



CITY COUNCIL AGENDA REPORT

MEETING DATE: MAY 3, 2011

ITEM NUMBER:

SUBJECT: GENERAL PLAN SCREENING REQUEST (GPS-11-01) FOR COMMERCIAL PROPERTY LOCATED AT 2626 HARBOR BOULEVARD (FORMER SITE OF COSTA MESA LINCOLN MERCURY DEALERSHIP)

DATE: APRIL 21, 2011

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY: KIMBERLY BRANDT, AICP, DIRECTOR
MINOO ASHABI, SENIOR PLANNER**

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, SENIOR PLANNER
(714) 754-5610, mashabi@ci.costa-mesa.ca.us**

RECOMMENDATION

Accept for processing the request to amend the General Plan Land Use designation from General Commercial to Medium Density Residential.

REQUEST

The applicant is proposing a 33-unit medium density detached residential development on the former Lincoln Mercury dealership site that is currently vacant located at 2626 Harbor Boulevard. If the General Plan Screening is accepted for processing, the proposal would require approval of the following:

- General Plan Amendment to change the land use designation from commercial to medium density residential
- Rezone to change the zoning from C1 (Local Business) to R2-MD (Multiple Family Residential)
- Tentative Tract Map for subdividing the property
- Design/site plan review

ANALYSIS

General Plan Screening Criteria

City Council Policy 500-2 establishes a procedure for processing privately initiated General Plan amendments (Attachment 2). Staff believes that this proposal meets the third criteria for acceptance in that the proposed General Plan amendment would result in decreased traffic impacts from the property.

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.

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

ALTERNATIVES

City Council has the following alternatives available for consideration:

1. As recommended by staff, accept processing of the General Plan Amendment request. This will allow for a medium density residential development in place of a vacant commercial automobile dealership site on Harbor Boulevard.
2. Deny General Plan Amendment request from further processing. Denial of this request would maintain the existing commercial land use designation and prohibit the establishment of residential uses.

FISCAL REVIEW

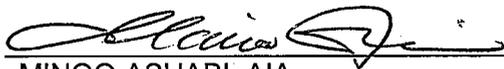
Fiscal review is not required for this item.

LEGAL REVIEW

Legal review is not required for this item.

CONCLUSION

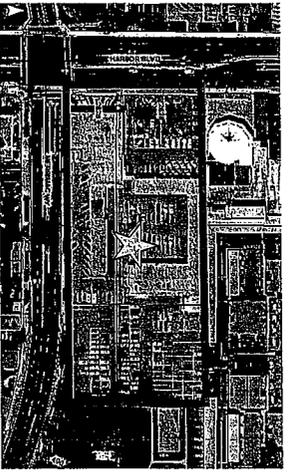
Staff believes the proposed development meets the goals and intent of the City's General Plan and regional land use plans in that it provides housing within proximity to transit service, replaces a marginal commercial use with ownership housing, and provides better housing opportunities for younger families. Although, conversion of commercial use to residential use will result in loss of retail/service jobs, a residential project will improve the overall housing/job balance in the community and incrementally decreases trip generation on Harbor Boulevard.


MINOO ASHABI, AIA
Senior Planner


KIMBERLY BRANDT, AICP
Development Services Director

- Attachments:
1. 2626 Harbor Blvd. (Summary Sheet)
 2. Vicinity Map
 2. Photos of the site
 3. Submitted Plans

- cc:
- Chief Executive Officer
 - Assistant Chief Executive Officer
 - City Attorney
 - Public Services Director
 - Transportation Svs. Manager
 - City Engineer
 - City Clerk
 - Staff (4)
 - File (2)



GENERAL PLAN SCREENING REQUEST

The project site is a 3.71- acre parcel in the General Commercial land use designation developed with several buildings for auto dealership. The request is to amend the General Plan to allow a medium density residential development (up to 12 du per acre). Site is the location of the former Costa Mesa Lincoln Mercury dealership.

TRAFFIC EVALUATION

Transportation staff completed a preliminary trip generation analysis and concluded that the proposed project is expected to result in decrease of 1661 in average daily trips improving traffic on Harbor Blvd.

General Plan Land Use Designation	Potential Buildout	AM Peak Hr. Trips	PM Peak Hr. Trips	Total Avg Daily Trips
General Commercial 48,482 SF	General Plan Allowance: General Plan allows Max. 0.30 FAR for high-traffic commercial uses	48	181	2082
Proposed Project	33 medium density units	25	33	316
Medium Density Residential	GP Amendment Request at density of 12 du/acre	33	44	421
Net decrease		-15	-137	-1661

PROJECT COMPLEES WITH GOALS OF THE GENERAL PLAN

Staff believes that the proposed project is compliance with the following goals of the City's General Plan:

- General Plan Land Use Objective LU-1A.4. Strongly encourage the development of low-density residential uses and owner-occupied housing where feasible to improve the balance between rental and ownership housing opportunities. The project is proposed for ownership housing and provides a great opportunity for first time home buyers. The proposed small single family detached product is typically very popular with young families.
- General Plan Land Use Objective LU-1E.1. Building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. The proposed residential development will not exceed the trip budget and in fact will reduce the trip generation by 80 percent in comparison with the existing commercial use of the site.
- General Plan Land Use Objective LU-1F.4. Ensure that residential densities can be supported by the infrastructure and that high-density residential areas are not permitted in areas which cause incompatibility with existing single-family areas. The proposed development is medium density residential with a maximum 12 du/acre density that can be supported with the existing infrastructure and is compatible with the adjacent residential uses.
- General Plan Land Use Objective HOU-3.1. Encourage the conversion of existing marginal or vacant commercial and/or industrial land to residential, where feasible and consistent with environmental conditions that are suitable for new residential development. The project site is a vacant dealership on Harbor Boulevard. This area of Harbor Boulevard has been historically suitable for residential development as evidenced by the existing Harbor Village apartments, Richmond American homes, the College Park residential community and the recent approval of a senior housing complex across Harbor Boulevard. Development of the site will provide homeownership opportunities in a medium density setting in proximity to freeways and transit services which is very desirable in Orange County.
- Project would not result in significant traffic impacts in the area. The proposed project will generate significantly lower average daily trips in comparison with a commercial use and will reduce traffic impacts.
- Project complies with the General Plan Acceptance Screening Criteria. City Council Policy establishes three criteria for accepting GPA requests such as (a) resolving an inconsistency between General Plan and zoning for a parcel; (b) providing a uniform land use designation for a parcel; and (c) resulting in decreased traffic impacts. Criteria (c) applies to this request, and as noted above, the request involves a reduction in traffic impacts compared to the existing commercial designation.

CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
PROCESSING OF GENERAL PLAN AMENDMENTS	500-2	11/3/86 Rev. 8/1/94	1 of 2

Background

The General Plan constitutes the official policy of the City Council of the City of Costa Mesa with regard to physical development of the City. The City Council may, at its option, amend the General Plan or any element thereof. On August 2, 1982, the City Council enacted Resolution 82-65 adopting "General Plan Administration and Implementation Policies and Procedures". These procedures provided that regularly scheduled General Plan review hearings would be held at the first Planning Commission meeting in February, June, and October. Since that date, State Law has been amended to allow elements of the General Plan to be amended four, rather than three, times during any calendar year. Due to the increased workload on Staff, Planning Commission and City Council resulting from the review of General Plan Amendment applications, the City Council wishes to review the type and number of such applications prior to acceptance for processing.

Purpose

It is the purpose of this policy to:

1. Establish dates for the hearing of General Plan Amendments.
2. Establish guidelines to assist the City Council in providing direction to Staff with regard to processing privately initiated General Plan Amendment applications.

Policy

Privately initiated General Plan Amendment applications shall be heard at the first Planning Commission meetings in February, June, and October. A fourth date for the hearing of General Plan Amendment applications may be assigned by the City Council at its discretion for either privately initiated or City initiated General Plan Amendments.

The City Council shall review applications for amendments to the General Plan and shall direct Staff to either proceed with processing of the applications or to return all materials to the applicant and refund the application fee. A list of applications, including the name of applicant, location of

CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

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PROCESSING OF GENERAL PLAN AMENDMENTS

POLICY
NUMBER
500-2

EFFECTIVE
DATE
11/3/86
Rev. 8/1/94

PAGE
2 of 2

property, and request shall be submitted to the City Council by the Planning Staff in sufficient time to be heard by the City Council at the second Council meeting following the application deadline.

The following criteria shall be used as guidelines for the City Council to determine which applications will be accepted for processing. An application should be accepted if:

- A General Plan Amendment is necessary to resolve inconsistency between General Plan designation and zoning.
- A General Plan Amendment is necessary to provide a uniform land use designation on a single parcel or development site.
- A General Plan Amendment would result in decreased traffic impacts from the property.

An application for amendment to the General Plan should not be considered if:

- The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
- The property is located in the Redevelopment Area (requires action by the Redevelopment Agency to amend the redevelopment plan).

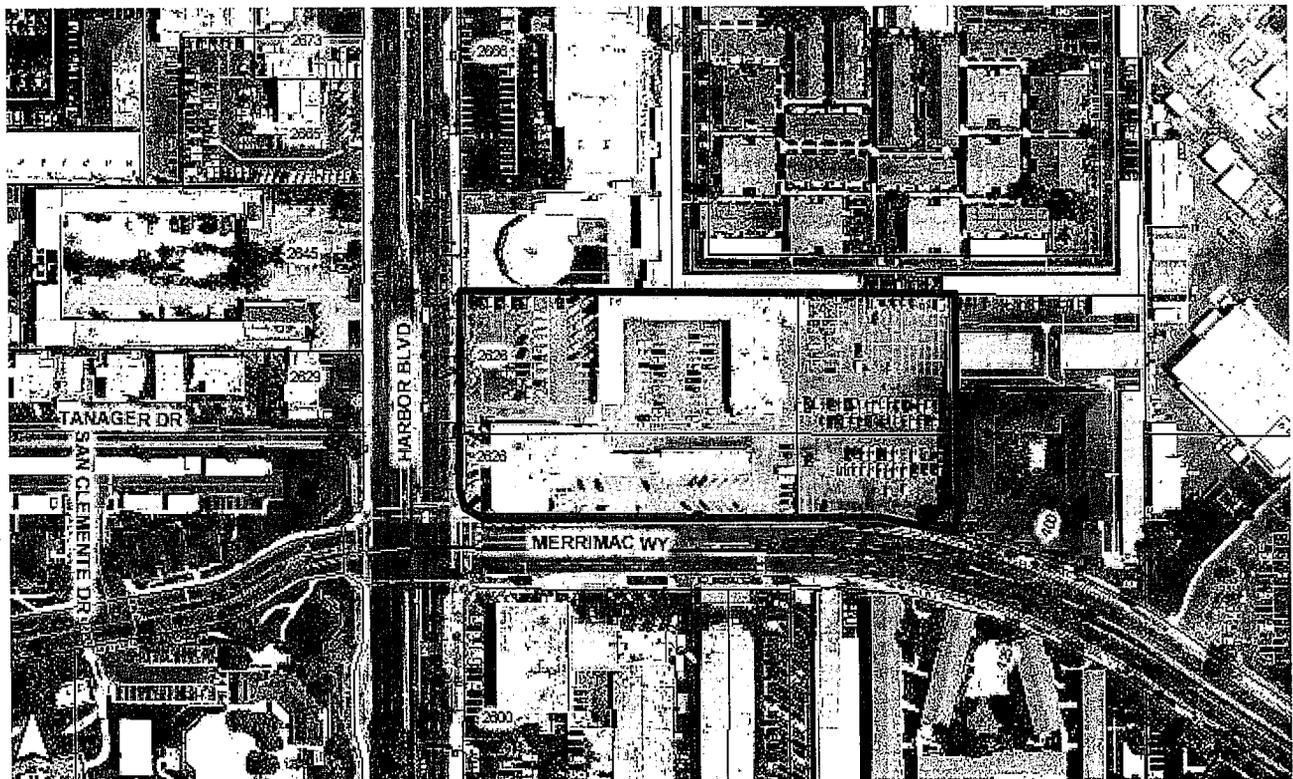
No General Plan Amendment shall be accepted which would increase the overall, City-wide development cap. However, General Plan Amendments which would result in development exchanges or transfers, may be considered.

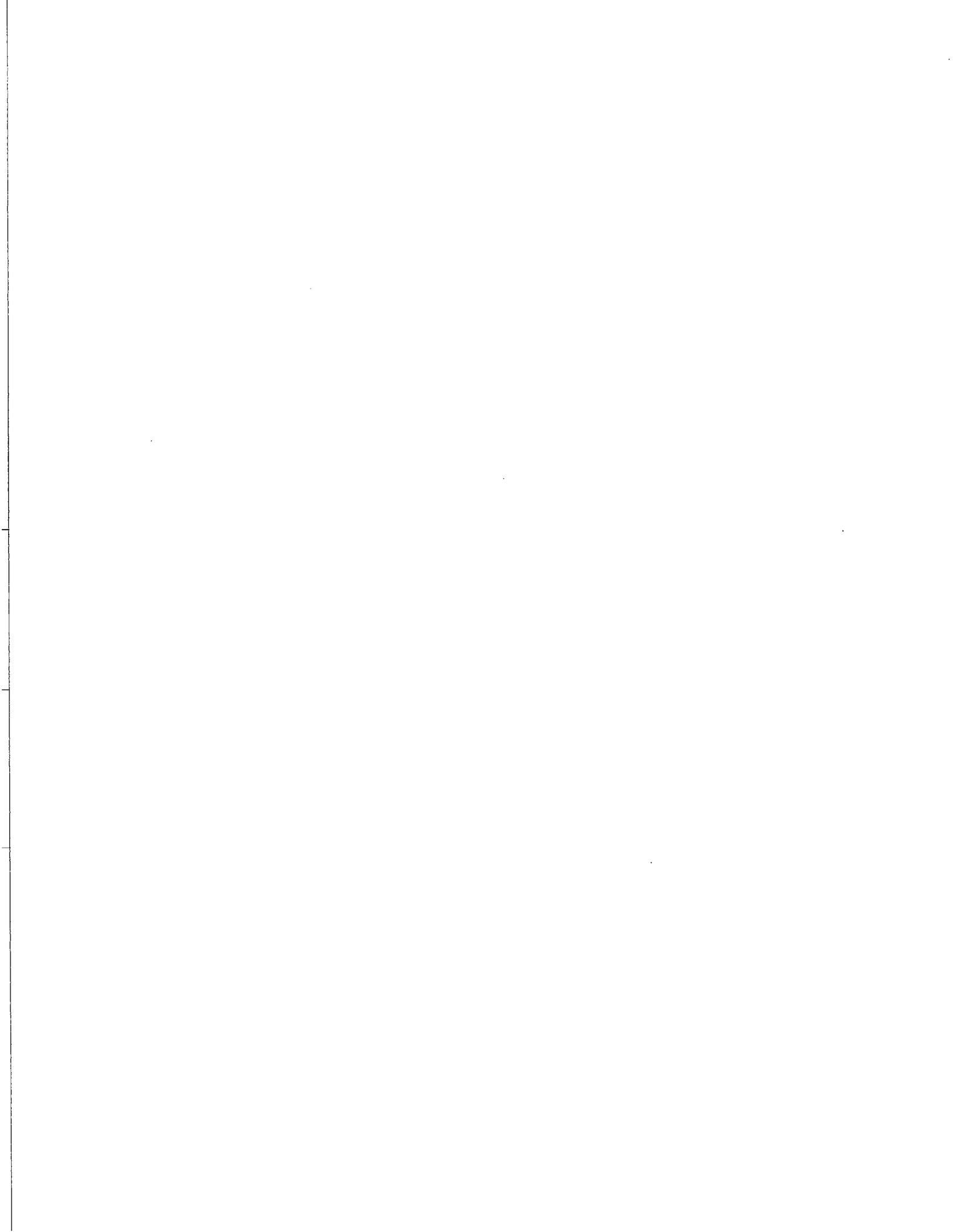
As these are simply guidelines, the Council may deviate from them if there are other important reasons for accepting or rejecting a particular application.

VICINITY MAP

GPS11-01

2626 HARBOR BLVD.





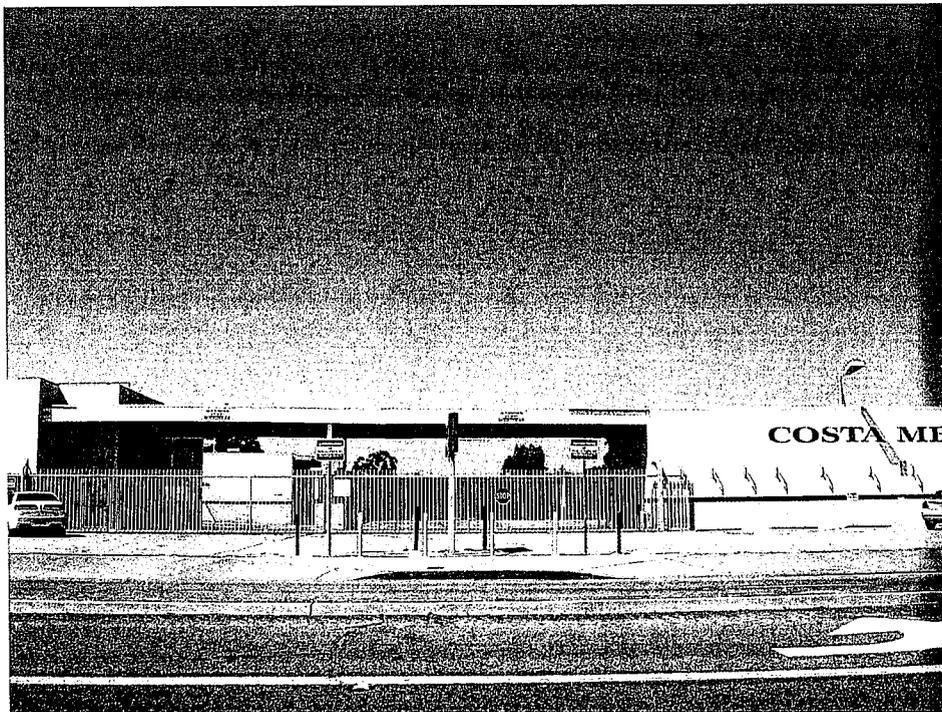
GPS 11-01
2626 HARBOR BLVD.
Site Photos

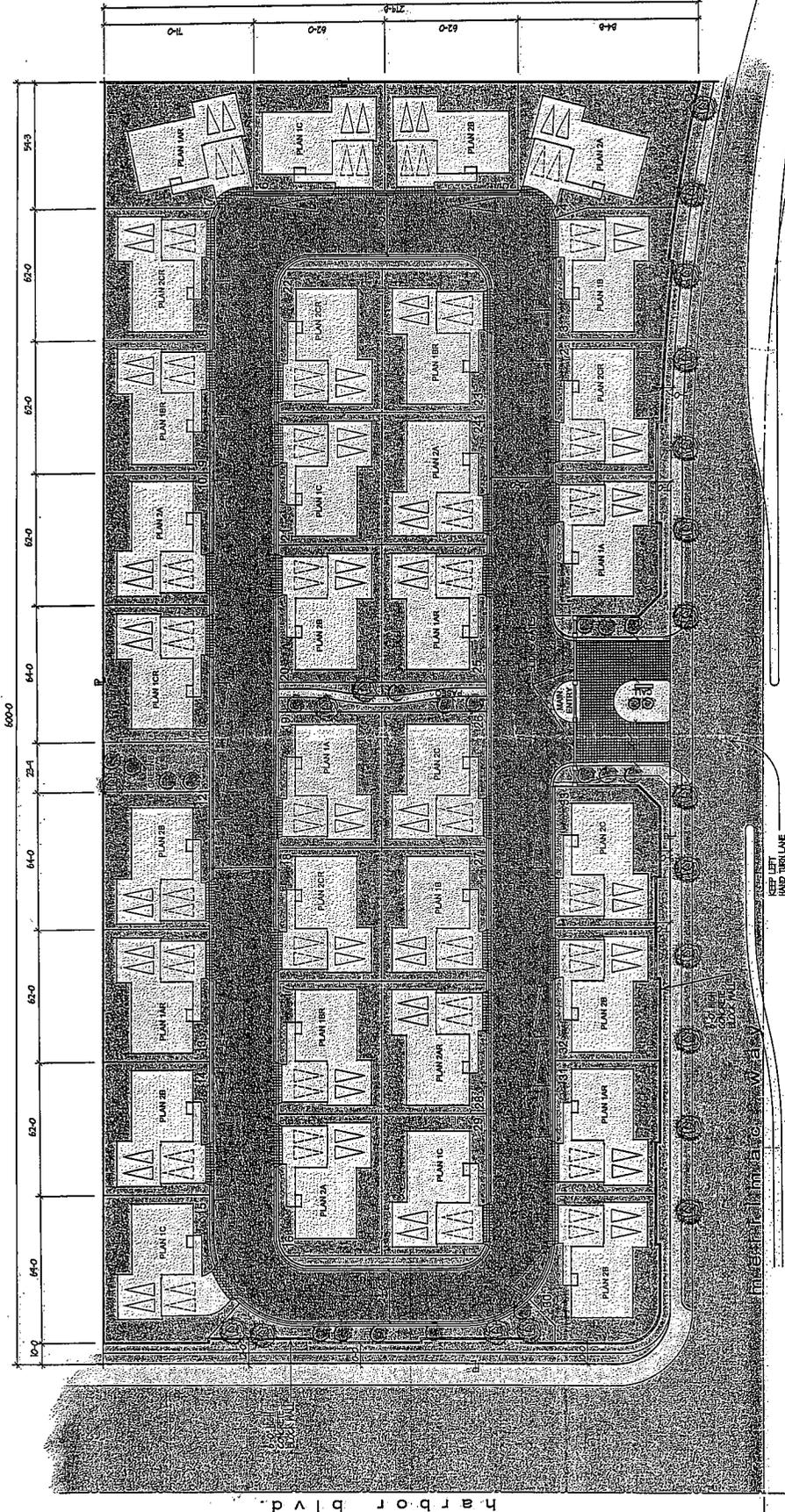


GPS 11-01

2626 HARBOR BLVD.

Site Photos





SITE SUMMARY

3.71 ACRES / 79 SINGLE FAMILY DWELLINGS + 834 DWG
 PLAN 1 (2041 SF - 3 BR + 1.5B + 1.0B + 2.5BA)
 PLAN 1A1 (2026 SF - 3 BR + 1.0B + 1.0B + 2.5 BA)
 PLAN 2 (2041 SF - 3 BR + 1.0B + 1.0B + 2.5 BA)

8 UNITS
 8 UNITS
 11 UNITS

33 SFD UNITS
 TOTAL UNITS PROVIDED

LOT	SIZE	LOT	SIZE
1	3,218 S.F.	12	3,275 S.F.
2	3,237 S.F.	13	3,162 S.F.
3	3,162 S.F.	14	3,162 S.F.
4	4,421 S.F.	15	3,745 S.F.
5	3,719 S.F.	16	3,225 S.F.
6	3,105 S.F.	17	3,608 S.F.
7	3,105 S.F.	18	3,103 S.F.
8	3,167 S.F.	19	3,138 S.F.
9	3,162 S.F.	20	3,138 S.F.
10	3,162 S.F.	21	3,038 S.F.
11	3,162 S.F.	22	3,270 S.F.
		23	3,162 S.F.
		24	3,162 S.F.
		25	3,162 S.F.
		26	3,162 S.F.
		27	3,608 S.F.
		28	3,138 S.F.
		29	3,138 S.F.
		30	3,225 S.F.
		31	3,038 S.F.
		32	3,038 S.F.
		33	3,162 S.F.

PARKING SUMMARY
 RESIDENT SPACES 66 SPACES (GARAGES)
 GUEST SPACES 66 (ON PRIVATE DRIVE)
 STREET GUEST PARKING 20 (ON STREET)
 TOTAL SPACES PROVIDED 152 SPACES

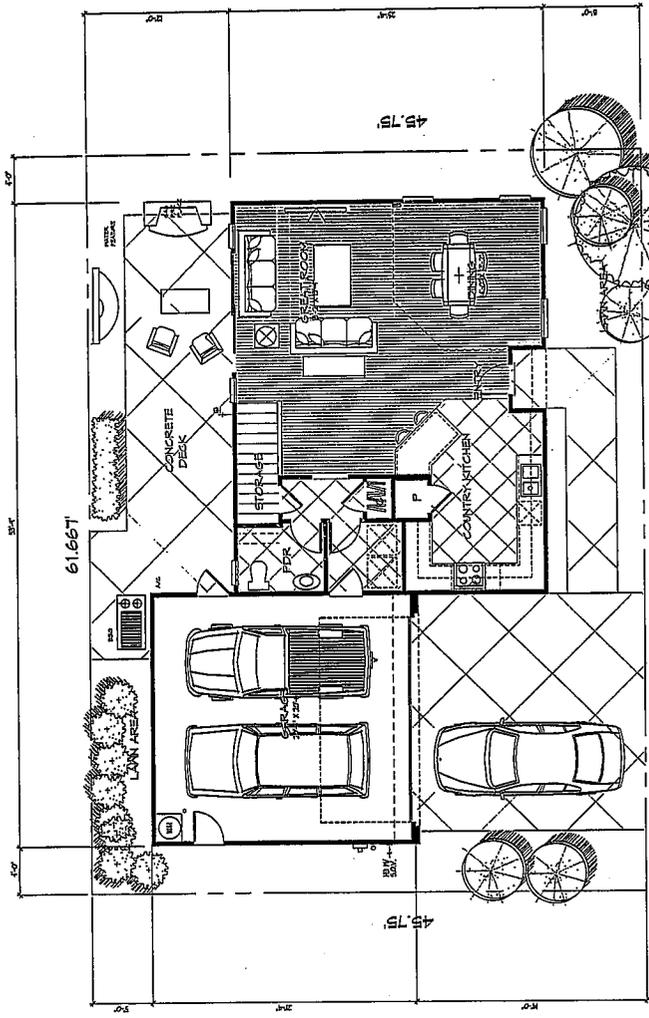
MINIMUM LOT
 62'-0" x 44'-0" = 2,728 S.F.
 SIDE YARD SETBACKS 4' TYPICAL
 REAR YARD AT GARAGE 5' TYPICAL
 REAR YARD AT RESIDENCE 10' TYPICAL
 FRONT YARD 0' TYPICAL

waterpointe/trumark h o m e s
lot fit study - costa mesa, ca.

LOT NO. 1001
 APR. 17, 2001



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 WWW.KPI-USA.COM



61.66'

FIRST FLOOR

842 S.F.

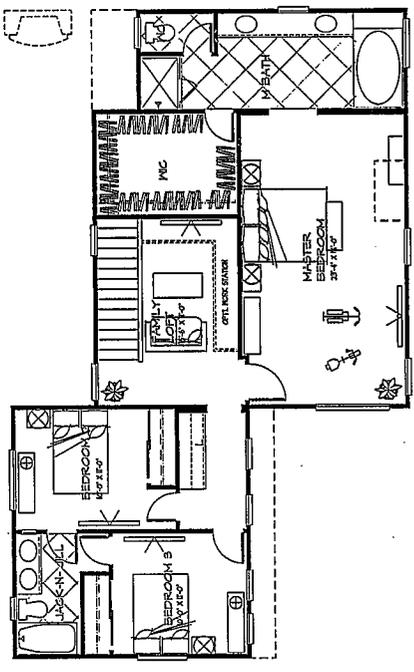
PLAN 1 2002 S.F.

3 BEDROOMS, LOFT, 2-1/2 BATH

61'-8" X 45'-9" / 2821 SF LOT

COSTA MESA

Waterpointe homes

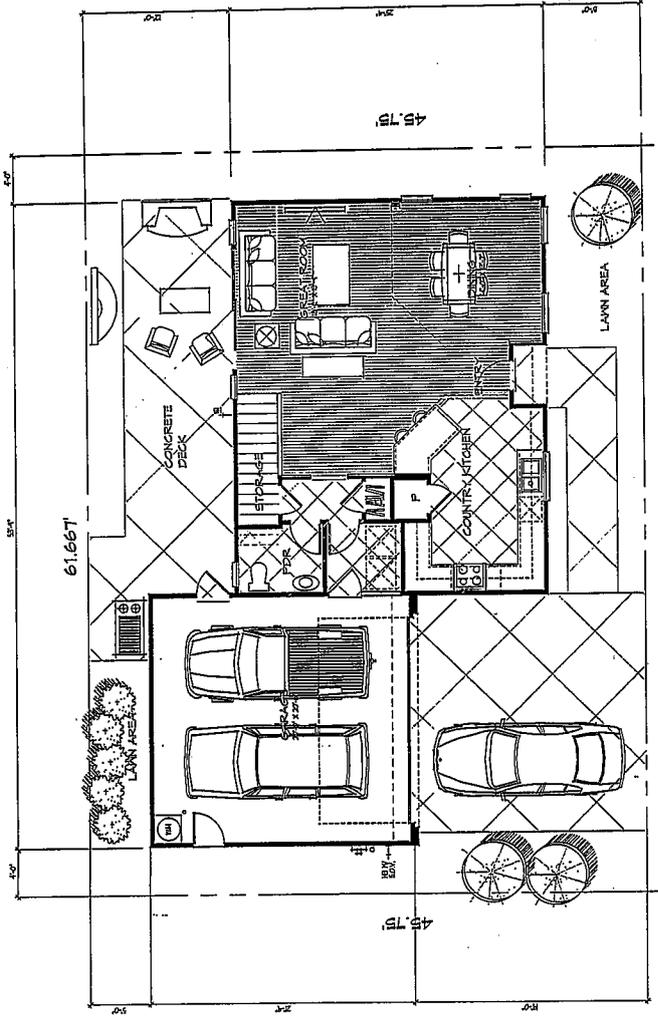


SECOND FLOOR

1160 S.F.

1 2 3 4 5 10
SCALE:
1/4" = 1'-0"

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61.667

FIRST FLOOR

842 S.F.

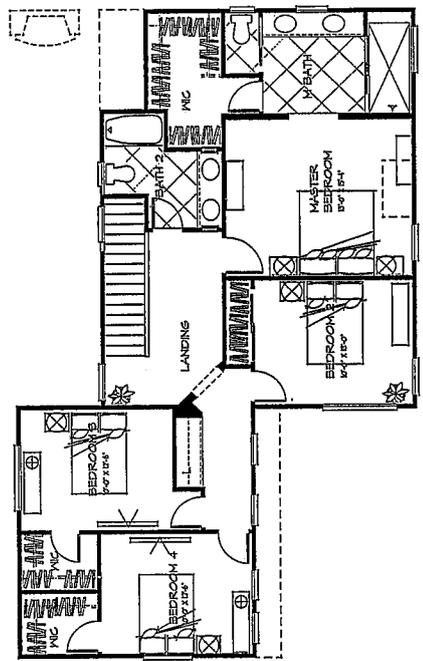
PLAN 1-ALT 2002 S.F.

4 BEDROOMS, 2-1/2 BATH

61'-8" X 45'-9" / 2821 SF LOT

COSTA MESA

Waterpointe homes



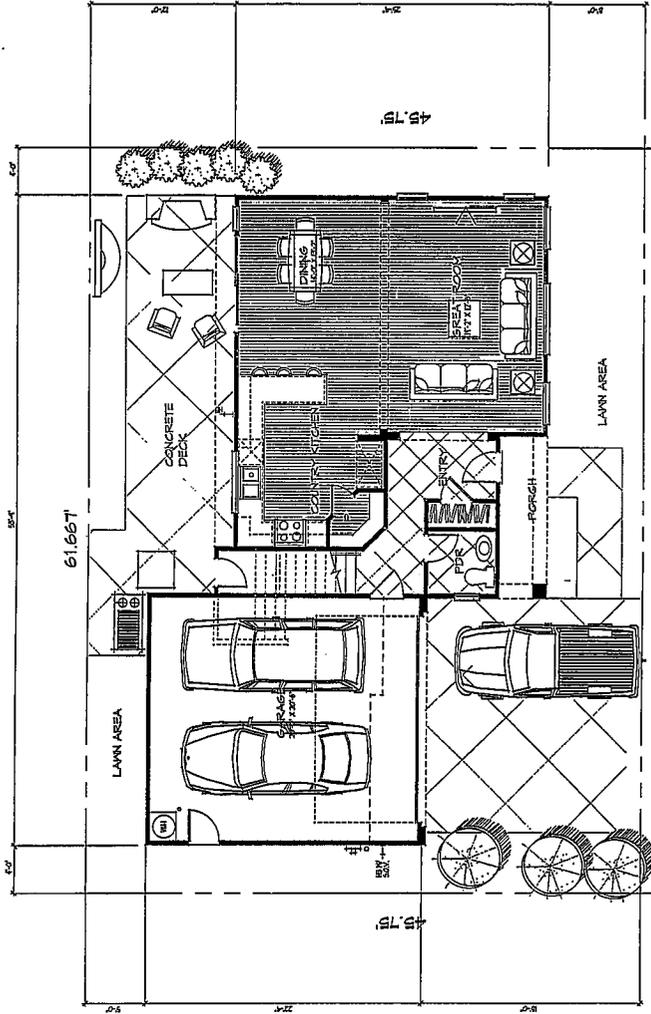
SECOND FLOOR

1160 S.F.

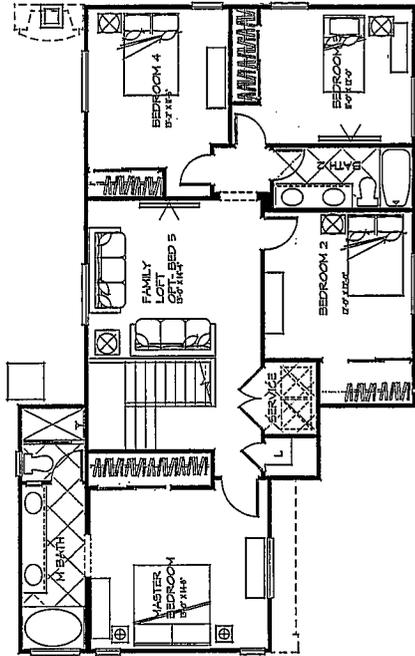
1 2 3 4 5 10
SCALE: 1/4" = 1'-0"

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FIRST FLOOR
806 S.F.



SECOND FLOOR
1358 S.F.

1 2 3 4 5 10
SCALE: 1/8" = 1'-0"



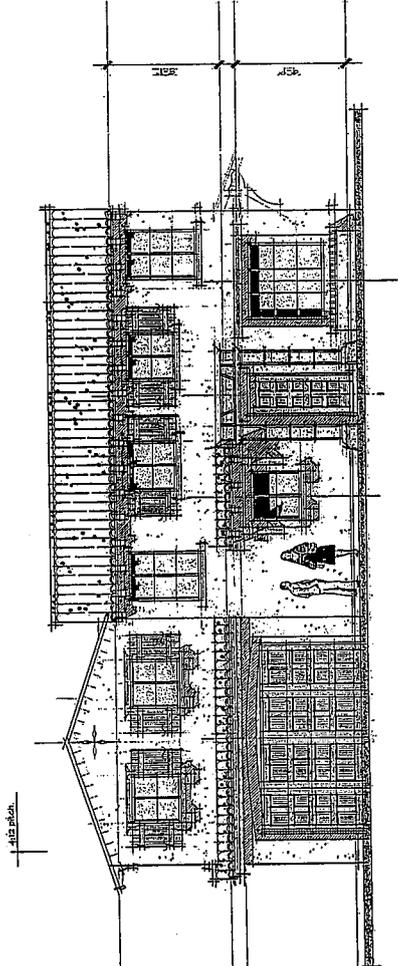
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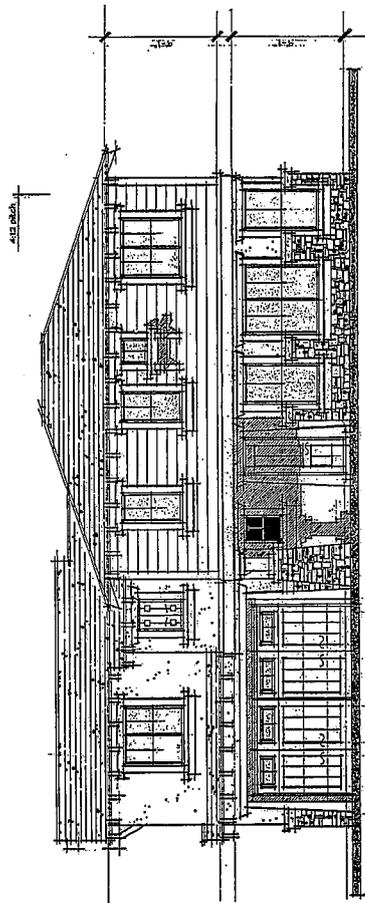
PLAN 2-2164 S.F.
4 BEDROOMS (OPTIONAL 5) 3-1/2 BATH
60'-8" X 44'-9" / 2715 SF LOT

COSTA MESA
Waterpointe homes

12



PLAN 1 2002 S.F.
SPANISH COLONIAL



PLAN 2 2164 S.F.
CRAFTSMAN

ELEVATIONS

COSTA MESA

Waterpointe homes

1 2 3 4 5 10
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