

The Homes in Mesa Verde Project Description

The proposed subdivision consists of 10 single-family lots located at 2880 Mesa Verde Drive East within the community of Mesa Verde. The applicant is Mesa Verde East, LLC of which Pinnacle Residential and Collective Housing Supply Company are principles.

The First Church of Christ Scientist currently occupies the site, which is slightly over 2 acres in size. The church has determined that the size of the buildings and property exceed the needs of the current congregation and thus they have decided to sell and move elsewhere.

The applicant is requesting a change in zoning designation from I/R to R-1 Low Density Residential. The R-1 designation conforms to the existing General Plan for the site, which is Low Density Residential. The proposed site plan has been designed to be compatible with the Mesa Verde community and consistent with the lot sizes and density in the surrounding neighborhood.

The proposed lots conform to R-1 standards and exceed the minimum lot size of 6,000 square feet by approximately 30 per cent. The lots, exclusive of the street, range in size from 6,902 square feet to 8,712 square feet and average 7,657 square feet. The rear yard setbacks are between 28 and 45 feet and average 36 feet. This exceeds the minimum standard of 10 feet for first floor and 20 feet for second floor by an average of 75 per cent.

The development exceeds the open space requirement by 7 per cent. The proposed parking exceeds the required standards with 10 additional open parking spaces and a third covered garage space, which potentially provides an additional 10 more enclosed spaces than required.

The entry from Mesa Verde Drive East will include an enhanced driveway element with landscape feature and decorative pavers. The interior cul de sac will also include decorative pavers. The landscape plan will include a drought tolerant design with a blend of water wise and native plant material and a minimum of turf. There will also be a decorative landscape element provided along the perimeter wall adjacent to Mesa Verde Drive East.

The architecture as planned is best described as a sophisticated and contemporary version of traditional California architecture. There are some references to what is known as "Santa Barbara" style but we hope to help define what will be known as "Mesa Verde" style with these 10 beautiful homes.

The homes are approximately 3,300 square feet with four bedrooms including a downstairs suite with private bath. Each home has a spacious chefs kitchen and great room combination that opens to a covered outdoor living area or “California Room”. Each home includes a rear yard large enough to include a swimming pool or spa. There are attached garages for 2 cars and an additional attached garage for a third car, bonus room and/or much needed storage.

The elevations are enhanced by the combination of single story elements at the front and rear of the homes. The front elevation features an open courtyard entry allowing additional natural light to enter the ground floor living spaces and providing a desirable transition from single story to two-story architecture. In keeping with the earlier architectural style of a number of Mesa Verde homes, the primary garages are designed as a single story structure with no living area above. There will also be enhanced exterior treatments with decorative siding and extensive use of windows and glass doors.

The applicant’s current projects (Westreef and Collective), in Costa Mesa are evidence of the attention to detail, style and high quality that are built into each home and community from the Pinnacle Residential team and Collective Housing Supply Co.

We are very proud to have the opportunity to provide the first new single-family residential community within Mesa Verde in many years. We believe the project is consistent with the best traditions of the neighborhood but will also contribute to the future of the community in a very important way.