);

WHEREAS, Rezone R-07-02 will allow development of the combined three parcels totaling 1.68-acre at a maximum density of 20 du/ac as allowed by the General Plan;

**SECTION 1. REZONE.** 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-High Density (PDR-HD) zoning district 1.68 acres, identified as Assessor Parcel Numbers 419-042-05, 419-042-06, and 419-042-07 and as described in attached Exhibit 1, 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 exhibit. A copy of the Official Zoning Map is on file in the office of the Planning Division.

**SECTION 2. ENVIRONMENTAL DETERMINATION.** The proposed rezone 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 is considered an exempt activity under CEQA Guidelines Section 15332, Class 32, related to infill development.

**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 \_\_\_\_\_ 2007.**

\_\_\_\_\_  
Mayor of the City of Costa Mesa

ATTEST:

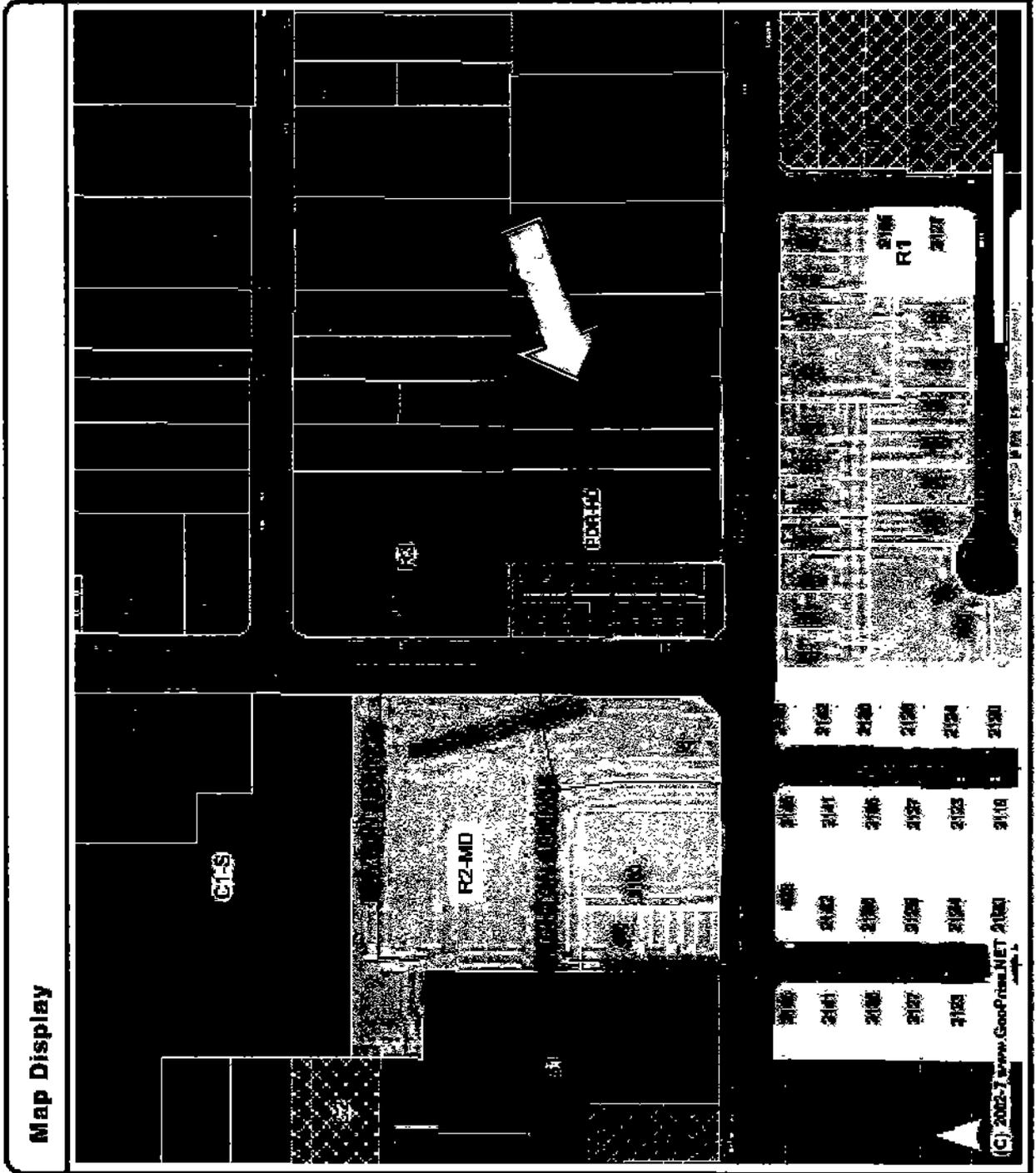
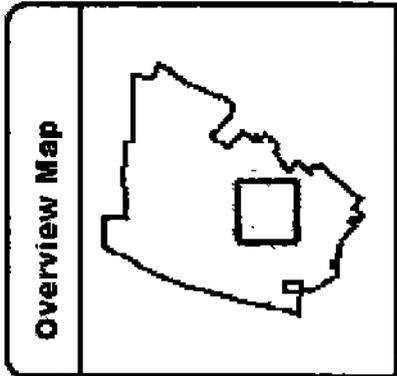
APPROVED AS TO FORM:

\_\_\_\_\_  
City Clerk of the City of Costa Mesa

\_\_\_\_\_  
City Attorney



**EXHIBIT 1**



**Legend**

Address Small	REGONDA-RY	Waterway Lines	Hydrology Channel	Street Names	19 West Urban Plan
Address Palms					
Freeway					
Roads					
Collector					
Freeway					
Major					
Newport Blvd.					
Primary (cont)					