RESOLUTION NO. PC-14-25

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-14-02 CHANGING THE LAND USE DESIGNATION OF THE 14-ACRE COUNTY ISLAND COMMONLY KNOWN AS THE COLLEEN – SANTA ANA ANNEXATION AREA FROM MDR (MEDIUM DENSITY RESIDENTIAL) TO LDR (LOW DENSITY RESIDENTIAL); AND REZONE R-14-02 TO ZONE THE SITE R-1 (SINGLE-FAMILY RESIDENTIAL).

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, the General Plan encourages annexation of County Islands.

WHEREAS, the proposed General Plan Designation of Low Density Residential (LDR) will be the most consistent with the current built environment.

WHEREAS, the Rezone to R-1 (Single-Family Residential) is consistent with the General Plan Designation of LDR.

WHEREAS, the proposed project is the General Plan Designation and Pre-zoning of a County Island in anticipation of future annexation, along with the following specific entitlements:

1. **Find that the project is exempt for CEQA** under Section 15319(a) – Annexation of Existing Facilities and Lots for Exempt Facilities.

2. **General Plan Amendment GP-14-02**. To change the land use designation of the 14-acre site from MDR (Medium Density Residential) to LDR (Low Denisty Residential).

3. **Rezone R-14-02.** A rezone (or change) of the zoning classification of the 14-acre site from the County designation of 1B (Suburban Residential) 0.5-18 units/acre to the City of Costa Mesa designation of R-1 (Single-Family Residential) 8 units/acre.

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

WHEREAS, approval of the project is pending adoption of Ordinance No. 14-__ for Rezone R-14-02;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on May 12, 2014, with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Planning Commission finds that the project is exempt from further review under Section 15319(a) Annexation of Existing Facilities and Lots for Exempt Facilities.

WHEREAS, the Planning Commission recommended that City Council find the project exempt from further CEQA review under Section 15319(a), approve General Plan Amendment GP-14-02; and Rezone R-14-02.

BE IT RESOLVED that, based on the evidence in the record, the Planning Commission hereby **RECOMMENDS THAT THE CITY COUNCIL ADOPT** GP-14-02 which amends the Land Use Map of the City of Costa Mesa (Exhibit A) and R-14-02 to pre-zone the site to R-1 (Single Family Residential).

PASSED AND ADOPTED this 24TH day of March, 2014.

Jim Fitzpatrick, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, CLAIRE FLYNN, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution No. 14-25 was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 24, 2014, by the following votes:

AYES: Fitzpatrick, Dickson, McCarthy, Mathews, Sesler

NOES: None

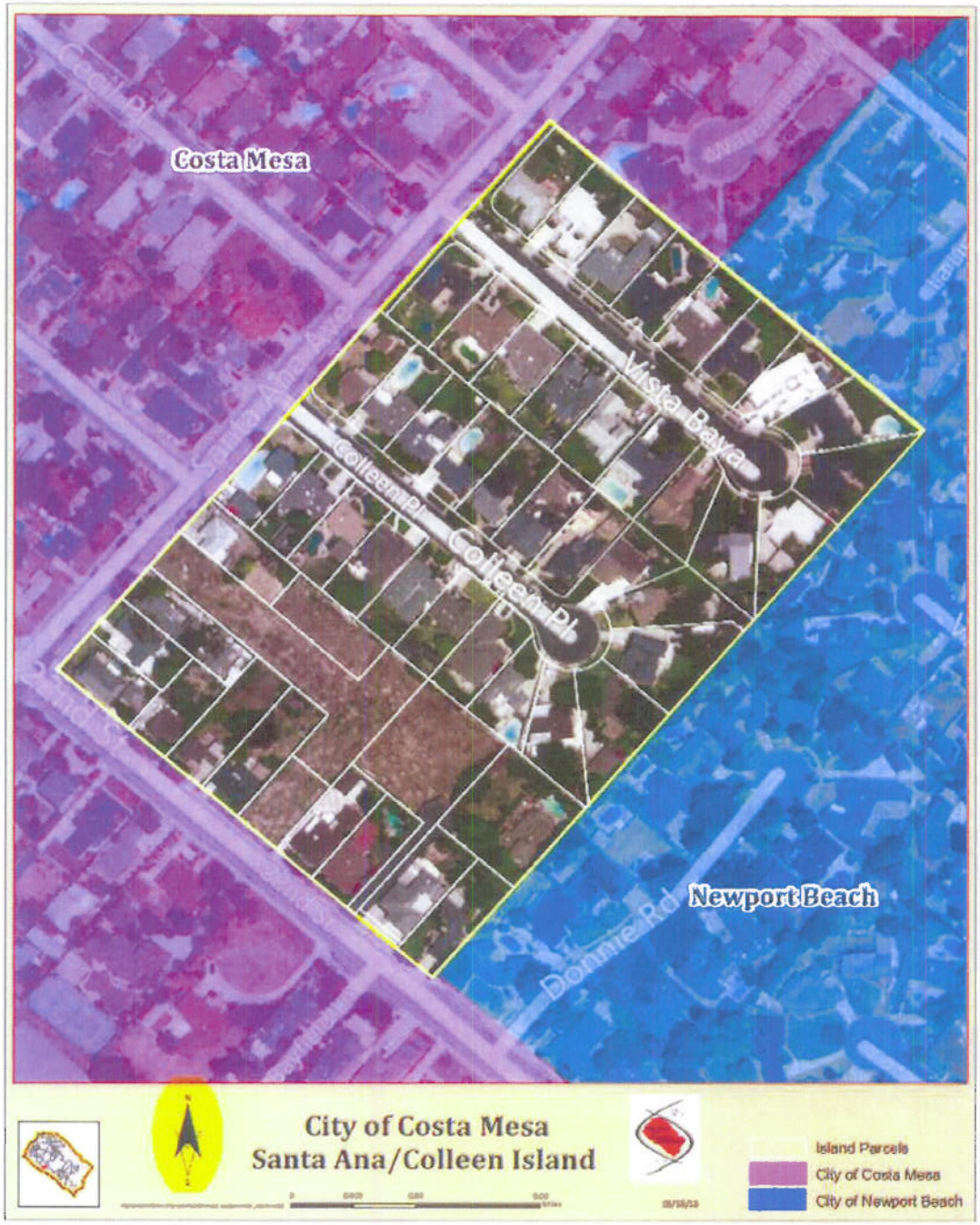
ABSENT: None

ABSTAIN: None

Gary Armstrong for:

Claire Flynn, Secretary
Costa Mesa Planning Commission

Exhibit A



General Plan Designation	Rezone
Existing (County): 1B (Suburban Residential)	Existing (County): R-1 – Minimum 7,200 Sq. Ft. Lots
Current (City SOI): MDR (Medium Density Residential)	
Proposed City: LDR (Low Density Residential)	**Proposed City: R-1 – Minimum 6,000 Sq. Ft. Lots**