



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: OCTOBER 10, 2005

JL. 1.
ITEM NUMBER:

SUBJECT: REZONE R-05-02
124 MELODY LANE

DATE: SEPTEMBER 29, 2005

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER (714) 754-5136

PROJECT DESCRIPTION

The applicant is requesting approval of a rezone from R2-HD (Multiple-Family Residential, High Density) to R3 (Multiple-Family Residential).

APPLICANT

The property owner, Jon K. Jenkins, is the project applicant.

RECOMMENDATION

Recommend approval to City Council by adoption of Planning Commission resolution.


WENDY SHIH
Associate Planner


R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

The subject property is located at the end of a cul-de-sac, on the north side of Melody Lane. The property contains a single-family residence, and is zoned R2-HD (Multiple-Family Residential, High Density) with a General Plan designation of High Density Residential. The lot is surrounded by R3 (Multiple-Family Residential) zoned properties to the north, east, and south, which contain apartment units. The property to the west is zoned C1 (Local Business District) and contains a mini-warehouse facility.

The subject property is legal, nonconforming with respect to lot size and width (minimum 12,000 square feet and 100 feet wide required; 8,873 square feet and 92 feet existing) for both the existing R2-HD zone and the proposed R3 zone.

ANALYSIS

The applicant proposes to rezone the property to R3 to accommodate future condominiums. Based on one unit per 3,000 square feet of lot area, the existing R2-HD zone allows a maximum of two units on the property and the units have to be under a single owner (minimum three units are required to qualify as a common interest development). Under R3, a maximum of four units would be permitted and the units would be allowed to be sold independent of one another. Rezoning the property from R2-HD to R3 would not increase the property's nonconformity with regards to lot size and width. The applicant is aware that future development must comply with Code.

The proposed R3 zone is compatible with the property's existing High Density Residential General Plan Land Use Designation, which accommodates the proposed zone and density. The proposal is also consistent with General Plan Land Use Goals and Objectives LU-1A.4, which encourages owner-occupied housing, and LU-1F.4, which requires consideration of residential densities with respect to infrastructure and existing residences. The rezone would allow additional home ownership opportunities within the City, and would result in a general upgrading of the property. The proposed density can be supported by existing infrastructure and is compatible with existing multiple-family residential properties in the vicinity.

ENVIRONMENTAL DETERMINATION

Pursuant to Section 15332 (In-Fill Development Projects) of the California Environmental Quality Act (CEQA) Guidelines, this project is exempt from CEQA.

ALTERNATIVES

1. Recommend City Council approve R-05-02, which would allow condominiums (ownership units) to be built on the property; or

2. Recommend that City Council deny R-5-02. If the rezone is denied, no more than two rental units would be allowed on the property.

CONCLUSION

It is staff's opinion that the proposed rezone is consistent with the General Plan. The R3 zone would allow a general upgrading of the property and additional home ownership opportunities within the City. Additionally, the R3 zone would be consistent with existing residential properties in the vicinity.

Attachments: Applicant's Project Description and Justification
 Aerial Photograph
 Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" – Zone Change Map Exhibit

cc: Deputy City Manager - Dev. Svs. Director
 Sr. Deputy Attorney
 Assistant City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

Jon K. Jenkins
124 Melody Lane
Costa Mesa, CA 92627

File: 101005R0502	Date: 092905	Time: 2:45 p.m.
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RESOLUTION NO. PC-05-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA RECOMMENDING
APPROVAL OF REZONE R-05-02**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by property owner, Jon K. Jenkins, with respect to the real property located at 124 Melody Lane, requesting a rezone from R2-HD (Multiple-Family Residential, High Density) to R3 (Multiple-Family Residential); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on October 10, 2005; and

WHEREAS, the Planning Commission deems it to be in the best interest of the City that said rezone be adopted.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **RECOMMENDS APPROVAL** of R-05-02 to the City Council.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that the proposed rezone from R2-HD to R3 is compatible with the surrounding land uses, as shown in Exhibit "B".

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby recommend City Council first reading of the ordinance for R-05-03.

PASSED AND ADOPTED this 10th day of October, 2005.

Chair, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed rezone is consistent with the Zoning Code and the General Plan. The land use designation of the site per the City's General Plan is High Density Residential, which accommodates the proposed zone and density. The rezone is also consistent with General Plan Land Use Goals and Objectives LU-1A.4 and LU-1F.4. The rezone would allow additional home ownership opportunities within the City and would result in a general upgrading of the property. Additionally, the proposed density can be supported by existing infrastructure and is compatible with existing multiple-family residential properties in the vicinity.

- B. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

AERIAL PHOTOGRAPH

124 Melody Lane



Legend

- Feature Buffer
- Selected Features
- Street Names
- Parcel Lines
- City Boundary
- Ortho Photography
- Parcels



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EXHIBIT "B"

Zone Change from R2-HD to R3

