



CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 2, 2015

ITEM NUMBER: OB-1

SUBJECT: SECOND READING OF ORDINANCE NO. 15-04 FOR REZONE R-14-03

DATE: MAY 21, 2015

FROM: DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov

RECOMMENDATION:

Give second reading to Ordinance No. 15-04 approving Rezone R-14-03 for a rezone (or change) of the zoning classification of the site from Administrative and Professional (AP) District to Multiple-Family Residential District, High Density (R2-HD) District (up to 14.5 dwelling units per acre) at 1239 Victoria Street.

ANALYSIS:

On May 5, 2015, City Council gave first reading to Ordinance No. 15-04 by a 3-2 vote (Council members Genis and Foley voting no). R-14-03 is in conjunction with the following:

General Plan Amendment GP-14-03. The General Plan amendment involves a change of Land Use Designation from Neighborhood Commercial (NC) to High Density Residential (HDR).

Planning Application PA-14-19 and Vesting Tentative Tract Map T-17779. A master plan for development of a 28-unit Residential Planned Development at the site of an existing commercial/light industrial use. The project consists of detached residences with a net density of 13.7 dwelling units per acre with deviations from open space, rear setback, building height, front setback, and building separation.

City Council also adopted an Initial Study/Mitigated Negative Declaration (IS/MND) for the project.

MEL LEE, AICP
Senior Planner

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

Attachment: [Ordinance No. 15-04](#)

cc: Chief Executive Officer
Assistant Chief Executive Officer
Director of Economic & Development/Deputy CEO

Public Services Director
City Attorney
Transportation Services
Manager City Engineer
City Clerk (20)
Staff (7)
File (2)

Trumark Homes
Attn: Eric Nelson
450 Newport Center Drive, #300
Newport Beach, CA 92660

Westar Holdings, Inc.
1239 Victoria Street
Costa Mesa, CA 92627

AECOM
Attn: Thomas Holm, AICP
999 Town & Country Road
Orange, CA 92868