

**10-UNIT RESIDENTIAL DEVELOPMENT  
522 and 526 BERNARD STREET**

**DEVELOPMENT CONCEPT**

The proposed 0.53-acre (22,985 SF) site contains two parcels. The property is located at the northeast corner of Bernard Street and Charle Street (Location Map, Attachment 1). The site is zoned R2-HD (Multiple-Family Residential) and has a General Plan land use designation of High Density Residential. With the current zoning designation, a maximum of 7 units could be built at a density of 14.5 du/acre (one unit per 3,000 SF). Since the site is within the Mesa West Residential Ownership Urban Plan, the proposal is for a 10-unit development at 19 du/acre.

The site is currently accessed by Charle Street and the rear alley. The proposal is taking main access from Bernard Street with three parking spaces taking access from the alley. The site plan has been reviewed by Transportation Division and even though access from Charle Street is preferred, there are no concerns with the proposal. This access is in keeping with the properties to the south on Bernard Street.

**Parking**

The project is subject to small lot ordinance parking standards and each unit requires either a one or two car garage (depending on the number of bedrooms); and two open parking stalls. Each of the proposed units include a two-car garage and there is a total of 14 parking spaces including two parallel spaces that take access from the alley. This proposal meets the overall number of parking requirements, but not in the required configuration (garage spaces vs. open parking):

Unit type	Number	Required Parking per unit	Provided Parking per unit	Required	Provided
3 bedroom units	4 units	Two car garage Two open parking	Two car garage Two open parking	8 garage spaces 8 open parking	8 garage spaces 8 open parking
2 bedroom units	6 units	One car garage Two open parking	Two car garage One open parking	6 garage spaces 12 open parking	12 garage spaces 6 open parking
<b>Total</b>	<b>10 units</b>	-	-	<b>14 garage spaces 20 open parking</b>	<b>20 garage spaces 14 open parking</b>

**Open Space**

The small lot subdivision requires a minimum of 30 percent open space. The proposal provides approximately 31 percent of open space at ground level. The three-story units also include a 100 square foot deck on the second floor. 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 200-345 square feet in area with a minimum dimension of 10 feet.

**DEVELOPMENT FLEXIBILITY IN URBAN PLANS**

The Urban Plans provide incentives for ownership housing by allowing deviations from development standards, subject to the approval of the Planning Commission. The applicant is requesting “development flexibility” from the Urban Plan standards.

## **DEVELOPMENT STANDARDS**

With the exception of two requirements (see below), the proposed project complies with the development standards of the Small Lot Subdivision. The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. The applicant is proposing four residential units for ownership consistent with the vision of the urban plans. This development ties into the recently approved project on the north of the site. The final development plan requires approval by the Planning Commission and would require compliance with the development standards.

<b>Standard</b>	<b>Proposed</b>	<b>Small Lot Subdivision/ Urban Plan</b>
Minimum Lot Size**	0.53-acre	One acre*
Rear yard setback	11 feet	10 feet
Open space	31 %	30%
Private open space	200-345 SF	200 SF
Front/Street setback**	10'-6" feet on Bernard 8'-3" on Charle Street	20 feet
Side yard setback	5 feet	5 feet
Privacy Wall Setback**	3 feet	5 feet

\*Mesa West Residential Ownership Urban Plan requires a minimum on-acre lot for development. Similar deviations have been approved for several projects on the west side.

\*\*Deviations required.

Please note that if a subdivision in conformance with the Small Lot Ordinance is requested, adequate open space, private open space, side and rear setback would be provided. There is no minimum or average lot size requirement; therefore, the project will be in conformance with subdivision and master plan standards with the exception of front yard and wall setback.

As envisioned by the urban plans, a residential development would be compatible with the residential mix of high and medium density of the neighboring properties. Since there is adequate separation from the units to the north of the site, shade and shadow impacts will also be minimized.

## **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:
  - Stimulate improvement in the Mesa West through well-designed and integrated residential development that is nontraditional in form and design with flexible open floor plans and which complements the surrounding existing development.
  - Provide a new detached housing type including to appeal to a diverse residential population.
  - Encourage the design and development of urban residential structures reflecting the urban character envisioned in the urban plans.
2. Project location is appropriate for the proposed land use. The project site is across from a recently approve project with similar site and architectural design. The proposal includes fewer deviations from the previously approved project with a combination of two and three story units. The urban plans envisioned that flexible development standards in this area

such as the added height would stimulate development in this area which is mostly developed with 1950s structures.

3. Proposed Development is consistent with the objectives of the Zoning Code and Urban Plan. The proposed residential development is consistent with the goals and policies of the General Plan and development standards of the Mesa West Residential Ownership Urban Plans. The development generally meets the setback requirements and development standards of the Zoning Code, Small Lot Subdivision Ordinance and the Mesa West Residential Ownership Urban Plan as it pertains to density, parking, open space, and vehicular circulation.
4. The project is designed with two and three story units to complement a newly approved project south of Bernard Street. The site and building design with detached units provides a more compatible streetscape. This type of housing with detached units and private yards is desirable for first time home buyers.
5. The proposed project includes undergrounding of the utility poles along Charle Street. With development of the site, all utility poles along Charle Street will be undergrounded and the public right-of-way will be improved with new landscaping significantly improving the streetscape on Charle and Bernard Street.