



# *CITY COUNCIL AGENDA REPORT*

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MEETING DATE: SEPTEMBER 17, 2013

ITEM NUMBER:

**SUBJECT:** URBAN MASTER PLAN SCREENING REQUEST (UMP-13-05) FOR A 20-UNIT LIVE/WORK DEVELOPMENT LOCATED AT 1695 SUPERIOR AVENUE

**DATE:** SEPTEMBER 5, 2013

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

**PRESENTATION BY:** ANTONIO GARDEA, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT:** ANTONIO GARDEA (714) 754-5692  
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## **RECOMMENDATION**

Provide feedback on the proposed 20-unit live/work project within the 19 West Urban Plan Area.

## **BACKGROUND**

The subject property (1695 Superior Avenue) is located at the southwest corner of Superior Avenue and 17<sup>th</sup> Street and is within the 19 West Urban Plan. On July 16, 2013, the City Council reviewed a 29-unit live/work project for the adjacent site while the developer was negotiating for the purchase of the corner property. The applicant has reached an agreement with the property owner and the overall development site now includes three parcels for a total of 2.55 acres and 49 live/work units. The site plans have been revised slightly in response to the previous comments received from the City Council.

On April 4, 2006, City Council adopted the Urban Plan to allow incentives for the development of ownership housing and mixed-use development projects. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and redevelop their properties.

### ***Urban Plan Summary Sheet***

Please see the summary sheet for more information (Attachment 1).

The 1.03-acre site has a zoning classification of C1 (Local Business) and a General Plan land use designation of Neighborhood Commercial. The property is currently vacant and was the site of a former gas station. The site currently has access from both 17<sup>th</sup> Street and Superior Avenue.

## **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 project summary sheet is attached (Attachment 1) for reference.

## **CONCLUSION**

The screening process enables Council to address the central question about the proposed development: 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 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.

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ANTONIO GARDEA  
Senior Planner

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GARY ARMSTRONG, AICP  
Economic and Development Services  
Director

Attachments:     [1. Urban Plan Screening Summary Sheet](#)  
                      [2. Location Map](#)  
                      [3. Zoning Map](#)  
                      [4. Conceptual Plans](#)

cc:     Chief Executive Officer  
       Assistant Chief Executive Officer  
       Public Services Director  
       City Attorney  
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