



# CITY COUNCIL AGENDA REPORT

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MEETING DATE: DECEMBER 1, 2015

ITEM NUMBER: **NB-1**

**SUBJECT:** URBAN MASTER PLAN SCREENING REQUEST (UMP-15-04) FOR A 10-UNIT DETACHED RESIDENTIAL DEVELOPMENT AT 522 AND 526 BERNARD STREET

**DATE:** NOVEMBER 12, 2015

**FROM:** PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

**PRESENTATION BY:** MINOO ASHABI, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION CONTACT:** MINOO ASHABI, AIA (714) 754-5610  
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## **RECOMMENDATION**

Provide feedback on proposed Urban Master Plan for a two and three-story, 10-unit detached residential development within the Mesa West Residential Ownership Urban Plan.

## **BACKGROUND**

### ***Mesa West Residential Ownership Urban Plan***

The property is located within the Mesa West Residential Ownership Urban Plan area. On April 4, 2006, City Council adopted the Mesa West Residential Ownership Urban Plan to allow incentives for the development of ownership housing. The intent of the urban plan is to provide development incentives for private property owners to reinvest and redevelop their properties.

On March 5, 2013, the City Council reviewed a development proposal (UMP-13-01) for a three-story 10-unit attached condominium development. The 10-unit master plan project was approved by the Planning Commission on October 14, 2013 and included the following deviations:

- 1) Lot size (one acre required, 0.53-acre proposed);
- 2) Garage size standard (20' x 20' required; 19'- 4" x 19' proposed);
- 3) Open space requirement (40 percent required, 22.4 percent proposed);
- 4) Front setback requirement (20 feet required, 10'- 5" proposed);
- 5) Side yard setback for corner lots (10 feet required, 8' - 3" proposed);
- 6) Interior side setback (10 feet required abutting residential, 6 feet proposed);
- 7) Minimum distance between buildings (10 feet required, 7 feet proposed);
- 8) Privacy wall setback on Charle Street (5 feet required, 3 feet proposed); and,

The Planning Commission staff report can be found at:

<http://www.costamesaca.gov/ftp/planningcommission/agenda/2013/2013-10-14/PH-2.pdf>

The applicant has not commenced the project. A two-year time extension was recently approved by the Planning Commission extending the approval until October 14, 2017.

A small lot detached housing development is proposed to supersede the currently entitled condominium project. Compared to the previous project, the new proposal does not involve the same extent of deviations. Deviations from the minimum one-acre requirement and front setback requirement are requested. The new proposal is similar to a recently approved 10 –unit project on the south side of the street at 527 Bernard Street in site design and architecture. Four of the 10 units facing Charle Street are two stories and the six interior units are three stories. The previous plan included three story units with similar setbacks along Charle Street and Bernard Street; however, three-story structures were proposed for all 10 units.

### ***Urban Plan Summary Sheet***

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. There are currently seven bungalows on the site that were built in 1940s.

The Mesa West Residential Ownership Urban Plan area allows a density bonus of up to 20 dwelling units per acre on a minimum one-acre sized lot. Under the current R2-HD zone, the maximum density allowed on this property is 7 units consistent with the proposed density. Any deviation from the Zoning or Urban Plan standards may be approved through the master plan subject to specific findings.

Please see the summary sheet for more information (Attachment 4).

### **EVALUATION OF DEVELOPMENT CONCEPT**

This urban plan screening process will address 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 Councils' initial comments and to refine the development concept based on their feedback.

## **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.

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MINOO ASHABI, AIA  
Principal Planner

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GARY ARMSTRONG, AICP  
Economic and Development Services  
Director

Attachments:

1. [Location Map](#)
2. [Zoning Map](#)
3. [Mesa West Residential Ownership Urban Plan Map](#)
4. [Urban Plan Screening Summary Sheet](#)
5. [Conceptual Plans](#)
6. [Project Site Plan approved on October 14, 2013](#)

cc: Chief Executive Officer  
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