

**UMP-15-01**  
**10-UNIT DETACHED RESIDENTIAL SMALL LOT DEVELOPMENT**  
**MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN**  
**527 AND 531 BERNARD STREET**

***DEVELOPMENT CONCEPT***

The proposed project is a 10-unit, 2- and 3-story, detached small lot residential development. The site has a General Plan land use designation of High Density Residential and a zoning classification of R2-HD (Multiple Family Residential – High Density). The site is also located within the Mesa West Residential Ownership Urban Plan.

**Unit Type Summary**

	<b>Plan 1</b>	<b>Plan 2</b>
Unit Size (Not Including Garage)	1,654 Sq. Ft.	1,661 Sq. Ft.
Total No. of Units	4	6
No. of Stories/Height	3 Stories/42 Ft.	2 Stories/32 Ft.
No. of Garage Spaces	8 Spaces (2 Per Unit)	12 Spaces (2 Per Unit)
No. of Open Spaces	16 Spaces	
Total Parking	36 Spaces (Meets Code)	

**Traffic Evaluation**

The Transportation Division completed a preliminary trip generation analysis to compare the proposed project to existing conditions and General Plan conditions at full build out. The preliminary projections (95 daily trips) indicate that the proposed development would generate more trips compared to the existing development (53 daily trips); at potential build out (95 daily trips) the overall number of trips would not increase under the R2-HD zoning designation and the High Density Residential General Plan designation.

**Preliminary Trip Generation Analysis**

<b>Land Use</b>	<b>Size</b>	<b>AM</b>	<b>PM</b>	<b>Daily</b>
Proposed Development (Single Family)	10 DU	8	10	95
Existing Uses/R2-HD Zone (Apartments)	8 DU	4	5	53
General Plan Build Out/Urban Plan (High Density) – Single Family	10 DU	8	10	95

DU – Dwelling Units

**Interface with Neighboring Residential Uses**

The following table summarizes the setbacks between the residences of the proposed residential units from the side and rear property lines and nearby structures:

<b>Address</b>	<b>Setback to P.L.</b>	<b>Setback to Nearest Structure</b>
523 Bernard St.	5 FT	17 FT
535-549 Bernard St.	5 FT	10 FT
525 Fairfax Dr.	13 FT	17 FT

## ***DEVIATION FROM DEVELOPMENT STANDARDS***

The Mesa West Residential Ownership Urban Plan allows development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is proposing the following deviations from the Urban Plan Standards:

1. Front Setback (20 feet required; 16 feet proposed);
2. Minimum lot size for density bonus within the urban plan (1 Acre minimum lot size required; 23,363 square feet (.53 Acres) proposed).

Staff also informed the applicant that the overall open space (30% required; 29% proposed) and private open space (200 square feet minimum size with 10-foot minimum dimension required; 135 square feet with 9-foot minimum dimension for Lots 1 and 10 proposed) does not meet code. The applicant has stated he will revise the project to be in compliance with these standards and will not be requesting a deviation for these items. The final development plan requires approval by the Planning Commission.

## ***MERITS OF THE URBAN PLAN SCREENING REQUEST***

Following is a summary of the merits of the proposed project at this location:

1. *Project meets the following objectives of the Mesa West Residential Ownership Urban Plan:*
  - *Encourage owner-occupied housing.* The Costa Mesa 2000 General Plan strongly encourages the development of owner-occupied housing where feasible to improve the balance between rental and ownership opportunities in the City (General Plan Policy LU-1A.4).
  - *Revise development standards.* The overlay district codifies a number of development provisions that may facilitate condominium conversions or new construction of ownership housing to realize the vision of the Urban Plan.
2. *Proposed development, with the requested revisions to provide code-required open space, is consistent with the objectives of the Zoning Code and Urban Plan.*

The proposed development, with code-compliant open space as discussed above, will be consistent with the goals and policies of the Zoning Code and the Mesa West Residential Ownership Urban Plan as it pertains to density, open space, on-site parking, and vehicular circulation.