



CITY COUNCIL AGENDA REPORT

MEETING DATE: FEBRUARY 16, 2016

ITEM NUMBER: **NB-1**

SUBJECT: URBAN MASTER PLAN SCREENING REQUEST (UMP-15-05) FOR A 3-UNIT DETACHED RESIDENTIAL DEVELOPMENT AT 1979 ANAHEIM AVENUE

DATE: JANUARY 26, 2016

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 three-story, 3-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.

Similar projects were approved and have been constructed within the Mesa West Residential Ownership Urban Plan at 743 W. 20th Street (4 units), 2070 Maple Street (6 units), and 1974 Meyer Place (5 units) and 2013-2029 Anaheim Avenue (26 units).

Urban Plan Summary Sheet

The proposed 0.17-acre (7,601 SF) site contains a single family unit and a detached two-car garage. The property is located midblock of Anaheim Avenue north of 19th Street on the west side (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.

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, which amounts to 3 units pertaining to this site. Under the current R2-HD zone, the maximum number of units on this property is 2 units.

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.

MINOO ASHABI, AIA
Principal Planner

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](#)

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