



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 11, 2005

III.1
ITEM NUMBER:

SUBJECT: GENERAL PLAN AMENDMENT GP-05-01/REZONE R-05-01
2501 HARBOR BOULEVARD

DATE: MARCH 30, 2005

FOR FURTHER INFORMATION CONTACT: KIMBERLY BRANDT, PRINCIPAL PLANNER
(714) 754-5604

DESCRIPTION

The City of Costa Mesa has initiated a general plan amendment to change the land use designation from High Density Residential to Medium Density Residential and a rezone to change the zoning district from PDR-HD (Planned Development Residential-High Density) to PDR-MD (Planned Development Residential-Medium Density) for the approximate 5-acre vacant area located at 2501 Harbor Boulevard.

RECOMMENDATION

By adoption of the attached resolution, recommend to City Council approval of the initial study/negative declaration and adoption of the proposed general plan amendment and rezone.

KIMBERLY BRANDT, AICP
Principal Planner

BACKGROUND

This vacant site is part of the Fairview Developmental Center that is owned and operated by the State of California. Originally, this property was designated as Public Use on the City's General Plan. However, in 1985 the State applied for and the City granted a general plan amendment and rezone to high density residential on 54 acres (GP-85-1A and R-85-01). The State then proceeded to enter into long-term lease agreements for the construction of 563 rental units (attached and detached) that were targeted to low-income households, Fairview Developmental Center patients and employees, or workers in the City of Costa Mesa. All but approximately 5 acres of the 54 acres were developed. The State currently is seeking to dispose of this residual undeveloped area. The maximum residential development potential for the site is 100 units (maximum 20 units/acre).

On August 2, 2004, City Council directed staff to amend the General Plan designation from High Density Residential to Public/Institutional. Staff also included a corresponding rezone to I&R in order to maintain general plan and zoning consistency on the project site.

On September 27, 2004, Planning Commission continued this item for 3 months to allow staff sufficient time to work with the State Department of General Services regarding the disposition of this property.

On January 24, 2005, Planning Commission recommended to City Council that the proposed GPA and rezone be adopted on a 2-1 vote (Perkins voting No; DeMaio absent). On February 22, 2005, Council directed staff to rezone the property to Planned Development Residential-Medium Density. Since this zone is not consistent with the High Density Residential land use designation, a General Plan amendment is required to Medium Density Residential.

ANALYSIS

Site and Project Description: As shown on Figure 1, the site is located on the west side of Harbor Boulevard with Fair Drive providing access. Apartment units (Harbor Village) are located directly north and west of the site, single-family detached units (rental) abut the site to the west, and to the south is the City's golf course. Across Harbor Boulevard are commercial uses and single-family detached units. Site photographs are provided in Attachment 2. Figures illustrating the proposed general plan amendment and rezone are attached to the resolution (Attachment 1).

Staff notes that Medium Density Residential land use designation allows residential land uses, up to a maximum of 12 units/acre. Residential product types are typically small-lot detached single-family homes, attached townhouses, or condominiums. Apartments are also permitted in this designation and zone. Complementary commercial uses that are considered "neighborhood commercial" are allowed to a

limited extent in the PDR-MD zone. The Medium Density Residential designation will allow a maximum of 60 units on the site. The existing High Density Residential designation would allow a maximum of 100 dwelling units.

Consistency of General Plan Amendment with State Law: A recently enacted state law prohibits the City from reducing the maximum allowable density on residentially zoned property unless an equivalent increase in density is provided elsewhere in the City (Government Code Section 65863). Since this proposal would involve changing the land use designation from High Density Residential to Medium Density Residential on approximately 5 acres, the overall loss in dwelling unit potential is 40 units.

In reviewing background data used in preparing the 2000 General Plan (i.e., the Housing Element), staff noted that this site was inadvertently left off the City's list of vacant and suitable sites available for future housing construction. This omission is due to the fact this vacant land is part of a larger parcel (112 acres) that is developed with the Fairview Developmental Center. Therefore, it was not identified in the "vacant land" inventory, and the 100 units that may be developed on this site were never included in the City's future housing construction estimates and consequently in the certification process of the City's Housing Element (certified by the Department of Housing and Community Development on November 19, 2001).

Additionally, since certification of the City's Housing Element, the City has taken the following actions that have increased the City's housing projections:

1. Approved general plan and zoning code amendments and a master plan for the development of 145 condominiums at 1901 Newport Boulevard. This approval includes the provision of 12 affordable units (7 low- to moderate-income units on site, and 5 very-low-income units off site) (2004);
2. Approved a rezone and conditional use permit to allow a 20-unit expansion to a senior citizen single-room occupancy (SRO) hotel at 2072/2080 Newport Boulevard (2001). This expansion is currently under construction.
3. Approved general plan and rezone amendments to change the General Plan designation from General Commercial to Medium Density Residential with the appropriate zoning to allow the construction of single family housing at 330/340 West Bay Street. This amendment allows a maximum of 44 units (2004).
4. Approved a residential development at 23rd Street and Orange Avenue for the construction of 25 dwelling units. This property was assumed as a church use in the future land use inventory used in the 2000 General Plan update. (2004)
5. Approved a rezone from C1, Local Business, to Medium Density Residential to allow the development of 10 residential units maximum at 2436 Newport Boulevard (2004).

These five actions increased the City's potential housing stock by 244 units beyond the future inventory assumed in the City's current Housing Element. Therefore, staff believes that the City may amend the land use designation to Medium Density Residential on this site without violating state law.

ALTERNATIVES

Commission may recommend that no action be taken on the proposed general plan amendment and rezone and that the existing High Density Residential designation and zoning be retained on the site. This would allow for the eventual construction of approximately 100 units on the property.

Other land use designation and zoning alternatives such as commercial or low-density residential cannot be recommended for adoption at this time, because the necessary environmental analyses have not been completed. If Commission was interested in another land use designation, the Commission may forward that recommendation to Council for their consideration and direction.

ENVIRONMENTAL DETERMINATION

An initial study was prepared, pursuant to the California Environmental Quality Act (CEQA). According to the initial study, which reflects the independent judgment of the City of Costa Mesa, the proposed project would not have a significant effect on the environment and that a negative declaration shall be prepared. It is important to note that further environmental review will be required for any future development proposal to identify any new, significant environmental effects or substantial increase in the severity of previously determined effects, where applicable.

CONCLUSION

The proposed general plan amendment and rezone will provide for additional medium density residential development. The City may amend the designation from High Density Residential to Medium Density Residential and still have adequate land available to meet the objectives stated in the City's Housing Element.

Attachments: 1. Draft Planning Commission Resolution
 2. Figures, Site Photographs
 3. Draft Initial Study

Distribution: Deputy City Manager - Dev. Svcs. Director
 Assistant City Attorney
 Public Services Director
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

4

Paula Gutierrez
Supervising Real Estate Officer
Department of General Services
707 Third Street, Suite 6-130
West Sacramento, CA 95798-9052

Robert Sterling
Staff Services Manager
Department of Developmental Services
Fairview Developmental Center
Mail Box #1
2501 Harbor Boulevard
Costa Mesa, CA 92626

File: 041105GP0501R00501	Date: 31405	Time: 1050 a.m.
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ATTACHMENT 1

DRAFT RESOLUTION

RESOLUTION NO. PC-05-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF GENERAL PLAN AMENDMENT GP-05-01 FROM HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL AND REZONE R-05-01 FROM PDR-HD (PLANNED DEVELOPMENT RESIDENTIAL-HIGH DENSITY) TO PDR-MD (PLANNED DEVELOPMENT RESIDENTIAL-MEDIUM DENSITY) FOR A 5-ACRE PORTION OF 2501 HARBOR BOULEVARD.

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA DOES HEREBY RESOLVE AS FOLLOWS:

WHEREAS, the City Council of the City of Costa Mesa adopted the 2000 General Plan on January 22, 2004; and

WHEREAS, the General Plan is a long-range, comprehensive document that serves as a guide for the orderly development of Costa Mesa; and

WHEREAS, the State Department of Housing and Community Development certified the City's Housing Element on November 19, 2001; and

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

WHEREAS, General Plan Amendment GP-04-03 amends the 2000 General Plan land use map as shown in Exhibit "A" from High Density Residential to Medium Density Residential for a 5-acre portion of 2501 Harbor Boulevard; and

WHEREAS, the approximate 5-acre site was not included in the City's Housing Element "Vacant Land Inventory" as a suitable site for future housing construction; and

WHEREAS, since the adoption of the City's General Plan, the City has taken several actions that have increased the City's potential housing stock by 244 units, as documented in the Planning Division staff report for GP-05-01 and R-05-01; and

WHEREAS, Rezone R-05-01, which changes the zoning district from PDR-HD (Planned Development Residential-High Density) to PDR-MD (Planned Development

Residential-Medium Density) will allow for the development of a residential uses on a portion of 2501 Harbor Boulevard; and

WHEREAS, the Planning Commission held public hearings on April 11, 2005 in accordance with Section 65355 of the Government Code of the State of California, with all persons having been given the opportunity to be heard both for and against said Amendment GP-05-01 to the General Plan and Rezone R-05-01; and

WHEREAS, the environmental review for the project was processed in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of Costa Mesa Environmental Guidelines, and an Initial Study was prepared and available for public review from March 7, 2005 to April 5, 2005; and

WHEREAS, the level of detail regarding the range of future uses is such that further potential environmental impacts are too speculative for evaluation at this time; and

WHEREAS, this Commission deems it to be in the best interest of the City that said Amendment to the General Plan and rezone be adopted.

BE IT RESOLVED, an initial study was prepared, pursuant to the California Environmental Quality Act. According to the Initial Study, which reflects the independent judgment of the City of Costa Mesa, the proposed project would not have a significant effect on the environment and a negative declaration shall be prepared. Additionally, the evidence in the record as a whole indicates that the project will not or cumulatively have an adverse effect on wildlife resources or habitat; and

BE IT FURTHER RESOLVED that the adoption of GP-05-01 does not affect the future housing inventory in the City's Housing Element, which was used in its certification by the State of California Department of Housing and Community Development in November 2001; and

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend to the City Council approval/adoption of the following: (1) Initial Study and Negative Declaration; General Plan Amendment GP-05-01, to change the

land use designation to Medium Density Residential as shown in Exhibit "A"; and (3) Rezone R-05-01 to change the zoning district to PDR-MD as shown in Exhibit "B".

PASSED AND ADOPTED this 11TH day of April 2005.

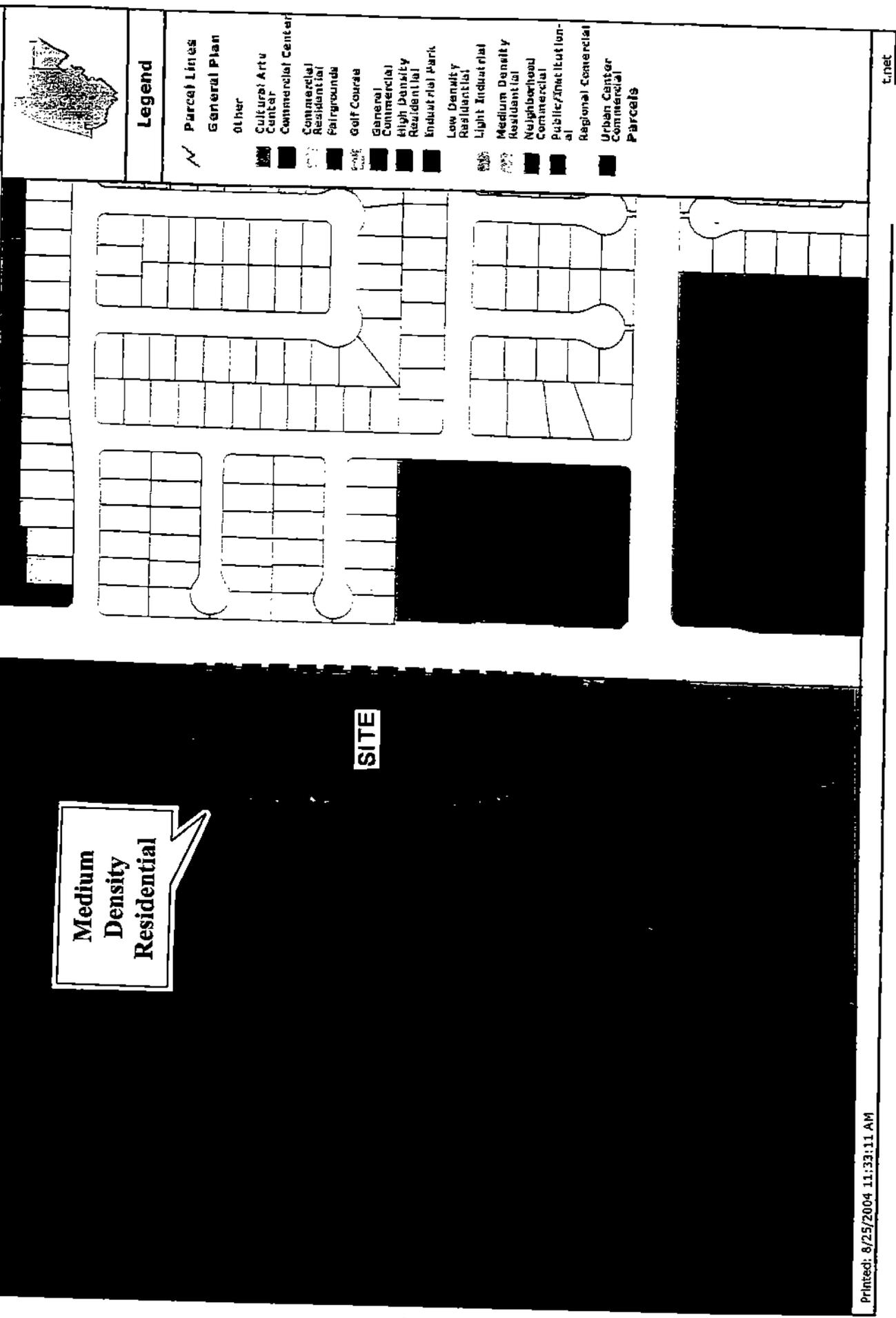
Chair, Costa Mesa
Planning Commission

EXHIBIT “A”

Land Use Map Amendment

Proposed General Plan Map

Fairview Developmental Center - Surplus Site



**Medium
Density
Residential**

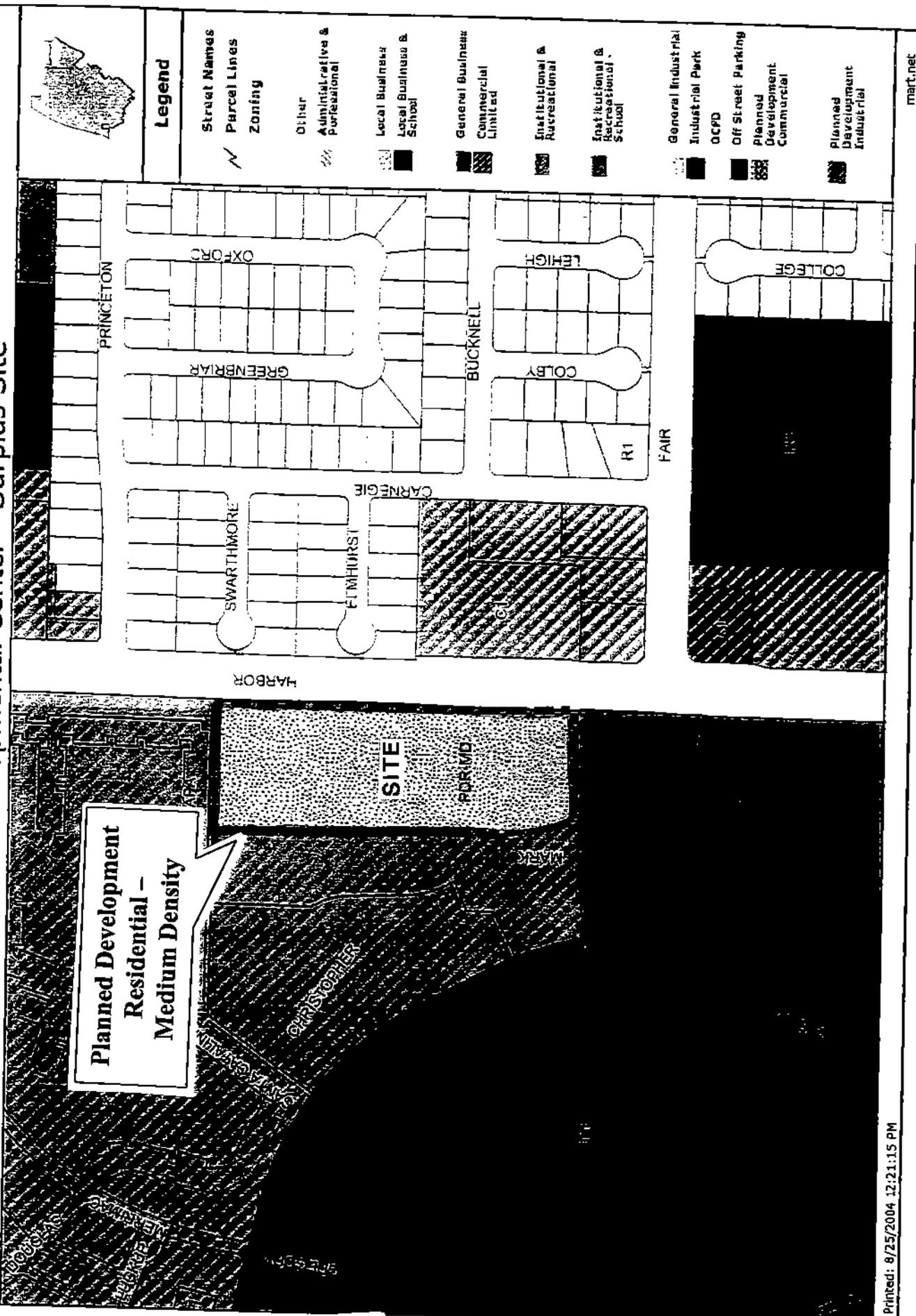
SITE

EXHIBIT “B”

Zoning Map Amendment

Proposed Zoning Map

Fairview Developmental Center - Surplus Site



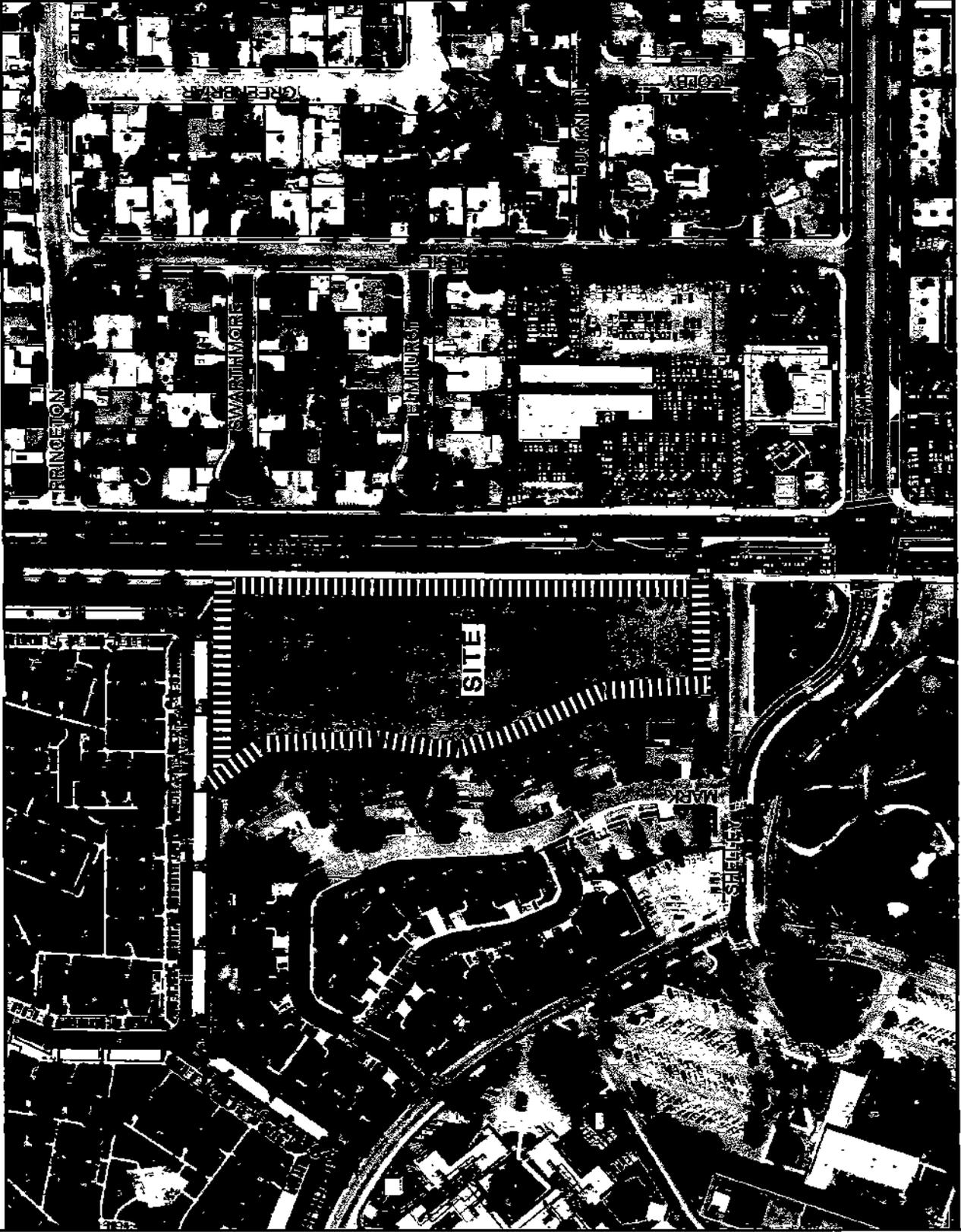
Legend

- Street Names
- Parcel Lines
- Zoning
- Other
- Administrative & Professional
- Local Business
- Local Business & School
- General Business
- Commercial Limited
- Institutional & Recreational
- Institutional & School
- General Industrial
- Industrial Park
- OCPD
- Off Street Parking
- Planned Development Commercial
- Planned Development Industrial

ATTACHMENT 2

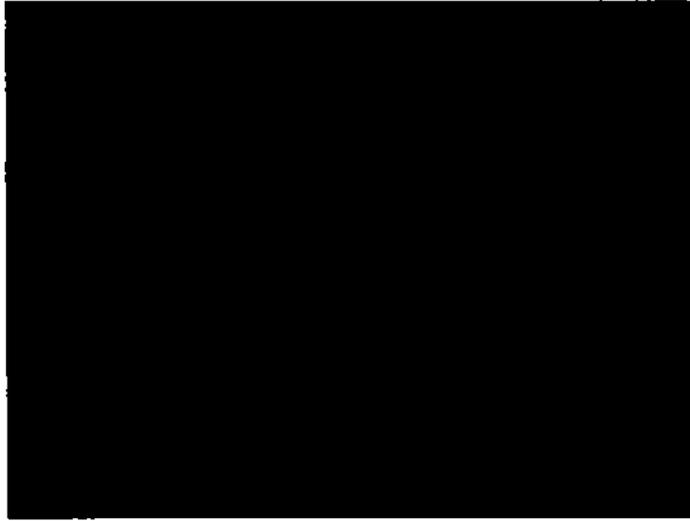
FIGURES AND SITE PHOTOGRAPHS

Fairview Developmental Center VICINITY MAP



Legend

- Identified Features
- Address Points
- ~ Hydrology Channels
- ~ Street Names
- ~ Parcel Lines
- ~ City Boundary
- ~ Ortho Photography
- ~ Parcels



Site Photo 1: Looking northwest. Harbor Village apartments at the top of the photo and southbound traffic on Harbor Boulevard visible to the right.



Site Photo 2: View of west property line. Single-family detached units border this property line, behind the landscaping.



Site Photo 3: View looking West across Harbor Blvd.



Surrounding Properties: North of the subject property.
(Harbor Village Apartments)



Existing residences on Mark Lane

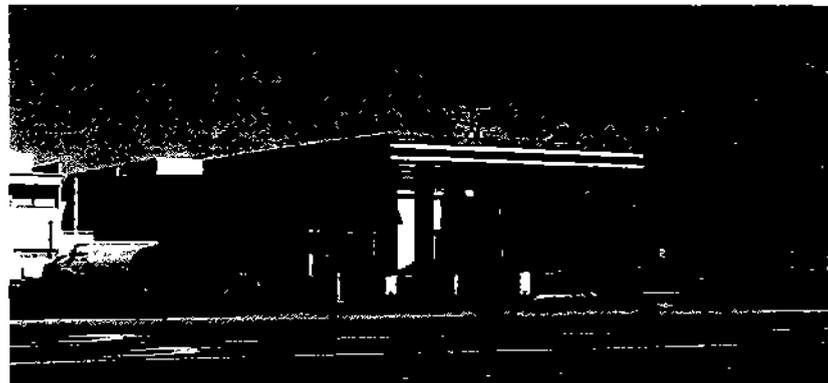


Surrounding Properties: East of the subject property.
(Single Family Residential)

19



**Surrounding Properties: East of the subject property.
(Auto Dealership - Orange Coast AMC/Jeep Inc)**



**Surrounding Properties: East of the subject property.
(Gasoline Station - United Oil)**



**Surrounding Properties: Southeast of subject property.
(Intersection of Harbor Blvd. and Fair Dr.)**



**Surrounding Properties: South of the subject property.
(Costa Mesa's golf course)**



CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

**FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT,
PLEASE CONTACT THE PLANNING DIV. AT (714)754-5245.**