

Planning Commission Agenda Item

August 20, 2012

TO: Chair Steiner and

Members of the Planning Commission

THRU: Leslie Roseberry

Planning Manager

FROM: Anna Pehoushek, Principal Planner

SUBJECT

PUBLIC HEARING: Zone Change No. 1265-12 to rezone properties in the portion of the Uptown Orange 2010 General Plan Land Use Focus Area east of The City Drive, south and west of Interstate 5, and north of the intersection of The City Drive and Metropolitan Drive to **Public Institution** in order to achieve consistency in accordance with State law between the **Public Facilities and Institutions** General Plan land use designation and zoning.

SUMMARY

The City of Orange General Plan update was adopted in March 2010. In both the 1989 and 2010 General Plan, the portion of the Uptown Orange General Plan Land Use Focus Area east of The City Drive, south and west of Interstate 5, and north of the intersection of The City Drive and Manchester Avenue is designated *Public Facilities and Institutions* (PFI). Presently, the properties falling within the PFI General Plan designation are zoned *Single Family Residential* (R-1), *General Business* (C-2), or are unzoned. State law and the City's General Plan Implementation Plan require consistency to be established between the General Plan land use designation and zoning classifications. The zoning classification that corresponds to the PFI General Plan land use designation is *Public Institution* (PI). Zone Change No. 1265-12 establishes General Plan and Zoning consistency for the affected properties.

RECOMMENDED ACTION

1) Adopt Planning Commission Resolution No. PC 32-12 entitled:

A RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING THE CITY COUNCIL APPROVE ZONE CHANGE NO. 1265-12 AND ADOPT AN ORDINANCE REZONING PROPERTIES IN THE PORTION OF THE UPTOWN ORANGE 2010 GENERAL PLAN LAND USE FOCUS AREA EAST OF THE

CITY DRIVE, SOUTH AND WEST OF INTERSTATE 5, AND NORTH OF THE INTERSECTION OF THE CITY DRIVE AND METROPOLITAN DRIVE TO PUBLIC INSTITUTION TO ESTABLISH CONSISTENCY BETWEEN THE PUBLIC INSTITUTIONS AND FACILITIES GENERAL PLAN LAND USE DESIGNATION AND ZONING CLASSIFICATION IN ACCORDANCE WITH STATE LAW

AUTHORIZATION/GUIDELINES

Orange Municipal Code (OMC) Section 17.10.020 requires City Council approval of amendments to the Zoning Map, and also establishes procedures by which the Planning Commission reviews such amendments and makes recommendations to the City Council.

PUBLIC NOTICE

Public notice of the proposed Ordinance Amendment was published in the Orange City News newspaper on August 9, 2012. A total of 56 notices were mailed to the owners of affected properties and owners of properties within 300 feet of the affected properties. Notices were also posted at City Hall and Library posting locations.

ENVIRONMENTAL REVIEW

Final Program Environmental Impact Report (EIR) No. 1815-09 for the Comprehensive General Plan Update was certified on March 9, 2010 and prepared in accordance with the California Environmental Quality Act (CEQA). The proposed activity is within the scope of the previously approved General Plan and is adequately described in the previously certified General Plan Program EIR for purposes of CEQA.

PROJECT BACKGROUND

The City's 2010 General Plan was adopted on March 9, 2010. The 2010 General Plan Land Use Element included re-designation of properties in certain properties of the Uptown Orange Land Use Focus Area. A map depicting the Uptown Orange General Plan Land Use Focus Area is provided as Attachment 2 to this report. While the land use designations for properties west of the City Drive in the Uptown Focus Area were changed to Urban Mixed Use, the 1989 General Plan land use designation of PFI was carried forward for properties in the Focus Area located east of The City Drive.

The properties east of The City Drive are zoned R-1 (portion of UCI Medical Center), C-2 (City Fire Station), or are unzoned (UCI Medical Center and County facilities). The zoning that corresponds to the PFI General Plan designation is PI.

In accordance with State planning law (Government Code §65860), the City must establish consistency between the General Plan and its zoning. Furthermore, Implementation Program I-1 of the General Plan Implementation Plan calls for consistency between General Plan and zoning designations to be established.

PROJECT DESCRIPTION

The portion of the Uptown Orange General Plan Land Use Focus Area east of The City Drive, south and west of Interstate 5, and north of the intersection of The City Drive and Manchester Avenue have a General Plan land use designation of PFI, however are presently zoned R-1, C-2, or are unzoned.

The proposed Zone Change would change the zoning classification of the parcels in this area to PI. The PI zone allows for a range of public and institutional uses including hospitals, fire stations, municipal, county, and other government buildings, transit facilities, public utility buildings and facilities. Thus, Zone Change No. 1265-12 establishes General Plan and Zoning consistency for the affected properties. There is not a development project associated with this Zone Change.

APPLICATION(S) REQUESTED/ REQUIRED FINDINGS

The request involves a Zone Change/Ordinance Amendment. Zone Change No. 1265-12 will establish consistency between the General Plan land use designations and property zoning classifications on the subject properties.

Required Findings: There are no required findings for an Ordinance Amendment or Zone Change since it is considered a legislative action. However, OMC Section 17.10.020 requires that when the Planning Commission makes a recommendation to the City Council, the Planning Commission include in its decision: 1) the reasons for the recommendation; 2) the relationship of the proposed amendment to the General Plan and applicable Specific Plans; and 3) the environmental determination. These three items are addressed in the Planning Commission Resolution. By adopting the Resolution, the Planning Commission will have complied with this Code provision.

ANALYSIS/STATEMENT OF THE ISSUES

Issue 1: On-the-Ground Uses in Relation to Zoning

The existing zoning of properties in the area affected by the Zone Change does not reflect long-standing on-the-ground conditions that are consistent with the General Plan PFI designation.

R-1 Zoning

The property that is zoned R-1 is located at the southwest corner of Chapman Avenue and the City Drive, and is the site of the UCI Medical Center helipad, a parking and vehicle turn-around

area, medical buildings associated with the Medical Center, and a parking structure that serves the County judicial facilities.

C-2 Zoning

The property that is zoned C-2 consists of County judicial facility parking lots, parking structure, and City Fire Station. The C-2 zone also includes access roads into the County facilities.

Unzoned Property

The majority of the UCI Medical Center campus and County judicial facilities, Orangewood Children & Family Center, County of Orange Animal Care facility, and associated County properties are not presently zoned.

Resolution:

The proposed Zone Change establishes PI zoning on all affected properties. This zoning is appropriate given the types of uses that occupy the area, and is consistent with the PFI General Plan designation.

ADVISORY BOARD RECOMMENDATION

The proposed Zone Change was not reviewed by either the Staff Review Committee or the Design Review Committee due to the fact that it does not involve a specific development project, and implements a land use designation that was discussed extensively by the Planning Commission and City Council during General Plan development and adoption.

ATTACHMENTS/EXHIBITS

Attachments to Report:

- 1. Draft Planning Commission Resolution No. PC 32-12
 - 1-A. Draft Ordinance
 - 1-B. Maps depicting areas of Zone Change
- 2. General Plan Focus Area Map for Uptown Orange