



CITY COUNCIL AGENDA REPORT

MEETING DATE: AUGUST 4, 2015

ITEM NUMBER: NB-1

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-15-01) FOR A 10-UNIT DETACHED SMALL LOT RESIDENTIAL DEVELOPMENT WITHIN THE MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN 527 AND 531 BERNARD STREET

DATE: JULY 23, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
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RECOMMENDATION

Provide feedback on a proposed Urban Master Plan for a 2-and 3-story, 10-unit, detached, small lot residential development project within the Mesa West Residential Ownership Urban Plan.

PROJECT SITE AND ENVIRONS

The subject property is located on the south side of Bernard Street, west of Harbor Boulevard. The site is approximately 23,363 square feet in size and contains an 8-unit apartment project built in 1958. The 8 units are contained in 4 2-unit buildings on the property. All units are one-story. The site is bounded by residentially-zoned properties (R2-HD) to the east and west, and an existing trailer park to the south (also zoned R2-HD).

URBAN PLAN BACKGROUND

The subject property is 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 project is a 10-unit, 2- and 3-story, detached small lot residential development (refer to the summary sheet for more information - Attachment 1).

EVALUATION OF DEVELOPMENT CONCEPT

The purpose of the urban plan screening is to obtain feedback from the City Council on 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 City Council's initial comments and to refine the development concept based on their feedback. The final development plan requires approval by the Planning Commission.

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.

MEL LEE, AICP
Senior Planner

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

Attachments:

1. [Urban Plan Screening Summary Sheet](#)
2. [Location/Zoning Map](#)
3. [Mesa West Residential Ownership Urban Plan Map](#)
4. [Site Photos](#)
5. [Applicant's Project Description](#)
6. [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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