



PLANNING COMMISSION AGENDA REPORT

JL.1.

MEETING DATE: JULY 10, 2006

ITEM NUMBER:

SUBJECT: REZONE PETITION R-06-02 FOR THE PROPERTY LOCATED AT 1450 ADAMS AVENUE

DATE: JUNE 27, 2006

**FOR FURTHER INFORMATION CONTACT: REBECCA ROBBINS, ASSISTANT PLANNER
(714) 754-5609**

DESCRIPTION

The applicant is requesting approval of a rezone from CL (Commercial Limited) and I&R (Institutional and Recreational) to P (Off-Street Parking).

APPLICANT

Tom Denman, authorized agent for Coast Community College District (property owner of 1450 Adams Avenue).

RECOMMENDATION

Recommend approval to City Council by adoption of the attached resolution.

REBECCA ROBBINS
Assistant Planner

WILLA BOUWENS-KILLEEN, AICP
Acting Asst. Dev. Svs. Director

BACKGROUND

The project site is 4 acres (approximately 230 feet by 770 feet) in size and is located on the north side of Adams Avenue between Harbor Boulevard and Pinecreek Drive (See Figure 1). The project site is a portion of the larger 13.4-acre parcel that is owned by the Coast Community College District. In June 1977, Conditional Use Permit ZE-77-119 was approved on the westerly 71,000 square-foot portion of the property for outdoor storage of automobiles. Connell Chevrolet currently parks vehicles on this area.

The project site is zoned CL (Commercial Limited) and I&R (Institutional & Recreational) with a General Plan designation of Public/Institutional (See Figure 2). Staff notes that the CL zone is not consistent with the Public/Institutional land use designation. This inconsistency occurred in June 1988 when the City changed the land use designation from Urban Center Residential to Public and Semi-Public on the entire 13.4-acre parcel without initiating a corresponding rezone.

The properties to the west are zoned C1 (Local Business) and contain auto dealerships. Properties to the north and south (across Adams Avenue) are zoned PDR-HD (Planned Development Residential – High Density) and R3 (Multiple Family Residential), respectively, and contain apartment units. The remainder of the parcel to the east is zoned I&R (Institutional & Recreation) and contains the Coast Community College District Offices.

ANALYSIS

The applicant proposes to rezone the project site to P (Off-Street Parking) to accommodate vehicle parking for the neighboring auto dealership, Connell Chevrolet. The P zoning district allows only parking lots and buildings incidental to the operation of the parking lot as a permitted use. Staff shall be responsible for reviewing the project site's development plan to ensure that all applicable codes are met. The change in zoning from CL and I&R to P would not result in an inconsistent zoning pattern with the adjacent commercial and residential properties.

The proposed P zone on 4 acres will resolve the existing zoning inconsistency. The proposal is also consistent with the General Plan Land Use Goals and Objectives LU-1A, which encourages a balance of land uses throughout the City.

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 CONSIDERED

The Planning Commission has the following alternatives to recommend to City Council:

1. Recommend approval of the proposed rezone. The proposed rezone is found to be in conformity with the City's General Plan and Zoning Code. The approval of the requested action would allow the subject property to be used as a private parking lot.
2. Recommend denial of the proposed rezone. The existing CL zoning on the westerly portion of the property will remain inconsistent with the Public/Institutional land use designation and the inconsistency issue would not be resolved.

CONCLUSION

The P zoning would resolve an existing General Plan/Zoning inconsistency and would allow the future use of the project site as a parking lot by the adjacent Connell Chevrolet dealership. Therefore, staff concludes that the rezone is consistent with the City's 2000 General Plan and no impacts are anticipated.

- Attachments:
1. Draft Planning Commission Resolution
Exhibit "A" – Draft Findings
Exhibit "B" – Proposed Zoning Map
 2. Site Photographs of Subject Property
 3. Figure 1: Vicinity Map
Figure 2: Existing Zoning Map

cc: Deputy City Manager-Dev. Svs. Director
Sr. Deputy City Attorney
Staff (4)
File (2)

Tom Denman
1922 E. Chapman Avenue
Orange, CA 92867

Coast Community College District
c/o Kenneth Yelesias
1370 Adams Avenue
Costa Mesa, Ca 92626

File: 071006R0602	Date: 06282006	Time: 5:00 PM
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Attachment 1
PLANNING COMMISSION RESOLUTION

RESOLUTION NO. PC- 06-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA, CALIFORNIA, RECOMMENDING APPROVAL OF REZONE PETITION R-06-02.

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

WHEREAS, an application was filed by Tom Denman, authorized agent for Coast Community College District, property owner with respect to the approximately 4.0 acres of real property located at 1450 Adams Avenue, requesting a rezone from CL (Commercial Limited) and I&R (Institutional and Recreational) to P (Off-Street Parking District);

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 the project was determined to be categorically exempt pursuant to Section 15061 of the CEQA Guidelines; and

WHEREAS, the proposed rezone will resolve an existing General Plan and zoning inconsistency.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Costa Mesa Planning Commission hereby **RECOMMENDS APPROVAL** of Rezone Petition R-06-02 to the City Council as illustrated in Exhibit "B".

PASSED AND ADOPTED this 10th day of July, 2006.

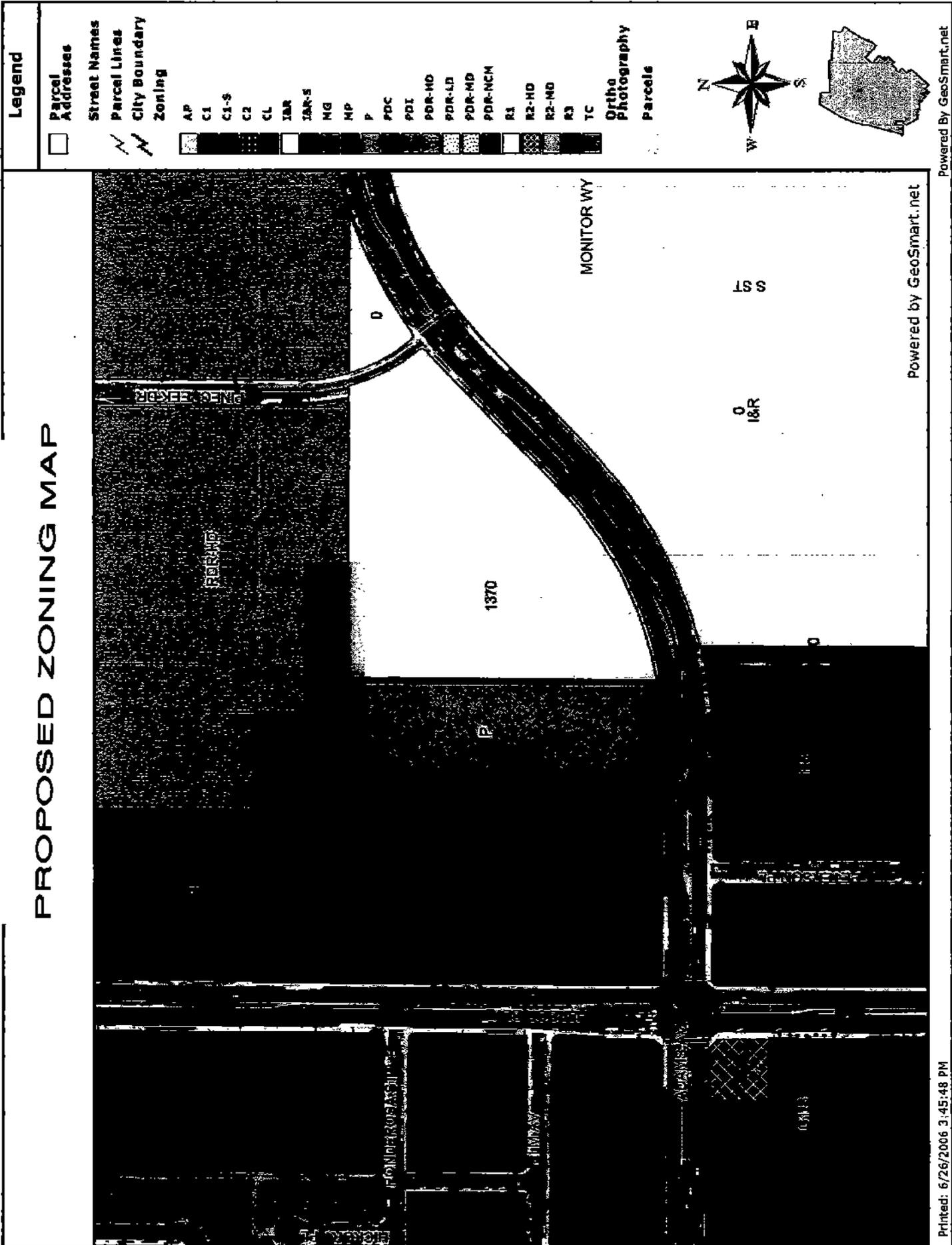
Bill Perkins, Chairman
Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

- A. The information presented substantially complies with Costa Mesa Municipal Code Section 13-29(g)(4) in that the proposed rezone is consistent with the General Plan and Zoning Code.
- 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.

PROPOSED ZONING MAP



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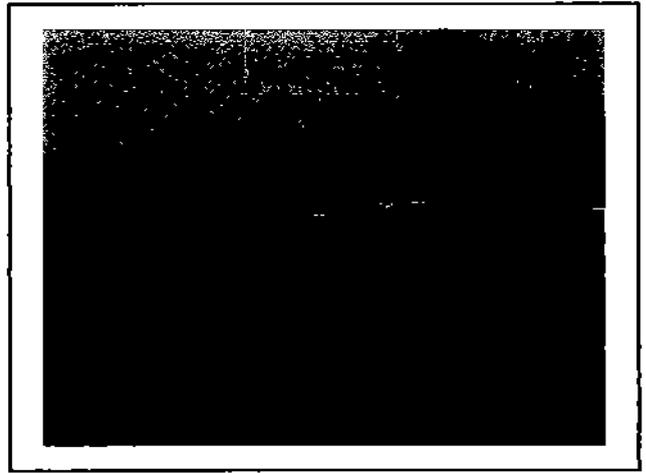
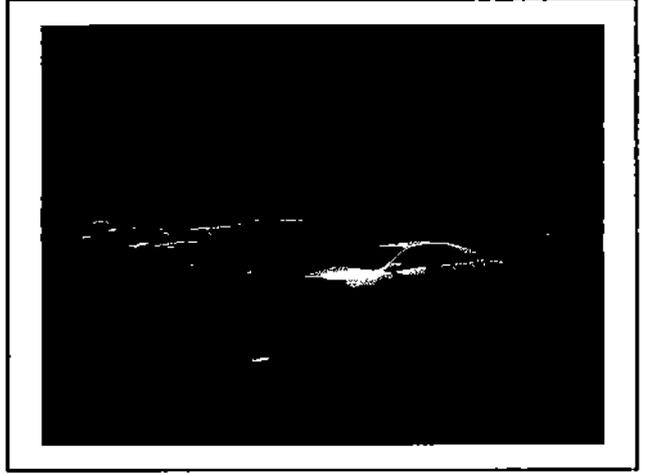
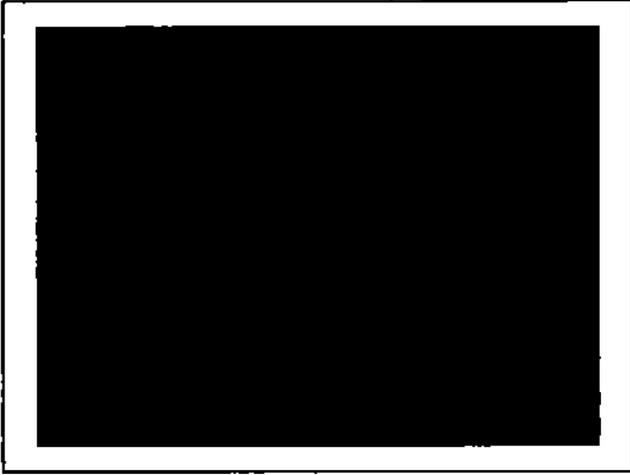
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EXHIBIT "B"

Attachment 2

SITE PHOTOGRAPHS OF SUBJECT PROPERTY



Attachment 3

VICINITY MAP/EXISTING ZONING MAP

Vicinity Map

Legend

-  Identified Features
-  Parcel Addresses
-  Street Names
-  Parcel Lines
-  City Boundary
-  Ortho Photography
-  Parcels

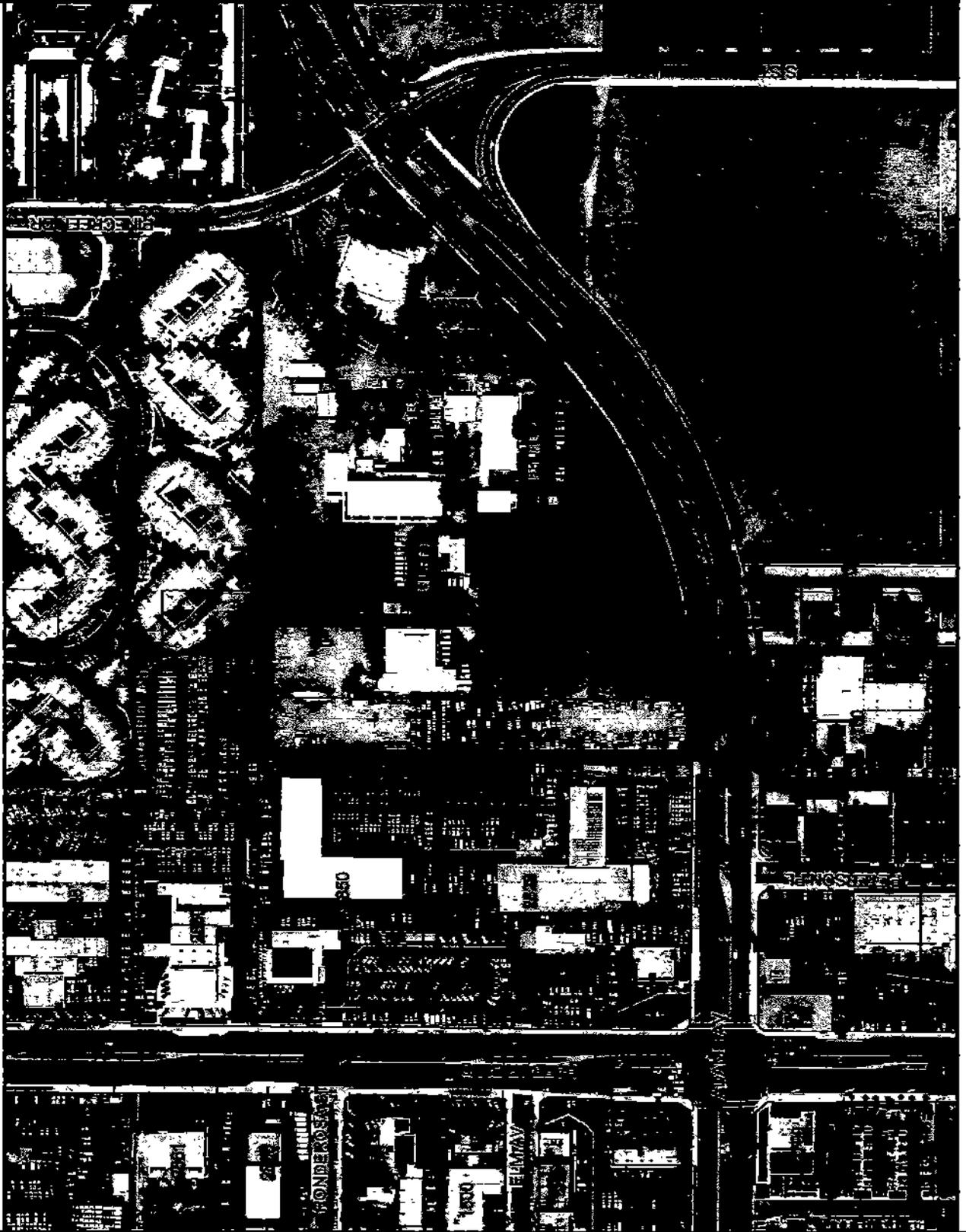
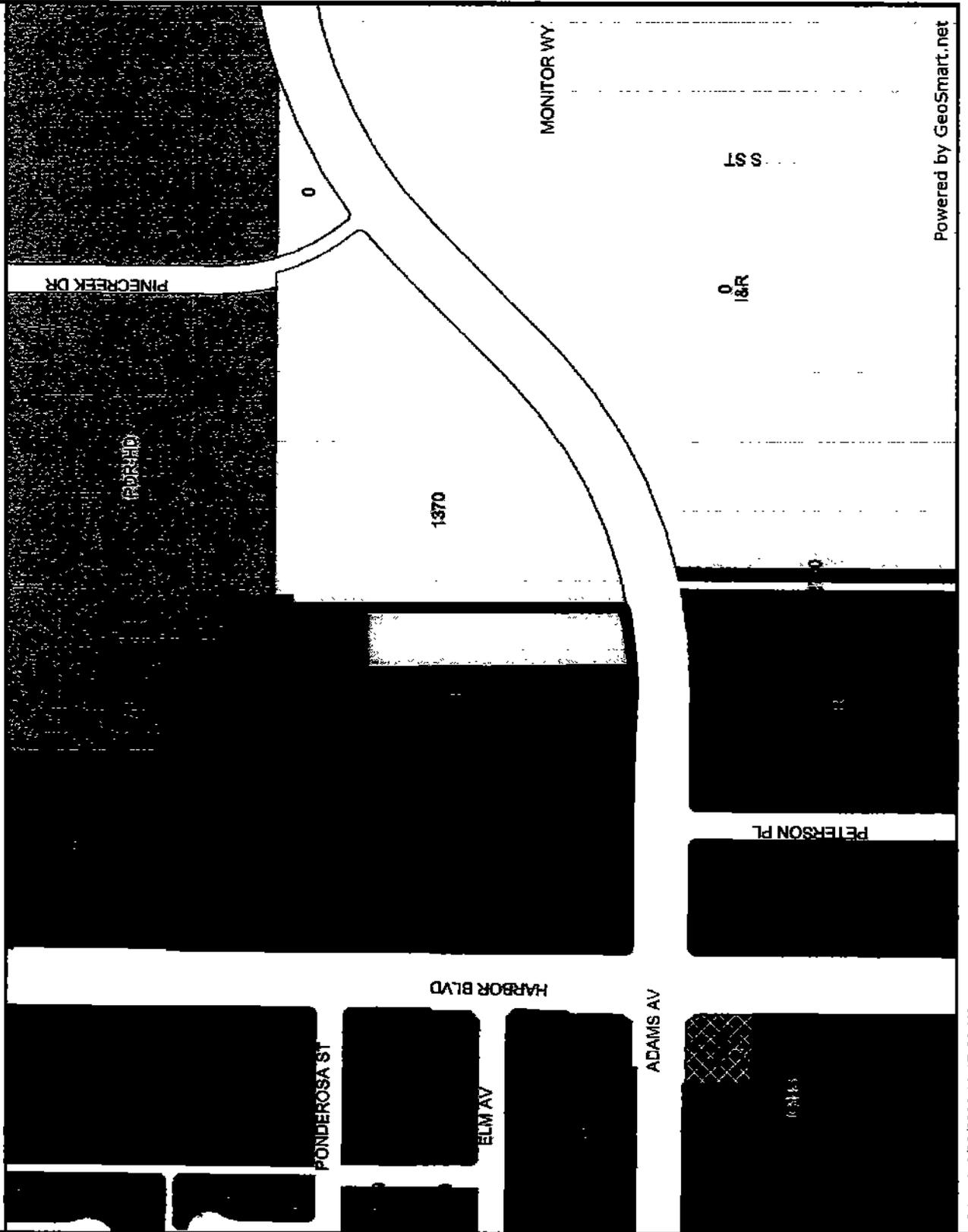
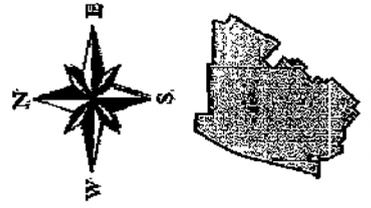


FIGURE 1

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Existing Zoning Map

- Legend**
- Selected Features
 - Parcel Addresses
 - Street Names
 - Parcel Lines
 - City Boundary
 - Zoning**
 - AP
 - C1
 - C1-S
 - C2
 - CL
 - I&R
 - I&R-S
 - M0
 - MP
 - P
 - PDC
 - PDI
 - PDR-MD
 - PDR-LD
 - PDR-MD
 - PDR-NCM
 - R1
 - R2-HO
 - R2-MD
 - R3
 - 7C
 - Parcels



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FIGURE 2