# CITY COUNCIL AGENDA REPORT

**MEETING DATE: JULY 5, 2006** **ITEM NUMBER:**

**SUBJECT:** **URBAN MASTER PLAN SCREENING REQUEST FOR THE FOLLOWING:**
**(1) UMP-06-01 FOR 1974 MEYER PLACE**
**(2) UMP-06-05 FOR 1716/1720 WHITTIER AVENUE**
**(3) UMP-06-06 FOR 2013-3029 ANAHEIM AVENUE**

**DATE:** **JUNE 21, 2006**

**FROM:** **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY:** **CLAIRE L. FLYNN, AICP, SENIOR PLANNER**

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

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## RECOMMENDATION

Provide comments on three urban master plan screening requests within the Westside Urban Plan area:

(1) *1974 Meyer Place:* 5-unit residential condominium development
(2) *1716/1720 Whittier Avenue*: 6-unit live/work development
(3) *2013-3029 Anaheim Avenue*: 28-unit residential condominium development

## BACKGROUND

On April 4, 2006, City Council adopted the Westside Urban Plans to allow new mixed-use and residential ownership development opportunities. An initial study/mitigated negative declaration for the Westside Urban Plans was also adopted and circulated through the State Clearinghouse (SCH#2006021045). The Westside Urban Plans are briefly summarized below:

1. *19 West Urban Plan SP-05-07*: The 19 West Urban Plan area consists of 103 acres of industrial, commercial, and residential uses. The plan area is located in the Westside, generally along 19th Street, Superior Boulevard, and southeast of Victoria Street and Placentia Avenue. The mixed-use overlay zone allows horizontal and vertical mixed-use development pursuant to an approved Master Plan.

2. *Mesa West Bluffs Urban Plan SP-05-08*: The Mesa West Bluffs Urban Plan area is approximately 277 acres in size. The plan area is generally located south of Victoria Street, west of Superior Avenue, and to the City's western and southern corporate limits. The mixed-use overlay zone allows live/work or residential development pursuant to an approved Master Plan.

3. *Mesa West Residential Ownership Urban Plan SP-05-09*: This overlay plan area consists of 238 acres of high- and medium-density residential uses. In the mixed-use overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan.

## ANALYSIS

### *Purpose of Urban Plan Screening*

The adoption of the Westside Urban Plans does not permit mixed-use or residential development by right. Title 13, Section 13-28(g), of the Costa Mesa Municipal Code requires that the development concept of proposed residential and mixed-use projects in the mixed-use overlay district be first prescreened by City Council.

The purpose of the "urban master plan screening" process is to allow Council to express comments at a public meeting on a specific development concept. Other than providing positive or negative feedback on the proposal, no formal action on the screening application will be taken by City Council. Furthermore, given that the mixed-use overlay district is a newly created zoning in Costa Mesa, the screening process allows City Council to be involved in the review process before final action on the Master Plan is taken by Planning Commission.

### *Development Concept - Summary Sheet*

A one-page, project summary sheet is attached for each of the three Westside screening requests. This summary sheet provides the following information:

- Zoning Map/Aerial Photograph/Site Photographs
- Development Concept, Land Use and Traffic Evaluation
- Conformance with Westside Urban Plan objectives
- Discussion of Deviation from Mixed-Use Development Standards

### *Planning Process after Council Screening*

A master plan and environmental document must be approved for each development proposal. The applicant may wish to take this opportunity to highlight aspects of his proposal. In addition, the applicant is encouraged to take the Council comments into consideration prior to submitting a mixed-use or residential master plan to the Planning Commission as the final review authority.

***Traffic Analysis Required***

A detailed traffic analysis with the project-specific environmental review is required at the time of project submittal.

In consultation with the Transportation Services Manager, the traffic analysis for each development project would generally include, *where applicable*, the following information:

- Pedestrian and vehicle circulation plan.
- Analysis of any increased traffic in relation to existing and projected traffic levels.
- Comparison of directional trip characteristics for residential or mixed-use development versus commercial or industrial uses.

## ALTERNATIVES CONSIDERED

The alternatives discussion is not applicable. In contrast to the screening process for General Plan amendments, formal City Council action related to acceptance or denial of the application is not required for an urban master plan screening request.

## FISCAL REVIEW

Fiscal review is not required for this item.

## LEGAL REVIEW

Legal review is not required for this item.

## CONCLUSION

The Zoning Code requires that mixed-use or residential development in an overlay district be prescreened by City Council. Other than providing positive or negative feedback on the proposal, City Council will not be taking any formal action on the screening application. Given that the mixed-use overlay district is a newly created zoning in Costa Mesa, the screening process allows City Council to be involved in the review process before final action on the master plan is taken by Planning Commission.

The Council's general comments do not set precedent for approval nor constitute the approval of the development project. In addition, the applicant may expect the Planning Commission to have other comments/concerns on a proposed development concept that may have not been necessarily raised by City Council. The screening process allows the applicant to consider Council's comments and accordingly research/develop the development concept based on their feedback.

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Senior Planner

KIMBERLY BRANDT, AICP
Principal Planner

R. MICHAEL ROBINSON, AICP
Asst. Development Services Director

DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments:
1. **1974 Meyer Place:**
   (Summary Sheet, Site Photos, Plans, Applicant Letter)
2. **1716/1720 Whittier Avenue:**
   (Summary Sheet, Site Photos, Plans, Applicant Letter)
3. **2013-3029 Anaheim Avenue:**
   (Summary Sheet, Site Photos, Plans, Applicant Letter)

cc: City Manager
City Attorney
Bill Morris, Public Services Director
Peter Naghavi, Transportation Svs. Mgr.
Kimberly Brandt, Principal Planner
Raja Sethuraman, Associate Engineer
City Clerk
Staff (4)
File (2)

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Michael Boudreaux
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Craig Hermann
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Mission Viejo, CA 92692

Al Mozayeni
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Irvine, CA 92612

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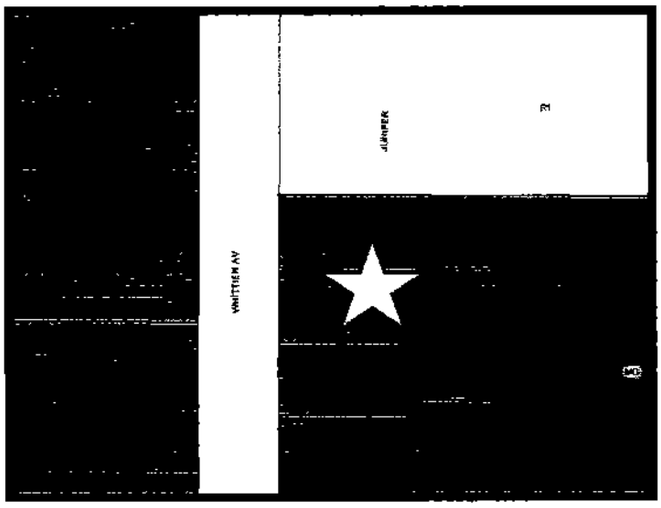
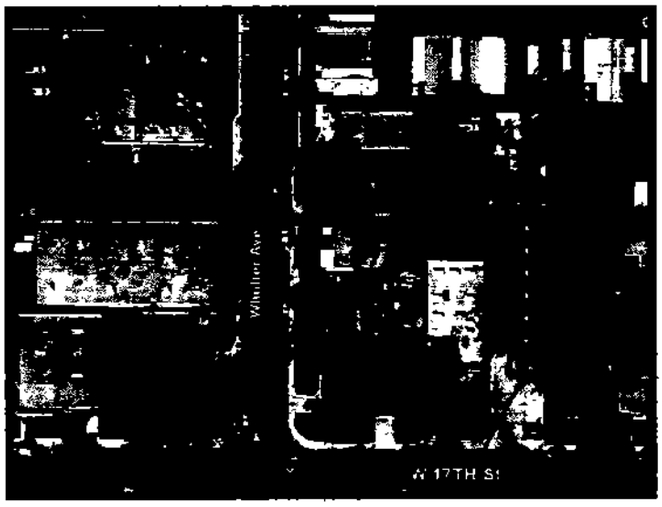
ATTACHMENT 2

# UMP-06-05: LIVE/WORK LOFTS AT 1716/1720 WHITTIER AVENUE IN MESA WEST BLUFFS URBAN PLAN




***DEVELOPMENT CONCEPT***

The conceptual project involves the demolition of nonconforming residential uses and new construction of a six-unit, live/work loft development at a maximum 1.0 FAR. The 3-story "Whittier Lofts" project features a private garage and work areas on the first floor and residential living areas on the upper two stories. A live/work loft is a type of mixed-use development composed of joint working and living quarters in the same unit, where typically the resident's living quarters are upstairs or separately-designated from the resident's work areas.

***EXISTING LAND USE CONTEXT***

The 0.36 acre site (15,726 sq.ft.) has a Light Industry designation and MG zoning. Single-family homes are located to the north and a multi-tenant industrial complex is located to the west, east, and south of the project site. Major industries (i.e. Clay-Val and J.C. Carter) are located greater than 1.5 miles from the site.

***TRAFFIC EVALUATION***

Intensity refers to the magnitude of vehicle traffic activity generated by mixed-use development. Successful mixed-use development requires a critical balance of building area (density) and vehicle traffic (intensity). The applicant is proposing a 6-unit live/work development. The Urban Plan specifies a maximum density of 13 dwelling units per acre for residential development in the overlay zone. While it does not specify a maximum density criteria for live/work development, an Urban Plan objective indicates that proposed projects are expected to be within the development capacity of the General Plan. While the conceptual project does not appear to result in unmitigable traffic impacts or deterioration of levels of service, these impacts would need to be verified by a traffic study submitted with the final master plan.

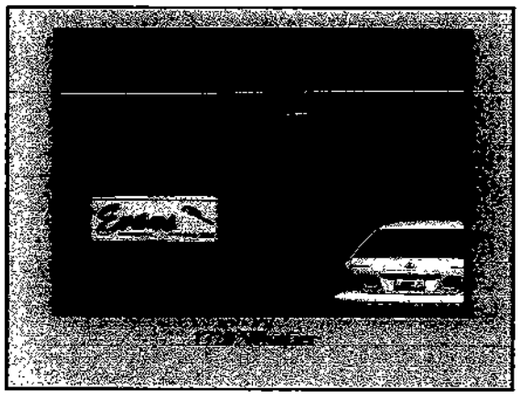
***CONFORMANCE WITH MESA WEST BLUFFS URBAN PLAN***

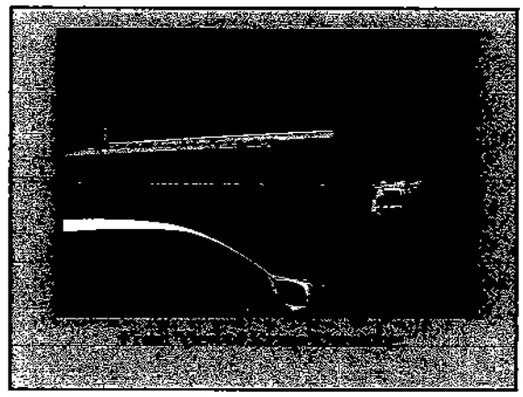
As reviewed by staff, the following mixed-use development criteria provide guidance in screening development proposals:

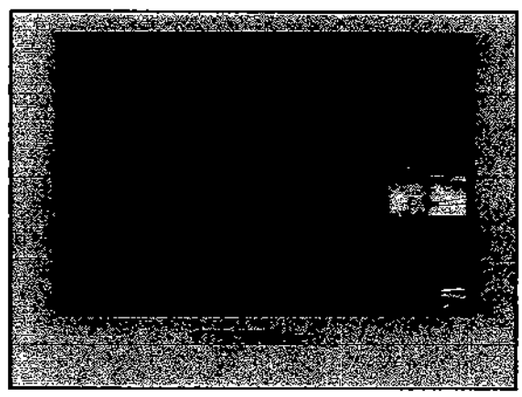
1. *Project meets objectives of Mesa West Bluffs Urban Plan* - Project promotes a new type of urban housing that would be target-marketed to people seeking alternative housing choices. The target market may be comprised of artists, designers, craftspeople, and other professionals who are interested in maintaining business and living spaces in an integrated unit.
2. *Modern architecture appears compatible with Plan area* – The applicant has provided color architectural renderings that reflect the urban character of the surrounding industrial context. This architecture features brick and steel construction, glass panels, and roof trellises.
3. *Building envelope is within Urban Plan guidelines* – The applicant proposes to be within the maximum 1.0 FAR building envelope allowed by the Urban Plan. An increase to above 1.0 FAR to 1.25 FAR may be allowed for exceptionally designed projects.
4. *Project location is appropriate for proposed land use.* – A live/work development on this industrially-zoned project site is considered compatible with existing surrounding industrial uses.

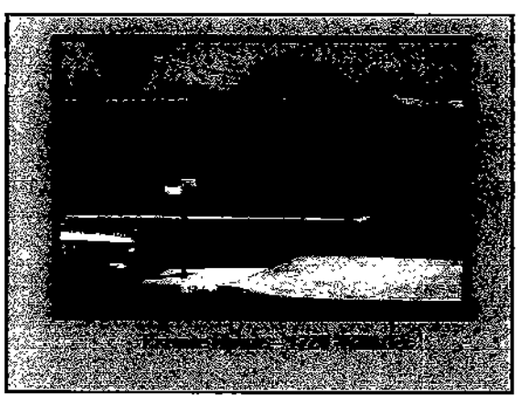
***DEVIATION FROM DEVELOPMENT STANDARDS***

The development proposal is still conceptual, and deviations from mixed-use development have not been identified at this time. Furthermore, a list of allowable uses in the live/work units and proposed parking will be provided with the final master plan.





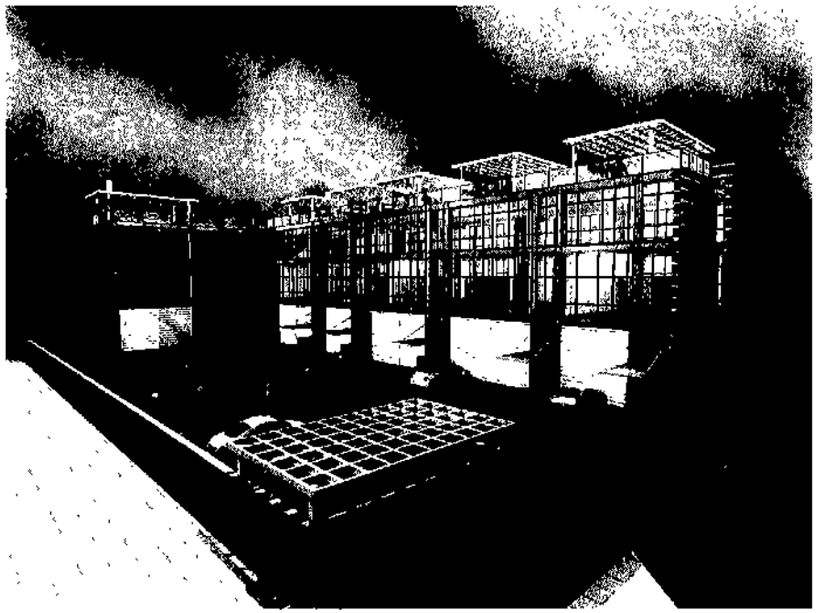




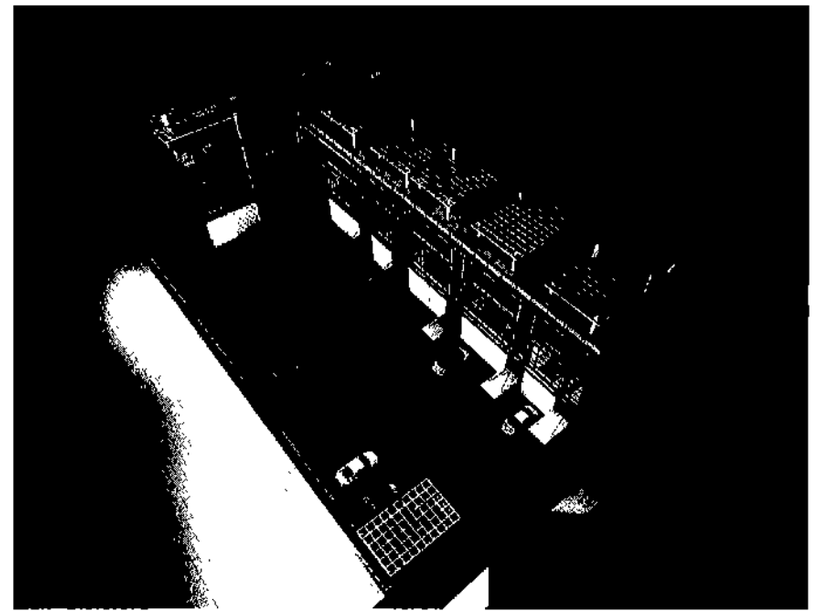
# WHITTIER LOFTS

1720 WHITTIER AVE. COSTA MESA, CA 92627

## PERSPECTIVE



FRONT VIEW



TOP VIEW

ATTACHMENT 2B

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M-BA

Scale: NTS
DATE: 05-18-2006

MORSE ▪ BOUDREAUX ARCHITECTS
1931A Newport Boulevard Costa Mesa, CA 92627
Tel. 949.515.4870 Fax 949.515.4875

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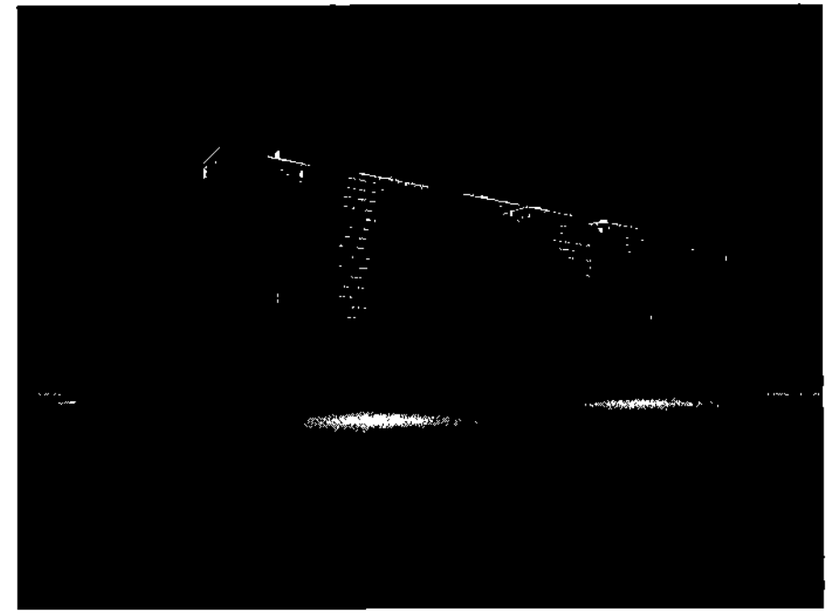
# WHITTIER LOFTS

1720 WHITTIER AVE. COSTA MESA, CA 92627

## PERSPECTIVE

FRONT VIEW



BACK VIEW

M-BA

COSTA MESA

Scale: NTS

DATE:05-18-2006

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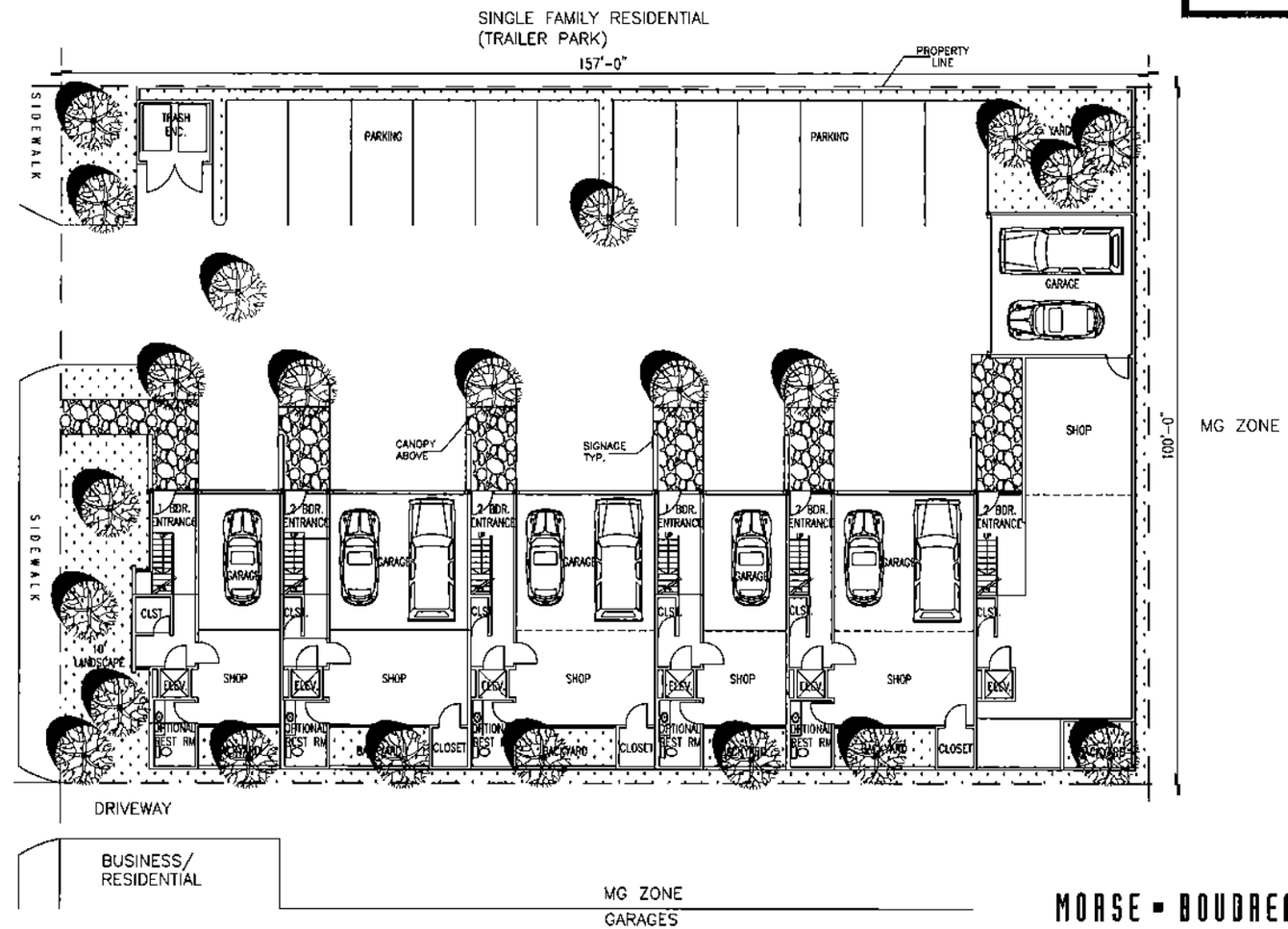
# WHITTIER LOFTS

1720 WHITTIER AVE. COSTA MESA, CA 92627

## SITE PLAN

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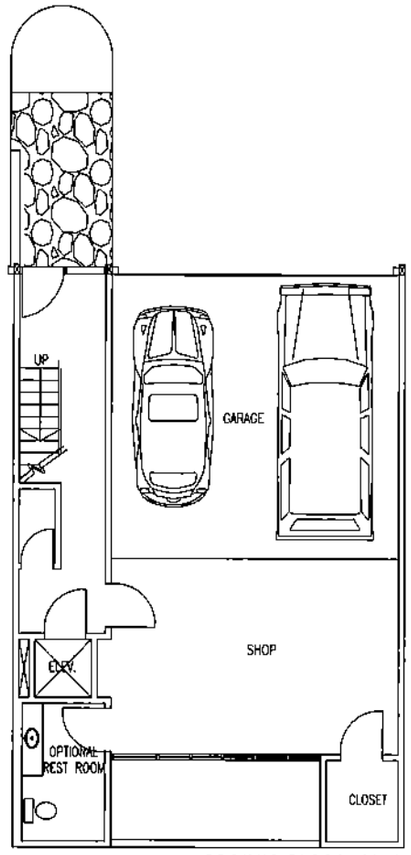
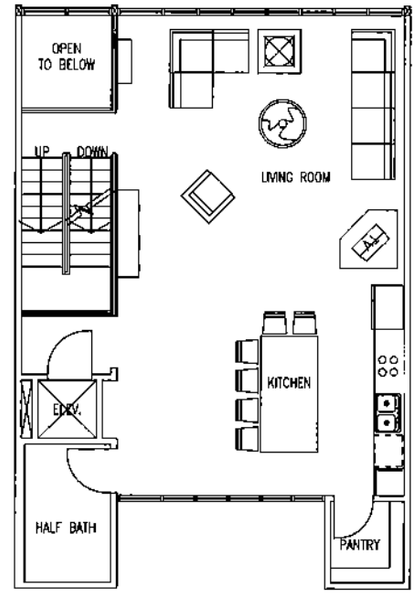
# WHITTIER LOFTS

1720 WHITTIER AVE. COSTA MESA, CA 92627

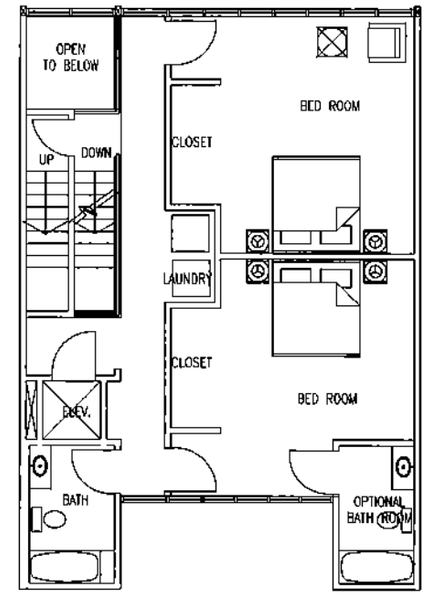
## PLAN




GROUND FLOOR PLAN




FIRST FLOOR PLAN




SECOND FLOOR PLAN

M-BA

COSTA MESA

Scale: NTS

DATE: 05-18-2006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# 1720 WHITTIER LIVE-WORK LOFTS

May 18, 2006

Proposed re-development to accommodate 6 live-work lofts
Site 157′ x 100′ 15,700 SF, MG Zoning
Total building area – 15,700 SF
Floor Area Ratio – 1.00
Total living space – 10,300 SF
Total garage area – 2,100 SF, 10 vehicles
Total work area – 3,200 SF
Total open area : 14,900 SF
Deck area: 5200 SF
Other open area: 9700 SF
Front setback – 10′
Side yard setback abutting residential zone – 20′ to 60′
Side yard setback abutting MG zone – 0′ – 8′
Rear yard setback abutting MG zone – 0′
Landscape coverage – 2,600 SF - 16.5 %
Building coverage –5,900 SF - 38 %
Building height to top of parapet – 36′
Building height to top of railing – 39′
Building height to top of trellis – 46′
Parking per unit – 4 spaces for 2 bedroom units, 2 spaces for 1 bedroom units, and 12 additional spaces
Total parking – 32 spaces
Units have ground level garage/work space with 14′ ceilings
Units have two story loft living space
Units have rooftop terraces with outdoor fireplaces and connections for spas
All mechanical equipment is within mechanical enclosure on roof
Roof terraces have glass railings
Private canopied entries have wall for mailbox, lighting and signage for the business
Units will be designed as condominiums. Owner will initially occupy a unit and rent the others with the intention of selling all of the condominiums in the future
The demising partitions will be solid masonry construction to provide high level of acoustic separation between units
Architecture is a blend of contemporary "loft" design and Westside Industrial eclectic
Materials include exposed structural steel, steel industrial windows, concrete block, glass rails, fabric awnings, industrial steel roll-up doors, metal louvers and roof screens, and steel trellises.

//

Michael A. Evans
Kathryn M. Evans
9197 Nadine River Circle
Fountain Valley, California 92708
(714) 334-1151

May 22, 2006

Re: Property at 1716 & 1720 Whittier Ave. Costa Mesa

To Members of the Costa Mesa City Council and Planning Commission,

We are submitting preliminary design plans for six units of live work condominium lofts. We would like to build 15,700 square feet of building area, which equates to a floor area ratio of 1.00. We are proposing garage and work space on the first floor, kitchen, bath and living room on the second floor and the third floor will consist of bedrooms and bath. There will be a roof deck with fireplace as well as an area for a barbecue and jacuzzi. We will locate mechanical equipment in enclosures on roof deck.

We are proposing that the building be built of brick and steel to give it an industrial look with loft style and an open & airy feeling. We will be occupying one unit and sell the other units as condominiums. The pricing will be determined based on finished plans and building cost. This project conforms to the Mesa West Bluffs Urban Plans & Overlay Zone requirements.

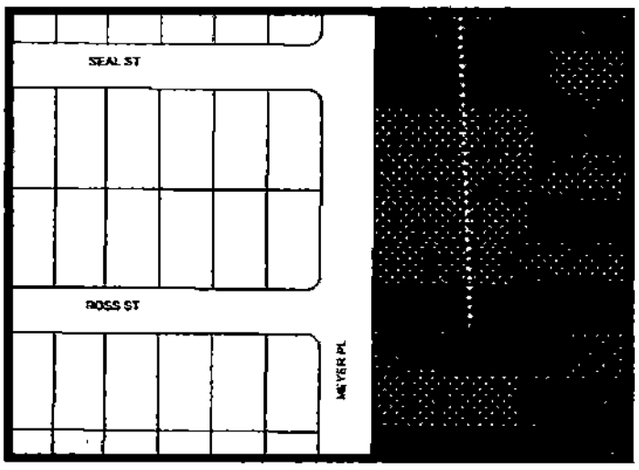
We currently have two blighted non conforming lots with approximately 7,850 square feet with older houses on each. We are hoping that the look of these new lofts in both in quality and design meet your goals for the future development of the west side. We hope this is the type of project that the city of Costa Mesa will use as a benchmark for others.

Sincerely,

Michael A. Evans
Kathryn M. Evans

ATTACHMENT 1

# UMP-06-01: 5-UNIT CONDOMINIUM COMPLEX AT 1974 MEYER PLACE IN MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN



***DEVELOPMENT CONCEPT***

The concept involves the demolition of the existing single-family residence and construction of a three-story condominium complex. Proposed are five two-story, 2 bedroom/2 bathroom, 1,500 square-foot, condominiums with rooftop decks. The podium-type construction would site these condos above a partially subterranean parking structure (16 parking spaces). The overall building height, including roof trellises, would be approximately 35 feet. A detailed project description is provided in the attached applicant's letter.

***EXISTING LAND USE CONTEXT***

The 0.25-acre (10,934 sq.ft.) site has a High Density Residential designation and R2-HD zoning. A 730 sq.ft. single-family residence and small storage building is currently on the lot. The property is immediately bounded by other high density residential designations with exception of a single-family residence abutting the left side of the property.

***TRAFFIC EVALUATION***

The applicant is requesting a density increase to 20 dwelling units per acre, or 5 units on a 0.25-acre site. Current zoning allows 3 units on the property. However, this 2-unit increase does not appear to result in unmitigable traffic impacts or deterioration of levels of service. New construction of a 5-unit development would not significantly increase the traffic intensity compared to the General Plan.

***CONFORMANCE WITH RESIDENTIAL OWNERSHIP URBAN PLAN***

As reviewed by staff, the following residential development criteria provide guidance in screening development proposals:

1. *Project meets objective of Residential Ownership Urban Plan* – The Urban Plan encourages development of new owner-occupied housing in high-density residential areas. It provides flexible development standards. In this case, the applicant is proposing a 3-story building height and 2-unit density bonus offered in the plan, subject to an approved master plan.
2. *Modern architecture appears compatible with Plan area* – The applicant has provided an architectural drawing that features textured surfaces and modern lines. Materials include stucco, glass, aluminum window frames, metal siding, and steel ornamental gates and trellises.
3. *Proposed parking complies with Code requirements*. The proposed partially-subterranean parking structure will be approximately 4 feet below street level. The provision of sixteen parking spaces comply with code requirements for a 5-unit residential complex.
4. *Project location would be appropriate for proposed land use*. Given the High Density Residential designation, the proposed high-density condominium project would be appropriate for this site. While the Urban Plan allows density bonuses to 20 dwelling units per acre for R2-HD zoned properties, in this case, the Planning Commission would need to approve a deviation from the minimum one-acre lot size requirement to allow a density bonus for this 0.25-acre site.

***DEVIATION FROM DEVELOPMENT STANDARDS***

The development proposal is still conceptual; however, two deviations from Zoning Code development standards have been identified at this time: (1) Deviation from the minimum one-acre lot size requirement is required to allow a 2-unit density bonus and (2) Deviation from maximum 60% lot coverage is required to allow podium construction. Enhanced architectural treatment and additional landscaping on the podium are proposed. Deviations from these standards may be approved through the master plan process provided that specific findings related to project excellence be made.

# Site Photos – 1974 Meyer Place

ATTACHMENT 1A

Neighboring Apartment Complex

View of Project Site at 1974 Meyer Pl.

Neighboring Complex

# CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT


## FOR ATTACHMENTS NOT INCLUDED IN THIS REPORT, PLEASE CONTACT THE CITY CLERK'S OFFICE AT (714) 754-5225


Building Division (714) 754-5273 • Code Enforcement (714) 754-5623 • Planning Division (714) 754-5245
FAX (714) 754-4856 • TDD (714) 754-5244 • www.ci.costa-mesa.ca.us