



CITY COUNCIL AGENDA REPORT

MEETING DATE: MARCH 20, 2012

ITEM NUMBER:

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-12-01) FOR FIVE DETACHED SINGLE-FAMILY RESIDENCES AT 1974 MEYER PLACE

DATE: MARCH 7, 2012

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
minoo.ashabi@costamesaca.gov

RECOMMENDATION

Provide feedback on the proposed five-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 redevelop their properties.

Project Site

The 10,926 square-foot (0.25 acre) property is located on the east side of Meyer Street across from Ross Street (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 an approximately 1,200 square-foot residence and a two-car garage.

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 three units (14.5 units/acre). The applicant requests approval of a density bonus for five units (20 units/acre) on this 0.25 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 Council's 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.


MINOO ASHABI
Senior 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

Distribution: Chief Executive Officer
Assistant Chief Executive Officer
Economic Development Director
Public Services Director
City Attorney
Transportation Services Manager
City Engineer
City Clerk (9)
Staff (4)
File (2)

Bryan Coggins
The Preface Group
2901 West Coast Highway, Suite 200
Newport Beach, CA 92663

File: CC03202012UMP12-01	Date: 3/7/12	Time: 3:15 pm
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