



# CITY COUNCIL AGENDA REPORT

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MEETING DATE: JUNE 17, 2014

ITEM NUMBER:

**SUBJECT:** URBAN MASTER PLAN SCREENING REQUEST (UMP-14-03) FOR A 176-UNIT RESIDENTIAL AND LIVE/WORK DEVELOPMENT LOCATED AT 671 W. 17TH 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  
minoo.ashabi@costamesaca.gov

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## **RECOMMENDATION**

Provide feedback on whether or not to accept for processing the development plans for an Urban Master Plan for a 176-unit live/work project within the Mesa West Bluffs Urban Plan.

## **BACKGROUND**

The 9-acre site is located at the southeast corner of W. 17<sup>th</sup> Street and Pomona Avenue with an additional access from Superior Avenue. The site is currently occupied by Argotech (one of the largest industrial uses on Westside) and is located within the Mesa West Bluffs 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. Residential and Live/work units are allowed in the Mesa West Bluffs Urban Plan.

Argotech has been undergoing extensive contamination clean up under state and county regulations. The process is nearly complete and the applicant has obtained a Notification of Case Closure Review letter from the Regional Water Quality Control Board (RWQCB) on March 14, 2014. The RWQCB reported no comments during the 30-day review period and later issued a formal No Further Action Letter ("NFA") on April 14, 2014, and designated the Case as "closed". However, there are certain post-closure obligations that must be satisfied. As an example, the NFA includes a closure for the soil contamination but necessitates the implementation of a Soil Management Plan ("SMP") at the site. Development of the site with residential product would require clearance from the state as well as local agencies.

The Boathouse Collective to the south of the site (1640 Pomona Avenue) has an entitlement to use the parking areas within the Argotech site for overflow parking. If the project is approved to proceed, the conditional use permit for the Boathouse Collective will need to be revoked prior to or concurrent with the Master Plan Application for this site.



3. [Location Map](#)
4. [Zoning Map](#)
5. [Mesa West Bluffs Map](#)
6. [Trip Generation Analysis](#)
7. [Conceptual Plans](#)

cc: Chief Executive Officer  
Assistant Chief Executive Officer  
Public Services Director  
City Attorney  
Transportation Services Manager  
City Engineer  
City Clerk (9)  
Staff (7)  
File (2)

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4100 MacArthur Blvd., Suite 310  
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Westport Properties  
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# COMMUNICATIONS



June 10, 2014

Mayor James Righeimer  
and City Council  
City of Costa Mesa  
77 Fair Drive  
Costa Mesa, CA 92628-1200

Dear Mayor Righeimer and Council Members:

Please consider this letter as support for your approval of the Westside Gateway live-work housing project on West 17<sup>th</sup> Street. While located on the corner of 17<sup>th</sup> and Pomona, these new homes will help build a new community in southwest Costa Mesa which supports the East 17<sup>th</sup> Street commercial district, and expanding commercial along West 17<sup>th</sup> Street.

We encourage the City Council to unanimously support the ArgoTech- Westside Gateway project and approve their Urban Plan screening request at your Council meeting.

Thank you for all of your support and vision to build a better community.

Sincerely,

A handwritten signature in black ink, appearing to read 'W. H. Smith, III', written in a cursive style.

**Wilbur H. Smith, III**