



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 2, 2016

ITEM NUMBER: **NB-1**

SUBJECT: GENERAL PLAN SCREENING GPS-16-02 TO AMEND LAND USE DESIGNATION FOR THIS PROPERTY FROM GENERAL COMMERCIAL TO HIGH DENSITY RESIDENTIAL FOR A SIX-UNIT DETACHED SMALL LOT SUBDIVISION AT 1974 CHARLE STREET.

DATE: JULY 19, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DANIEL INLOES, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, AICP, SENIOR PLANNER (714)
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RECOMMENDATION

Accept or deny General Plan amendment screening request for processing to amend the land use designation from General Commercial (GC) to High Density Residential (HDR) related to development of the 20,520 SF (0.471 acres) property at 1974 Charle Street.

REQUEST

If the General Plan screening request is accepted for processing, the proposal would require approval of the following entitlements:

- General Plan Amendment to change the land use designation of the 20,520 SF property from General Commercial (GC) to High Density Residential (HDR);
- Rezone to change the zoning of the 20,520 SF property from C2 (General Business) to R2-HD (Multiple Family Residential (High Density)) for the proposed land use for the site;

BACKGROUND

Project Site

The project site is 20,520 SF (0.471 acres) in size and is bounded by Bernard Street (south), Harbor Boulevard (east), Charle Street (west) and Hamilton (north).

Setting

There are two existing, single-story multi-tenant commercial buildings onsite. They are flat-roof tilt-up structures built in 1956 and 1960. The buildings total 8,400 SF and are currently being use by an automobile compound for an automotive storage and retail business. The properties to the west (across Charle) and to the south are both residential developments. The property to the south is currently under construction and was approved for 10 unit single family detached small lot subdivision (UMP -15-001). The properties to the east and north are both commercial properties. The properties to the east abut Harbor Boulevard and are a small auto retailer and an Italian restaurant.

Proposed Project

The proposed project consists of a General Plan Amendment to change the land use designation of the 0.471 acre property from General Commercial (GC) to High Density Residential (HDR) to allow the development of a 6-unit detached small lot subdivision development on the property.

Access/Traffic

Vehicular access to the site is currently from Charle Street. Based on the uses proposed, it is anticipated that the project will result in a decrease in the number of AM peak hour trips (8 fewer trips) and PM peak hour trips (47 fewer trips). A trip analysis is included in the summary sheet (attachment 1).

Small Lot Development Standards

The proposed General Plan Amendment to change the land use designation is to allow a 6-unit detached small lot subdivision. The proposed development would require a deviation from parking ratio standards. The total number of parking spaces required per code is met (18 required: 18 proposed); however, the proposed plan provides 12 garage parking spaces and 6 open parking spaces while the code requires 6 garage parking spaces and 12 open parking spaces. The overall impact is increased parking availability for the owners of each subdivision and fewer spaces for guest parking.

PLANNING APPLICATION SUMMARY

Location:	1974 Charle Street	Application Number:	GPS-16-02
Request:	General Plan Amendment to allow for the development of 6-unit detached small lot subdivision.		
Lot Dimmensions	90.3 x 228.4		
Lot Area	20,520		

DEVELOPMENT STANDARD COMPARISON

Development Standard	Required/Allowed	Proposed/Provided
Open space -- Development lot	30%	40% (8,309 SF)
Individual unit	200 SF with no dimension less than 10 feet	320 SF Minimum 10' dimension
Density:		
High Density Residential Land Use	Max. 14.52 units per acre	12.7 units per acre
Zone – R2-HD	1 du/3,000 SF Max. 6 dwelling units	1 du/3,420 SF 6 dwelling units
Building Height	Two-stories / 27 FT	Two-stories / 26 FT
Ratio of 2nd floor to 1st floor %	100%	77%
Distance between main buildings	NA	0 FT. or 18 FT.
Development lot building setbacks:		
Front (Charle St)	20 FT	20 FT
Side (interior north PL)	5 FT	13 FT
Side (interior south PL)	5 FT	5 FT
Rear	10 FT	12 FT
Driveway Length	Max.5 FT	5 FT
Parking	One Garage and Two open per unit	Two garage and one open per unit ¹
Total	18 spaces	18 spaces
Final Action	Planning Commission	
CEQA Review	Exempt, Class 3 for new construction	
¹ Requires approval of deviation.		

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 2). 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.

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 would allow the applicant to proceed with applying to amend the General Plan for the proposed project.
2. *Deny General Plan Amendment request from further processing.* If the application is denied, the applicant may continue with the uses allowed under the current General Plan and Zoning designations.

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.

PUBLIC NOTICE

General Plan Screenings do not require public notice; however, if the screening were to be approved, the General Plan Amendment and related entitlements as described on page 1 of this report would be subject to public notice per Title 13, Section 13-29(d), of the Costa Mesa Municipal Code.

CONCLUSION

The staff believes the proposed amendment to the General Plan meets the goals and intent of the City's General Plan and regional land use plans in that it provides new single family residential development within the City that is consistent and compatible with surrounding properties and uses. While staff would require the proposed project be modified to meet setback requirements the overall design and site planning of the project is cohesive with residential design guidelines and open space standards for our small lot subdivision.

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Economic Development & Development
Services Director / Deputy CEO

Attachments: [1. Summary Sheet](#)
 [2. Council Policy 500-2](#)
 [3. Vicinity Map /Existing General Plan Map/Existing Zoning Map](#)
 [4. Applicant's Request and Conceptual Plans](#)

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