CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 6, 2011 ITEM NUMBER:

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST FOR UMP-11-02 FOR SIX DETACHED SINGLE-FAMILY RESIDENCES AT 2070 MAPLE AVENUE

DATE: AUGUST 25, 2011

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: WENDY SHIH, ASSOCIATE PLANNER

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER
(714) 754-5136; wshih@ci.costa-mesa.ca.us

RECOMMENDATION

Provide feedback on the proposed six-unit detached residential ownership project (Attachment 3) within the Mesa West Residential Ownership Urban Plan area.

BACKGROUND

Mesa West Residential Ownership Urban Plan

The property is located within the Mesa West Residential Ownership Urban Plan area. On April 4, 2006, City Council adopted the Mesa West Residential Ownership Urban Plan to allow incentives for the development of ownership housing. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and remodel their properties.

Project Site

The 13,500 square-foot (0.31 acre) property is located south of Hamilton Street, on the east side of Maple Avenue (Attachment 2). The property is zoned R2-HD (Multiple Family Residential) and has a General Plan land use designation of High Density Residential. The site contains a 1,350 square-foot nonconforming building currently used as a residence (formerly school and daycare facility).

The Mesa West Residential Ownership Urban Plan area allows a density bonus of up to 20 dwelling units per acre for qualified projects on a minimum one-acre sized lot. Under the current R2-HD zone, the maximum density allowed on this property is four units (14.5 units/acre). The applicant requests approval of a density bonus for six units (20 units/acre) on this 0.31 acre lot. Any deviation from the Zoning or Urban Plan standards may be approved through the master plan subject to specific findings.

EVALUATION OF DEVELOPMENT CONCEPT

This urban plan screening process will address the following issues:

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.

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

A one-page, project summary sheet is attached (Attachment 1) for reference.

CONCLUSION

The screening process enables Council to address the central question about the proposed development: Does the project concept meet Council's expectations for new development in the Mesa West Residential Ownership Plan area?

Council's general comments does 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 not have 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.

WENDY SHIH
Associate Planner

KHANH NGUYEN
Interim Development Services Director

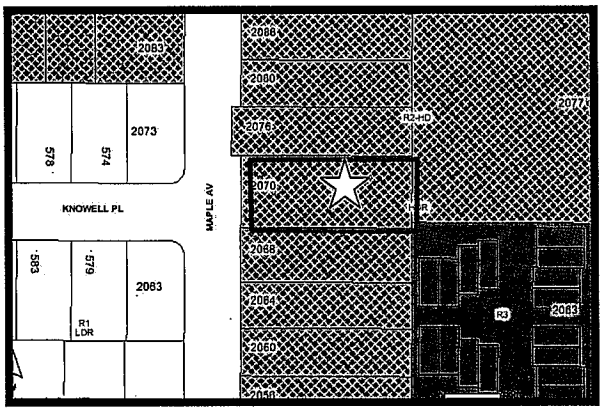
Attachments:
1. Urban Plan Screening Summary Sheet
2. Location Map
3. Applicant Letter, Site Photos and Conceptual Plans

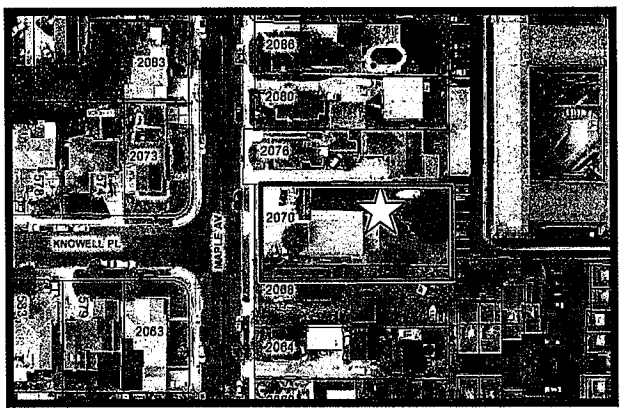
cc: Chief Executive Officer
City Attorney
Public Services Director
Transportation Svs. Manager
City Engineer
City Clerk
Staff (4)
File (2)

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

File: 090611UMP1102	Date: 082511	Time: 10:15 a.m.

UMP-11-02
SIX-UNIT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT AT 2070 MAPLE AVENUE





DEVELOPMENT CONCEPT

The proposal involves the demolition of an existing, nonconforming structure (formerly school and daycare) and construction of a six-unit, single-family detached common interest development in the Mesa West Residential Ownership Urban Plan area. The proposed units are 1,635 square feet each containing four stories, which includes a roof deck, and two-car garage. The project will provide additional home ownership opportunities in the City (Applicant Letter, Attachment 3). The proposal involves the following:

- Complete demolition of existing structure.
- Construction of six four-story, detached homes (1,635 square feet per unit) with two-car garages.
- Contemporary architecture.

EXISTING LAND USE CONTEXT

The 13,500 square-foot (0.31 acre) site is zoned R2-HD (Multiple-Family Residential, High Density) and has a General Plan land use designation of High Density Residential. The site contains a 1,350 square-foot nonconforming building currently used as a residence. The property is surrounded by R2-HD zoned properties to the east (apartments), north and south (single-family residences). The properties across Maple Avenue to the west are zoned R1 (Single-Family Residential) and contain single family residences.

TRAFFIC EVALUATION

The Mesa West Residential Ownership Urban Plan provides incentives for ownership housing by allowing density bonus of up to 20 units per acre. The proposed density complies with the maximum density allowance under the urban plan, subject to a master plan approval, and is consistent with the City's General Plan. Therefore, no significant traffic impacts are associated with this project. However, Transportation Services does not support the three drive approaches proposed. For this type of development, they recommend one drive approach. The two additional drive approaches will significantly impact on street parking, which is in high demand in the neighborhood as well as ingress/egress safety.

Per the development standards, Transportation Services cannot support a drive approach that exceeds 50% of the total frontage of the property up to 36' maximum. They suggest rotating the garage doors to face the common drive aisle, keeping the guest parking in the setback next to the garage, and placing landscaping between the parking and the sidewalk.

Staff can work with the applicant to find a beneficial solution to the parking arrangement as part of the master plan process.

SCREENING

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.

DEVIATION FROM DEVELOPMENT STANDARDS

The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is proposing six detached single-family homes for homeownership. The final development plan does require approval by the Planning Commission.

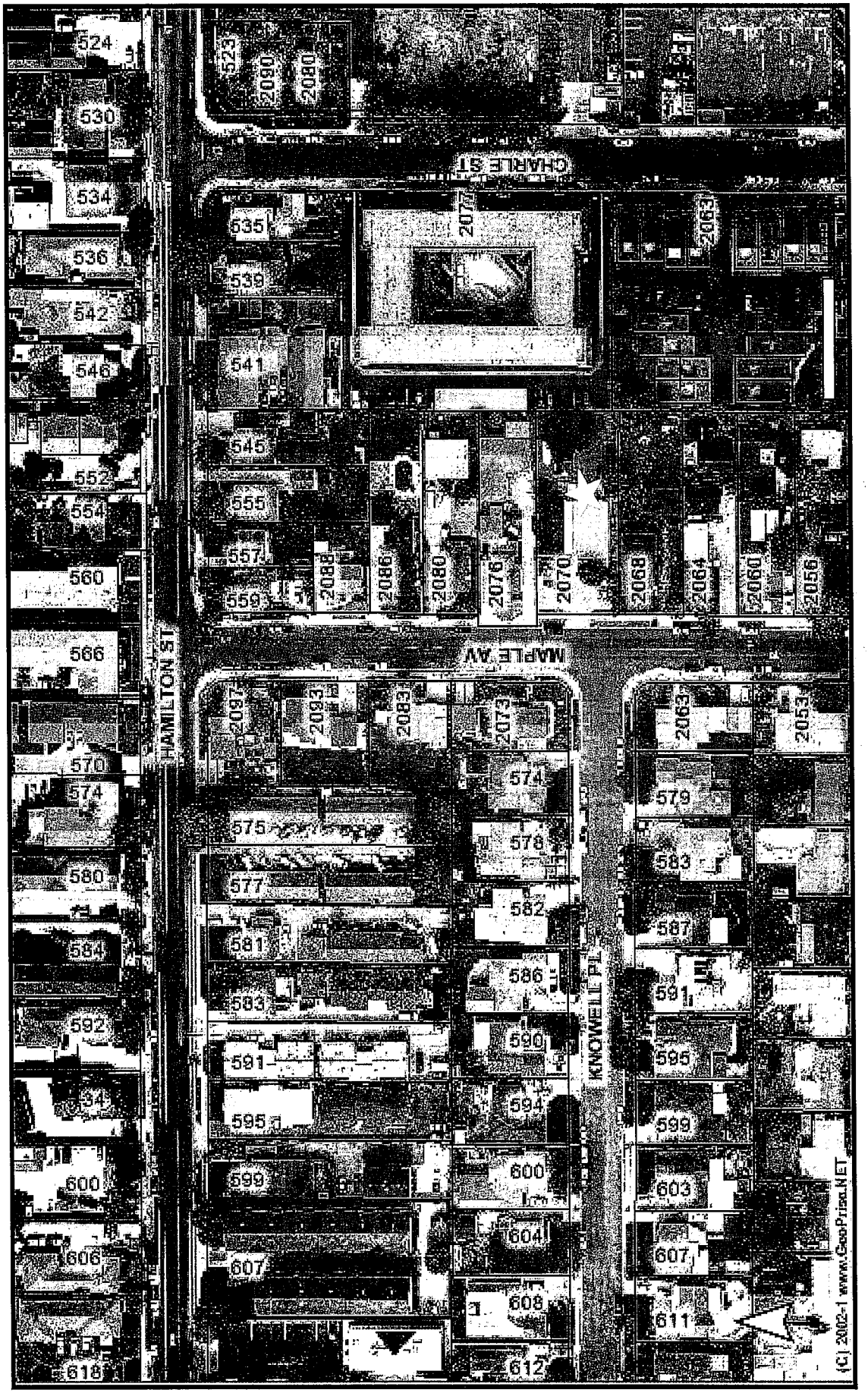
Council may wish to provide feedback on the following requested deviations:

- A seven-foot rear setback for the upper floors will require a deviation request. Code requires a minimum 20-foot rear setback for two-story structures.

- Lack of common driveway parkway landscaping will require a deviation request. Code requires a total of a 10 foot wide landscaped parkway along driveways.

- Project proposes a roof deck, which Code identifies as a 4th story for zoning purposes in the R2-HD zone. The Urban Plan allows a maximum of 3 stories.

LOCATION MAP



ATTACHMENT 3

August 4th, 2011

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

RE: Urban Plan Screening for "Poet's Place"

We are pleased to present Poet's Place, a fee simple, for sale, single-family detached, residential project in the Mesa West Residential Ownership Urban Plan.

The project resides on Maple Avenue, just a few lots North of Hamilton Street, and two blocks West of Harbor Boulevard. The East half of Maple Avenue, in its entirety, has a General Plan zoning of high-density R-3. An old preschool resides on the site, but the property's current use is residential income.

The detached homes are relatively large, and have been designed to live comfortably on a narrow lot. Our efforts to purchase adjacent properties were unsuccessful. Private yards, 3 bedrooms, ample parking, and roof decks will bring new, sophisticated buyers to the city's Westside.

Property tax revenue, school fees, park fees, and other economic benefits to the city will be significant, as the project will remove a non-conforming pre-school and replace it with six custom homes.

The site is a short walk or bike ride to Triangle Square and the other amenities offered on both Harbor Boulevard and West 19th Street. We've included a short article from the Register, dated July 26th, 2011, demonstrating Costa Mesa's prominence as the most walkable city in the county; this project is a testimony to that impressive distinction.

Sincerely,

Bryan Coggins

5000 Birch Street, Suite 300, Newport Beach, CA, 92660 [P] 855.PREFACE [F] 866.864.8671 [W] prefacegroup.com

OCREGISTER.com

Costa Mesa most 'walkable' city in O.C.

July 26, 2011|By ALEJANDRA MOLINA

Costa Mesa has been deemed the most walkable city in Orange County by Walk Score, a Seattle-based site that rates areas based on their proximity to nearby amenities.

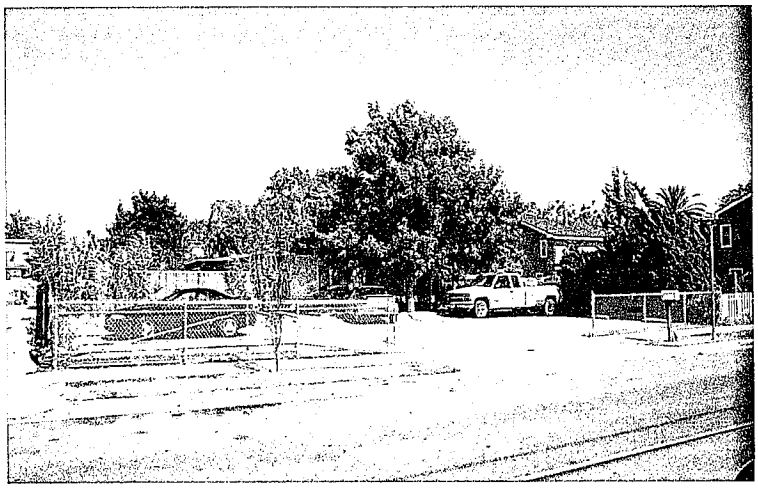
The Walk Score ratings gave Costa Mesa a ranking of 71.6, a score indicating that residents are able to take care of most errands on foot. The site ranked unincorporated North Tustin as the least walkable in O.C. with a score of 36.

California cities ranging in population between 16,900 and 491,400 were rated on a scale of zero-100, with locations receiving a score of 90-100 considered a "Walkers' Paradise."

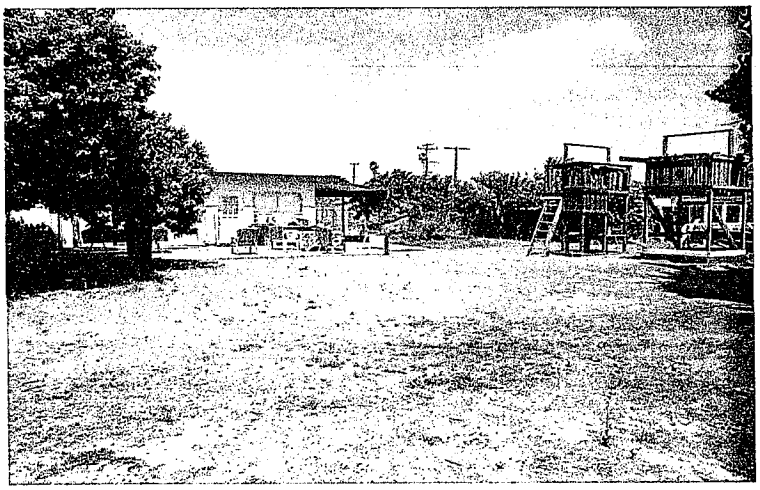
Matt Lerner, co-founder of Walk Source, said it's typically the older cities such as Santa Ana – which had a score of 63 - that are the most walkable because their downtown areas developed before the automobile became the main mode of transportation.

The cities that ranked the highest in California included: West Hollywood, 89.4; Albany, 86.7; and San Francisco, 85.9. The lowest ranking in the state: Mead Valley in Riverside County, 8.8; Prunedale in Monterey County, 9.3; and Adelanto, 11.3.

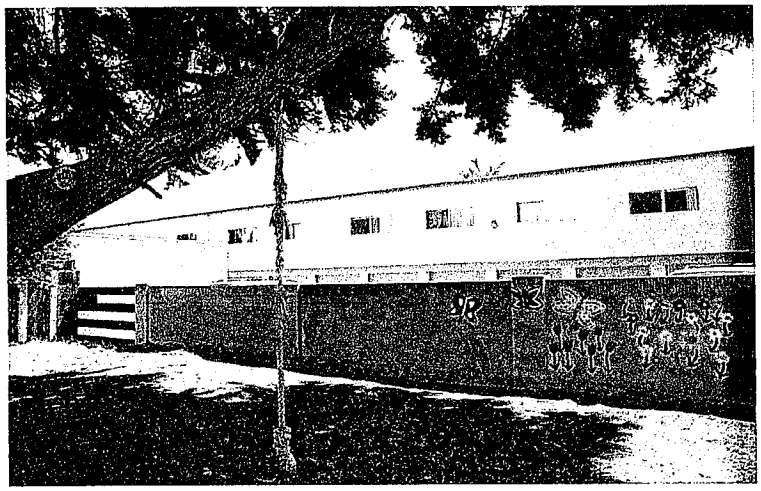
SITE PHOTOGRAPHS



View from Maple Avenue, looking East



View from rear of property, looking West



View from rear of property, looking East

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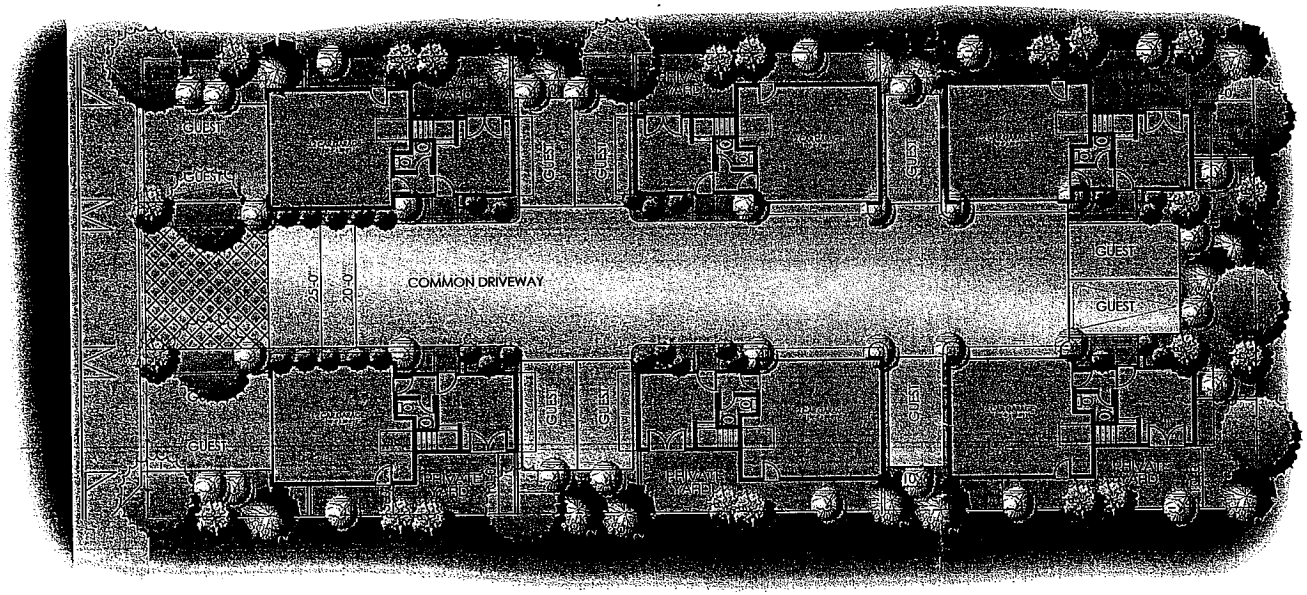

PROJECT SUMMARY

SCOPE:	6 DETACHED, FEE SIMPLE, SINGLE FAMILY RESIDENCES
SITE ADDRESS:	2070 MAPLE STREET
SITE AREA:	13,500 S.F.
DENSITY:	19.4 D.U./ACRE
ZONING:	MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN
PARKING:	12 GARAGE STALLS 12 GUEST STALLS
UNIT SIZE:	1,635 S.F.
OPEN SPACE:	1,860 S.F. PRIVATE YARDS 1,140 COMMON YARDS 550 S.F. BALCONIES 720 S.F. ROOF DECKS 4,270 S.F. TOTAL OPEN SPACE (712 S.F./UNIT AVG.)

POET'S PLACE

AUGUST 1, 2011

COUNCIL SCREENING

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Scale 0 20' 40' 60'

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121 Broadway, Ste 624, San Diego, CA 92101
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SUMMA ARCHITECTURE

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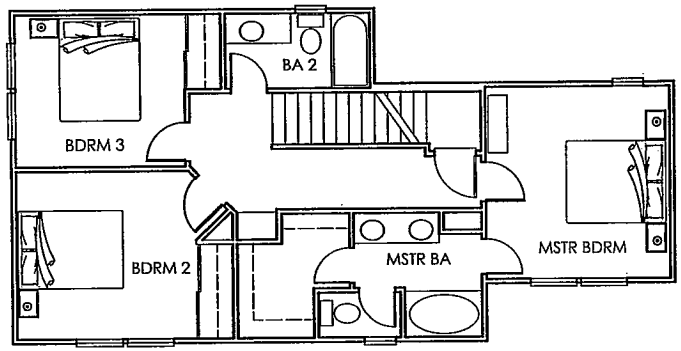
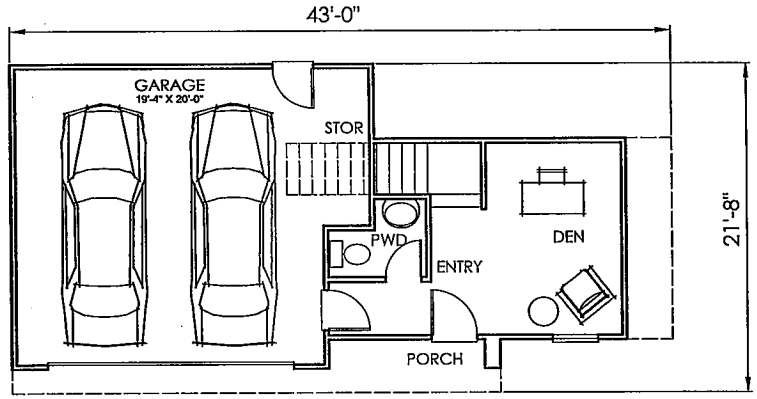
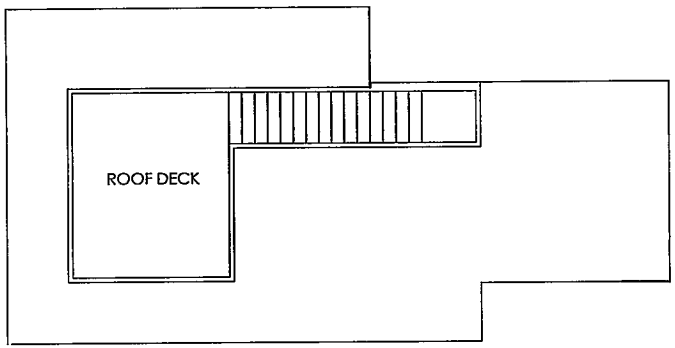


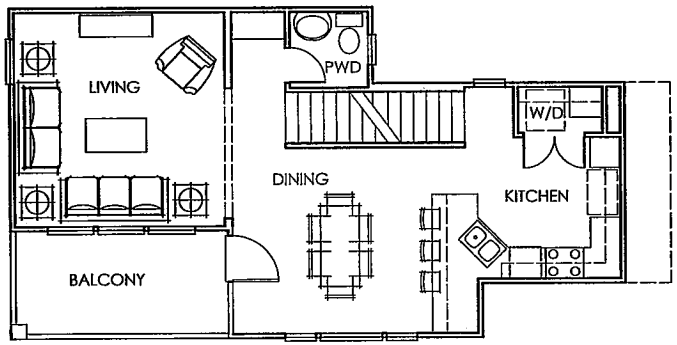
THIRD FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN



SECOND FLOOR PLAN

POET'S PLACE

AUGUST 1, 2011

COUNCIL SCREENING

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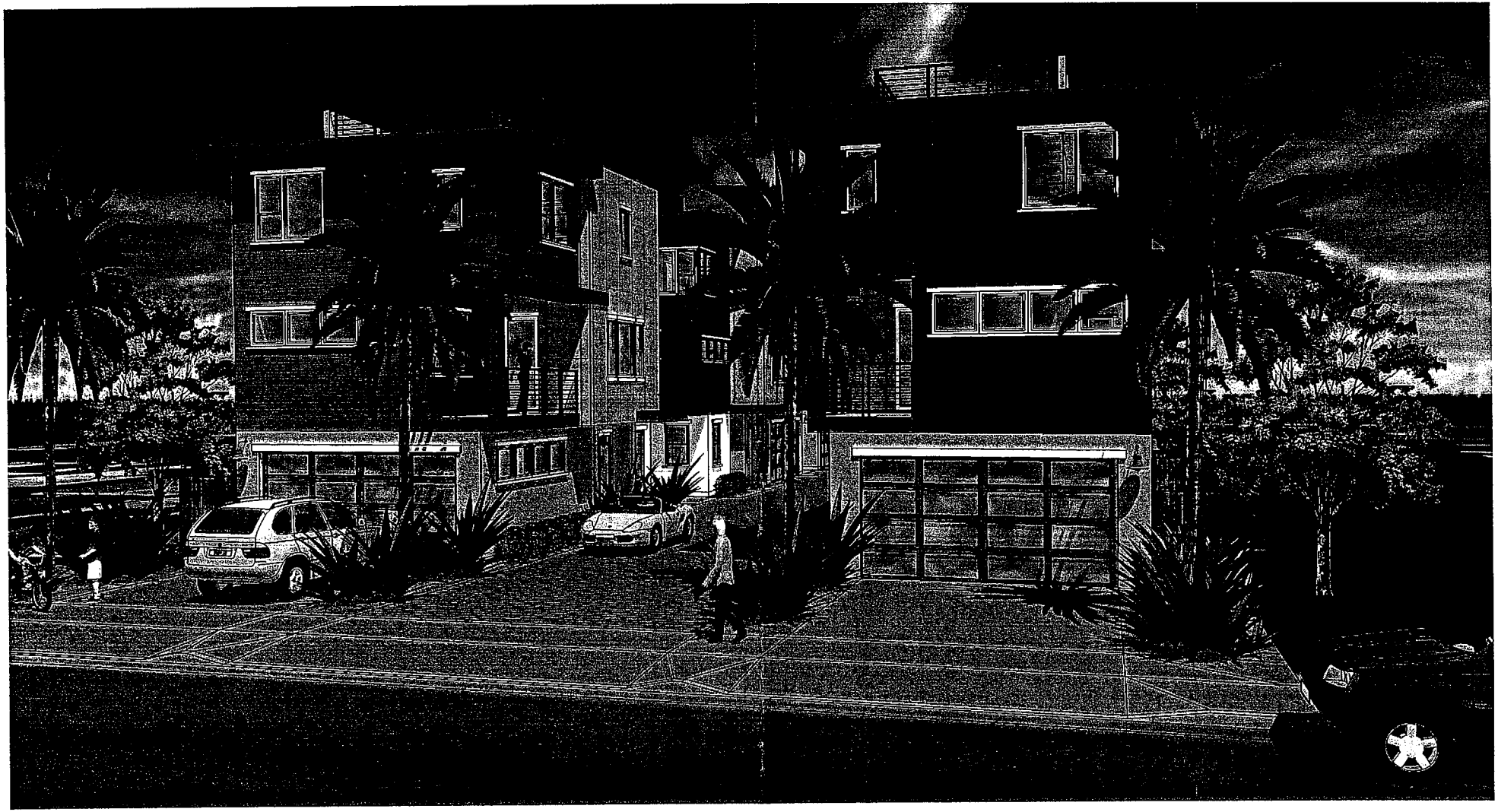

POET'S PLACE

AUGUST 1, 2011

VIEW FROM MAPLE

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POET'S PLACE

AUGUST 1, 2011

VIEW FROM DRIVE

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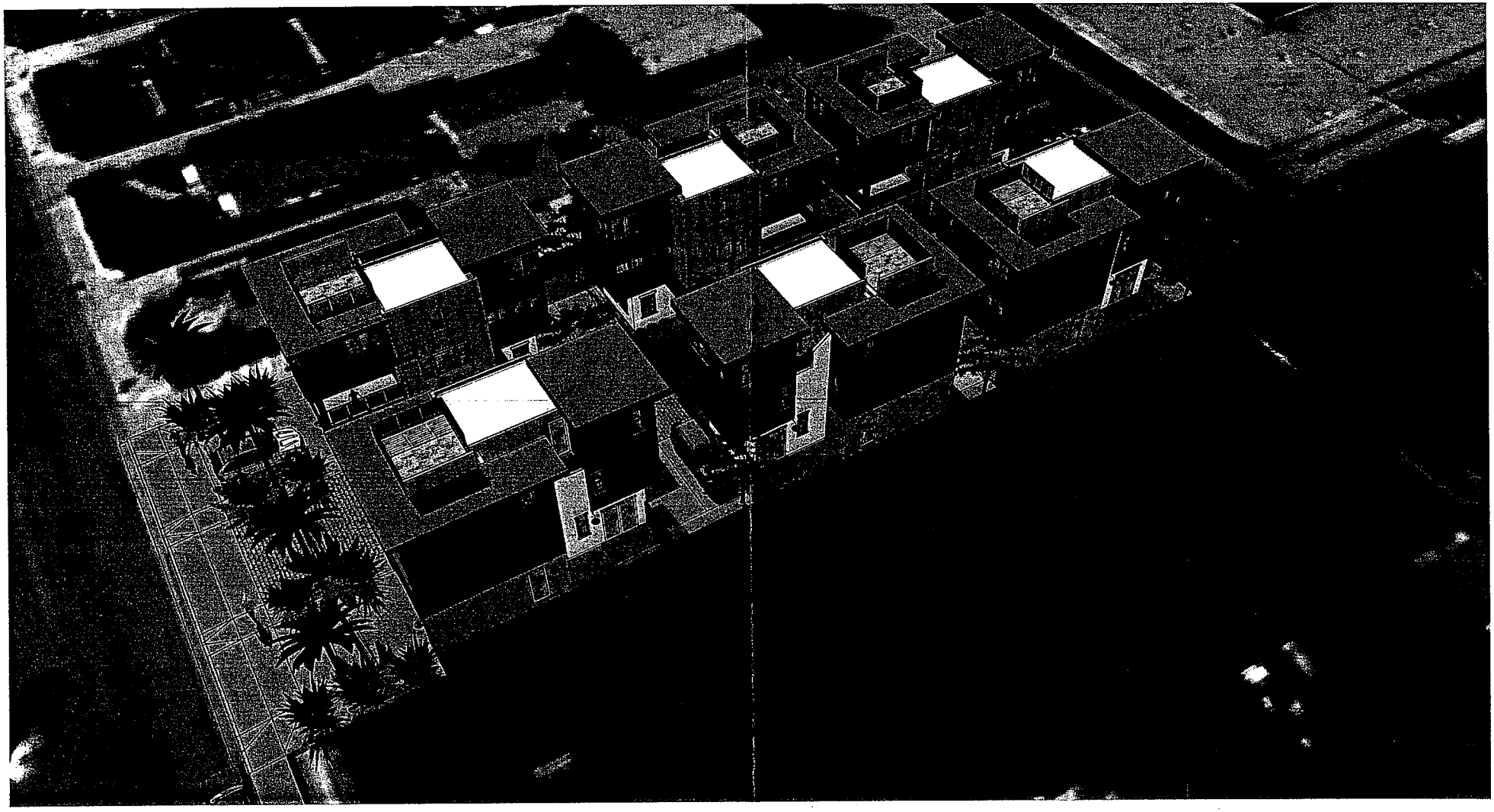

POET'S PLACE

AUGUST 1, 2011

AERIAL VIEW

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