



CITY COUNCIL AGENDA REPORT

MEETING DATE: MAY 20, 2014

ITEM NUMBER:

SUBJECT: GENERAL PLAN SCREENING GPS-14-02 FOR PROPOSED 236-UNIT RESIDENTIAL APARTMENT PROJECT AT 2277 HARBOR BOULEVARD

DATE: MAY 9, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, PRINCIPAL PLANNER
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RECOMMENDATION

Accept or deny General Plan amendment request for processing to amend the land use designation from General Commercial to Planned Development Residential related to development of a 236-unit apartment complex project.

REQUEST

The applicant is proposing a 236-unit residential development on the site of an existing motel (Costa Mesa Motor Inn) located at 2277 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 General Commercial to High Density Residential;
- Rezone to change the zoning from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density) with a site specific density of 59 du/acre; and,
- Design/site plan review.

BACKGROUND

Project Site

The proposed project is located at 2277 Harbor Boulevard, north of Wilson Street (Attachment 2). It is bounded by the Costa Mesa Golf Course to the north, commercial uses to the south and residential uses to the west. The 4.05-acre site is zoned C1 (Local Business District), and has a land use designation of General Commercial. The small commercial building at the northeast of the site is not part of the proposed development. The property is currently developed with a 236-room two-story motel that was developed in 1972. Conditional Use Permit PA-98-73 permitted the motel to operate with up to 40 percent of the rooms rented as long term occupancy (over 28

days). The status of the motel's compliance with the conditional use permit is under investigation and not related to this proposal.

Proposed Project

Setting

The project site is zoned C1, which does not allow for residential development; retail and service uses meeting business needs of the community are permitted. The proposed residential use is at a desirable location since the site abuts the golf course on the north and residential uses to the west. As proposed a wide driveway will separate the units from the commercial uses to the south.

Parking

The proposed project submitted for screening to the City Council involves a **General Plan amendment** to allow a residential development and a site specific density of 59 du/acre. The proposed project is a four-story residential podium structure containing two levels of parking (one above grade) and three levels of residential with 236 apartment units.

The proposed unit mix is as follows:

- One bedroom (750 SF) – 65 units (28%)
- One bedroom plus den (840 SF) – 33 units (14%)
- Two bedroom (1,050 SF) – 126 units (53%)
- Two bedroom plus den – 12 units (5%)
- Total – 236 units

To comply with the parking standards, the project will require 554 parking spaces, at a ratio of approximately 2.25 per unit (1.5 space for one bedroom and 2 spaces for two-bedroom) with a 0.25 per unit credit for providing covered parking spaces (554 vs. 613). The applicant is proposing 604 parking spaces; 325 spaces on the below ground level and 279 spaces on the upper level (this includes 59 guest spaces outside the resident-only parking).

Access

The main access to the site, mainly used by guest and future tenants is proposed opposite of the driveway to the commercial center to the east of Harbor Boulevard and a secondary entrance is proposed for the residents at the southerly portion of the site. A trip generation summary was submitted that is included as Attachment 4. If the application is approved to proceed, a full traffic study will be required that will analyze traffic impacts as well as location of the driveways, left turn access to the site from Harbor Boulevard and queuing analysis for the proposed gates.

Height

The project is proposing an overall height of 55 feet for the four stories (above ground) structure. On-site amenities such as a pool, spa and an outdoor courtyard are also provided on the podium level.

ANALYSIS

General Plan Amendment Screening Criteria

City Council Policy 500-2 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 these criteria as guidance. The Policy establishes a procedure for processing privately initiated General Plan amendments (Attachment 1). 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

Additionally, 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.

The proposal technically does not satisfy the General Plan amendment acceptance criteria, since the request increases traffic in the general area.

Because this site takes direct access from Harbor Boulevard and there maybe potential traffic and aesthetics impacts, an initial study and potentially a mitigated negative declaration or Environmental Impact Report will be required for the project. The environmental analysis will examine existing noise and traffic/circulation conditions and consider mitigation measures to reduce any potential impacts.

Since a subdivision will not be processed with the development application, the project will not be subject to parkland in lieu fees. The projects impacts on City parks and recreation facilities will need to be addressed through in lieu fees or parkland dedication and will be negotiated with the applicant through a development agreement. Partial credit for the project's on-site amenities could be a consideration in the negotiation of the Development Agreement.

ALTERNATIVES

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 processing of the General Plan Amendment request. This will require amending the General Plan to allow a high density residential development in place of an existing two-story motel building.

2. Deny General Plan Amendment request from further processing. If the application is denied, the property owner will continue to maintain the motel use.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

The City Attorney's office has considered the proposal and determined that a General Plan amendment is necessary in order for the project to proceed as proposed.

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 new housing within proximity to transit and commercial service. The proposed development will replace a dated motel use with a modern residential structure, in addition to providing workforce housing opportunities in close proximity to major transportation corridors and neighborhood service uses.

There is concern with the addition of 236 rental units since General Plan Goal LU-1A.4 which encourages development of owner-occupied housing. Based on the 2000 US Census homeownership data, the City has an ownership ratio of 39.6 percent in comparison with a rental ratio of 60.4 percent.

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Director

Attachments:

1. [Summary Sheet](#)
2. [Council policy 500-2](#)
3. [Vicinity Map](#)
4. [Trip Generation Summary](#)
5. [Applicant's request and submitted plans](#)

cc: Chief Executive Officer
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VIEW LOOKING SOUTH WEST FROM ORANGE COUNTY GOLF COURSE

COSTA MESA LUXURY APARTMENTS

2277 HARBOR BOULEVARD, COSTA MESA, CA 92626

RENDERING A3.02

MAY 16, 2014



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VIEW LOOKING NORTH WEST FROM HARBOR BOULEVARD AND MAIN ENTRANCE

COSTA MESA LUXURY APARTMENTS

2277 HARBOR BOULEVARD, COSTA MESA, CA 92626

RENDERING A3.01

MAY 16, 2014



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