

UMP-15-02
6-UNIT DETACHED RESIDENTIAL SMALL LOT DEVELOPMENT
MESA WEST RESIDENTIAL OWNERSHIP URBAN PLAN
592 HAMILTON STREET

DEVELOPMENT CONCEPT

The proposed project is a 6-unit, two-story, detached small lot residential development. The site has a General Plan land use designation of Medium Density Residential and a zoning classification of R2-MD (Multiple Family Residential – Medium Density). The site is also located within the Mesa West Residential Ownership Urban Plan.

UNIT TYPE SUMMARY	Plan 1	Plan 2
Unit Size (Not Including Garage)	1,560 sq. ft.	1,715 sq. ft.
Total No. of Units	3	3
No. of Stories/Height	2 Stories / 27 ft.	2 Stories / 27 ft.
No. of Bedrooms	2 bedrooms	3 bedrooms

It should be noted that the Mesa West Residential Ownership Urban Plan includes a density bonus provision allowing residential developments up to 20 du/acre and three-stories in building height. The urban plan would allow a maximum density of 9 units at the project site; however the applicant is requesting only 6 units designed as two-story homes.

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:

Address	Proposed Setback to PL	Required
584 Hamilton St. (east)	5 ft.	5 ft.
594 Hamilton St. (west)	26 ft.	5 ft.
591 Victoria St. (north)	13 ft.	10 ft.

Parking

Required parking for small lot subdivisions are calculated based on the number of bedrooms. Units with two bedrooms require three parking spaces (1 garage, 2 open), and units with three bedrooms require four spaces (2 garage, 2 open). One additional guest space is required for developments with 5 or more units when required open spaces are used exclusively by a unit. The proposed 3-bedroom units would include 2-car garages. Seven open parking spaces are proposed in between the units and at the rear of the site; these spaces are unassigned and may not be used exclusively by a specific unit. Rather than providing open spaces, the 2-bedroom units proposes to locate all Code-required parking within a three-car garage. The proposed development includes a total of 22 parking spaces (15 garage, 7 open), which complies with the small lot subdivision parking requirements.

Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed project to existing conditions and conditions at full build out. The preliminary projections (57 daily trips) indicate that the proposed development would generate more trips compared to the existing development (27 daily trips). At potential build out, the overall number of trips would be higher than the Medium Density Residential General Plan designation (48 daily trips), but lower than the density incentive permitted under the Mesa West Residential Ownership Urban Plan (86 daily trips).

Preliminary Trip Generation Analysis

Land Use	Size	AM	PM	Daily
Proposed Development (Detached Single-Family Residential)	6 DU	5	6	57
Existing Uses/R2-MD Zone (Apartments)	4 DU	2	2	27
General Plan Build Out (Medium Density – Detached Single Family)	5 DU	4	7	48
Urban Plan Ownership Density Incentive (High Density – Detached Single Family)	9 DU	7	9	86

DU – Dwelling Units

Open Space

Small lot residential subdivisions are required to allocate a minimum of 30% of the development lot to open space, and individual units must have a minimum of 200 square feet of open space with not dimension less than 10 feet. The proposal provides 26.1% of open space at the ground level. Staff informed the applicant of the Code requirement, and he intends to revise the plans to comply with the open space standard. The project will be subject to payment of park in lieu fees of \$13,572 per unit for detached products. Each unit will include a small private open space at the ground floor, which are approximately 203 square feet in area with a minimum dimension of 11 feet.

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; 18 feet proposed);
2. Minimum garage dimensions (30-foot width required for three-car garage; 28-foot width proposed);
3. Minimum lot size for density bonus within the urban plan [1 acre minimum lot size required; 19,635 square feet (.45 acres) proposed].

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).
 - *Flexible Development Standards:* The overlay provides flexibility to encourage appealing exterior design themes and solid massing. The proposed two-story development is in keeping with the heights of adjacent properties and the classic architecture is representative of the common architectural styles in Costa Mesa.
2. Project location is appropriate for the proposed land use. The project site is surrounded by medium density residential developments, including a 6-unit, two-story condominium development to the west of the subject property. In addition, to the north of the property, there is a 37-unit, three-story condominium development currently under construction at 16 du/acre approved under development standards of the Mesa West Residential Urban Plan (referred to as "Maple Crossing").
3. Proposed development 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. With the revised parking and open space layout, the project will be in compliance with the development standards of the overlay and small lot subdivision ordinance.