



# ***CITY COUNCIL AGENDA REPORT***

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MEETING DATE: AUGUST 2, 2011

ITEM NUMBER:

SUBJECT: GENERAL PLAN SCREENING GPS-11-02 / URBAN PLAN SCREENING UMP-11-01 FOR PROPOSED 4-UNIT RESIDENTIAL PROJECT AT 743 W. 20<sup>TH</sup> STREET

DATE: JULY 19, 2011

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, SENIOR PLANNER  
(714) 754-5610, [mashabi@ci.costa-mesa.ca.us](mailto:mashabi@ci.costa-mesa.ca.us)

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## **RECOMMENDATION**

Accept or deny General Plan amendment and Urban Plan screening request for processing.

Council feedback and action is required in order for the proposed project to proceed. Most importantly, feedback is needed on the following issue:

- Does Council wish to consider an amendment to the existing General Plan Policy which currently does not allow "rounding up" when calculating the number of permitted residential units?

## **BACKGROUND**

### ***Project Site***

The proposed project is located at the southeast corner of West 20<sup>th</sup> Street and Wallace Avenue (Attachment 3). The site is 8,492 square feet in area, zoned R2-HD (Multiple Family Residential), and designated as High Density Residential. There is an existing single-family residence on the property.

The site is also located within the Residential Ownership Urban Plan area which allows a density bonus of up to 20 dwelling units an acre for qualified projects on a minimum one-acre sized lot, subject to discretionary approval.

### ***Proposed Project***

The proposed project submitted for screening to the City Council involves the following:

1. ***General Plan amendment*** to allow residential density calculations to be rounded to the next whole number.
2. ***Urban Master Plan*** for redevelopment of a residential parcel with a 4-unit detached residential development in the Urban Plan area. The proposal does not meet the Urban Plan minimum lot size requirement or lot consolidation objective.

The project site is zoned R2-HD, which would allow up to two units for the 8,492 square foot lot. Pending compliance with the Urban Plan's standards and objectives, the Urban Plan allows a density bonus of one additional unit, or a total of 3 units. The proposal is also seeking a General Plan amendment to allow rounding up to the closest whole number. This action requires a text amendment to Land Use Policy LU-2A.6 (Attachment 2).

**Table A – Comparison of Maximum Allowable Units**

	<b>Existing Zoning</b>	<b>Urban Plans</b>	<b>Proposed General Plan Amendment</b>
Maximum Allowable Density	R2-HD Max. 12 du/acre	High Density Max. 20 du/acre	High Density Requested 20.5 du/acre
Maximum Allowable Number of Units	2 Units	3 units (Density Bonus + 1)	4 units (Density Bonus +1)
<b>Overall Density Bonus</b>		+ 1 unit	+2 units

**ANALYSIS**

***General Plan Amendment/Urban Plan Screening***

The screening request involves discussion of the following issues, as highlighted below:

- Policy direction from Council is needed to consider an Amendment to the General Plan Policy which currently prohibits rounding up. The City Attorney's office verified that allowing residential density to be "rounded up" to the next whole number would require a General Plan amendment for R2-HD zoned properties.

General Plan Policy LU-2A.6 specifically prohibits "rounding up" numbers in the density calculations. Currently, the General Plan does not offer any exceptions to the calculation of maximum allowable residential densities for the R2-HD zone, regardless of extent of the shortfall in the square footage of the lot area.

**"Land Use Policy - LU-2A.6 – Do not allow "rounding up" when calculating number of permitted residential units except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater maybe rounded up to two units. (Costa Mesa General Plan, Land Use Element, adopted January 2002)." [Attachment1]**

- Proposed project does not meet the General Plan screening acceptance criteria.

Council Policy 500-2 sets forth the criteria to evaluate General Plan amendment requests. Council takes action on whether or not a proposal should be accepted for processing by using these criteria as guidance. The proposal technically does not satisfy the General Plan amendment acceptance criteria, since the

request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.

It is important to note that Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

Additionally, acceptance of a proposal for screening is not a commitment to approve the General Plan amendment. This action represents that Council would like to consider the request for processing, and subsequently explore alternatives prior to making a final decision on amending the General Plan.

- Proposed development incorporates the flexible development standards and 1-unit density bonus allowed by the Urban Plan, subject to discretionary approval.

The Urban Plan allows a density bonus for R2-HD zoned properties from 12 dwelling units per acre to 20 dwelling units per acre. In this case, the Urban Plan allows a density bonus of one unit to promote ownership housing in the Westside (2 units allowed per existing zoning; 3 units allowed per Urban Plan).

The small lot development offers a new housing type with detached three-story units and private open space. It is in contrast to the surrounding multiple family units, typically developed in the Westside.

## ALTERNATIVES

In addition to providing general feedback on the proposed project, City Council would need to take action on the General Plan amendment screening request.

1. Accept processing of the General Plan Amendment request and the Urban Plan Screening. This will require amending the General Plan to allow rounding up and the project to proceed with four units (a deviation of 220 SF or 3% from the minimum lot size)
2. Deny General Plan Amendment request from further processing. Denial of this request would allow the applicant to proceed with a proposal as an Urban Plan project with one-unit density bonus (3 units total), and not a two-unit density bonus that would require a General Plan amendment (4 units total).

## FISCAL REVIEW

Fiscal review is not required for this item.

## LEGAL REVIEW

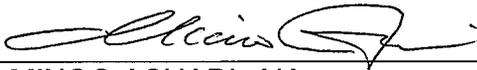
The City Attorney's office has considered the proposal and determined that a General Plan amendment is necessary in order for the project to proceed as proposed.

## CONCLUSION

In order for this project to proceed as a 4-unit development, Council would need to support consideration of the proposed General Plan amendment request to allow

"rounding up" when calculating the number of permitted residential units (i.e., from 3.9 to 4.0).

If the General Plan screening request is not accepted for processing, the proposal may move forward with a 3-unit development as allowed by the Urban Plan, subject to approval. As an Urban Plan project, a proposed 3-unit development does not require a General Plan amendment.



MINOO ASHABI, AIA  
Senior Planner



KHANH NGUYEN  
Interim Development Services Director

Attachments:

1. General Plan Policy
2. Council policy 500-2
3. Vicinity Map
4. Applicant's request and submitted plans

cc: Chief Executive Officer  
Assistant Chief Executive Officer  
City Attorney  
Public Services Director  
Transportation Svs. Manager  
City Engineer  
City Clerk  
Staff (4)  
File (2)

Bryan Coggins  
The Preface Group  
5000 Birch Street, Suite 300  
Newport Beach, CA 92660

File: 080211GPS1102

Date: 072911

Time: 11:30 a.m.



and configuration of parcels experiencing development pressures.

- LU-2A.2 Continue to implement, review, and update the redevelopment plan for the adopted project area.
- LU-2A.3 Prepare a specific plan to ensure that the portion of the Route 55 extension from 19th Street through the Redevelopment Area is compatible with the Redevelopment Area and to review development related issues on the remainder of the alignment.
- LU-2A.4 In the event of damage or destruction, allow any legal conforming use in existence at the time of adoption of the General Plan that is located in a nonconforming development to be rebuilt to its original building intensity, as long as any such rebuilding would not increase the development's nonconformity, and the damage or destruction was in no way brought about by intentional acts of any owner of such use or property.
- LU-2A.5 Develop standards, policies, and other methods to encourage the grouping of individual parcels to eliminate obsolete subdivision patterns and to provide improved living environments while retaining the single-family zoning or single-family character of such areas in the City.
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 LU-2A.6 Do not allow "rounding up" when calculating the number of permitted residential units except for lots existing as of March 16, 1992, zoned R2-MD that have less than 7,260 square feet in area, and no less than 6,000 square feet, where density calculation fractions of 1.65 or greater may be rounded up to two units.
- LU-2A.7 Allow creation of parcels without street frontage if sufficient easements are provided for planned developments or common-interest developments.
- LU-2A.8 Encourage increased private market investment in declining or deteriorating neighborhoods.
- LU-2A.9 Pursue maximum use of utility company funds and resources in undergrounding existing overhead lines.
- LU-2A.10 Ensure that appropriate watershed protection activities are applied to all new development and significant redevelopment projects that are subject to the NPDES Stormwater Permit, during the planning, project review, and permitting processes.
- LU-2A.11 Avoid conversion of areas particularly susceptible to erosion and sediment loss (e.g., steep slopes) and/or establish development guidelines that identifies these areas and protects them from erosion and sediment loss.
- LU-2A.12 Preserve or restore areas that provide water quality benefits and/or are necessary to maintain riparian and aquatic biota.

## CITY OF COSTA MESA, CALIFORNIA

## COUNCIL POLICY

SUBJECT	POLICY NUMBER	EFFECTIVE DATE	PAGE
PROCESSING OF GENERAL PLAN AMENDMENTS	500-2	11/3/86 Rev. 8/1/94	1 of 2

Background

The General Plan constitutes the official policy of the City Council of the City of Costa Mesa with regard to physical development of the City. The City Council may, at its option, amend the General Plan or any element thereof. On August 2, 1982, the City Council enacted Resolution 82-65 adopting "General Plan Administration and Implementation Policies and Procedures". These procedures provided that regularly scheduled General Plan review hearings would be held at the first Planning Commission meeting in February, June, and October. Since that date, State Law has been amended to allow elements of the General Plan to be amended four, rather than three, times during any calendar year. Due to the increased workload on Staff, Planning Commission and City Council resulting from the review of General Plan Amendment applications, the City Council wishes to review the type and number of such applications prior to acceptance for processing.

Purpose

It is the purpose of this policy to:

1. Establish dates for the hearing of General Plan Amendments.
2. Establish guidelines to assist the City Council in providing direction to Staff with regard to processing privately initiated General Plan Amendment applications.

Policy

Privately initiated General Plan Amendment applications shall be heard at the first Planning Commission meetings in February, June, and October. A fourth date for the hearing of General Plan Amendment applications may be assigned by the City Council at its discretion for either privately initiated or City initiated General Plan Amendments.

The City Council shall review applications for amendments to the General Plan and shall direct Staff to either proceed with processing of the applications or to return all materials to the applicant and refund the application fee. A list of applications, including the name of applicant, location of

CITY OF COSTA MESA, CALIFORNIA

COUNCIL POLICY

<p><b>SUBJECT</b> PROCESSING OF GENERAL PLAN AMENDMENTS</p>	<p><b>POLICY NUMBER</b> 500-2</p>	<p><b>EFFECTIVE DATE</b> 11/3/86 Rev. 8/1/94</p>	<p><b>PAGE</b> 2 of 2</p>
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property, and request shall be submitted to the City Council by the Planning Staff in sufficient time to be heard by the City Council at the second Council meeting following the application deadline.

The following criteria shall be used as guidelines for the City Council to determine which applications will be accepted for processing. An application should be accepted if:

- A General Plan Amendment is necessary to resolve inconsistency between General Plan designation and zoning.
- A General Plan Amendment is necessary to provide a uniform land use designation on a single parcel or development site.
- A General Plan Amendment would result in decreased traffic impacts from the property.

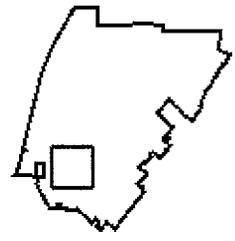
An application for amendment to the General Plan should not be considered if:

- The request applies to a single small lot or a small area, especially if the change would make the property inconsistent with surrounding properties.
- The property is located in the Redevelopment Area (requires action by the Redevelopment Agency to amend the redevelopment plan).

No General Plan Amendment shall be accepted which would increase the overall, City-wide development cap. However, General Plan Amendments which would result in development exchanges or transfers, may be considered.

As these are simply guidelines, the Council may deviate from them if there are other important reasons for accepting or rejecting a particular application.

City of Costa Mesa



Address Large  
Address Points

Freeway Roads  
Collector (cont)

Freeway Major  
Newport BLVD (cont)

Primary SECONDARY  
Hydrology Channels

Street Names  
Street Centerlines



July 7<sup>th</sup>, 2011

TO: Mayor Monahan  
Mayor Pro Tem Righeimer  
Council Member Bever  
Council Member Leece  
Council Member Mensinger

RE: "Quattro" - a new Urban Plan project

Attached herein, please find our City Council Screening Application for Quattro, a fee simple, for sale, single-family detached, residential project in the Mesa West Residential Ownership Urban Plan.

The project resides at the corner of Wallace Avenue and 20<sup>th</sup> Street, just one block East of Placentia Avenue. This is a high-density area that has been neglected by multi-family landlords, and has not seen new residential ownership development in more than forty years. While this project is risky from an economic standpoint, we feel strongly four detached homes, with superior and modern design excellence, can be successful. As you can see from our site plan, each home has four parking spaces, private backyards, 3 bedrooms and a roof top deck to take advantage of the panoramic city and mountain views this site has to offer. The homes front the street, offering an inviting an interactive atmosphere typically found in low-density neighborhoods.

The immediate economic impacts of this project to the local community include more than \$500,000.00 to pay local contractors, \$40,000.00 to the city's parks, \$12,000.00 to local schools, and more than four times the property tax revenue generated by the property today.

We'd like to thank City Council Members, Planning Commissioners and Planning Staff for offering small land owners and developers of small projects, the opportunity to approach them when an Urban Plan project may not fit perfectly within the city's residential development standards. We look forward to creating another project to benefit the city's Westside.

Sincerely,

Bryan Coggins

# SITE PHOTOGRAPHS



View from Wallace Avenue, looking East



View from Wallace Avenue, looking East



View from 20<sup>th</sup> Street, looking North



## QUATTRO

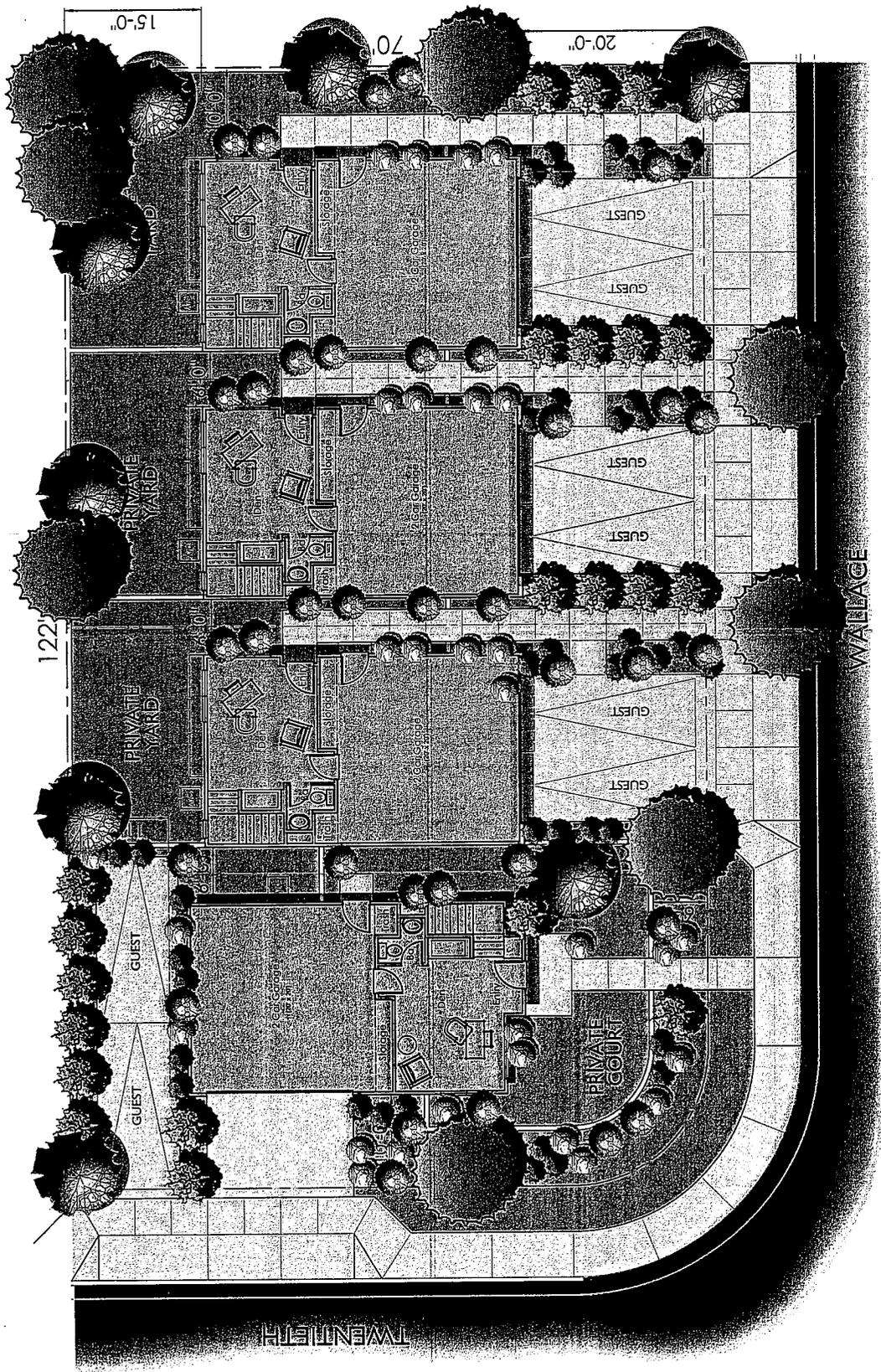
THE PREFACE GROUP  
5000 Birch Street  
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JULY 6, 2011

VIEW FROM WALLACE

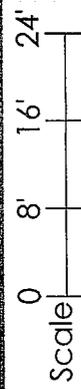
3288 Brushwood Lane, Fallbrook, CA 92028  
121 Broadway, Ste 624, San Diego, CA 92101  
619.733.5802  
[www.summarch.com](http://www.summarch.com)

**SUMMA**  
ARCHITECTURE  
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**QUATTRO**

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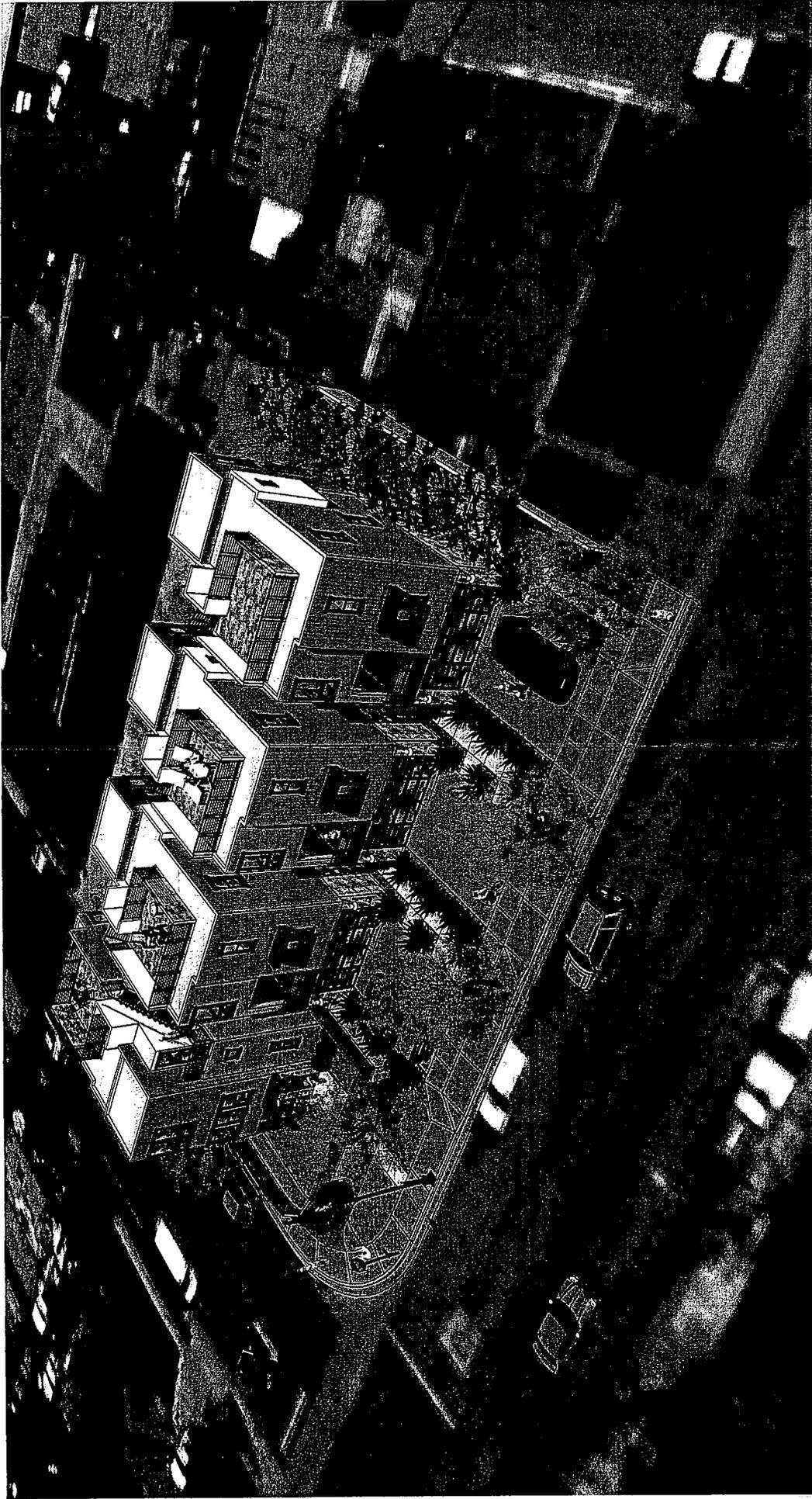
**SUMMA**  
 ARCHITECTURE

12

JULY 6, 2011

S-1





# QUATTRO

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# AERIAL VIEW

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## QUATTRO

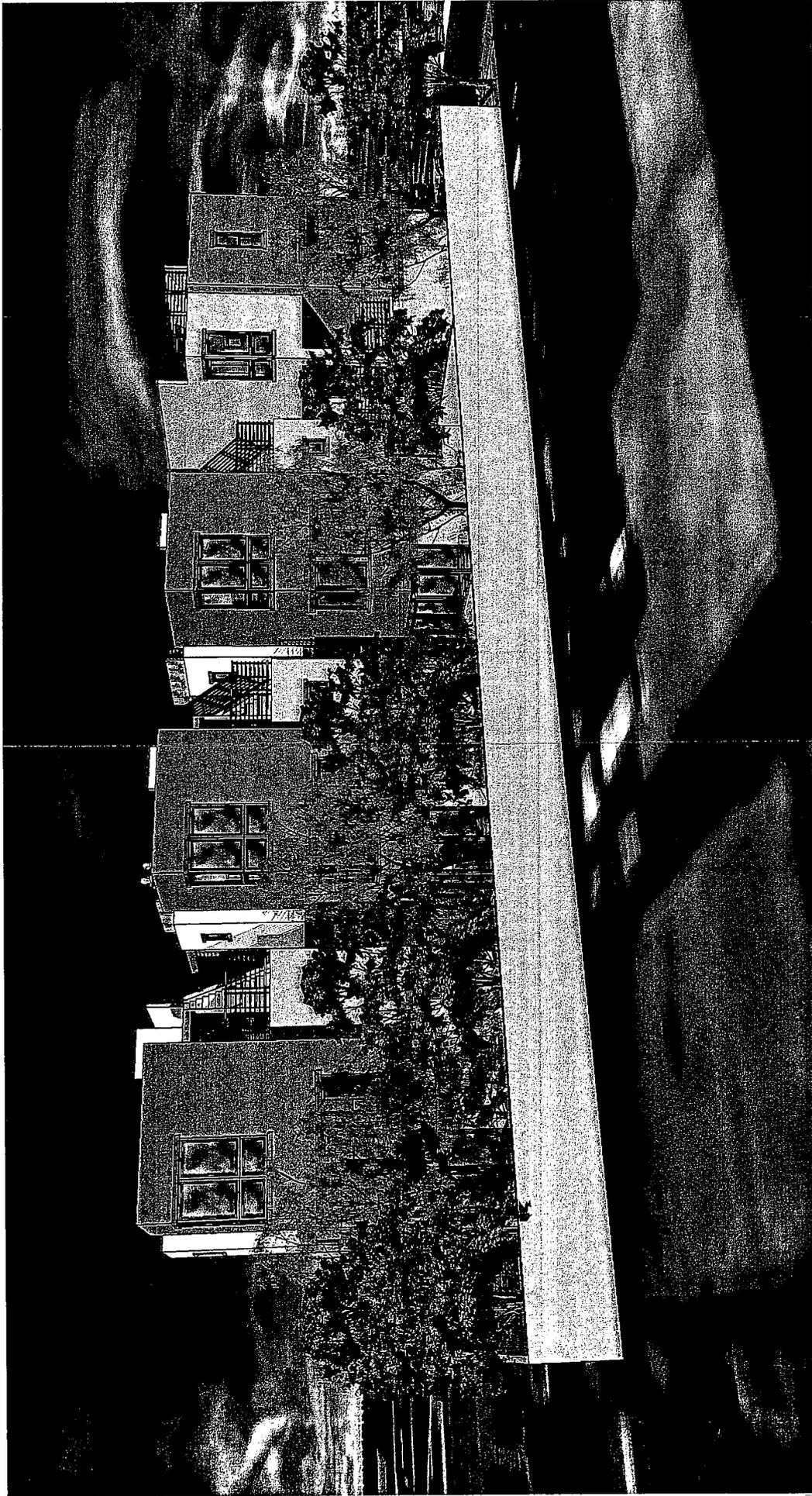
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JULY 6, 2011

VIEW FROM 20TH

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REAR VIEW

JULY 6, 2011

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