

## RESOLUTION NO. PC-14-31

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF COSTA MESA ADOPT GENERAL PLAN AMENDMENT GP-14-01 CHANGING THE LAND USE DESIGNATION FROM PUBLIC / INSTITUTIONAL TO MEDIUM DENSITY RESIDENTIAL; ADOPT AN ORDINANCE TO REZONE FROM INSTITUTIONAL AND RECREATIONAL DISTRICT TO MULTIPLE-FAMILY RESIDENTIAL, MEDIUM DENSITY DISTRICT; AND A LOT LINE ADJUSTMENT MOVING THE PROPERTY LINE 16 FEET TO THE NORTH TO INCLUDE A 1,008-SQUARE FOOT PORTION OF LAND AT 301 MAGNOLIA STREET.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2002;

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of the City of Costa Mesa.

WHEREAS, by its very nature, the General Plan is subject to update and revision to account for current and future community needs.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), Find that the project is deemed exempt from further review under Section 15061 (b)(3) - General Rule.

WHEREAS, Susan McDowell, representing the property owners at 301 Magnolia Street and 320 E. 18<sup>th</sup> Street, filed an application requesting the following for the 1,008 square foot portion of land:

1. **General Plan Amendment GP-14-01.** Change the land use designation of the 1,008-square foot development site from Public / Institutional to Medium Density Residential;
2. **Rezone R-14-01.** A rezone (or change) of the zoning classification of the 1,008-square foot development site from Institutional and Recreational to Multiple Family Residential – Medium Density (R2-MD).
3. **Lot Line Adjustment LL-14-03.** Adjustment of the rear property line of 320 E. 18<sup>th</sup> Street 16 feet to the north, to acquire a 1,008-square foot portion of the property at 301 Magnolia Street.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on June 9, 2014, with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, a site specific amendment to the General Plan Land Use Element is proposed to change the land use designation of the 1,008-square foot development site from Public / Institutional to Medium Density Residential.

WHEREAS, the General Plan Amendment involves an amendment to the Land Use Map of the City of Costa Mesa (Exhibit A);

WHEREAS, the Rezone (R-14-01) involves a change from Institutional and Recreational (I&R) District to Multiple Family Residential, Medium Density (R2-MD) District (Exhibit B);

WHEREAS, the lot line adjustment involves moving a property line to the north 16 feet to acquire a 1,008-square foot portion of the property at 301 Magnolia Street for the property at 320 E. 18<sup>th</sup> Street in anticipation of a future residential development;

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** GP-14-01 which amends the 2000 General Plan Land Use Map of the City of Costa Mesa as set forth in Exhibit A which is attached to this Resolution.

BE IT FURTHER RESOLVED that the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** Rezone R-14-01, which amends the Zoning Map of the City of Costa Mesa as set forth in Exhibit B. with respect to the property described above.

BE IT FURTHER RESOLVED that the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** Lot Line Adjustment LL-14-03 including findings and conditions of approval as set forth in Exhibit C.

**PASSED AND ADOPTED this 9<sup>th</sup> day of June, 2014.**



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Jim Fitzpatrick, Chair  
Costa Mesa Planning Commission



**EXHIBIT A**

**Amendment to the Land Use Map**

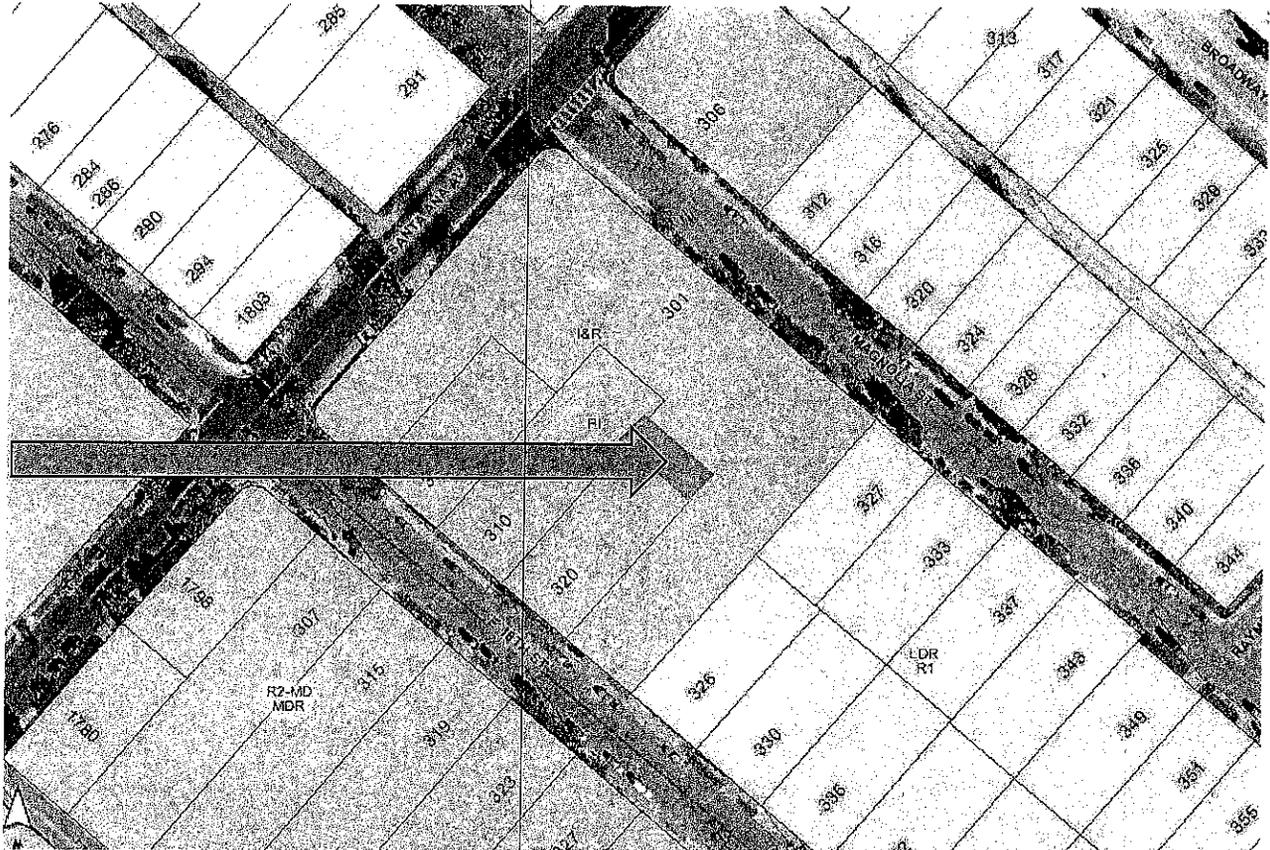
**Change the land use designation of the 1,008-square foot development site at 301  
Magnolia Street from Public / Institutional to Medium Density Residential**



**EXHIBIT B**

**Change to the Zoning Map**

**Change the zoning classification of the 1,008-square foot development site at 301 Magnolia Street from Institutional and Recreational to Multiple Family Residential - Medium Density**



## EXHIBIT C

### FINDINGS

- A. The proposed project complies with the Costa Mesa Municipal Code Section 13-29 (g) (4) because:

**Required Finding:** the lot line adjustment and improvements are consistent with the General Plan, the Zoning Code and any applicable specific plan.

**Response:** The proposed lot line adjustment and associated General Plan amendment and Rezone for the 1,449 square-foot area would not have an adverse effect in terms of increased density and will not increase the traffic intensity of the existing use. The lot line adjustment would not create a nonconforming Floor Area Ratio (FAR) for the church site which is designated as Public / Institutional. The allowable FAR for properties with a designation of Public / Institutional is a maximum of 0.25. The FAR for the Church site after the lot line adjustment would be 0.17, which is consistent with the General Plan.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA) Guidelines, and the City environmental procedures, and has been found to be exempt from further review from CEQA, pursuant to Section 15061 (b)(3)(General Rule).
- C. The project is exempt for Chapter XII, Article 3, Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

### CONDITIONS OF APPROVAL

- Ping. 1. A copy of the recorded lot line adjustment shall be submitted to the Planning Division prior to the issuance of building permits.
2. An amendment to the Master Development Plan for the Lighthouse Coastal Community Church shall be submitted for review that reflects the current conditions.
- Eng 3. Submit two (2) copies of the lot line adjustment map, prepared by a licensed engineer or surveyor to City of Costa Mesa Engineering Division for checking.