

## RESOLUTION NO.15- \_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COSTA MESA (1) APPROVING THE INITIAL STUDY/MITIGATED NEGATIVE DECLARATION AND (2) APPROVING THE GENERAL PLAN AMENDMENT GP-14-04 TO CHANGE THE LAND USE DESIGNATION FROM GENERAL COMMERCIAL TO HDR, AND FOR SITE-SPECIFIC DENSITY AND SITE-SPECIFIC BUILDING HEIGHT FOR THE PROPERTY LOCATED AT 2277 HARBOR BLVD**

THE CITY COUNCIL OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Diamond Star Associates, Inc., on behalf of owner of real properties located at 2277 Harbor Boulevard, requesting approval of the following:

1. **Initial Study/Mitigated Negative Declaration (ISMND) (State Clearinghouse #2015091026).** Adoption of the Initial Study - Mitigated Negative Declaration (ISMND) for the project.
2. **General Plan Amendment GP-14-04.** Change the land use designation from General Commercial to High Density Residential. Per the applicant's request, the proposed base density is 166 units (40 du/acre) with a development incentive for an additional 58 dwelling units to be justified by (a) provision of 20 affordable units for moderate-income households and (b) complete demolition of the Costa Mesa Motor Inn. Therefore, for the 4.15-acre project site the General Plan Amendment would specify an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex and a site-specific building height for the 5-level parking structure.
3. **Rezone R-14-04.** A rezone to change the zoning classification from C1 (Local Business District) to PDR-HD (Planned Development Residential – High Density).
4. **Zoning Code Amendment CO-14-02.** A zoning ordinance to amend Costa Mesa Municipal Code Title 13 to make specific references to the parcel, where appropriate, including the site-specific height and density for the development site in the PDR-HD zone and any other related changes. The proposed 224-unit project would require an amendment to Table 13 58 (Planned Development

Standards) to allow a site-specific density of 54 dwelling units per acre for this project.

5. **Planning Application PA-14-27.** A Master Plan application for the 224-unit apartment project;

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 Costa Mesa;

WHEREAS, by its very nature, the General Plan needs to be updated and refined to account for current and future community needs;

WHEREAS, an amendment to the General Plan Land Use Element is proposed to allow for an overall site-specific density of 54 du/acre for the proposed 224-unit apartment complex (83 units as allowed in the High Density Residential Land Use designation; 224 units proposed);

WHEREAS, text amendment(s) to the City's General Plan to reflect a site-specific density of 54 dwelling units per acre, and a site-specific height of four stories and five levels is proposed for the project site.

WHEREAS, the General Plan Amendment involves an amendment to the Land Use Map of the City of Costa Mesa (Exhibit A) and a text amendment to the Land Use Element of the City's General Plan (Exhibit B);

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 12, 2015 with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, a duly noticed public hearing was held by the City Council on November 3, 2015 with all persons provided an opportunity to speak for and against the proposed project;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the Initial Study/Mitigated Negative Declaration (IS/MND) was circulated from September 11, 2015 to October 10, 2015 for public review and comment.

WHEREAS, the City of Costa Mesa received written and verbal comments from the general public, government entities, and other interested parties during the public review period;

WHEREAS, the Initial Study/Mitigated Negative Declaration (IS/MND) was prepared and identified potentially significant impacts related to air quality, hazards and hazardous materials, and noise;

WHEREAS, the IS/MND identified appropriate measures that will mitigate the identified impacts to a level that is less than significant;

WHEREAS the Planning Commission has reviewed the IS/MND and has found that the proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND;

WHEREAS the City Council finds that proposed residential project will not have a significant negative impact on the environment with the incorporation of the mitigation measures identified in the IS/MND;

WHEREAS, the Planning Commission, by a 5-0 vote, recommended that the City Council approve General Plan Amendment 14-04, Zoning Code Amendment CO-14-02, Rezone R-14-04, and Master Plan PA-14-27, by separate resolutions;

WHEREAS, City Council approval of Rezone R-14-04/ Ordinance No. 15-\_\_ was made by separate action;

WHEREAS, City Council approval of Code Amendment CO-14-02/ Ordinance No. 15-\_\_ was made by separate action;

WHEREAS, City Council approval of Master Plan PA-14-27/ Resolution No. 15-\_\_ was made by separate action;

BE IT RESOLVED that, based on the evidence in the record, **THE CITY COUNCIL HEREBY APPROVES** the Initial Study/Mitigated Negative Declaration and General Plan Amendment GPA-14-04 which amends the General Plan Land Use Map as set forth in Exhibit "A" and Land Use Element as set forth in Exhibit "B", attached to this resolution with respect to the property described above.

**PASSED AND ADOPTED this 3rd day of November, 2015.**

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STEPHEN M. MESSINGER  
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
CITY CLERK OF THE  
CITY OF COSTA MESA

\_\_\_\_\_  
CITY ATTORNEY



# EXHIBIT "A"

## Map Amendment to the Land Use Map

Change the land use designation of the 4.15-acre development site at 2277 Harbor Blvd from General Commercial (GC) to High Density Residential (HDR)



## EXHIBIT "B"

### Text Amendment to Land Use Element

The proposed General Plan Amendment GP-14-04 would amend the following sections of the Land Use Element as underlined and italicized below:

#### **LAND USE DESIGNATIONS**

##### **High-Density Residential**

In 2015, General Plan Amendment GP-14-04 was approved for a 224-unit apartment project on a 4.15-acre site at 2277 Harbor Boulevard. A base density of 40 du/acre was approved with a development incentive allowing increased density to 54 du/acre due to the provision of twenty on-site affordable units for moderate-income households and the complete demolition of the Costa Mesa Motor Inn. The overall site-specific maximum density is 54 units/acre and site-specific maximum building height is four stories/60 feet for the apartment buildings and five levels/50 feet for the five-level parking structure. Based on the average household size of 2.5 persons per unit, the projected population density would be 135 persons per acre."

##### **Building Height**

The proposed revision to the General Plan objective/policy language is underlined and italicized below:

**Objective LU-1C** Promote land use patterns and development, which contribute to community and neighborhood identity.

**Policy LU-1C.2** Limit building height to four stories above grade south of the I-405 Freeway, except for special purpose housing, such as elderly, affordable, or student housing. An exception is for the Newport Plaza property at 1901 Newport Boulevard where a six-level parking structure is allowed, the property at 125 East Baker Street where a five-story, 240-unit apartment building and six-story parking structure are allowed, and the property at 2277 Harbor Boulevard where a four-story, 224-unit apartment building and five-level parking structure are allowed (GP-14-04).

TABLE LU-1: LAND USE DESIGNATIONS (2005)

Land Use Designation	Residential Density DU/Acre <sup>a</sup>	Floor Area Ratio	Acres Developed	Acres Undeveloped (1999)	Total Acres	% of City
Low-Density Residential	≤8	Same as Neighborhood Commercial	2,143.4	1.8	2,145.2	26.6%
Medium-Density Residential <sup>1, a</sup>	≤12	Same as Neighborhood Commercial	777.3	30.7	808.0	10.0%
High-Density Residential <sup>1, a</sup>	≤20 <sup>2</sup>	Same as Neighborhood Commercial	824.1	<del>42.3</del> 46.2	<del>866.4</del> 870.3	<del>10.7%</del> 10.8%
Commercial-Residential	≤17.4	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic	42.6	0.9	43.5	0.5%
Neighborhood Commercial <sup>b</sup>	-	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	42.4	2.5	44.9	0.6%
General Commercial <sup>d</sup>	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40 Low Traffic 0.75/Very Low Traffic	<del>605.1</del> 600.9	20.8	<del>625.9</del> 621.7	7.7%
Commercial Center <sup>a</sup>	≤20 ≤40 site-specific density for 1901 Newport Blvd <sup>a</sup>	0.25/High Traffic 0.35/Moderate Traffic 0.45 Low Traffic 0.75/Very Low Traffic 0.70 Site-Specific FAR for 1901 Newport Blvd <sup>a</sup>	29.4	63.3	92.7	1.1%
Regional Commercial	≤20	0.65/0.89 <sup>4</sup>	114.7	0.0	114.7	1.4%
Urban Center Commercial	≤20 <sup>3</sup> ≤100 Site-Specific Density for South Coast Metro Center <sup>5</sup>	0.50 Retail 0.60 Office 0.79 Site-Specific FAR for South Coast Metro Center <sup>5</sup>	134.2	26.2	160.4	2.0%
Cultural Arts Center	Varies <sup>7</sup>	1.77 <sup>7</sup>	49.0	5.0	54.0	0.7%
Industrial Park	≤20	0.20/High Traffic 0.30/Moderate Traffic 0.40/Low Traffic 0.75/Very Low Traffic	696.5	17.7	714.2	8.8%
Light Industry <sup>a</sup>	≤20	0.15/High Traffic 0.25/Moderate Traffic 0.35/Low Traffic 0.75/Very Low Traffic	375.5	6.6	382.1	4.7%
Public/Institutional	-	0.25	1,281.3	0.5	1,281.8	15.9%
Golf Course	-	<0.01	560.1	0.0	560.1	6.9%
Fairgrounds	-	<0.10	148.4	0.0	148.4	1.8%
<b>Total</b>			<b>7,822.0</b>	<b>218.0</b>	<b>8,040.0</b>	<b>100.0%</b>

1. Within the Medium- and High-Density Residential designation, existing residential units legally built in excess of the dwelling units per acre standard may be rebuilt at the same higher density subject to other zoning code standards. The allowable density or number of units to be redeveloped would be limited to the 1990 General Plan density with a 25% incentive bonus for Medium-Density or a 50% incentive bonus for High-Density; or the existing number of units, whichever is less. 2. See High-Density Residential text regarding areas in North Costa Mesa where the density allowance exceeds 20 units per acre. 3. See Commercial Center text. 4. See Regional Commercial text. 5. See Urban Center Commercial text. 6. See text for Mixed-Use Development provisions. 7. See Cultural Arts Center text for additional discussion.