



City Council Agenda Report
Meeting Date: October 18, 2016
Department: City Manager

SUBJECT:

PUBLIC HEARING TO CONSIDER RENAMING INDIAN OCEAN DRIVE TO CIVIC CENTER DRIVE AND A PORTION OF BISCAYNE BAY DRIVE TO SERRANO SUMMIT DRIVE

RECOMMENDED ACTION(S):

1. Conduct the noticed public hearing to consider the renaming of Indian Ocean Drive to Civic Center Drive and a portion of Biscayne Bay Drive to Serrano Summit Drive; and
 2. Find that the proposed actions are not subject to the California Environmental Quality Act ("CEQA") pursuant to section 15060(c)(2) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it will not result in a direct or reasonably foreseeable indirect physical change in the environment, and Section 15060(c)(3) because it is not a project as defined in Section 15378 because it has no potential for resulting in physical change to the environment, directly or indirectly; and
 3. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, APPROVING THE RENAMING OF INDIAN OCEAN DRIVE TO CIVIC CENTER DRIVE.; and
 4. Adopt a Resolution entitled: A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE FOREST, CALIFORNIA, APPROVING THE RENAMING OF A PORTION OF BISCAYNE BAY DRIVE TO SERRANO SUMMIT DRIVE.
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EXECUTIVE SUMMARY:

Municipal Code Section 14.40.010 requires that the City Council hold a noticed public hearing to change street names. In advance of the public hearing, staff met with the representatives of the businesses along Indian Ocean Drive, who did not oppose the change or express concern regarding the process. In anticipation of the completion of the future Lake Forest Civic Center, staff recommends changing the name of Indian Ocean Drive, the street that will serve as the primary point of access to the campus, to Civic Center Drive. To lessen the potential impact to businesses further, however, this change would not

become effective until 2018. Additionally, Irvine Ranch Water District (“IRWD”) is also requesting to change a portion of Biscayne Bay Drive to Serrano Summit Drive in anticipation of the future Serrano Summit housing development that will occur near the southerly terminus of Biscayne Bay Drive. Staff recommends renaming the portion of Biscayne Bay Drive nearest the Serrano Summit development to reflect it as the primary roadway that serves the residential project. Both recommended actions are effectuated by the adoption of two separate resolutions of the City Council.

BACKGROUND:

In August 2008, the City Council approved a Development Agreement with IRWD for the development of Serrano Summit, an 82-acre residential project that will consist of up to 608 homes. The site also includes land for the Lake Forest Civic Center. Figure 1 below shows the location of the Serrano Summit housing development and future Civic Center site.

Figure 1: Serrano Summit Development Area



As the Civic Center development is underway, staff believes it would be appropriate to consider renaming the primary roadway serving the project. In addition, IRWD also requested to change the name of the street that will serve as the primary point of entry into the project. To that end, the Lake Forest Municipal Code requires the City Council hold a noticed public hearing to consider potential changes to street names. Consistent with this requirement, staff provided the appropriate public notices, advertising this public hearing in local news publications and posting the notice as appropriate.

DISCUSSION:

There are two specific requests associated with this agenda item. The first addresses the street name change of Indian Ocean Drive and is a staff-initiated request. The second item is a request from IRWD to change the name of the street that will become the primary roadway into the future residential project.

Indian Ocean Drive:

The main access street for the future Civic Center will be Indian Ocean Drive, as the Civic Center site is located near the southerly future terminus of this street. The current name of the street does not suggest that this is the location of the City's most prominent future cultural and civic facility. As is the case with many other cities, staff recommends renaming the entirety of Indian Ocean Drive to Civic Center Drive to better assist residents, business owners, and the public at large in identifying the Civic Center's location and in defining a sense of place for the City's new 100-year home.

Staff took additional measures to ensure the proposed street name change does not negatively impact local businesses in the area. In advance of the issuance of the Notice of Public Hearing, staff conducted outreach to the businesses located on Indian Ocean Drive through mail, phone, and email. In July 2016, staff sent a letter to businesses and property owners associated with each address on Indian Ocean Drive. The letter informed the respective parties of the City's upcoming construction of the Lake Forest Civic Center and the subsequent renaming of Indian Ocean Drive to Civic Center Drive (Attachment 1). In the letter, staff invited neighboring businesses to a meeting to discuss the project.

As a result of the City's letter and subsequent follow up, staff met with representatives from two Indian Ocean businesses to discuss the project and street renaming. During the meeting, the business representatives expressed no issue with the proposed street name change. However, the business representatives had questions regarding the anticipated increase in daily trips along the street. The City's Traffic Engineer will continue to follow up with the

businesses to discuss the traffic analyses that accompanied the approval of the original entitlement.

The proposed street name change for Indian Ocean Drive would impact, to some degree, the businesses located on Indian Ocean Drive. Typical impacts would be replacement of stationery containing street address information, coordination with various utility providers, and coordination with regulatory and taxing agencies. However, none of the businesses the City contacted expressed concern regarding these potential impacts. Furthermore, in an effort to provide the affected properties with ample notice and lessen impacts, staff recommends the street renaming take effect in 2018. This would provide the businesses with additional time to prepare for the change.

Biscayne Bay Drive:

IRWD submitted a formal request and fee deposit to rename a portion of Biscayne Bay Drive to Serrano Summit Drive to better identify the future Serrano Summit housing development. Funds previously deposited by IRWD will reimburse City costs to process the request. This proposed change is consistent with updates to street names that have occurred with other residential developments in the Opportunities Study Area. The proposed street name change for Biscayne Bay Drive only impacts IRWD, which has a property addressed on Biscayne Bay Drive and is the party requesting the street renaming. No other properties are addressed along that portion of Biscayne Bay Drive. Staff recommends renaming the affected portion of Biscayne Bay Drive, instead of the entirety of the street.

Summary/Conclusion:

As noted, the first proposed resolution would enable the renaming of Indian Ocean Drive to Civic Center Drive (Attachment 2). The second proposed resolution would rename a portion of Biscayne Bay Drive to Serrano Summit Drive (Attachment 3). As required by State law, staff noticed this public hearing to allow any members of the public or affected parties to provide feedback on this item. Other than the instance where the City proactively met with businesses on Indian Ocean Drive, staff did not receive other comments from members of the public. At this time, staff recommends the City Council adopt both proposed resolutions.

FISCAL IMPACT:

There is minimal fiscal impact associated with the recommended actions. Pending City Council approval, staff would replace the existing street signs. The

estimated cost to change and install the new signs is approximately \$300. Staff will allocate sufficient funding in a future Operating Budget for this purpose.

ATTACHMENTS:

1. Letter to Indian Ocean Drive Businesses
2. City Council Resolution 2016-XX
3. City Council Resolution 2016-XX

Initiated By: Carlo Tomaino, Assistant to the City Manager
Amanda Wicker, Management Analyst
Submitted By: Debra Rose, Assistant City Manager
Approved By: Robert C. Dunek, City Manager