



CITY COUNCIL AGENDA REPORT

MEETING DATE: APRIL 15, 2008

ITEM NUMBER:

**SUBJECT: GENERAL PLAN SCREENING REQUEST FOR THE FOLLOWING PROPERTY:
GPS-08-01 - 2501 HARBOR BOULEVARD**

DATE: APRIL 3, 2008

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, SENIOR PLANNER
(714) 754-5610**

RECOMMENDATION

Approve for processing General Plan Screening GPS-08-01, at 2501 Harbor Boulevard (Fairview Developmental Center) for a general plan amendment from Public and Institutional to High Density Residential.

ANALYSIS

Project Summary Sheet

This City-initiated General Plan Screening request involves a proposed change of the general plan land use designation from Public and Institutional (PI) to High Density Residential (HDR) and a site specific density of 32 du/acres. This site was identified in the City's Draft 2008-2014 Housing Element as one of two potential sites for residential development to address the City's affordable housing needs.

A project summary sheet is attached for the screening request. This summary sheet provides the following information:

- General Plan Land Use Map and Aerial Photograph
- Potential Project Description, Land Use and Traffic Evaluation
- Justification for approval or rejection of application for further processing

General Plan Screening Criteria

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments. This procedure involves a City Council screening of these requests prior to their acceptance for formal processing. The policy includes three criteria for accepting requests and two criteria for rejecting requests. The acceptance criteria are as follows:

1. A General Plan amendment is necessary to resolve inconsistency between the General Plan designation and zoning of a parcel.
2. A General Plan amendment is necessary to provide a uniform land use designation on a single parcel.
3. A General Plan amendment would result in decreased traffic impacts from the property.

The criteria for rejecting an application are as follows:

1. The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
2. The property is located in the Redevelopment Area and requires action by the Redevelopment Agency to amend the Redevelopment Plan.

In addition to the above criteria, the policy also states that no request shall be accepted that would increase the overall, citywide development cap. It does, however, allow amendments that would result in development exchanges or transfers to be considered. The policy also acknowledges these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

ALTERNATIVES

As recommended by staff: Approve GPS-08-01 (2501 Harbor Boulevard), by motion. Denial of the screening request would maintain the existing land use designations and corresponding land use regulations.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

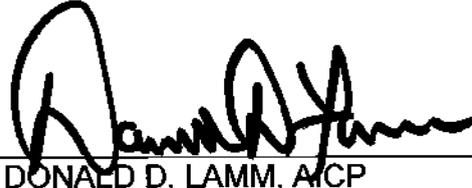
Legal review is not required for this item.

CONCLUSION

Staff recommends acceptance of the screening request for GPS 08-01 at 2501 Harbor Boulevard. Based on a preliminary traffic and land use analysis, staff believes that the screening request merits further consideration through the General Plan amendment process. Acceptance of the screening request does not set precedent for approval nor constitute the approval of a development project. The approval of a screening request strictly allows the applicant to further research/develop the proposal and provide City Council with an opportunity to review the relative merits of the proposed request in greater detail prior to final action.



MINOO ASHABI
Senior Planner



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

Attachments: 1A. 2501 Harbor Boulevard (Summary Sheet)
 1B. Photos of the site
 1C. Letter of Intent

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

Robert McKinnon
State of California
Department of General Services
Real Estate Services Division
707 Third Street, Suite 6-100
West Sacramento, CA 95605

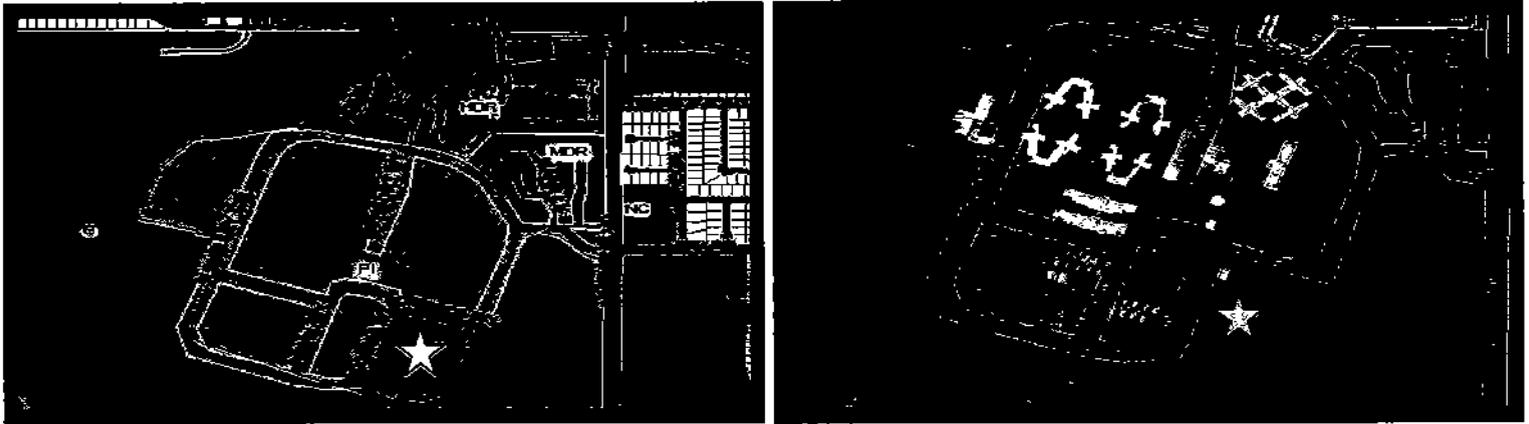
Robert Sterling
Fairview Developmental Center
2501 Harbor Boulevard
Costa Mesa, CA 92627

File: 041508GPS0801

Date: 040308

Time: 4:30 p.m.

GPS-08-01
2501 Harbor Boulevard



BACKGROUND

The State of California is issuing a request for proposals to develop an affordable housing project on approximately 10 acres of excess land located at the Fairview Developmental Center. Robert McKinnon is the State representative. The proposed site is a portion of the 107-acre state owned property located at 2501 Harbor Boulevard in the Public and Institutional (PI) land use designation. The Fairview Development facility includes a hospital building, administration buildings, sleeping quarters, and classrooms facilities (operation of the facility has scaled down over the years to prepare the patients for more independent living and reducing on-site housing). The proposed site is approximately 10 acres, located at the southeast of the Fairview property which contains no structures other than a pool facility and a picnic area (*Site photos – Attachment 1B.*)

GENERAL PLAN SCREENING REQUEST

This City-initiated General Plan Screening request involves a proposed change of the general plan land use designation from Public and Institutional (PI) to High Density Residential (HDR) and a site specific density of 32 du/acres. This site was identified in the City's Draft 2008-2014 Housing Element as one of two potential sites for residential development to address the City's affordable housing needs. This General Plan amendment request will facilitate a master planned development for a 320-unit apartment project. The housing project will include apartments for individuals with developmental disabilities. City staff believes that the proposed general plan amendment will provide for development of needed affordable housing in the City on an underutilized site. The proposed development may only be approved pursuant to a General Plan amendment, Rezone, and master plan approval (*Letter of Intent, Attachment 1C.*)

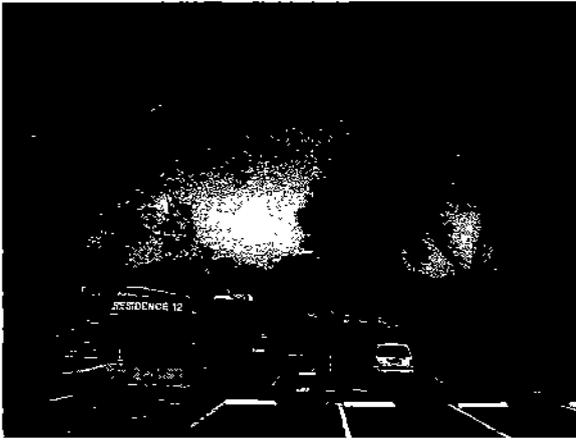
TRAFFIC EVALUATION

Operations at the 107-acre Fairview Developmental site have scaled down considerably over time. The patient population dropped by 57 percent from 980 patients (1994) to 560 patients (2008). There was also a corresponding decrease in the number of State employees. The Transportation Division completed a preliminary trip generation analysis and concluded that the proposed project may not result in significant, adverse traffic impacts along critical intersections. Specifically, the Harbor Boulevard/Adams Avenue and Harbor Boulevard/Victoria Street intersections may not be significantly impacted. A detailed traffic study and environmental document will be completed for the master plan development to confirm these preliminary conclusions, fully identify the traffic impacts of this project, and provide mitigation measures as necessary.

JUSTIFICATIONS FOR ACCEPTANCE FOR PROCESSING

The proposed high density residential designation is consistent with the objectives of the General Plan:

1. Proposed affordable units are in conformance with General Plan Housing Element Goals HOU-3 and HOU-5. The new residential development will contribute approximately 320 units to the City's housing stock. The State is anticipating collaboration with a homebuilder for this project to provide affordable housing on an underutilized land in proximity to transportation routes, served by public transit and within convenient distances to shopping and employment centers.
2. Project is consistent with General Plan Land Use Objective LU-2A. The proposed project is consistent with Land Use Objective LU-2A which encourages new development and redevelopment to improve and maintain the quality of environment. The new residences will be compatible with the Harbor Village Apartments to the north.



Photographs of the site and surrounding
Development



State of California • Arnold Schwarzenegger, Governor
State and Consumer Services Agency
DEPARTMENT OF GENERAL SERVICES
Real Estate Services Division • Asset Management Branch
707 Third Street, 6th Floor • West Sacramento, CA 95605
(916) 376-1828 • FAX (916) 478-1481 • www.dgs.ca.gov

April 1, 2008

Ms. Kimberly Brandt
Assistant Development Services Director
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92628

RE: Affordable Housing Project at Fairview Developmental Center

Dear Kimberly:

The State of California is issuing a request for proposals to develop an affordable housing project on approximately 10 acres of excess land located at the Fairview Developmental Center. The state desires to include housing for individuals with developmental disabilities. The property will be offered on a long-term ground lease. The maximum density will be 32 units per acre. The state will provide affordable housing on-site to very low, low, and moderate income households. Additional consideration will be given to proposals that include a larger number of affordable units.

The state and the City of Costa Mesa will conduct a developer orientation session on April 23, 2008 in the Council Chambers to provide additional information to interested parties. For information contact Robert W. McKinnon, Real Estate Services Division at (916)376-1814 or Email Robert.McKinnon@dgs.ca.gov.

Sincerely,

A handwritten signature in black ink that reads "Robert W. McKinnon".

ROBERT W. MCKINNON, Acting Assistant Branch Chief
Asset Management Branch