



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 17, 2014

ITEM NUMBER:

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-14-02) FOR A 5-UNIT LIVE/WORK DEVELOPMENT LOCATED AT 752 AND 756 W. 19TH STREET

DATE: JUNE 2, 2014

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

FOR FURTHER INFORMATION CONTACT: MINOO ASHABI, AIA (714) 754-5610
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RECOMMENDATION

Provide feedback on whether or not to accept for processing a proposed Urban Master Plan for a 5-unit live/work project within the 19th West Urban Plan.

BACKGROUND

The property is located at the northwest corner of W. 19th Street and Wallace Avenue within the 19th West Urban Plan. 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. Live/work units are allowed in the 19th West Urban Plan subject to development standards noted in the Mesa West Bluffs Urban Plan.

Urban Plan Summary Sheet

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

The proposed 0.27-acre site contains two parcels at 752 and 756 W. 19th Street. The site is currently developed with two commercial buildings occupied by an antique shop. The site is zoned C1 (Local Business) and has a General Plan land use designation of General Commercial (GC). The site includes two single story buildings built in 1953 that contain 2,413 square footage and surface parking. There are two vehicular access points to the site, one from Wallace Avenue and one from 19th street. With the proposal, the vehicular access on 19th Street will be eliminated and there will be only one access to the site from Wallace Avenue. Pedestrian access to the live/work units will be provided from both streets and the adjacent public sidewalks

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.

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 19th West 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 should expect the Planning Commission to have other comments/concerns on a proposed development concept that may not have been 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, AIA
Principal Planner

GARY ARMSTRONG, AICP
Economic and Development Services
Director

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

cc: Chief Executive Officer
 Assistant Chief Executive Officer
 Public Services Director
 City Attorney
 Transportation Services Manager
 City Engineer
 City Clerk (9)
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 File (2)

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