



PLANNING COMMISSION AGENDA REPORT

V.3

MEETING DATE: DECEMBER 14, 2009

ITEM NUMBER:

**SUBJECT: GENERAL PLAN CONFORMITY RESOLUTION:
COUNTY OF ORANGE'S PURCHASE, ACQUISITION, AND USE OF ORANGE COUNTY
FAIR & EVENT CENTER PROPERTY AT 88 FAIR DRIVE**

DATE: DECEMBER 3, 2009

**FOR FURTHER INFORMATION CONTACT: CLAIRE FLYNN, PLANNING ADMINISTRATOR
714-754-5278**

DESCRIPTION

The County of Orange is considering the submittal of a bid to purchase the 150-acre Orange County Fair and Event Center property located at 88 Fair Drive for fairground and event purposes. (This property is also known as the "Fairgrounds.")

Pursuant to Government Code Section 65402, the Costa Mesa Planning Commission must find the purchase, acquisition, and use of the property to be in conformance with the 2000 General Plan.

RECOMMENDATION

Adopt attached resolution finding that the County of Orange's purchase, acquisition, and use of the Orange County Fair and Event Center property is in conformance with the City of Costa Mesa 2000 General Plan.

Claire L. Flynn

CLAIRE L. FLYNN, AICP
Planning Administrator

Kimberly Brandt

KIMBERLY BRANDT, AICP
Acting Development Svs. Director

BACKGROUND

Government Code Section 65402 prohibits any County or local jurisdiction 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 subject property.

In October 2009, the State of California released a Request for Proposals (RFP) for the sale of the Orange County Fair and Event Center property. The State Department of General Services is authorized by the State Legislature to sell real property to the general public (i.e. private and public entities).

Following is a timeline of key dates related to the sale:

Description	Date ¹
Final Bids Due	January 8, 2010
Opening of Bids & Auction	January 14, 2010
Highest Bid Recorded	January 14, 2010
Buyer's Execution of Purchase Contract	January 21, 2010
State Review and Recommendation to Legislature	January - February, 2010
State Execution of Purchase Contract (Subject to legislative approval)	March 15, 2010
Escrow	March 17 – May 16, 2010

¹ This schedule may be revised pursuant to an Addendum issued by the State of California, Department of General Services, November 23, 2009.

ANALYSIS

Sale of Orange County Fair & Event Center

The County of Orange is in the process of pursuing different options to stop the sale of the Fairgrounds. The County submitted a General Plan conformance request dated November 30, 2009 (Attachment 1).

In the event that the sale of the Fairgrounds continues to proceed despite these efforts, the County of Orange is planning to submit a bid to the State by the January 8, 2010 deadline. Whether or not the City of Costa Mesa partners with the County of Orange on a bid to purchase the property is unknown at this time. The attached General Plan conformity resolution will satisfy the legal requirements for the purchase/acquisition by the County (Attachment 2).

General Plan Conformity

The Costa Mesa 2000 General Plan designates the property as Fairgrounds. This designation recognizes the unique land uses associated with the 150-acre Orange County Fair and Event Center. This property is owned by the State of California, and the City has limited permitting authority. The property is zoned I & R (Institutional & Recreational).

It is the County's intent to acquire the site with the core objective to preserve and promote fairground and event uses.

Staff believes that the County's proposed acquisition of the property for fairground and event uses 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.

The Fairgrounds is an important recreational resource in Costa Mesa with historical significance. The Fairgrounds has existed at this location for over 60 years and has become a year-round exhibition, conference, and event center. The proposed acquisition by the County would help achieve the important goal of keeping the Fairgrounds in Costa Mesa.

CONCLUSION

The County of Orange's proposed purchase, acquisition, and use of the Orange County Fairgrounds property for fairground and event uses is considered in conformance with the Costa Mesa 2000 General Plan. The proposed activity responds to the need for public open space and fairground and event uses in Costa Mesa.

Attachment: 1. County Letter dated 11/30/2009
 2. Conformity Resolution

cc: Asst. City Manager
 City Attorney
 Deputy City Attorney
 City Engineer
 Staff (4)
 File (2)

File:121409GPConformFairgroundsOC

Date: 120309

Time: 10:30 a.m.

VIA EMAIL (kbrandt@ci.costa-mesa.ca.us) AND FIRST CLASS MAIL

November 30, 2009

Kimberly Brandt, Acting Director of Development Services
City of Costa Mesa
P. O. Box 1200
Costa Mesa, CA 92628-1200

REC'D DEC 02 2009

SUBJECT: GENERAL PLAN CONFORMANCE

Pursuant to Government Code Section 65402, you are hereby given notice that the County of Orange is proposing to purchase the Orange County Fairgrounds in Costa Mesa, CA. Commonly referred to as 88 Fair Drive, the site is approximately 150 acres containing approximately 67 buildings.

The County is offering to purchase the property for the continued use of the OC Fair and Events Center, and other continuing uses and/or new uses approved by the appropriate approval processes including City of Costa Mesa planning processes.

Please review this proposal and determine if the use conforms to the City's General Plan. To simplify processing, you may complete the bottom portion of this letter and return it to me by email and first class mail. Thank you for your cooperation and prompt attention to this matter. If you have any questions, please call me at (714) 834-4389.

Sincerely,



Thomas Mason
Manager, Corporate Real Estate

DETERMINATION:

YES NO This project is in conformance with the General Plan of the City of Costa Mesa.

BY: _____ DATE: _____
for the City of Costa Mesa:

cc: Mr. Allan Roeder, City Manager
Ms. Alisa Drakodaidis, County Deputy CEO

RESOLUTION NO. PC-09-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA FINDING THAT THE COUNTY OF ORANGE'S PURCHASE, ACQUISITION, AND USE OF 150-ACRE ORANGE COUNTY FAIR AND EVENT CENTER PROPERTY AT 88 FAIR DRIVE ARE IN CONFORMANCE 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 88 Fair Drive as Fairgrounds, a General Plan designation that recognizes the unique land uses associated with the 150-acre Orange County Fair and Event Center property;

WHEREAS, the County of Orange's purchase, acquisition, and use of the Fairgrounds property for the central intent to preserve the fairground and event uses in Costa Mesa are in conformance with the 2000 General Plan;

WHEREAS, the acquisition of the Orange County Fair and Event Center property would help achieve the important goal of keeping the Fairgrounds in Costa Mesa;

WHEREAS, the County of Orange has 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 the Fairgrounds property for

fairground and event uses by the County of Orange in conformance with the City of Costa Mesa 2000 General Plan.

PASSED AND ADOPTED this 14TH day of December 2009.

JAMES RIGHEIMER
Chair, Costa Mesa Planning Commission

