

ORDINANCE NO. 16-12

ORDINANCE 16-12 OF THE CITY COUNCIL OF THE CITY OF COSTA MESA FOR REZONE R-15-01 TO REZONE (OR CHANGE) A 3.18-ACRE SITE LOCATED AT 375 BRISTOL STREET FROM PDC (PLANNED DEVELOPMENT COMMERCIAL) TO C2 (GENERAL BUSINESS DISTRICT) FOR A SELF-STORAGE FACILITY AND RETAIL BUILDING AT 375 BRISTOL STREET

THE CITY COUNCIL OF THE CITY OF COSTA MESA DOES HEREBY ORDAIN AS FOLLOWS:

WHEREAS, an application was filed by Annette Wiley, representing the property owner, Sanderson J. Ray Development, requesting approval of the following:

- ***Initial Study/Mitigated Negative Declaration (IS/MND).***
- ***Rezone R-15-01:*** An ordinance to rezone a 3.18-acre site from PDC (Planned Development Commercial) to C2 (General Business District).
- ***Planning Application PA-15-30:*** Conditional Use Permit PA-15-30 for the partial demolition of the existing automotive center (Bristol Autoplex) and the development of a mini-storage facility and to retain 12,500 square feet of the existing retail building. No code deviations are requested.

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2016 with all persons having the opportunity to speak and be heard for and against the proposal.

WHEREAS, on October 10, 2016, the Planning Commission recommended the following actions:

1. Approve the Initial Study/Negative Declaration;
2. Give first reading to Ordinance 16-xx for R-15-01 to rezone (or change) a 3.18-acre site located at 375 Bristol Street from PDC (Planned Development Commercial) to C2 (General Business District); and
3. Approve Planning Application PA-15-30 by adopting a resolution to approve the project, subject to conditions of approval.

WHEREAS, a duly-noticed public hearing was held by the City Council on November 1, 2016.

WHEREAS, the City Council has reviewed all environmental documents comprising the Initial Study/Mitigated Negative Declaration and has found that the Initial Study/Mitigated Negative Declaration considers all environmental impacts of the proposed project and a

reasonable range of alternatives, and the Initial Study/ Mitigated Negative Declaration is complete, adequate, and fully complies with all requirements of CEQA, the CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines. In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016.

WHEREAS, the Initial Study/Mitigated Negative Declaration for this project reflects the independent judgment of the City of Costa Mesa.

SECTION 1: REZONE. The City of Costa Mesa Official Zoning Map is hereby amended as follows:

1. There is hereby placed and included in the C2 (General Business District) zoning district a 3.18-acre parcel, identified as County Assessor Parcel Number 119-200-33 and as shown in attached Exhibit B, situated in the City of Costa Mesa, County of Orange, State of California.
2. Pursuant to the provisions of Section 13-22 of the Costa Mesa Municipal Code, the Official Zoning Map of the City of Costa Mesa is hereby amended by the change of zone described in subsection #1 above and in respective Exhibit B. A copy of the Official Zoning Map is on file in the office of the Planning Division.

Based on the evidence in the record and the findings contained in Exhibit A, **THE CITY COUNCIL HEREBY GRANTS APPROVAL TO ADOPT R-15-01**, which amends the Zoning Map of the City of Costa Mesa (Exhibit B) with respect to the property described above.

SECTION 2: ENVIRONMENTAL DETERMINATION. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). In accordance with CEQA Guidelines Section 15073, the IS/MND was originally made available for a 30-day public review and comment period from May 14, 2016 to June 12, 2016. The IS/MND for this project reflects the independent judgment of the City of Costa Mesa.

SECTION 3: INCONSISTENCIES. Any provision of the Costa Mesa Municipal Code or appendices thereto inconsistent with the provisions of this ordinance, to the extent of such inconsistencies and or further, is hereby repealed or modified to the extent necessary to affect the provisions of this ordinance.

SECTION 4: SEVERABILITY. If any provision or clause of this ordinance or the application thereof to any person or circumstances is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect other provisions or clauses

or applications of this ordinance which can be implemented without the invalid provision, clause or application; and to this end, the provisions of this ordinance are declared to be severable.

SECTION 5: PUBLICATION. This Ordinance shall take effect and be in full force thirty (30) days from and after the passage thereof, and prior to the expiration of fifteen (15) days from its passage shall be published once in the ORANGE COAST DAILY PILOT, a newspaper of general circulation, printed and published in the City of Costa Mesa or, in the alternative, the City Clerk may cause to be published a summary of this Ordinance and a certified copy of the text of this Ordinance shall be posted in the office of the City Clerk five (5) days prior to the date of adoption of this Ordinance, and within fifteen (15) days after adoption, the City Clerk shall cause to be published the aforementioned summary and shall post in the office of the City Clerk a certified copy of this Ordinance together with the names and member of the City Council voting for and against the same.

STEPHEN M. MENSINGER
Mayor, City of Costa Mesa

ATTEST:

APPROVED AS TO FORM:

CITY CLERK OF THE
CITY OF COSTA MESA

CITY ATTORNEY

EXHIBIT A

FINDINGS

- A. **Required Finding:** The proposed rezone is consistent with the Zoning Code and the General Plan.

Facts In Support of Findings: The proposed project meets or exceeds the intent of the City's Zoning Code with regard to the development standards for the C2 zone, including lot size, building setbacks, building height, and onsite parking. The General Plan land use designation for the project area is General Commercial, which is compatible with the proposed zone change to C2 (General Business District).

The following describes the proposed project's consistency with specific goals and objectives of the General Plan, Land Use Element.

- **Goal LU-1: Land Use:** It is the goal of the City of Costa Mesa to provide its citizens with a balanced community of residential, commercial, industrial, recreational, and institutional uses to satisfy the needs of the social and economic segments of the population and to retain the residential character of the City; to meet the competing demands for alternative developments within each land use classification within reasonable land use intensity limits; and, to ensure the long-term viability and productivity of the community's natural and man-made environments.

Consistency: The project would provide a self-storage facility under the title and design features of a "mini-warehouse" with a freestanding food court building that is designated for general commercial uses. The project would add to the commercial character of the community and meet the competing demands for alternative development. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-1B:** Ensure the long-term productivity and viability of the community's economic base.

Consistency: The project would develop a profitable self-storage facility and food court building and would provide local employment opportunities. The proposed project would strengthen the City's economic base. Therefore, the project is consistent with this General Plan objective.

- **Goal LU-2: Development:** It is the goal of the City of Costa Mesa to establish development policies that will create and maintain an aesthetically pleasing and functional environment and minimize impacts on existing physical and social resources.

Consistency: The project would redevelop the property with a self-storage facility and a food court building. The project would enhance the site's visual appearance through the use of landscaping to soften the visual impact of the storage facility. The proposed project would include the use of materials and

colors that create visual interest as outlined in City policies related to aesthetics. The project's design would reflect that of similar project recently constructed in the area. Therefore, the project is consistent with this General Plan goal.

- **Objective LU-2A:** Encourage new development and redevelopment to improve and maintain the quality of the environment.

Consistency: The proposed project includes the redevelopment of a site that currently has an automotive mall. Implementation of the proposed project would reduce stormwater runoff by improving on-site hydrology. The building would be designed with energy saving components including solar panels and low-energy lighting.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures. An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared for the project in accordance with the California Environmental Quality Act (CEQA). If any of these conditions are removed, the decision-making body must make a finding that the project will not result in significant environmental impacts, that the conditions are within the responsibility and jurisdiction of another public agency, or that specific economic, social or other considerations make the mitigation measures infeasible.

EXHIBIT B

Amendment to the Zoning Map

Change the zoning district of the 3.18-acre development site at 375 Bristol Street from Planned Development Commercial (PDC) to General Business District (C2)

