



PLANNING COMMISSION AGENDA REPORT

VII. 3

MEETING DATE: MARCH 12, 2007

ITEM NUMBER:

**SUBJECT: REZONE R-07-01
2089 AND 2099 HARBOR BOULEVARD AND 511 HAMILTON STREET**

DATE: MARCH 1, 2007

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

PROJECT DESCRIPTION

The applicant is requesting approval of a rezone from C2 (General Business District) to PDC (Planned Development Commercial).

APPLICANT

Anna Lauri is the authorized agent for property owner Red Mountain Retail Group.

RECOMMENDATION

Recommend City Council give first reading to the ordinance for Rezone R-07-01 by adoption of Planning Commission resolution.

Handwritten signature of Wendy Shih in black ink.

WENDY SHIH
Associate Planner

Handwritten signature of R. Michael Robinson in black ink.

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

BACKGROUND

The subject site consists of three lots located at the southwest corner of Hamilton Street and Harbor Boulevard. It is zoned C2 (General Business District) with a General Plan designation of General Commercial. The existing developments on the properties are as follows:

2089 Harbor Boulevard	Automotive repair shop that was established prior to City's incorporation. It has a rear storage/parking lot area that abuts Charle Street.
2099 Harbor Boulevard	Approximately 8,500 square foot medical building constructed in 1961.
511 Hamilton Street	Vacant. Formerly substandard housing with repair shop (demolished in 2003).

The surrounding land uses are as follows:

North – 2101 and 2115 Harbor	Commercial (across Hamilton Street) – Fast-food restaurant and car dealership.
West – 515 and 523 Hamilton 2077 Charle	Commercial and residential (across Charle Street) – Automotive repair shop, community garden, and a 32-unit apartment complex.
South – 2077 and 2075 Harbor	Commercial – medical building and equipment rental.
East – 2060 and 2096 Harbor	Commercial (across Harbor Boulevard) – Car dealership and car rental.

The applicant proposes to combine the subject lots into one development lot and to rezone the site to PDC (Planned Development Commercial) to accommodate a commercial pad building for fast-food use, remodel of the existing medical building at the corner of Hamilton Street and Harbor Boulevard for retail and office uses, and a 14-unit residential project at the rear with access from Charle Street,. The existing, nonconforming automotive repair shop at 2089 would be demolished and the vacant lot at 511 Hamilton Street improved with parking to support the commercial uses.

ANALYSIS

ZONING CONFORMITY

The combined lot size is approximately 1.9 acres, which exceeds the minimum 1-acre lot area required by the Zoning Code for a rezone to PDC. The PDC zone is intended for retail shops, offices, and service establishments to serve adjacent residential areas, as well as the entire community and region. It also allows residential as a complementary use. It is staff's opinion that the proposed zone and use of the site is compatible with surrounding properties. Specifically, the commercial component of the project will be located along Harbor Boulevard, which is a commercial corridor, and the

residential component will be oriented towards other residential developments on Charle Street. The proposed commercial uses will also serve the adjacent residential areas and the community.

The maximum residential density allowed within the PDC zone is 20 dwelling units per acre and the maximum site coverage permitted is 30 percent. A minimum 20-foot deep perimeter open space is also required along all public streets. If the rezone is approved by City Council, the future development of the site will be required to comply with all applicable Code standards. A separate planning application and public hearing before Planning Commission would be required for the project master plan.

GENERAL PLAN CONFORMITY

The proposed PDC zone is consistent with the property's existing General Commercial General Plan Land Use Designation. This designation is intended to permit a wide range of commercial uses and complementary residential uses through the Planned Development process. The proposal is also consistent with General Plan Land Use goals and objectives that encourage lot combination (LU-1C.5); opportunities for the development of well planned and designed projects which provide for the development of compatible uses within a single project (LU-1F.5); housing and employment opportunities within planned development areas (LU-1A.5); and density that can be supported by existing infrastructure and is compatible with surrounding uses (LU-1F.4).

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-07-01, which would allow a single development containing commercial uses and a complementary residential component; or
2. Recommend that City Council deny R-07-01. If the rezone is denied, the existing commercial developments could remain as is on separate lots, or new commercial developments could be proposed with frontage along Harbor Boulevard, Hamilton Street, as well as Charle Street. No residential uses would be allowed.

CONCLUSION

It is staff's opinion that the proposed rezone is consistent with the existing General Plan designation and the Zoning Code. The PDC zone would allow for a revitalization of the lots and is consistent with existing commercial and residential properties in the vicinity.

Attachments: Draft Planning Commission Resolution
Exhibit "A" - Draft Findings
Exhibit "B" - Zone Change Map Exhibit
Applicant's Project Description
Site Photos

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

Anna Lauri
Red Mountain Retail Group
1234 E. 17th Street
Santa Ana, CA 92701

RESOLUTION NO. PC-07-

**A RESOLUTION OF THE PLANNING COMMISSION OF
THE CITY OF COSTA MESA RECOMMENDING
APPROVAL OF REZONE R-07-01**

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

WHEREAS, an application was filed by Anna Lauri, authorized agent for property owner Red Mountain Retail Group, with respect to the real properties located at 2089 and 2099 Harbor Boulevard, and 511 Hamilton Street, requesting a rezone from C2 (General Business District) to PDC (Planned Development Commercial); and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 12, 2007; 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-07-01 to the City Council.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that the proposed rezone from C2 to PDC 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-07-01.

PASSED AND ADOPTED this 12th day of March 2007.

Donn Hall
Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, R. Michael Robinson, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 12, 2007, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

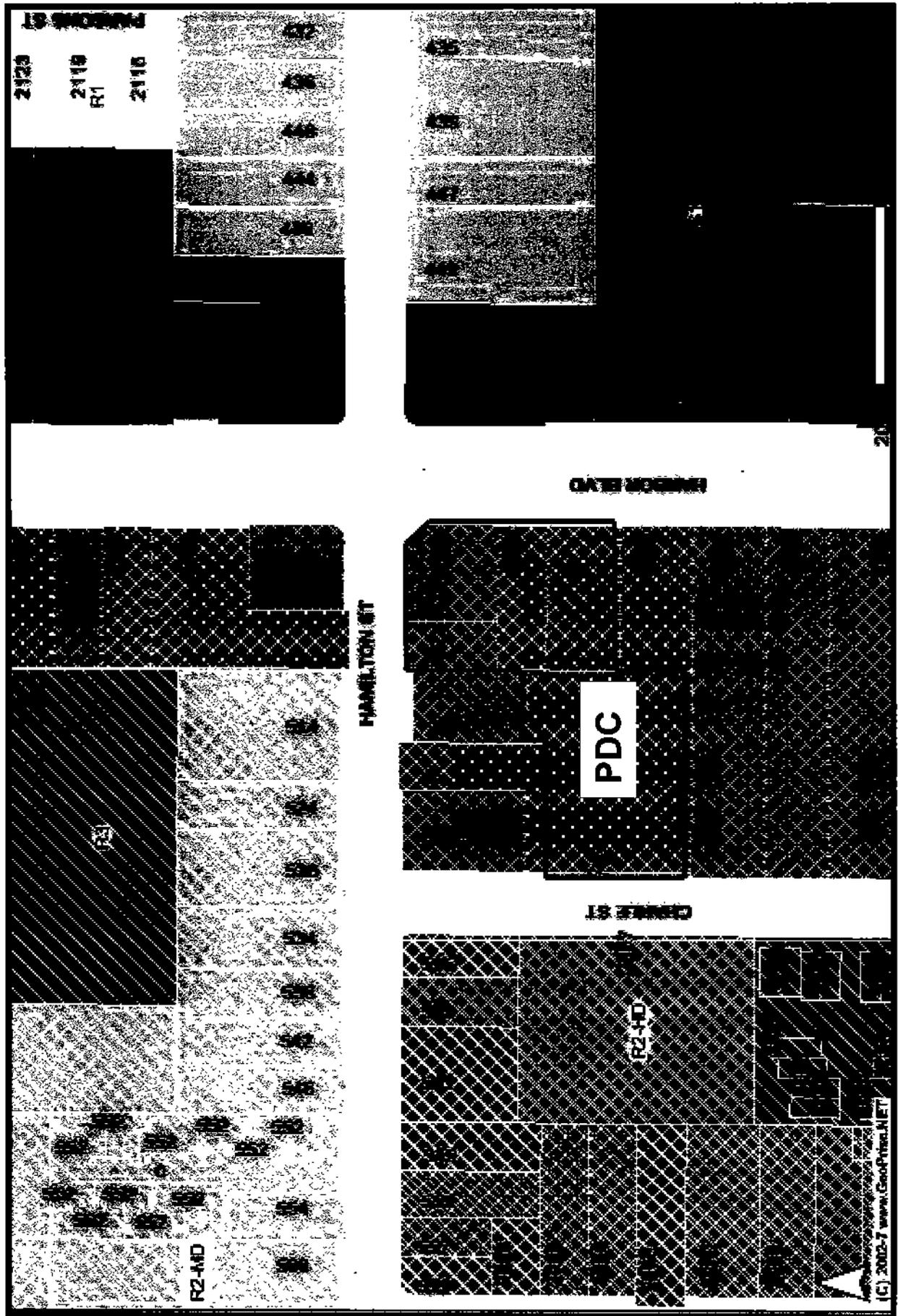
ABSTAIN: COMMISSIONERS

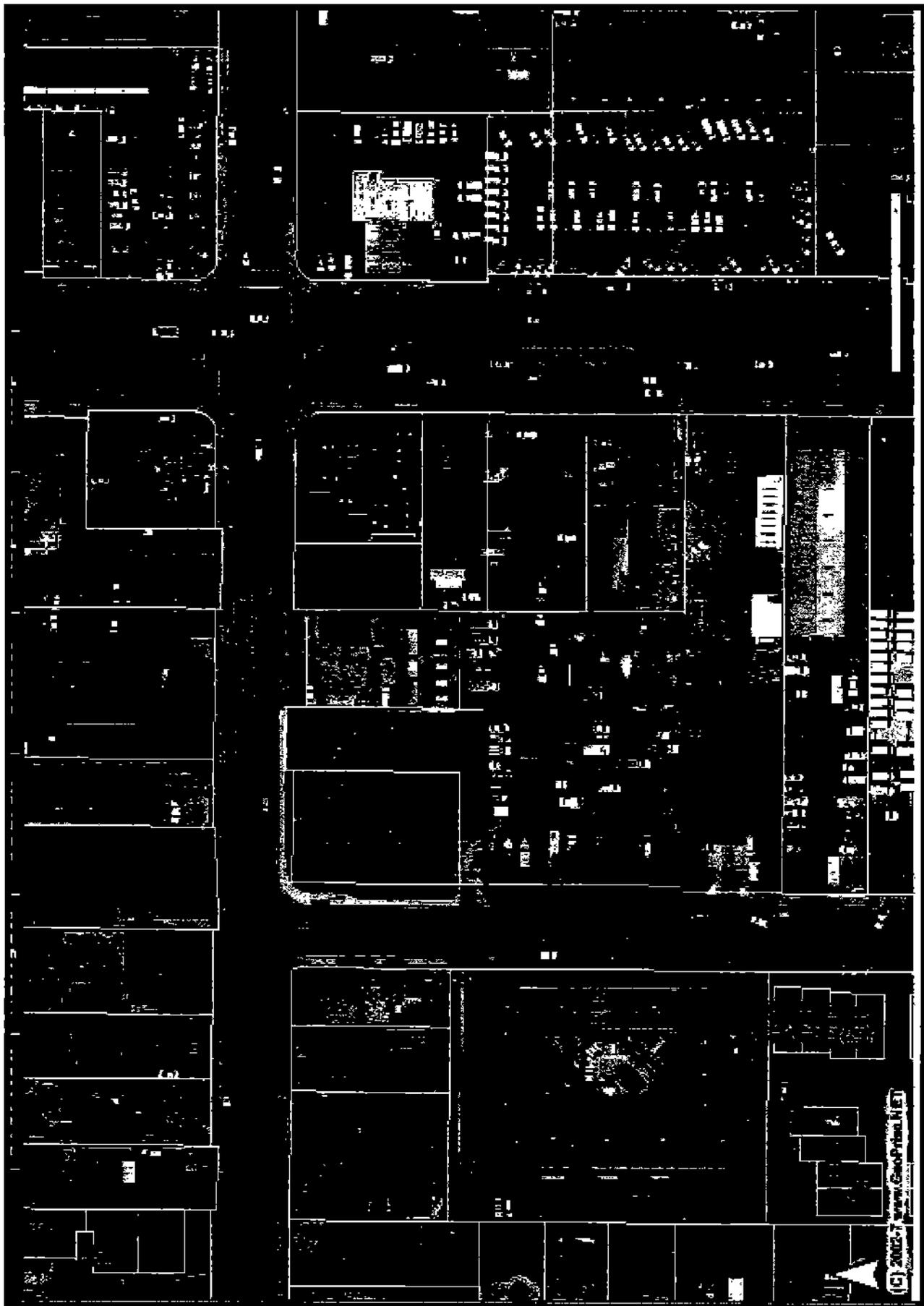
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The proposed PDC zone is consistent with the Zoning Code and existing General Commercial General Plan land use designation of the site. The rezone is also consistent with General Plan goals and objectives that encourage lot combination (LU-1C.5); opportunities for the development of well planned and designed projects which provide for the development of compatible uses within a single project (LU-1F.5); housing and employment opportunities within planned development areas (LU-1A.5); and density that can be supported by existing infrastructure and is compatible with surrounding uses (LU-1F.4).
- 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 under Section 15332 (In-Fill Development Projects).
- C. The project is exempt from Chapter XII, Article 3, Transportation System Management, of Title 13, of the Costa Mesa Municipal Code.

EXHIBIT "B" - ZONING MAP





(C) 2012 Google Earth

**2089 & 2099 Harbor Blvd and 511 Hamilton Street
Project Fact Sheet**

Property Owner: Harbor & Hamilton, LLC
1234 E. 17th Street
Santa Ana, CA 92701
714.460.1500
Contact: Anna R. Lauri

Location: 2089 & 2099 Harbor Blvd and 511
Hamilton Street – Costa Mesa, CA, at the
SWC of Harbor Blvd and Hamilton Street,
also adjacent to Charlie Street on the West
side of the street.

Project Site: Parcel Number –
Lot Size – 83,891 SF or 1.93 Acres

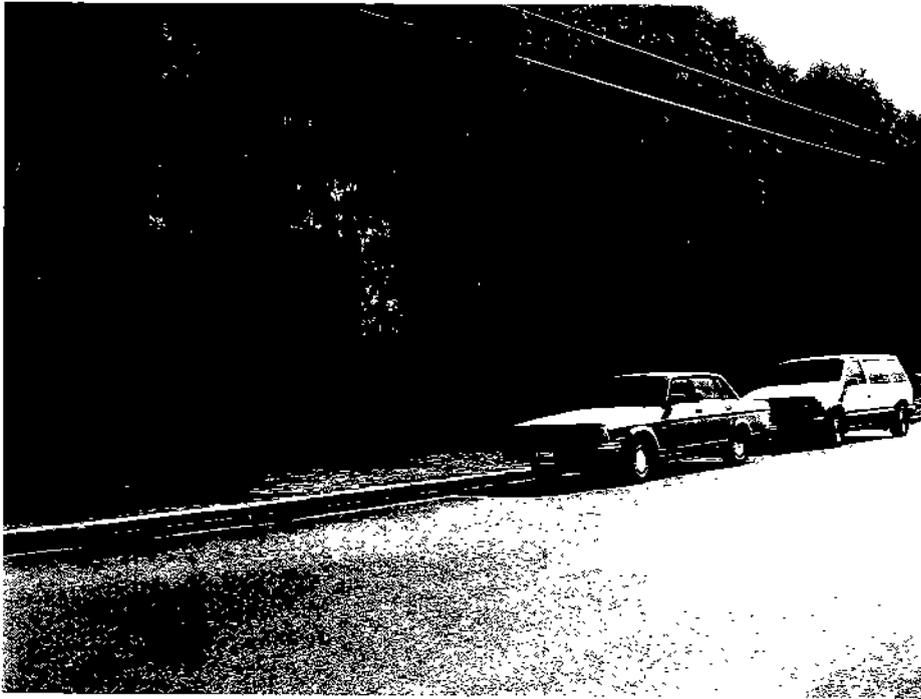
Existing Use: Part of site is currently used as a storage
yard. Two story medical office at 8,535 SF.
Additional miscellaneous structures.

Surrounding area: Property is bounded on the East by Harbor
Blvd and at the North by Hamilton Avenue.
At the near of the site, the property is
bounded by Charlie Street on the West.

Project Description: Multi-tenant Retail re-development:
Remodel of existing 8,535 SF structure. A
future pad for a fast food user will be added
South of existing building. 14- Residential
Units (each approximately 1,500 SF) will be
added at the rear of the site. An Overlay
area will need to be added to the site to
allow for Residential units under the current
zoning.



Facing Westerly Property Line



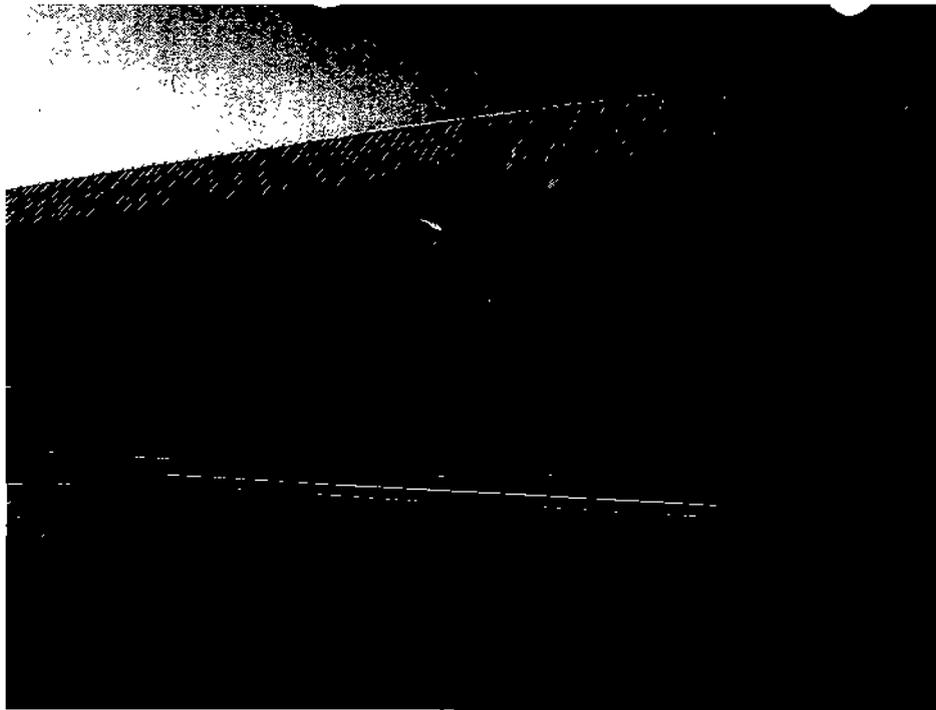
Facing Westerly Property Line

Red Mountain Retail Group:
SWC Harbor Blvd and Hamilton

11

RECEIVED
CITY OF COSTA MESA
DEPARTMENT OF COMMUNITY DEVELOPMENT

JAN 25 2007



Outbound from Westerly Property Line



Outbound from NW Property Line

Red Mountain Retail Group:
SWC Harbor Blvd and Hamilton

12

RECEIVED
CITY OF COSTA MESA

JAN 25 2007



Inbound from SW property line



Along Northerly Property line



Inbound from Northerly Property Line



Inbound from Northerly Property Line



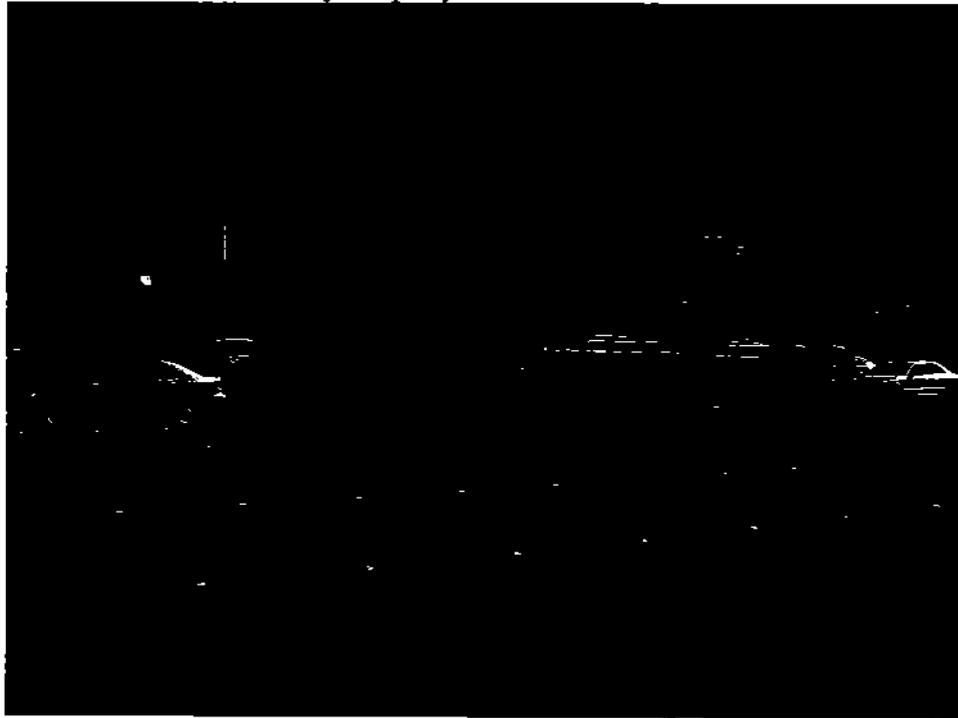
Inbound from Northerly Property Line



Inbound from Northerly Property Line



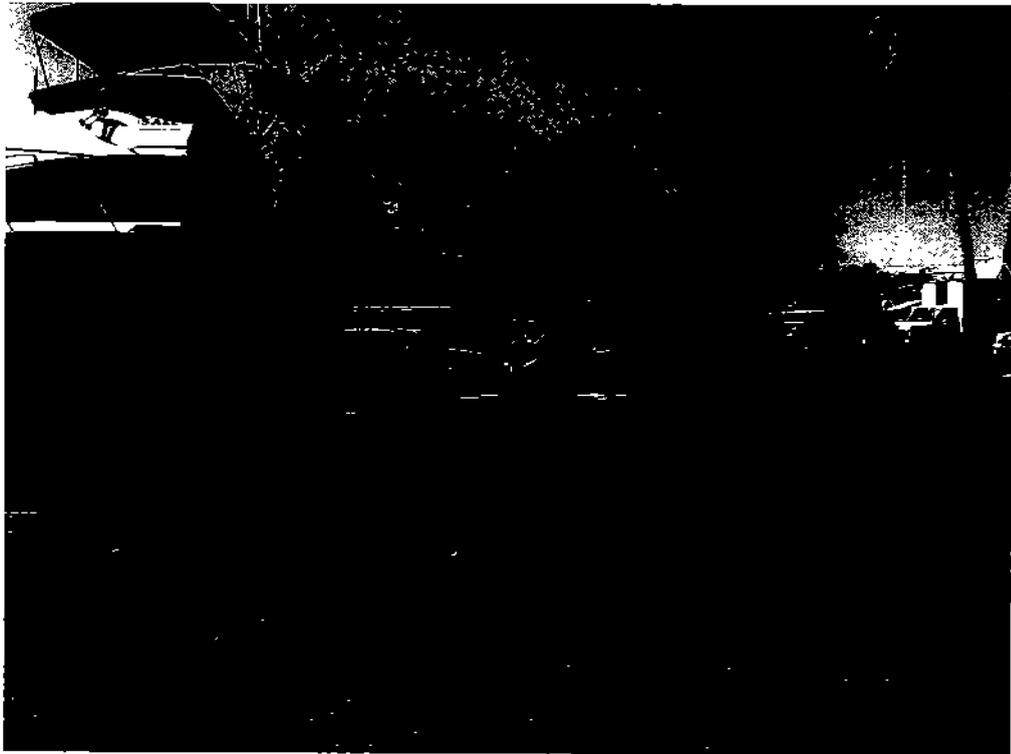
Outbound from Northerly Property Line



Outbound at Easterly Propertyline



Outbound at easterly property line



Inbound at Easterly property line

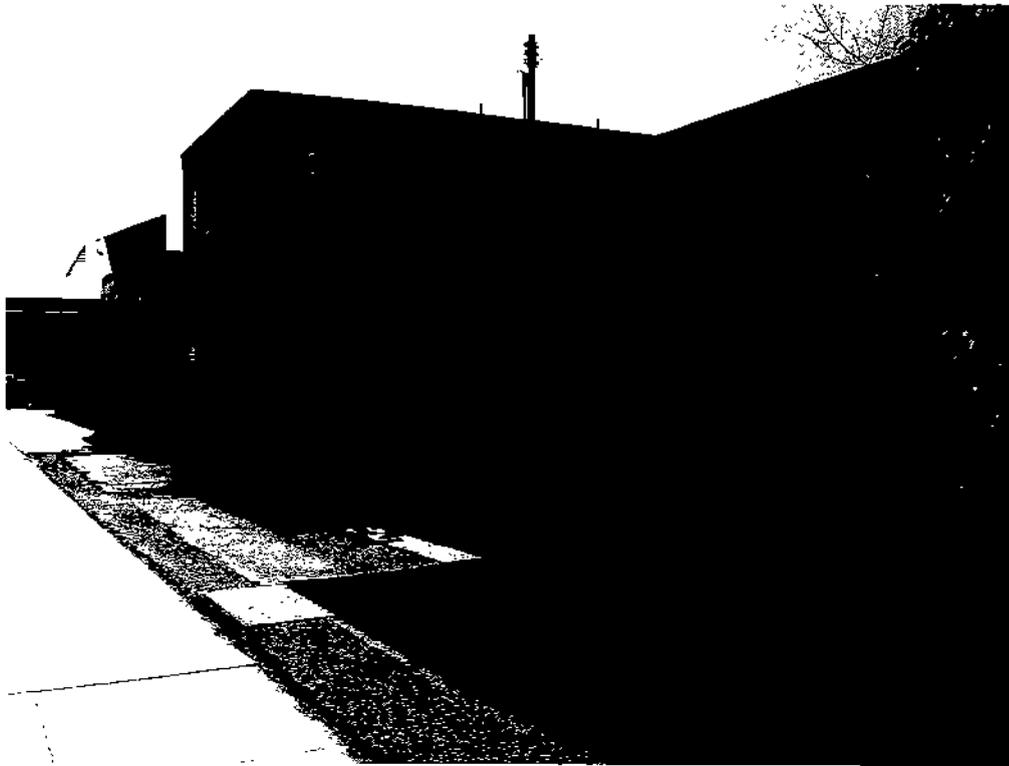
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Inbound at Easterly property line



Inbound at Easterly property line



Inbound at Easterly property line



Interior of Site



Interior of Site



Interior of Site



Interior of site



Interior of site

