



CITY COUNCIL AGENDA REPORT

MEETING DATE: DECEMBER 5, 2006

ITEM NUMBER:

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST UMP-06-11 FOR 616 CENTER STREET AND 613 PLUMER STREET

DATE: NOVEMBER 20, 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**

RECOMMENDATION

Provide comments on a three-story, seven-unit residential loft development in the Mesa West Residential Ownership Urban Plan area.

BACKGROUND

On April 4, 2006, City Council adopted the 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 this incentives overlay zone, applicants with qualified projects may apply for specified residential development standards/incentives or a density bonus pursuant to an approved Master Plan.

EVALUATION OF DEVELOPMENT CONCEPT

The urban master plan screening process will address two central questions:

- 1) Does the project meet Council's expectations for projects in the Urban Plan areas? The screening process is an opportunity to determine if the conceptual project meets Council's expectations for new projects in the urban plan areas. Council will be providing initial feedback to the applicants.
- 2) Does Council have any comments on any requested deviations? The screening process will highlight any requested deviations from the urban plans to Council's attention. (Please refer to attached summary of concerns/issues related to the proposal.)

The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.

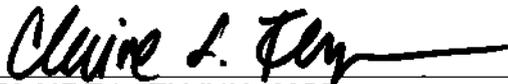
Development Concept - Summary Sheet

A one-page, project summary sheet is attached for the screening request. This summary sheet calls attention to any concerns or requested deviations about the project.

CONCLUSION

The screening process enables Council to address two central questions about the proposed development proposals in the urban plan areas: (1) Does the project concept meet Council's expectations for new development in the urban plan area? And (2) Does Council have comments on any requested deviations?

Council's general comments do not set precedent for approval/denial nor constitute final action on 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 initial comments and to refine the development concept based on their feedback.



CLAIRE L. FLYNN, AICP
Senior Planner



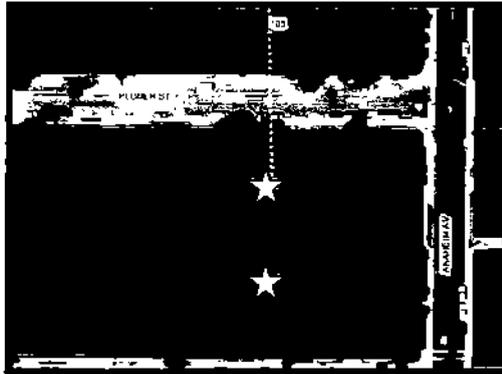
DONALD D. LAMM, AICP
Deputy City Mgr. – Dev. Svs. Director

Attachments: 1. Summary Sheet
2. Site Photos
3. Plans
4. Applicant Letter

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

Mr. McMillen
In-Habitation Design
616 Center Street
Costa Mesa, CA 92627

COASTAL HEIGHTS HOMES AT 613 PLUMER STREET / 616 CENTER STREET



DEVELOPMENT CONCEPT

The Coastal Heights project proposes the construction of 7 environmentally-conscious detached homes on two combined lots totalling 15,187 square foot (sq.ft.) at 613 Plumer Street/616 Center Street. This project is located in the Mesa West Residential Ownership Urban Plan area. The project features solar energy facilities and green roofs. The architecture was inspired by the design of a Quonset hut and has several Asian influenced design aspects. Following is a brief summary of the project:

- Seven detached, three-story residences will consist of four two-bedroom executive units, and three three-bedroom family units. The executive units will face the streets, and the family units will be placed in the middle of the property to give them more seclusion and privacy.
- Total building height is a maximum of three stories/45 feet in height.
- Subterranean parking garage includes wide driveway at both Center Street and Plumer Street. The subterranean parking structure will not be greater than 4 feet in height from the finished grade.
- 22 parking spaces meets parking requirements: 18 covered parking spots in addition to the 4 open parking spots in the two driveways.
- Zen courtyard provides focal point for the common space.
- Energy conservation measures include solar gutters to provide solar energy and a green roof within a rooftop garden terrace.

PRELIMINARY TRAFFIC EVALUATION

The applicant is requesting a density increase to 20 dwelling units per acre, or 7 units on a 0.35-acre site. Current zoning allows 5 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 7-unit development would not significantly increase the traffic intensity compared to the General Plan.

DEVIATIONS FROM DEVELOPMENT STANDARDS AND OTHER ISSUES

In addition to any other general comments, Council would provide feedback on the following deviations and other issues as highlighted below. The Planning Commission may approve deviations as part of the master plan approval process.

1. Project site does not meet the minimum one-acre standard. The Urban Plan allows a maximum density of up to 20 du/acre for sites for minimum one-acre sized lots. For previous screening requests, Council has not been concerned with the satisfaction of this one-acre standard. In this case, the combined properties on Plumer and Center Street amount to 0.35-acre. This is less than the minimum one acre required. In addition, the site is 50 square feet short of the required acreage for 7 dwelling units. Council may consider the 50 square foot shortage as a minor deviation in minimum lot size requirements.
2. Two parking spaces and dual driveways which are proposed at Center and Plumer Streets eliminate landscaping in the front setback. The Transportation Division recommends a single driveway approach instead of the dual driveways that are currently proposed. The purpose of the single driveway configuration is to allow landscaping in the front yard area. The project also features two open parking stalls in the front setback area. These open parking stalls are required to meet the minimum parking requirements. If Council suggests that the driveways be modified and the open parking stalls removed, the project may not meet minimum parking requirements.
3. Project features 5-foot side setback to neighboring multi-family zoned property. The immediate neighbors to the property are single-family homes located on R2-HD zoned lots. The Urban Plan does not require additional setback for three-story buildings located adjacent to multi-family zoned properties. However, Council may suggest that additional setback, greater than the 5-foot side setback that is currently proposed, be provided between the three-story structures and the single-family homes.

613 Plumer St.



Single-story residential home built in 1950s
Lot that is currently proposed for the project

619 Plumer



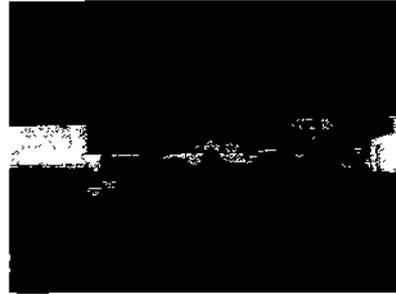
Single-story residential home built in 1950s
Lot is directly to the right of proposed project site.

1885 Anaheim Ave



Lighthouse Outreach Ministries built in 1949
Directly across from projected project site

1885 Anaheim Ave



Parking lot for Lighthouse Outreach Ministries
Directly across from projected project site

609 Plumer St



Single-story residential home built in 1950s
Directly to the left of proposed project site

1860 Anaheim Ave



Downtown Recreation Center
Recently built and around the corner from the site

ATTACHMENT 2



616 Center St Front View



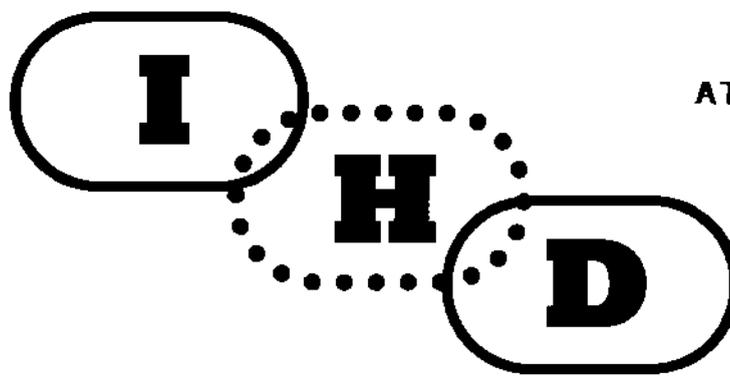
613 Plumer St. Front View



Center St. Angle View



Plumer St. Angle View



In-Habitation Design Inc.

616 Center St/613 Plumer St • Costa Mesa, CA 92627 • Tel 714-728-0458

October 18, 2006

City of Costa Mesa Planning Department
77 Fair Drive, P.O. Box 1200
Costa Mesa, CA 92628-1200

Re: Property at 616 Center St. & 613 Plumer St. Costa Mesa

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

In-Habitation Design is proposing to build on two parcels of land (616 Center St. and 613 Plumer St.) a seven-unit common interest development called Coastal Heights. We would like to build 15,201 square feet of building area, replacing the two older single-family residents on each lot. We are proposing, four, two bedrooms, two bathrooms at 1,800 Sq.Ft. each, with a three story height limit of 45ft. We will be building three more units each having three bedrooms, two and half bathrooms at 3,100 Sq.Ft. each. First floor will be all parking. Second and third floor will consist of living space. All will encompass a roof top terrace for an overall estimate of the whole property of 40% common interest space. The terrace will include a coy pond, Japanese courtyards, fireplaces, and barbecue areas. The first floor will be all underground parking fitting the requirements of 21 parking spaces. Our proposal includes a total of 24 parking spaces, giving Coastal Heights three more parking spaces then required by the city.

Coastal Heights will include solar gutters, Japanese Courtyards, and roof top-terrace. Coastal Heights will be built with "all natural materials" to create sustainability. Each of these units will be built custom designed. One of our main goals is to "get off the grid", which means Coastal Heights will be solar efficient, by having enough energy to run all seven units. This will save cost for the future homeowners of Coastal Heights. The pricing for these seven lofts, which will be owner occupied, will be determined based on finished plans and building cost.

In-Habitation Design will be incorporating the true importance of quality, balance, and sustainability to create long lasting, beautiful, living environments for anyone from the working professional to the California coastal family. We are the future of development, design, and urban regeneration, in Orange County. Coastal Heights conforms to the

Residential Ownership Urban Plan & Overlay Zone requirements. In-Habitation Design would like to have Coastal Heights a point of reference for the West Side of Costa Mesa on the “change of living today by having living situations being urban friendly yet enjoyable.”

Sincerely,

In-Habitation Design Inc.

Explanation of Solar Generation Systems:

Getting the maximum potential out of a solar panel depends on two things; the intensity of the sun that hits it and the length of time the sunlight stays there. To get the most intensity for the longest period of time, the panel must be placed strategically. This is where the problem begins. Solar panels have developed a reputation for being hideous blue masses laid out randomly across the rooftops of America. The reason for this is because the original design of the building and the later added panels don't marry. We at In-Habitation have taken this into consideration and have designed a building whose exterior orientation makes the panels highly efficient because of their placement, yet impossible to view from the street.

Our Solar Gutter

The seven units at Coastal Heights have been designed with built-in "Solar Gutters". A solar gutter is a simple copper channel created and designed by our company that is four feet wide and wraps around the perimeter of the building. (Imagine a very wide rain gutter that has the ability to collect the sun's energy.) In our design, there is room for 2380 to 4000 square feet of solar panels.

Reasons Why

Southern California is a great place to utilize the sun's energy due to the unusually high amount of sunlight that we have here year round. One of the great incentives for having solar energy is its financial advantage. Our intention is to take the homeowner off the grid as much as possible, making their lifestyle more affordable and environmentally conscious. We understand that our world is in need of more of this type of housing and we are excited about the opportunity to provide it here in Costa Mesa.

*A recent study by ICF Consulting (funded by HUD and the EPA) indicates that energy saving measures such as solar panels can add \$20 of home value for every \$1 of yearly energy cost savings (Article from Wells Fargo in an investor newsletter).

*More information will be submitted in the master plan process regarding the layout of the solar panels in the design drawings.

Solar Information from BP Solar our potential panel Vendor

Solar's growing popularity is supported by solid economics

Supported by increasing energy costs and generous state and federal rebates and incentives, a solar energy system is an economical investment today and is on track to becoming a standard home system in the not so distant future. Solar is currently most economical in California, New Jersey, and parts of New York and Pennsylvania.

Solar helps protect the environment

Solar energy is clean. Unlike conventional sources of electricity, which are a major cause of problems like smog, acid rain and global warming, solar produces no air or water pollution. A BP Solar Builder Solution™ provides clean, renewable energy for your homebuyers, directly from the sun. Over its lifetime a 2-kilowatt size system will prevent about 40 tons of carbon dioxide emissions, a major cause of global warming. And, in today's environment, that's truly a positive foundation to build on in your local community.

Pure solar

When sunlight shines onto BP Solar's solar panels, our advanced technology transforms the light into DC electricity. That DC electricity is then converted to AC electricity that is used throughout your home. During the day, if your BP Solar Home Solution® produces more electricity than is used in your home, the extra electricity produced is fed into the utility grid, generating a credit on your electric bill. When this happens, you'll be able to see your utility meter actually spin backwards. At night, electricity is automatically drawn from the grid to provide your home with the power you need.

Planning Application Summary

Location: 616 Center Street/613 Plumer Street

Request: Demolition of two single-family residents and the replacement of them with a seven-unit loft development. (See Development Concept for explanation of all requests.)

SUBJECT PROPERTY A:
616 Center St.

SURROUNDING PROPERTY:

Zone: R2-HD North: Single Family Resident R2-HD
General Plan: High Density Residential South: Condominium Complex R2-HD
Lot Dimensions: 55 X 135 East: Apartment Complex R3 Zoning
Lot Area: 7,425 SqFt. West: Single Family Residents R2-HD
Existing Development: One, 1-story residential unit and detached garage.

SUBJECT PROPERTY B:
613 Plumer St.

SURROUNDING PROPERTY:

Zone: R2-HD North: A church, I&R zoning
General Plan: High Density Residential South: Single Family Resident R2-HD
Lot Dimensions: 57.60 X 135 East: Single Family Residents R2-HD
Lot Area: 7,776 SqFt. West: Single Family Residents R2-HD
Existing Development: One, 1-story residential unit and detached garage.

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Size:		
Lot Width (Overall Project)	100	55(1)
Lot Area (Overall Project)	12,000	15,201(1)
Density		
Zone	1/du/2178SF	1/du/2171SF
General plan	1/du/2178SF	1/du/2171SF
Building Coverage (Overall Project):		
Buildings	NA	Stilt Construction (Second story is first floor, living quarters on second floor)
Paving	NA	8,945SF (58%)
Open Space	40%	6,256SF (42%)
TOTAL		100%
Building Height:	2 Stories @ 27 Feet	3 Stories @ 45 Feet
Chimney Height:	2Feet	2Feet
First Floor Area (Parking Garage)	NA	9,100 SF
Second Floor Area (Unit)	NA	7,700 SF
Third Floor Area (Unit)	NA	8,800 SF
2 nd Floor % of 1 st Floor	80%	84%
3 rd Floor % of 2 nd Floor	80%	87.5%
Setbacks:	20 Feet	20 Feet
Front		
Side (left/right)	10 Ft Ave. (2 Story)	5 FT/5 FT
Parking:		
Covered	7	20
Open	14	4
TOTAL	21 Spaces	24 Spaces
Driveway Width:	16Ft	19Ft

NA = Not Applicable or No Requirement

(1) Residential Design Guideline

(2) Does not comply with residential Design Guideline

Legal Description

Parcel A.

Address: 616 Center St.
Costa Mesa, Ca 92627
APN: 424-212-27

Legal Description:

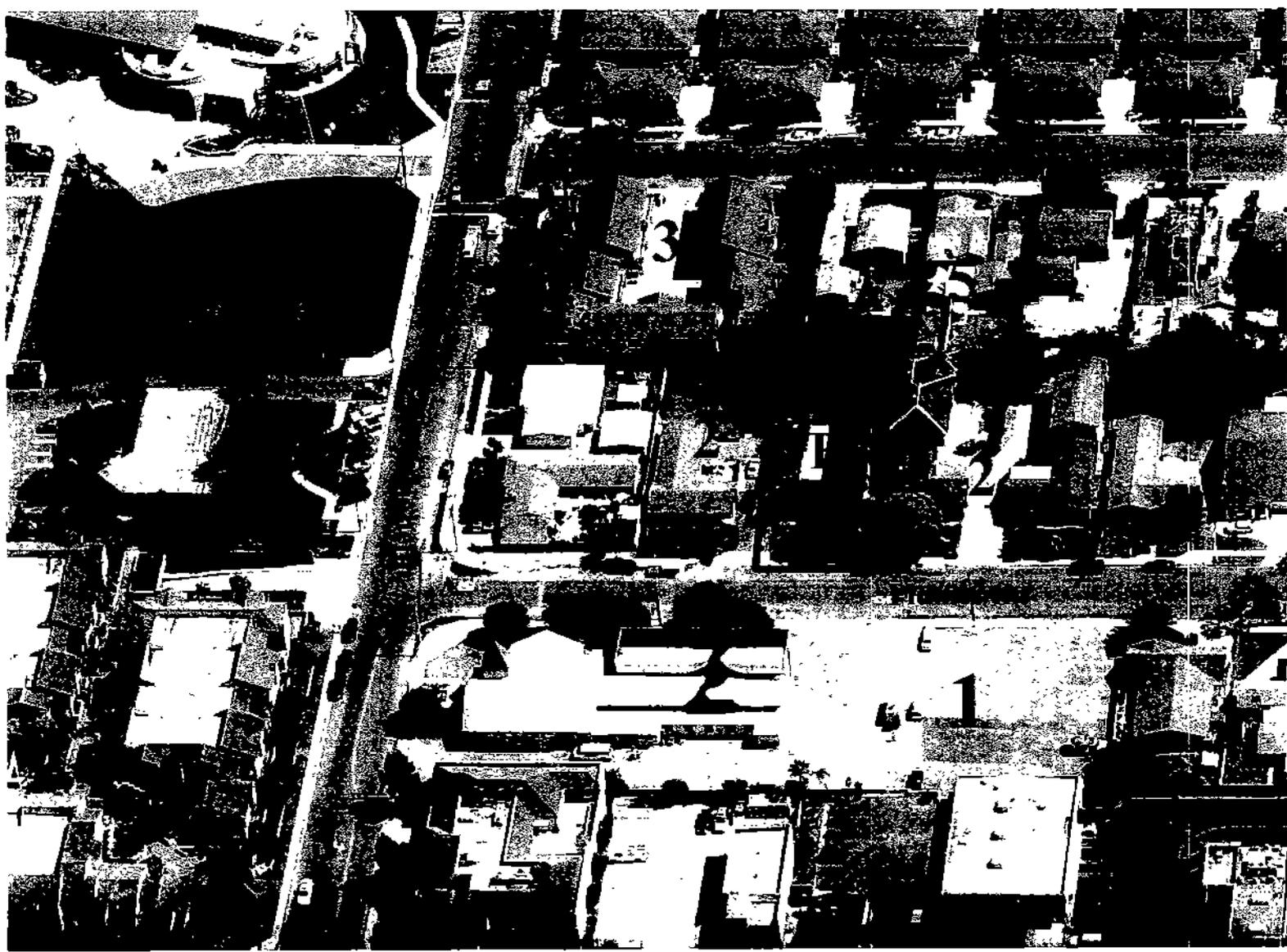
NEWPORT MESA TR LOT 402 E 55 FT W 472 FT S 165 FT TR 517

Parcel B.

Address: 613 Plumer St.
Costa Mesa, Ca 92627
APN: 424-212-20

Legal Description:

NEWPORT MESA TR LOT 402 W LY 57.60 FT ELY 205.20 FT -EX
SLY 165 FT & NLY 30 FT - TR 517

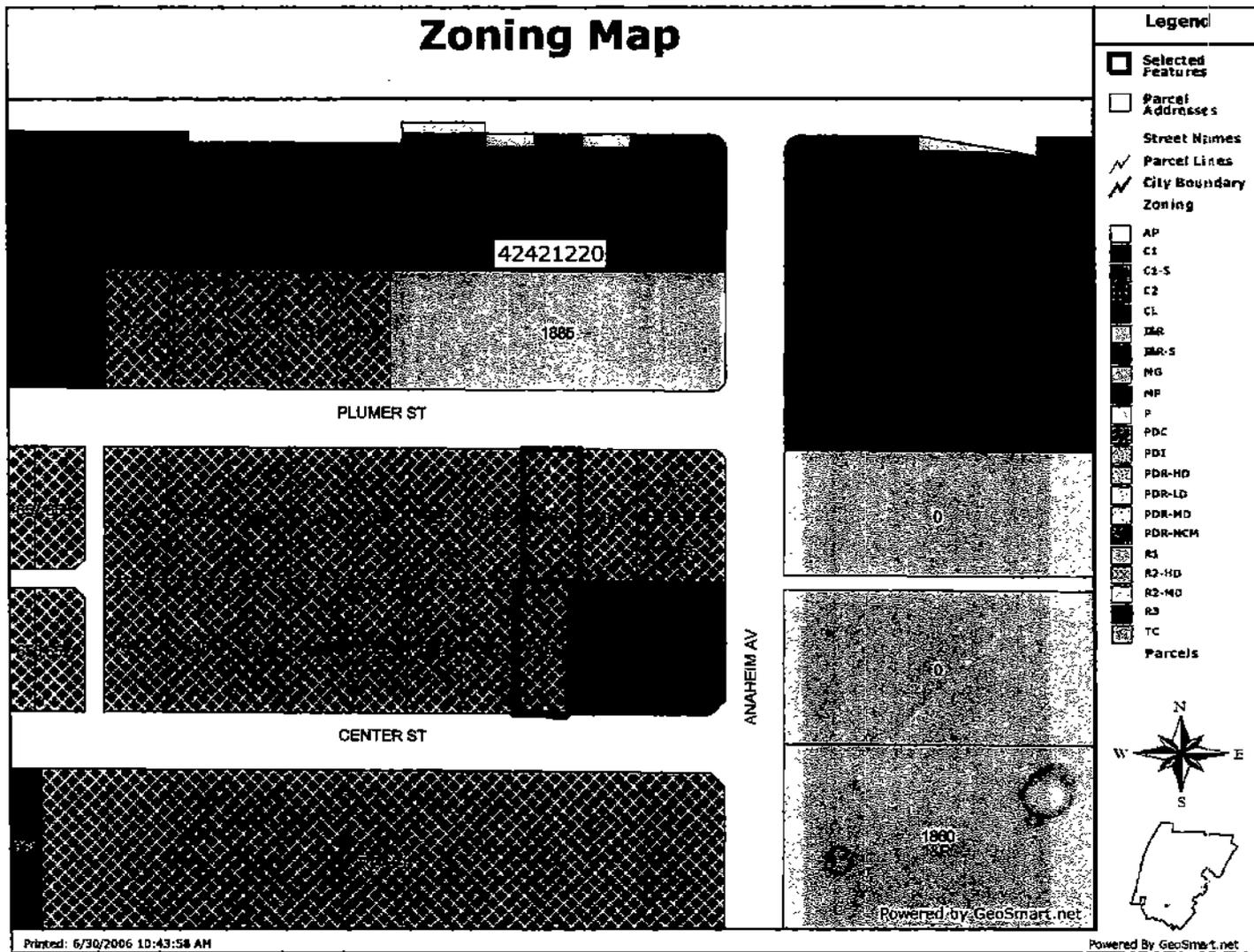


Aerial View:

You can see the following:

- A. 616 Center St.
- B. 613 Plumer St.

1. To the north end of 613 Plumer St is the Church I&R zoning that runs off of Anaheim Blvd. and Plumer St.
2. Single Family Residents R2-HD resides to the east and the west of 613 Plumer St.
3. An apartment Complex R3 zoning resides to the east of 616 Center St., where we will be acquiring 50ft from owner's lot.
4. To the south from 616 Center St. resides a large condominium complex R2-HD
5. Single-family residents R2-HD reside to the west of 616 Center St.



- Zoning Map for 616 Center and 613 Plumer St. Zoned as R2 HD.
- I&R zoning opposite of Plumer St.
- R3 zoning to the east of 616 Center St.