



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 4, 2014

ITEM NUMBER:

SUBJECT: GENERAL PLAN SCREENING GPS-13-04 - FOR PROPOSED 28-UNIT RESIDENTIAL PROJECT AT 1239 VICTORIA STREET

DATE: JANUARY 27, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: ANTONIO GARDEA, SENIOR PLANNER

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RECOMMENDATION

Accept or deny General Plan amendment to change the land use designation from General Commercial to High Density Residential to facilitate development of a 28-unit single-family detached residential project.

REQUEST

The applicant is proposing a 28-unit residential development on the site of an existing 55,000 square foot office building. 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 General Commercial to High Density Residential;
- Rezone to change the zoning from AP (Administrative and Professional) to PDR-HD (Planned Development Residential – High Density);
- Design/site plan review; and,
- Tentative Tract Map.

BACKGROUND

General Plan Amendment Screening Criteria

City Council Policy 500-2 (Attachment 2) sets forth the criteria to evaluate General Plan amendment requests. Council takes action on whether or not a proposal should be accepted for processing by using the following criteria as guidance. A General Plan Amendment should be accepted if: 1) it is necessary to resolve an inconsistency between the General Plan designation and zoning; 2) it is necessary to provide a uniform land use designation on a single parcel or development site; or 3) it would result in decreased traffic impacts from the property. An 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 the surrounding properties.

City Council Policy 500-2 also establishes a procedure for processing privately initiated General Plan amendments. 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.

Acceptance of a proposal for screening is not a commitment to approve the General Plan amendment. This action represents that Council would like to consider the request for processing, and subsequently explore alternatives prior to making a final decision on amending the General Plan.

ANALYSIS

Project Setting

The proposed project is located on the south side of Victoria Street, between the City's westerly boundary and Valley Road to the east (Attachment 3). The 1.4-acre property to the west is designated as medium density residential (R2-MD zone) and Planning Application PA-12-24 was approved for development of 17 units (12 dwelling units per acre) on the site (Attachment 9). The properties to the east are designated as neighborhood commercial, medium density residential and low density residential with corresponding zoning of C1 (Local Business), PDR-MD (Planned Development – Residential Medium Density), and R1 (Single Family Residential), respectively. The commercial property at the corner of Victoria Street and Valley Road is developed as a one-story, multiple-tenant shopping center. The residentially zoned properties east of the site are developed with two-story detached houses. The properties to the south are designated as low density residential (six dwelling units per acre) and zoned R1 (Single Family Residential). These properties are developed with one and two-story residences adjacent to the proposed project. Vista Park, which is designated as Public/Institutional and zoned as Institutional and Recreational, is located to the north of Victoria Street across from the project site.

Proposed Project

The proposed project submitted for screening to the City Council involves a *General Plan amendment* to change the designation to High Density Residential, which allows up to 20 dwelling units/acre. The site would be rezoned from AP (Administrative and Professional) to a corresponding zoning that would allow up to 20 dwelling units per acre. The 28-unit residential development on the 1.63 acre site results in a density of 17 dwelling units per acre. The proposed product type consists of three-story buildings with three bedroom, roof decks and attached two car garages. Because this site is along a major arterial street and potential traffic impacts may result, an initial study with a traffic analysis will be required for the project. A project Summary Sheet (Attachment 1) has been prepared describing the project site and provides further evaluation of the proposed project.

CONCLUSION

In addition to providing general feedback on the proposed project, City Council would need to take action on the General Plan amendment screening request.

1. Accept for processing the General Plan Amendment request. This would allow the General Plan Amendment to High Density Residential to proceed through the development review process for consideration by the Planning Commission and possible action by City Council.
2. Reject for processing the General Plan Amendment request from further processing. Denial of this request would maintain the existing Administrative and Professional land use designation and prohibit the establishment of residential uses.

ANTONIO GARDEA
Senior Planner

GARY ARMSTRONG, AICP
Economic and Development Services
Director

Attachments:

1. [Summary Sheet](#)
2. [Council Policy 500-2](#)
3. [Vicinity Map](#)
4. [Zoning Map](#)
5. [Site Photos](#)
6. [Proposed Site Plan](#)
7. [Floor Plan 1 / Floor Plan 2](#)
8. [Applicant's Letter](#)
9. [1259 Victoria Street Sections](#)

cc: Chief Executive Officer
Assistant Chief Executive Officer
Director of Economic & Development/Deputy CEO
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