



CITY COUNCIL AGENDA REPORT

MEETING DATE: DECEMBER 3, 2013

ITEM NUMBER:

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-13-07) FOR A 37-UNIT DETACHED TOWNHOUSE CONDOMINIUM DEVELOPMENT LOCATED AT 573-591 VICTORIA STREET

DATE: NOVEMBER 27, 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 37-unit detached townhouse condominium development 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 Urban Plans 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 99,128 square-foot (2.28 acre) property is located on the south side of Victoria Street at the intersection with Maple Street (Attachment 2). The property is zoned R2 MD (Multiple Family Residential - Medium Density) and has a General Plan land use designation of Medium Density Residential. The site is currently developed with 27 apartment units.

The Mesa West Residential Ownership Urban Plan allows a maximum density of up to 20 units per acre for site of one acre or more. Under the current R2 MD zoning, the maximum density is 12 units per acre (maximum 27 dwelling units). Under the provisions of the urban plan, the applicant is proposing a density of 16 units per acre. Any deviation from the Zoning or Urban Plan standards may be approved through the master plan review process by the Planning Commission subject to specific findings. Please see the summary sheet for more information (Attachment 1).

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 Urban Plan area?

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.

ANTONIO GARDEA
Senior Planner

GARY ARMSTRONG, AICP
Economic and Development Services
Director / Deputy CEO

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

cc: Chief Executive Officer
 Assistant Chief Executive Officer
 City Attorney
 Public Services Director
 Transportation Services Manager
 City Clerk (9)
 Staff (4)
 Planning Staff (8)

File (2)

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