



CITY COUNCIL AGENDA REPORT

MEETING DATE: JANUARY 6, 2015

ITEM NUMBER: **NB - 2**

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-14-06) FOR A 4-UNIT RESIDENTIAL COMMON INTEREST DEVELOPMENT LOCATED AT 2068 MAPLE AVENUE

DATE: DECEMBER 22, 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 proposed Urban Master Plan for a 3-story, 4-unit residential common interest development project within the Mesa West Residential Ownership Urban Plan.

BACKGROUND

The 10,260 square foot site is located on the east side of Maple Avenue south of a site currently under construction with 6 dwelling units. The site is currently vacant and located within the Mesa West Residential Ownership Urban Plan. On April 4, 2006, City Council adopted the Urban Plan to allow incentives for the development of ownership housing projects. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and redevelop their properties. Residential units up to 20 du/acre and three-stories are allowed in the Mesa West Residential Ownership Urban Plan.

The proposed development is similar in design, height and site planning to a six-unit residential project approved on April 23, 2012, currently under construction.

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.

CONCLUSION

The screening process enables Council to discuss the project at preliminary planning stage and consider whether the project meets 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 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 Map](#)
3. [Zoning Map](#)
4. [Mesa West Residential Ownership Urban Plan Map](#)
5. [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)