



PLANNING COMMISSION AGENDA REPORT

IX.1

MEETING DATE: FEBRUARY 12, 2007

ITEM NUMBER:

SUBJECT: GENERAL PLAN CONFORMITY RESOLUTION-CITY OF COSTA MESA PURCHASE, ACQUISITION, AND USE OF A 1.2-ACRE PROPERTY LOCATED AT 261 MONTE VISTA AVENUE

DATE: JANUARY 30, 2007

FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, AICP, SENIOR PLANNER (714)754-5278

DESCRIPTION

The City of Costa Mesa is planning to purchase a 1.2-acre property located at 261 Monte Vista Avenue for public/institutional purposes. Pursuant to Government Code Section 65402, Planning Commission must find the purchase, acquisition, and use of the property to be in conformity with the 2000 General Plan.

RECOMMENDATION

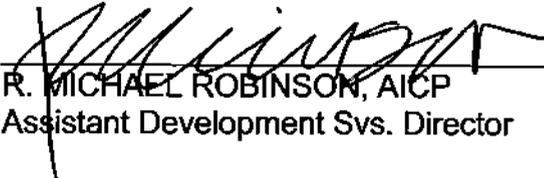
Adopt attached resolution finding that the City of Costa Mesa's purchase and acquisition of the property located at 261 Monte Vista Avenue is in conformity with the City of Costa Mesa 2000 General Plan.



ED NAUFF
Planning Intern



CLAIRE FLYNN, AICP
Senior Planner



R. MICHAEL ROBINSON, AICP
Assistant Development Svs. Director

BACKGROUND

Government Code Section 65402 prohibits the County and local jurisdictions from acquiring, using, or disposing of property within an incorporated city until the City's Planning Commission can review the proposed acquisition or use for conformity with the General Plan. Adopting of the General Plan Conformity Resolution will meet the City's legal requirements with regard to the purchase, acquisition, and use of the property.

Established in 1958, Park Private Day School consisted of 25 classrooms, 19,305 sq. ft. of playground space, and bathroom facilities sufficient for 150 K-8 students. The school recently closed, and the Park family has offered to sell the property to the City. Council consideration of the purchase price and acquisition of the property is scheduled to occur at the February 20, 2007 Council meeting.

ANALYSIS

Project Location

The Park Private Day School at 261 Monte Vista Avenue is a 1.2-acre property located in an R1 zone (Single-Family Residential). Brentwood Park abuts the property to the south and east. This area is primarily a single-family residential neighborhood in the Eastside.

Project Description

The Costa Mesa 2000 General Plan designates the property as Public/Institutional. However, the R1 zoning is inconsistent with this General Plan land use designation. If the City were to acquire the site for public/institutional purposes, staff will initiate a rezone to classify the site with the corresponding I&R zone, Institutional and Recreational. The rezone would resolve the inconsistency between the General Plan and zoning classification. However, this existing inconsistency does not have any material effect on the Planning Commission's General Plan conformity finding.

The City does not have any immediate interest to remodel or use of the existing buildings. The City may in fact demolish the structure in favor of expanding Brentwood Park. On the other hand, it may be possible that the existing building could be remodeled as a future community center which would complement the park and surrounding neighborhood.

Staff believes that the proposed use of the property for parkland purposes is in compliance with the General Plan. Specifically, the proposed activity complies with General Plan Goal LU-3 of the Land Use Element. This General Plan goal relates to responding to the needs of the community for public open space to the extent possible. Objective LU-3A encourages City involvement to ensure the availability of adequate parkland and community facilities, while taking into consideration budgetary constraints and effects on the surrounding area. The proposed activity would achieve this important goal and ultimately result in the expansion of Brentwood Park.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures. Pursuant to Section 15325 of the CEQA Guidelines, this project is exempt from CEQA. A Class 25 Categorical Exemption consists of the transfers of ownership of interests in land in order to preserve open space, habitat, or historical resources. The proposed project falls within this exempt category because it involves "acquisition, sale, or other transfer to preserve open space or lands for park purposes."

CONCLUSION

The City of Costa Mesa's proposed purchase, acquisition, and use of the Park Private Day School site for parkland purposes is considered in conformance with the General Plan. The proposed activity responds to the need for public open space in the City.

Attachments: 1. Vicinity Map
 2. Planning Commission Resolution

cc: Asst. City Manager
 Deputy City Manager - Dev. Svs. Director.
 Public Services Director
 Assistant City Attorney
 City Engineer
 Staff (4)
 File (2)

File: 021207261MonteVista	Date: 020107	Time: 4:45 p.m.
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Overview Map



Map Display



Legend

- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport Blvd
- Primary
- SECONDARY
- Waterway
- Lines
- Hydrology
- Channels
- Street Names
- Street Centerlines
- Parcel Lines

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ATTACHMENT 2

RESOLUTION NO. PC-07-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE PROPOSED PURCHASE, ACQUISITION, AND USE OF 261 MONTE VISTA AVENUE FOR PUBLIC/INSTITUTIONAL PURPOSES OR FUTURE COMMUNITY FACILITIES IS IN CONFORMITY WITH THE CITY OF COSTA MESA 2000 GENERAL PLAN

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

WHEREAS, the City of Costa Mesa 2000 General Plan was adopted on January 22, 2002;

WHEREAS, the California Government Code 65402, provides in part that a local agency shall not acquire, dispose, or use any real property until the use of the property has been reported upon as to conformity with the applicable General Plan;

WHEREAS, the City of Costa Mesa 2000 General Plan designates the project site at 261 Monte Vista Avenue as Public/Institutional, a General Plan designation for open space, public and institutional facilities;

WHEREAS, the City of Costa Mesa proposes the purchase, acquisition, and use of the 1.2 acre property at 261 Monte Vista Avenue for public/institutional purposes, as allowed in the 2000 General Plan;

WHEREAS, the subject property will be used for public/institutional purposes, which may involve expansion of Brentwood Park and/or remodeling existing structures as community facilities;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), CEQA Guidelines, and the City's environmental processing procedures, the proposed activity qualifies for a Class 25 Categorical Exemption from CEQA. The proposed project falls within this exempt category of CEQA Section 15325 because it involves acquisition, sale, or other transfer to preserve open space or lands for park purposes;

WHEREAS, the City of Costa Mesa have no plans to increase building intensity and floor area ratios beyond the standards allowed in the 2000 General Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby find the proposed purchase, acquisition, and use of 261 Monte Vista Avenue for public/institutional purposes by the City of Costa Mesa is in conformity with the City of Costa Mesa 2000 General Plan.

PASSED AND ADOPTED this 12th day of February, 2007

Chair, Costa Mesa
Planning Commission

