



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 9, 2015

ITEM NUMBER: PH-1

SUBJECT: REZONE R-14-05, PLANNING APPLICATION PA-14-48, AND TENTATIVE TRACT MAP T-17824 FOR A 13-UNIT RESIDENTIAL DEVELOPMENT AT 2880 MESA VERDE DRIVE EAST

DATE: FEBRUARY 27, 2015

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP (714) 754-5611
mel.lee@costamesaca.gov**

DESCRIPTION

The proposed project involves the following:

1. **Rezone R-14-05:** An ordinance to rezone a 2-acre site from I&R (Institutional and Recreational) to PDR-LD (Planned Development Residential – Low Density). The maximum allowable General Plan density is 16 dwelling units at a maximum of 8 dwelling units per acre.
2. **Planning Application PA-14-48:** Master Plan for the development of a 13-unit, two-story, small lot residential development at a density of 6.5 dwelling units per acre. The Master Plan also includes proposed) with the following requested variances from Zoning Code requirements:
 - a. Variance from perimeter open space requirement for location of block walls (20 feet required; 3 feet proposed on Mesa Verde Drive East);
 - b. Administrative Adjustment from perimeter open space requirement for buildings (20 feet required; 13 feet proposed on Andros Street).
3. **Tentative Tract Map T-17824:** Subdivision of the property into fee simple lots for homeownership.

APPLICANT

The applicant is Pinnacle Residential, representing the property owner, First Church of Christ Scientist.

RECOMMENDATION

This item was continued from the February 23, 2015 Planning Commission meeting. The applicant has requested that the item be continued off-calendar to a future hearing date, which has yet to be determined. The public hearing for the project will be re-noticed when the new hearing date has been determined.



MEL LEE, AICP
Senior Planner



CLAIRE FLYNN, AICP
Asst. Development Services Director

Distribution: Director of Economic & Development Services/Deputy CEO
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Pinnacle Residential
20 Enterprise, Suite 320
Aliso Viejo, CA 92656

First Church of Christ Scientist
2880 Mesa Verde Drive East
Costa Mesa, CA 92626

LEE, MEL

From: JT <jon.tyrrell@gmail.com>
Sent: Thursday, March 05, 2015 11:59 PM
To: LEE, MEL
Subject: Proposed housing development at 2880 Mesa Verde Dr E

Mel Lee
Senior Planner
Costa Mesa

Dear Mr. Lee,

My name is Jonathan Tyrrell and I'm a resident of Costa Mesa who lives in Mesa Verde. I'm currently a full-time caregiver for my mother who is bedridden at this point in her life, so I'll be unable to attend the City Planning Commission hearing for the proposed development at 2880 Mesa Verde Dr. East.

I wrote to Robert Dickson and received your contact information for follow up.

I have some concerns and suggestions for consideration about the proposed development that I'd like to list here to be addressed by the planning commission.

1. The development plans call for 13 homes with 2-car garages and 6 communal guest parking spaces. Does this adequately account for a household with more than 2 vehicles, such as driveway space or area on the complex streets for parking?
2. When those 6 guest parking spaces are filled, where will the overflow parking take place? With a proposed entrance on Mesa Verde Dr E, it's reasonable to think that parking needed in excess of what has been provided will spill over onto Serang Place. We already currently have problems with non-resident parking on Serang from the apartments at 2775 Mesa Verde Dr E since adequate parking has not been planned or allotted for there.
3. If the entrance to the proposed development were to be on Andros rather than Mesa Verde Dr E, it would provide positive benefits as well as solutions to potential problems:
 - a. A perimeter wall along Mesa Verde Dr E would match the other cul-de-sac or loop streets on Mesa Verde.
 - b. An entrance to the development from Andros would provide a buffer for through traffic on Mesa Verde Dr E that intensifies at various hours of the day from Harbor Blvd via Baker.
 - c. This entrance to the development from Andros would provide two quickly accessible routes of entrance or exit -- either Mesa Verde Dr E or Royal Palm.
 - d. As well, said entrance would provide adequate overflow parking for the development when needed along Andros street on the side with no homes.

Thank you for the opportunity to express these concerns and recommendations, and please feel free to contact me with any questions.

Sincerely,

Jonathan Tyrrell
2845 Serang Place
Costa Mesa

PH-1

LEE, MEL

From: Kown Shabdeen <sabishab1@sbcglobal.net>
Sent: Sunday, March 08, 2015 9:38 PM
To: LEE, MEL
Subject: [BULK]

Importance: Low

Mel Lee
Senior Planner
Costa Mesa.

Dear Mr. Lee,

Being a resident of Mesa Verde Costa Mesa M. Kowm Shabdeen residing at 2855 Serang Place hereby wish to state my concerns of the New Home development that is proposed at 2880 Mesa verde drive East.

We the residents have submitted a petition with regards to the parking of vehicles on our street by guests visiting the large apartment complex on 2775 Mesa Verde East Drive, mostly on Friday, Saturday and Sunday for over 72 hours, even on Friday's during street sweeping.

The development plans call for 13 homes and 6 communal parking which I feel is going to create more parking issues along with the existing one.

If the entrance to the proposed development were to be on Andros rather than Mesa Verde Dr. East, it would provide benefits as well as solutions for further problems.

The traffic on Mesa Verde east is already high and a perimeter wall along Mesa Verde Dr. will match with existing wall.

Entrance from Andros would provide two quickly accessible routes of entrance or exit- either Royal palm or Mesa Verde dr E.

Thought I should address my concerns and I should to be at the City meeting tomorrow.

Sincerely,

M. Kowm Shabdeen,