



CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 20, 2016

ITEM NUMBER: **PH-3**

SUBJECT: AN ORDINANCE TO ADOPT CODE AMENDMENT CO-16-03 – AMENDMENT TO TITLE 13, CHAPTER II (ZONING DISTRICTS ESTABLISHED); CHAPTER III (PLANNING APPLICATIONS), CHAPTER IV (CITYWIDE LAND USE MATRIX); CHAPTER V, ARTICLE 7 (DEVELOPMENT STANDARDS FOR INSTITUTIONAL AND RECREATIONAL AND INSTITUTIONAL AND RECREATIONAL SCHOOL DISTRICTS) TO INCLUDE THE INSTITUTIONAL AND RECREATIONAL - MULTI-USE DISTRICT ADOPTED UNDER THE 2015-2035 COSTA MESA GENERAL PLAN; AND TO REZONE 2501 HARBOR BOULEVARD TO INSTITUTIONAL AND RECREATIONAL - MULTI-USE.

DATE: SEPTEMBER 9, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: DANIEL INLOES, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: DANIEL INLOES, AICP (714) 754-5088
daniel.inloes@costamesaca.gov**

RECOMMENDATION

The Planning Commission recommends that City Council:

Give first reading to Ordinance 16-09 to adopt Code Amendment CO-16-03 to amend Title 13: Chapter II (Zoning Districts Established), Chapter II (Planning Applications), Chapter IV (Citywide Land Use Matrix), and Chapter V, Article 7 (Development Standards for Institutional and Recreational and Institutional and Recreational School Districts) to include the Institutional and Recreational - Multi-Use District the corresponding district to the General Plan land use designation of Multi-Use Center which was adopted under the 2015-2035 Costa Mesa General Plan. The amendment will establish a new zoning district and associated standards for new development within this district. Rezone R-16-04 will rezone 2501 Harbor Boulevard, the current Fairview Developmental Center, from Institutional and Recreational to Institutional and Recreational - Multi-Use.

BACKGROUND/ANALYSIS

On August 29, 2016, the Planning Commission held a public hearing and recommended, by a 3-0 vote (Commissioners Sesler and Andranian absent) first reading of the ordinance as described above and attached to this report. The following additions to the City's Zoning Code will allow implementation of the new Institutional & Recreational – Multi-Use Zoning District as well as well as rezone 2501 Harbor Boulevard from Institutional and Recreational to Institutional and Recreational – Multi-Use to correlate with the new Land Use Designation of Multi-Use Center included in the City's 2015-2035 General Plan.

New Zoning District

The 2015-2035 General Plan incorporated a new land use designation entitled Multi-Use Center. The Fairview Development Center at 2501 Harbor Boulevard was the only property given this designation. The following additions to the City's Zoning Code will support the implementation of this new land use designation by creating a new corresponding zoning district entitled Institutional & Recreational - Multi-Use. The new zoning district addresses the potential for single family and multi-family residential development while continuing to support typical institutional and recreational uses like parks, education, or health related uses. The specific guidelines for the Multi-Use Center General Plan land use designation is itemized in the table below. The new zoning district shall accommodate these uses, future institutional & recreational uses, and the existing use of the site.

Categories	Multi-Use Center Designation
Density (DU/AC)	332 <u>multi-family</u> residential units 250 <u>single-family</u> residential units at 6 DU/AC <u>Minimum 50 acres for single-family residential</u>
Total Units	582
Floor-Area Ratio (FAR)	0.25 Public Facilities/Institutional/ Recreational
Building Square Feet	N/A
Dedicated Open Space	<u>Minimum</u> 25.6 acres of Open Space
Trip Budget	Maximum trip budget for this area is 557 AM and 669 PM. Building intensity shall not exceed maximum allowable development set forth by the trip budget.

Code Amendment CO-16-03

The following changes are necessary to facilitate the new Institutional and Recreational – Multi-Use Zoning District.

Chapter II. Zoning Districts Established

The proposed changes to the above article are as follows:

Sec. 13-20. ZONING DISTRICTS

(t) I&R-MLT Institutional & Recreational - Multi-Use District. This district is intended to allow the integration of a variety of land uses and intensities. This zoning district category

includes uses which are low to moderate in density and intensity and urban in character. The Multi-Use Center designation is applicable only to the Fairview Development Center property at 2501 Harbor Boulevard.

Chapter III. Planning Applications

The proposed changes to the above article are as follows:

Sec. 13-28 (h)

- (h) **Master plan.** Prior to development in the Planned Development (PD), Town Center (TC), Shopping Center (C1-S), Mixed-Use Overlay (MU), and both all types of Institutional and Recreational (I&R, and I&R-S, and I&R-MLT) zoning districts, a master plan is required. Preliminary master plans are required in the TC and I&R-MLT zone, are optional in PD and MU zones, and are not required in C1-S, I&R-S, and I&R zones.

...

(3) Minor amendments.

- a. Minor amendments to existing master plans in planned development zones are subject to Section 13-56 MASTER PLAN REQUIRED.
- b. Minor amendments to existing master plans in the TC, C1-S, MU, I&R, ~~and~~, I&R-S, and I&R-MLT zones may be approved by development review if the Planning Division finds that the proposed construction does not materially affect required open space, floor area ratio, and parking requirements specified in the approved master plan. Furthermore, if the minor amendment results in an overall building square footage that exceeds the maximum building square footage allowed by the approved master plan, the Planning Division must find that the minor amendment is consistent with the floor area ratio and trip budget standards established by the General Plan, as applicable.

Chapter IV. Citywide Land Use Matrix

The proposed change to the above article are as follows:

Sec. 13-30. (e)

- (e) For the purpose of Table 13-30, LAND USE MATRIX, the various zoning districts are labeled as follows:

- Residential zones: R1, R2-MD, R2-HD, and R3
- Commercial zones: AP, CL, C1, C2, C1-S, and TC
- Industrial zones: MG and MP
- Planned Development Residential zones: PDR-LD, PDR-MD, PDR-HD, and

- PDR-NCM
- Planned Development Commercial zone: PDC
- Planned Development Industrial zone: PDI
- The Parking zone: P
- Institutional and Recreational zones: I & R, ~~and~~ I & R-S, and I & R-MLT

The proposed land use matrix table 13-30 modifications are reflected in Exhibit A of the proposed ordinance. These modifications include adding a column for I & R –MLT in the land use matrix so that it is clear which types of land uses are permitted within the I & R – MLT district.

Chapter V. Article 7.

The proposed change to the above article are as follows:

Article 7. INSTITUTIONAL AND RECREATIONAL, ~~AND~~ INSTITUTIONAL AND RECREATIONAL SCHOOL DISTRICTS, INSTITUTIONAL AND RECREATIONAL MULTI-USE DISTRICTS.

Sec. 13-64. PURPOSE

This article is intended to provide development standards for both publicly and privately owned land which provide recreation, open space, health, public service, ~~and~~ educational, and housing opportunities.

Sec. 13-65. SPECIAL DISTRICT REQUIREMENTS

- (a) Uses incidental to the main function of the development may be permitted upon approval by the Planning Commission through the adoption or amendment of the master plan.
- (b) In the I&R-S zones, site plans shall meet the requirements of all State agencies having jurisdiction over the design, construction and operation of public and private school facilities.
- (c) In the I & R – MLT zone any future development of the site may include residential due to the unique nature of the site. Any single family residential development to occur on the site must follow the R1 Residential Development Standards.
- (d) The I & R –MLT zone contains residential dwelling unit caps for single family and multi-family: for single family residential the cap is 250 units and for multiple family residential the cap is 332 units.

Sec. 13-66. DEVELOPMENT STANDARDS

TABLE 13-66		
DEVELOPMENT STANDARDS FOR I & R, I & R-S AND I & R-MLT ZONES		
DEVELOPMENT STANDARDS	I & R and I & R-S	<u>I & R - MLT</u>
Minimum Lot Area	6,000 square feet	<u>6,000 square feet</u>
Minimum Lot Width	60 feet	<u>60 feet</u>
Maximum Floor Area Ratio	Refer to Chapter V, Article 8 FLOOR AREA RATIOS.	<u>Refer to Chapter V, Article 8 FLOOR AREA RATIOS.</u>
Maximum Building Height	4 stories south of the I-405 Freeway except that special purpose housing (e.g., affordable, elderly and student housing) may be granted additional building height.	<u>Building heights for all uses must conform to I & R standards; single family residential must conform to the R1 building height standards.</u>
SETBACKS FOR MAIN BUILDINGS AND ACCESSORY BUILDINGS AND STRUCTURES (Minimum distances given, unless otherwise noted. All setbacks from streets are measured from the ultimate property line shown on the Master Plan of Highways.)		
Front	20 feet	<u>20 feet</u>
Side or Rear, abutting a secondary, primary or major street	20 feet	<u>20 feet</u>
Side or Rear, abutting all other streets	10 feet	<u>10 feet</u>
Interior Lot Line	5 feet. Additional setback may be required by the Planning Commission if deemed necessary to protect adjacent land uses.	<u>5 feet. Additional setback may be required by the Planning Commission if deemed necessary to protect adjacent land uses.</u>
PARKING (See Chapter VI).		
LANDSCAPING (See Chapter VII).		
SIGNS (See Chapter VIII).		
ADDITIONAL DEVELOPMENT STANDARDS		
Planned Signing Program	Not required	Not Required
Master Plan	Required	Required
Uses conducted underroof	All uses permitted shall be conducted underroof. <i>Exception:</i> Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit.	All uses permitted shall be conducted underroof. <i>Exception:</i> Uses which are incidental to and an integral part of the use conducted underroof may be conducted onsite in the open, pursuant to the approval of a minor conditional use permit or if the portion of the site is developed as a park.
<u>Single Family Residential – Minimum Lot Size</u>	<u>Residential Development Not Permitted</u>	<u>7,260 s.f.</u>
<u>Single Family Residential - Maximum Density</u>	<u>Residential Development Not Permitted</u>	<u>6 dwelling units per acre</u>
<u>Minimum percent of site used for Single Family Residential</u>	<u>Residential Development Not Permitted</u>	<u>50%</u>
<u>Minimum percent of site developed for parks.</u>	<u>Not Applicable</u>	<u>25%</u>
<u>Multi-Family Residential – Maximum Density</u>	<u>Residential Development Not Permitted</u>	<u>40 dwelling units per acre</u>

<u>Minimum percent share of multi-family units for affordable housing. Shall comply with Chapter 9 Article 4 Density Bonuses and Other Incentives.</u>	<u>Residential Development Not Permitted</u>	<u>20%</u>
--	--	------------

Rezone R-16-04

Rezone for 2501 Harbor Boulevard

The 2015-2035 General Plan identifies 2501 Harbor Boulevard as the only location with the new land use designation of Multi-Use Center. Therefore 2501 Harbor Boulevard must also be rezoned from Institutional and Recreational to Institutional and Recreational - Multi-Use.

PUBLIC NOTICE

Code requires publication of a display advertisement in the local newspaper (Daily Pilot) for Title 13 Code Amendments. At the time of publication of this report, no public comments have been received. Any correspondence will be forwarded to the City Council under separate cover.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City’s environmental procedures and is included as a part of EIR No. 2015111053, which was adopted in June 2016 for the 2015-2035 General Plan.

FISCAL REVIEW

Fiscal review is not required for this item.

LEGAL REVIEW

The draft ordinance has been reviewed by the City Attorney’s Office.

CONCLUSION

Adoption of the ordinance, as recommended by the Planning Commission, will allow implementation of the new zoning district, Institutional & Recreational – Multi-Use, as well as rezone the Fairview Development Center, 2501 Harbor Boulevard, property to this new zoning type to correlate with the new general plan land-use designation, Multi-Use Center, which was adopted for this property in June 2016 as a part of the 2015-2035 General Plan.

DANIEL INLOES, AICP
Senior Planner

GARY ARMSTRONG, AICP
Economic Development & Development
Services Director/Deputy CEO

Attachments:

1. [Exhibit from the 2015-2035 Costa Mesa General Plan](#)
2. [Draft Ordinance and Exhibit A](#)
3. [Minute Excerpts from the August 29, 2016 Planning Commission Meeting](#)
4. [Planning Commission Staff Report](#)
5. [Correspondence from Public](#)