



3150 BEAR STREET



City of Costa Mesa, CA
General Plan Amendment Preview
July 2024



Site Location Map
(Not to Scale)

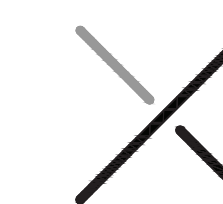


Table of Contents

1. Neighborhood Context
2. Existing Streetscape Photos
3. Existing Sit Photos
4. Illustrative Site Plan
5. Elevations - Stacked Flats
6. Floor Plans - Stacked Flats
7. Floor Plans - Stacked Flats
8. Detached Homes
9. Floor Plans - Motor Courts
10. Common Recreation Area



Architecture + Planning
888.456.5849
ktgy.com



X ENGINEERING & CONSULTING, INC.
6 Hutton Centre Drive, Suite 650
Santa Ana, California 92707
949.522.7100 | xengineeringinc.com



3150 Bear Street

Costa Mesa, California

July 2024



Neighborhood Context

3150 Bear Street

Costa Mesa, California

July 2024





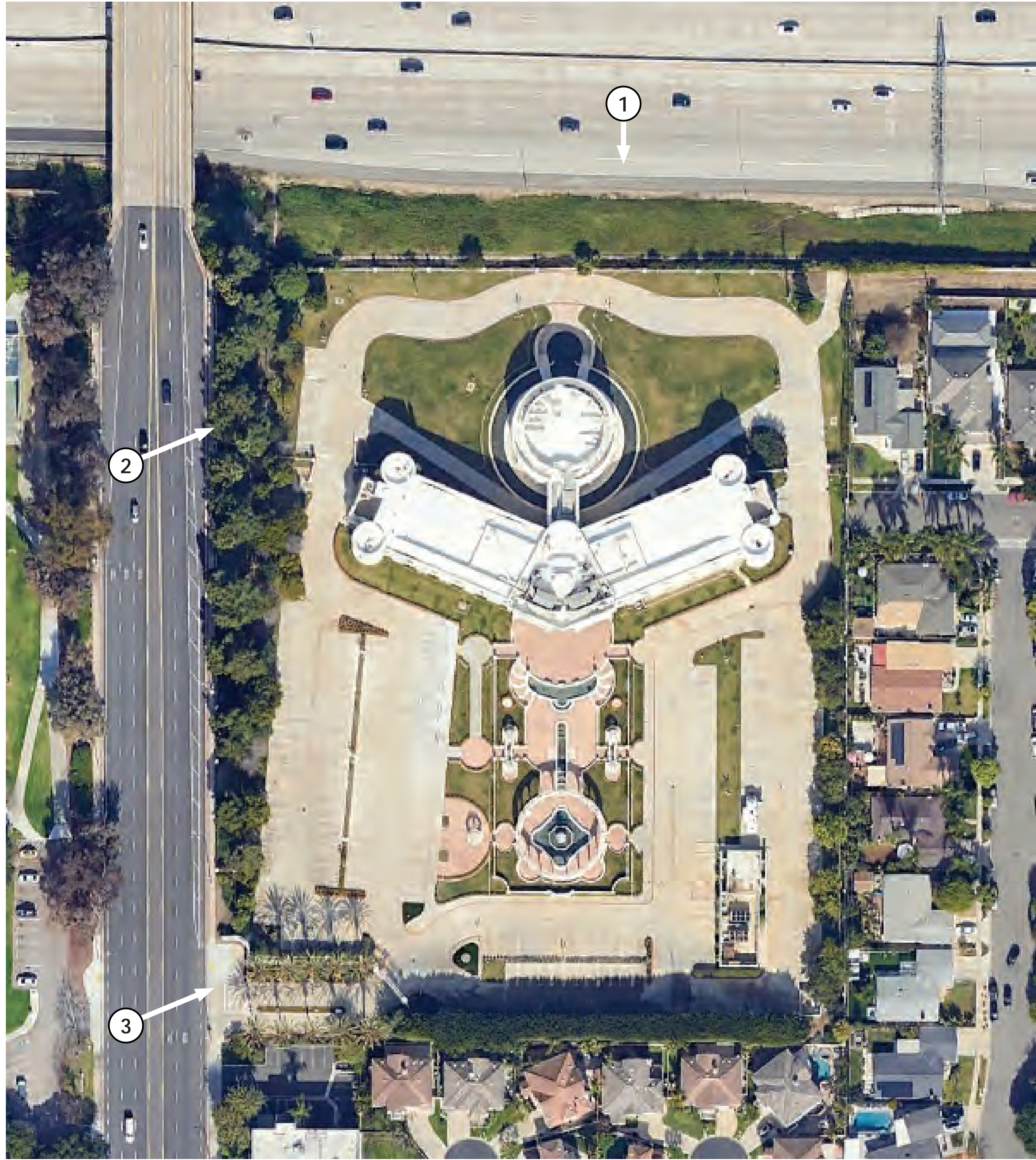
1. View from From 405 Freeway



2. View from Bear Street



2. View from Bear Street



Existing Streetscape Photos

3150 Bear Street

Costa Mesa, California

July 2024



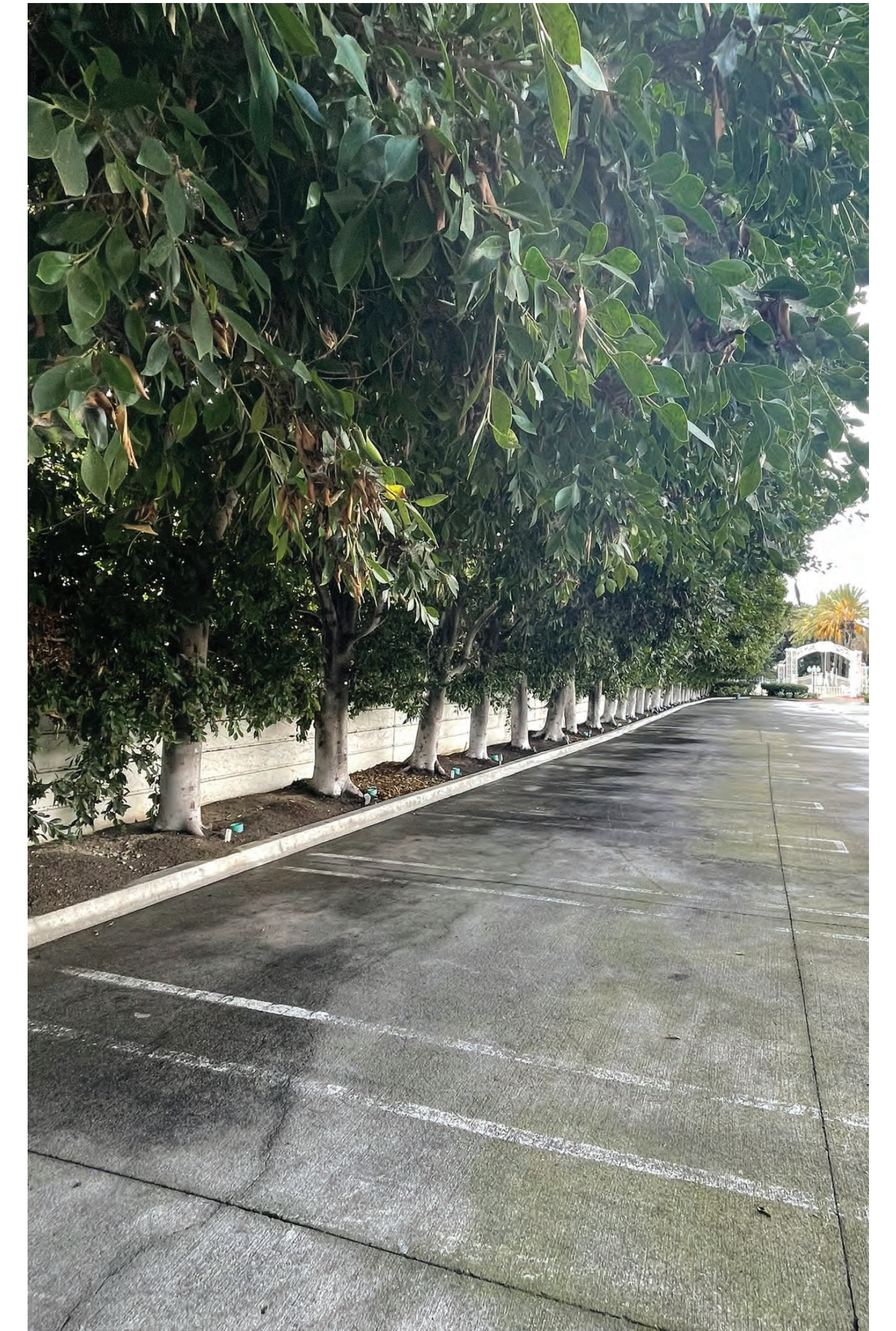
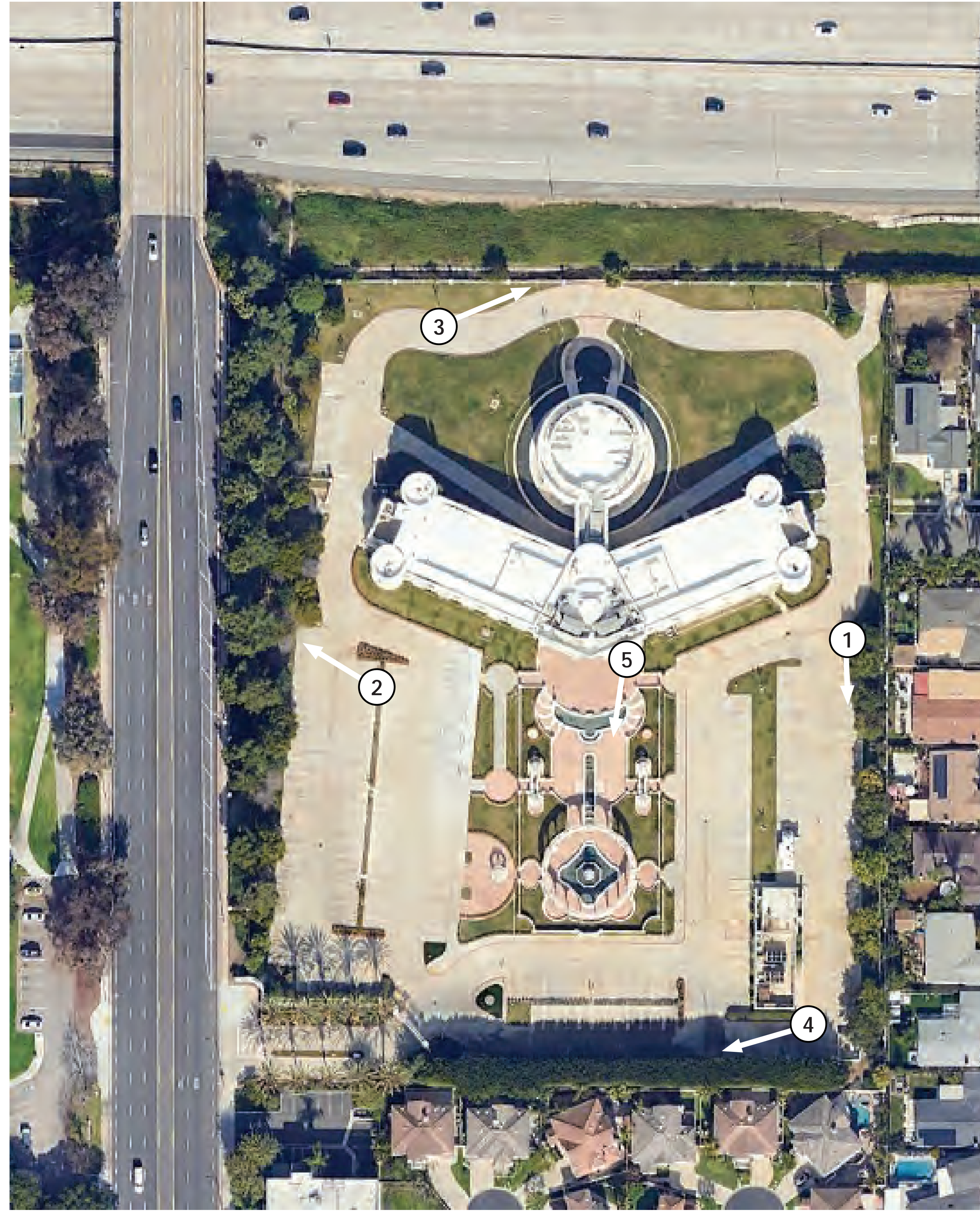
1. Eastern Edge



2. Western Edge



3. Northern Edge



4. Southern Edge



5. Center of Site from Upper Floor

Existing Site Photos

3150 Bear Street

Costa Mesa, California

July 2024



OCSAN Access

- Provides improved access to OCSAN Sewer Trunk Line

Stacked Flats

- Three story building with a fourth story pop-up
- 2-3 bedroom condominiums with private tandem garage
- ±1065-2218 Sq.Ft.
- Private open space in the form of a porch and/or deck

Bear Street Frontage

- Existing slope and mature trees to be preserved
- Tubular steel fence to remain in place to maintain visibility of trees and a "green" frontage
- Stucco pilasters and fence will be painted and powder coated to renew and refresh it's appearance
- City property located behind the existing fence will be maintained by the HOA pursuant to the existing maintenance agreement
- Flat areas may be used for passive recreation
- New striping and other improvements installed to promote bicycle and pedestrian comfort

Single Family Homes

- Detached two-story homes with traditional 15-foot rear yards provide a compatible interface to adjacent single family homes
- 3-4 bedrooms homes
- ± 1,440 - 1,891 Sq.Ft.
- 2-car garage in a side-by-side configuration

Community Entry

- New Signalized intersection with continental style crosswalk and yield line (shark's teeth) to provide improved pedestrian access to Shiffer Park
- Entry enhanced with textured paving, accent trees and landscaping, and project signage
- Currently proposed as ungated to promote walkability and a welcoming community



Utilities

- Protect and improve OCSAN access to existing 33-inch sewer
- Realign Costa Mesa Sanitation District sewer in private streets
- Reroute existing Mesa Water line within loop road

Private Drive

- 25-foot Private Street provides vehicular access to all homes
- 5-foot sidewalk on one side to promote walkability
- Parking distributed throughout
- Landscaping on both sides to provide shade and an improved streetscape

Emergency Access Only

- Maintain existing emergency vehicle access
- Meets Costa Mesa Fire Dept Turning Radii requirements
- Optional pedestrian gate to allow existing neighborhood more direct route to Shiffer Park

Neighborhood Interface

- Protect existing wall in place
- Protect overhead SCE utilities and poles in place (Rule 16)
- Install screening hedge as permitted by SCE
- 15-foot private rear yard and detached two-story homes used to provide a complementary edge condition

Main Recreation Area

- ± 12,370
- Landscaped paseos and sidewalks connect all homes to central recreation area
- Potential programming such as pool with restroom, BBQ with shade structure and seating, turf area for passive lawn play or similar.

Neighborhood Interface

- Protect existing wall in place
- Protect existing ficus trees if possible or install new screening trees to preserve neighbor privacy
- 15-foot private rear yard and detached two-story homes used to provide a complementary edge condition

Existing Sewer Line

- Preserve existing connection
- Reroute to private street

Project Summary

Project Area: 6.11 acres

Total Homes: 146 Homes

- (20) Two Story Detached Condos
 - (11) Plan D1: 1440 SF, 3 Bed, 2.5 Bath
 - (9) Plan D2: 1891 SF, 4 Bed, 3 Bath
- (126) Four Story Stacked Flats¹
 - (47) Plan S1: 1,065 SF, 2 Bed, 2 Bath
 - (16) Plan S2: 1,379 SF, 3 Bed, 2.5 Bath
 - (47) Plan S3: 1,753 SF, 3 Bed, 3 Bath
 - (16) Plan S4: 2,218 SF, 4 Bed, 3 Bath

Density: 23.9¹ du/ac

Parking Spaces Required²: 228 Spaces

- 2-3 Bedroom: 1.5 Spaces x 137 = 205.5
- 4 Bedroom: 2.5 Spaces x 9 = 22.5
- Guest: N/A

Parking Spaces Provided³: 372

- Garages: 292 (2 per unit):
- Guest: 80 Spaces (0.5 per unit)

Open Spaces Required⁴: ±111,784 SF

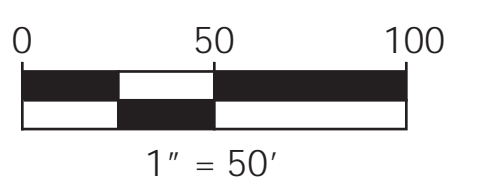
- 42% of total site area
- At least 50% shall be designed as common (±55,892 SF)

Open Space Provided: ±78,392 SF

- Common Areas: ±56,593 SF
- Private Area: ±21,799 SF
 - Rear Yards: 12,675 SF
 - Porches & Decks⁶: ±9,124 SF

Notes:

1. Assumes 5% very low income affordable units for a 20% density bonus allowance
2. Required parking per Density Bonus Law
3. Guest spaces are 8.5' x 18'
4. Required open space to be adjusted through State density bonus waiver
5. Private open space minimum dimension of 5'
6. Existing General Plan: General Commercial
7. Proposed General Plan: High Density Residential
8. Multiple-Family Residential (R3) Zoning District.
9. Existing Zoning: AP - Administrative & Professional
10. Proposed Zoning: Multiple-Family Residential (R3)
11. Assessor's Parcel Numbers: 141-521-48



Illustrative Site Plan

3150 Bear Street

Costa Mesa, California

July 2024





1 - FRONT



2 - REAR

Stacked Flat Renderings

3150 Bear Street
Costa Mesa, California

July 2024



14

4 - LEFT



9

3 - REAR



13

2 - RIGHT



10

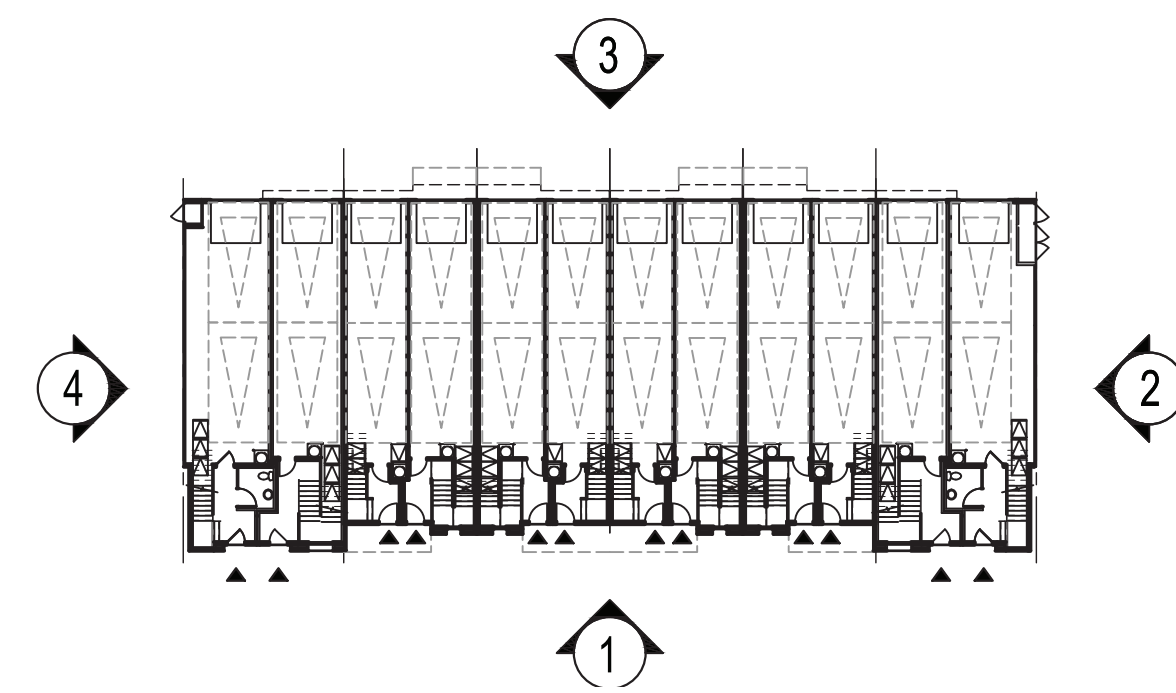
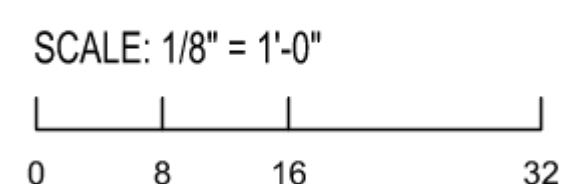
11

12

1 - FRONT

MATERIAL LEGEND

- | | | |
|----------------------------|-----------------------------|--------------------|
| 1. FLAT TILE ROOFING | 7. TRELLIS | 13. UTILITY CLOSET |
| 2. STUCCO | 8. METAL RAILING | 14. FIRE RISER |
| 3. BOARD AND BATTEN SIDING | 9. SECTIONAL GARAGE DOOR | |
| 4. TRIM | 10. WALL LIGHT WITH SIGNAGE | |
| 5. FAUX VENT | 11. ENTRY DOOR | |
| 6. DECORATIVE AWNING | 12. VINYL WINDOW | |



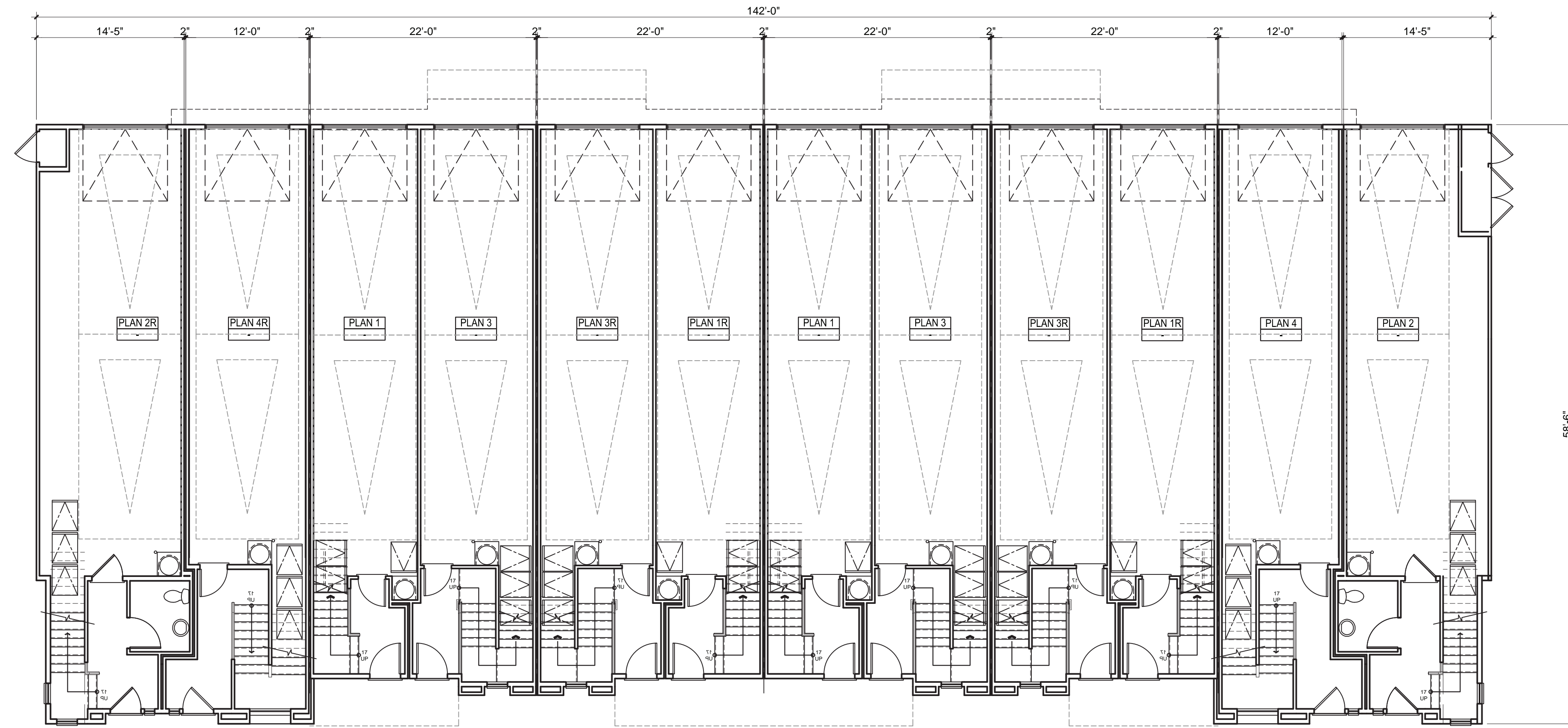
Stacked Flat Elevations

3150 Bear Street

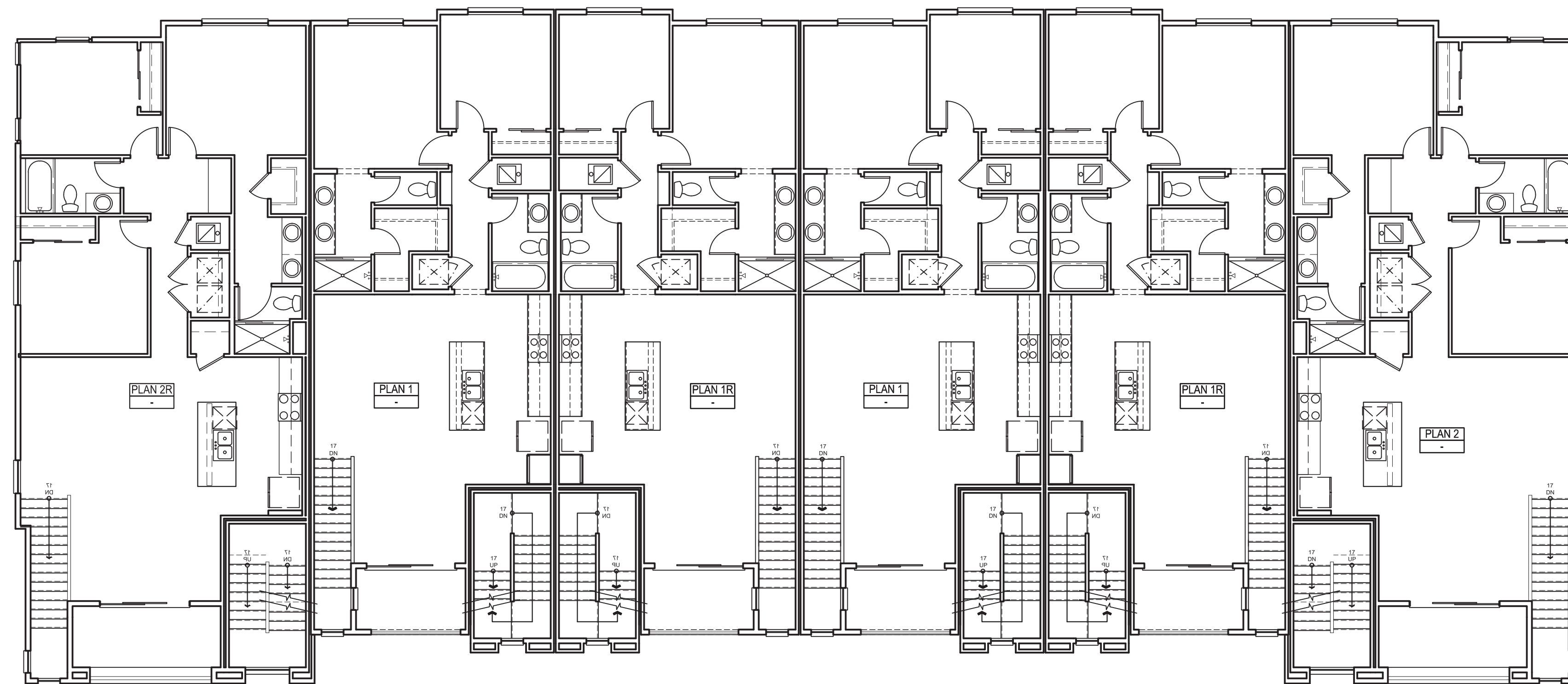
Costa Mesa, California

July 2024





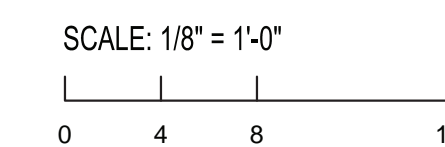
First Floor



Second Floor

PLAN S3 (3 BED / 3 BATH)		PLAN S1 (2 BED / 2 BATH)	
FIRST FLOOR	125 SQ. FT.	FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	92 SQ. FT.	SECOND FLOOR	964 SQ. FT.
THIRD FLOOR	1024 SQ. FT.	THIRD FLOOR	0
FOURTH FLOOR	513 SQ. FT.	FOURTH FLOOR	0
TOTAL NET	1,753 SQ. FT.	TOTAL NET	1,065 SQ. FT.
DECK	158 SQ. FT.	DECK	55 SQ. FT.
GARAGE	488 SQ. FT.	GARAGE	456 SQ. FT.

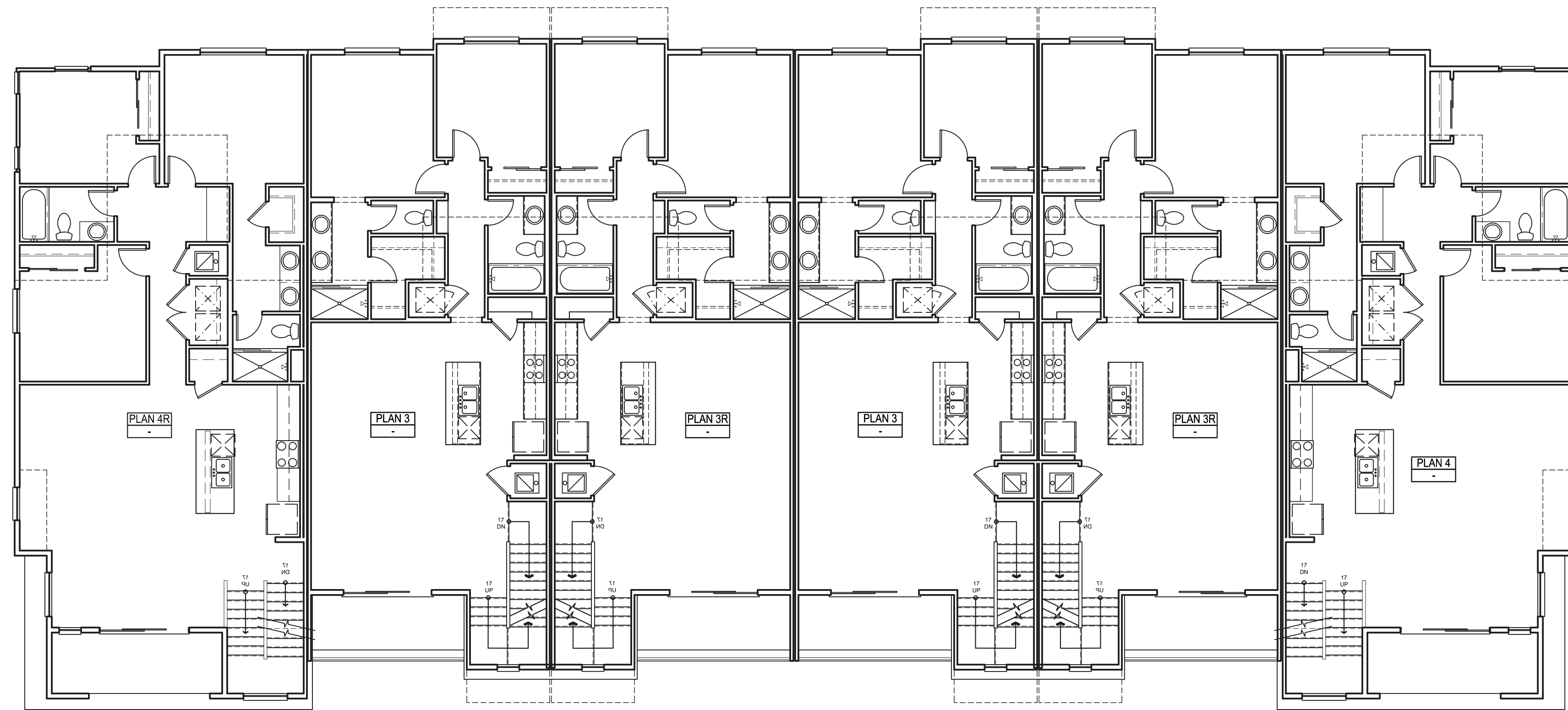
PLAN S4 (4 BED / 3 BATH)		PLAN S2 (3 BED / 2.5 BATH)	
FIRST FLOOR	169 SQ. FT.	FIRST FLOOR	168 SQ. FT.
SECOND FLOOR	90 SQ. FT.	SECOND FLOOR	1211 SQ. FT.
THIRD FLOOR	1267 SQ. FT.	THIRD FLOOR	0
FOURTH FLOOR	691 SQ. FT.	FOURTH FLOOR	0
TOTAL NET	2,218 SQ. FT.	TOTAL NET	1,379 SQ. FT.
DECK	213 SQ. FT.	DECK	74 SQ. FT.
GARAGE	510 SQ. FT.	GARAGE	615 SQ. FT.



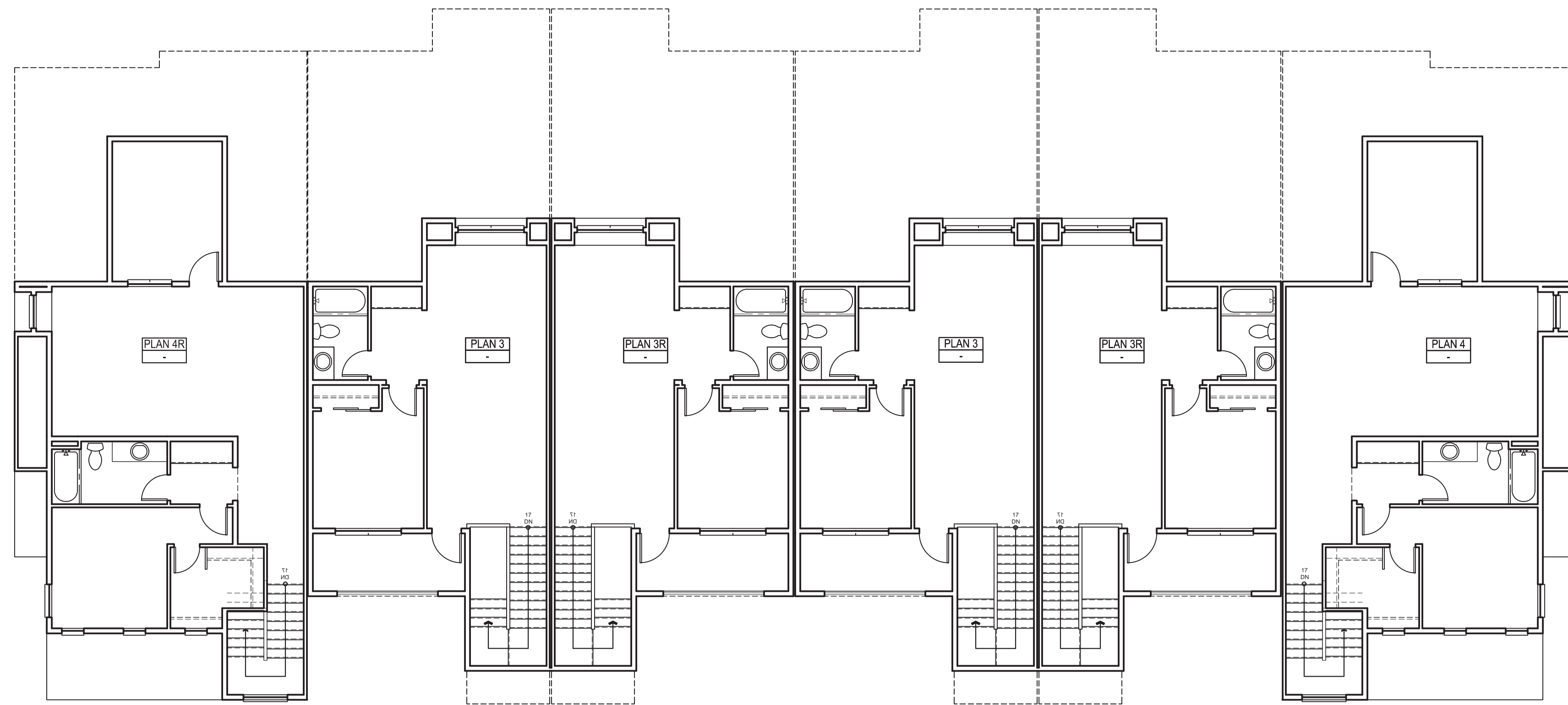
Stacked Flat Floor Plans

3150 Bear Street
Costa Mesa, California

July 2024



Third Floor



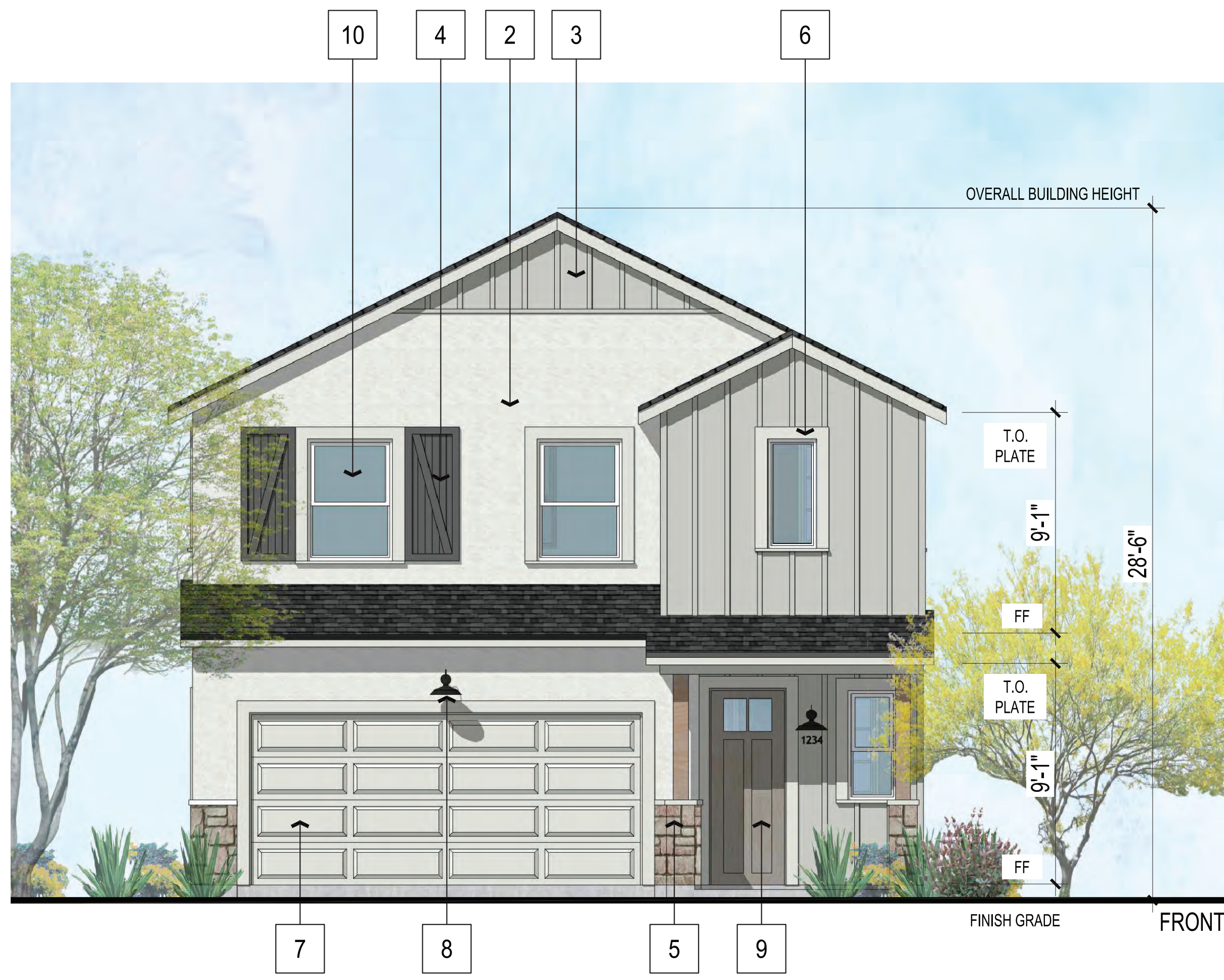
Fourth Floor

SCALE: 1/8" = 1'-0"
 0 4 8 16

Stacked Flat Floor Plans

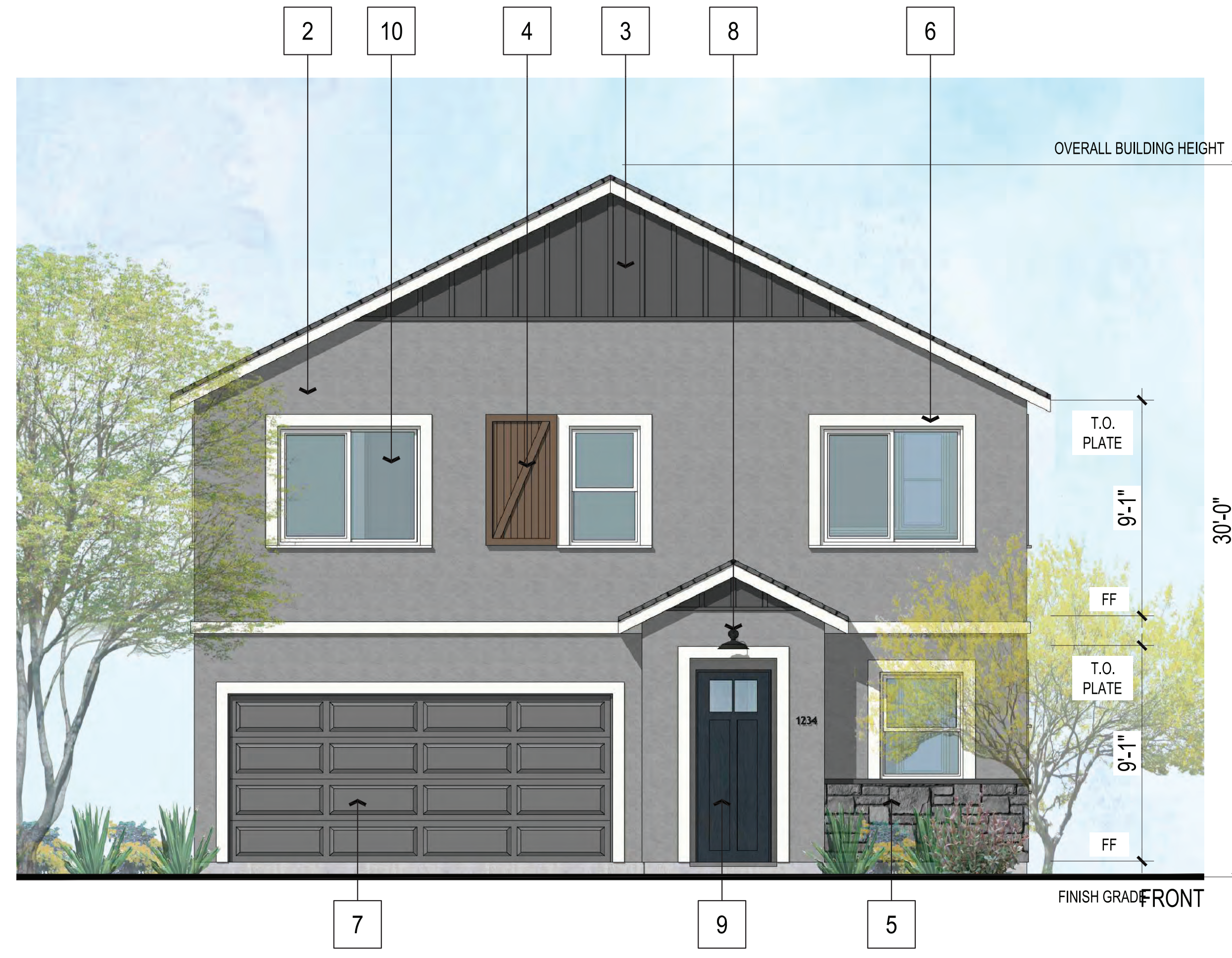
3150 Bear Street
 Costa Mesa, California

July 2024



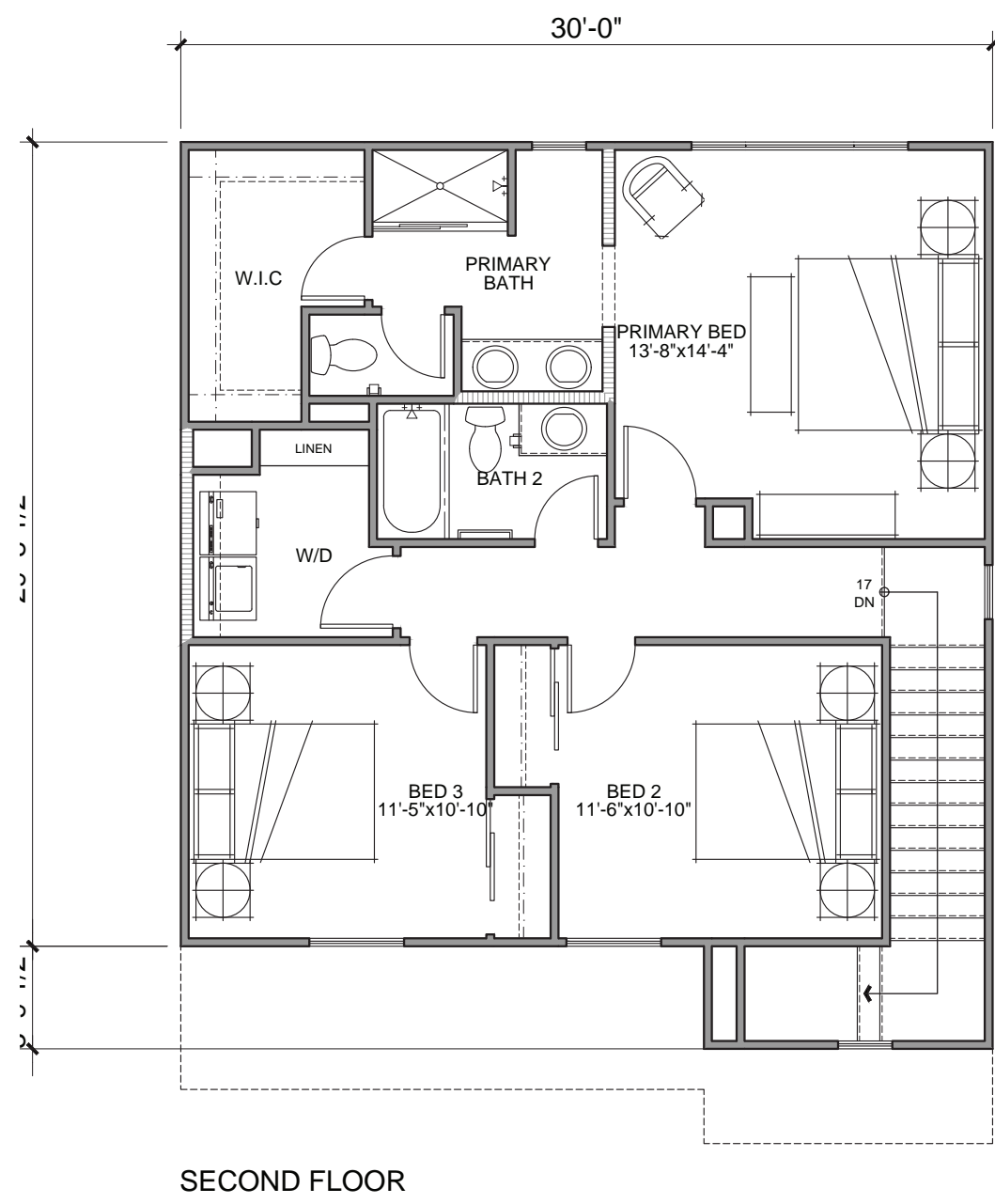
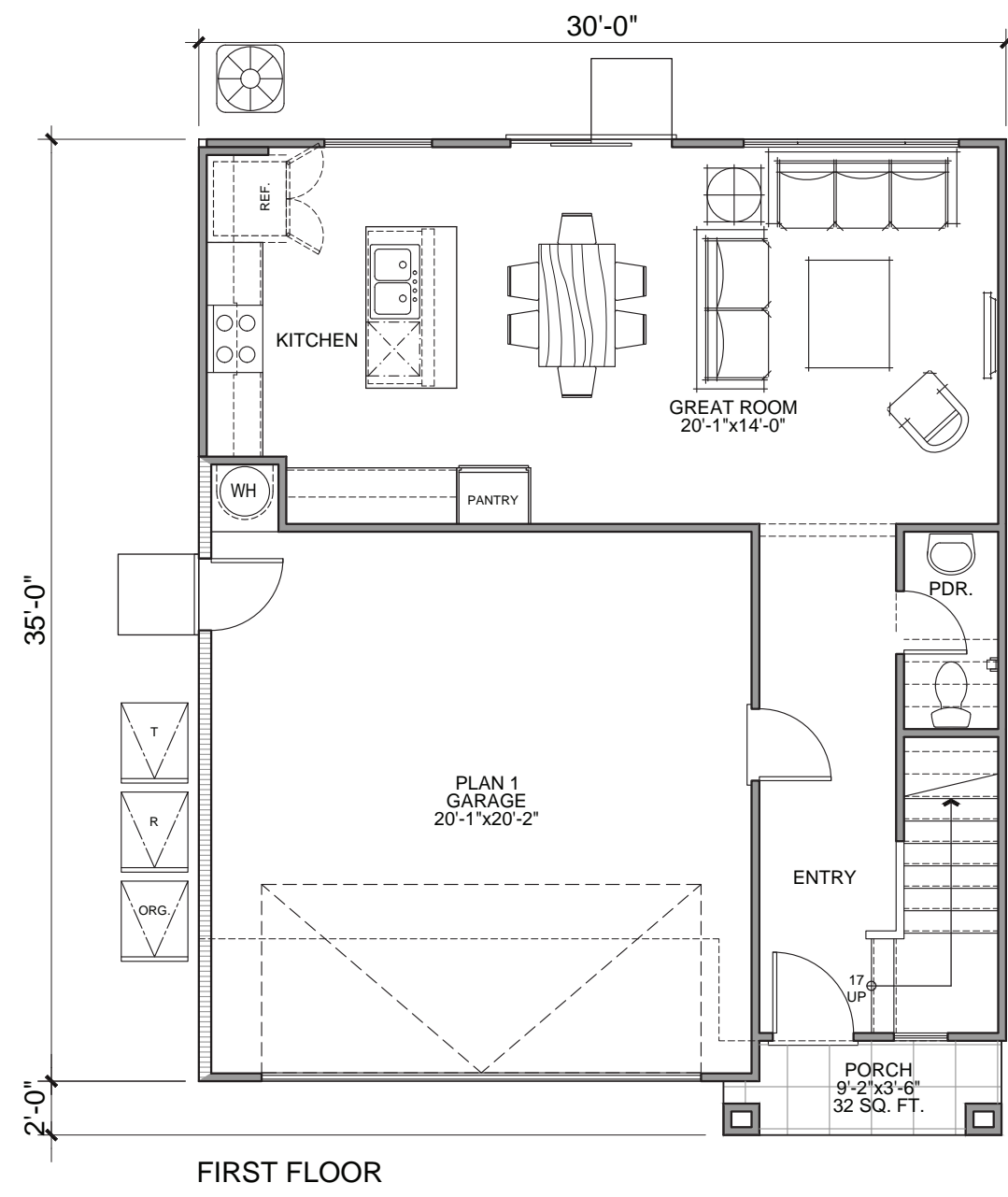
MATERIAL LEGEND

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD AND BATTEN SIDING
4. DECORATIVE SHUTTERS
5. STONE VENEER
6. DECORATIVE TRIM
7. SECTIONAL GARAGE DOOR
8. LIGHT FIXTURE
9. ENTRY DOOR
10. VINYL WINDOW

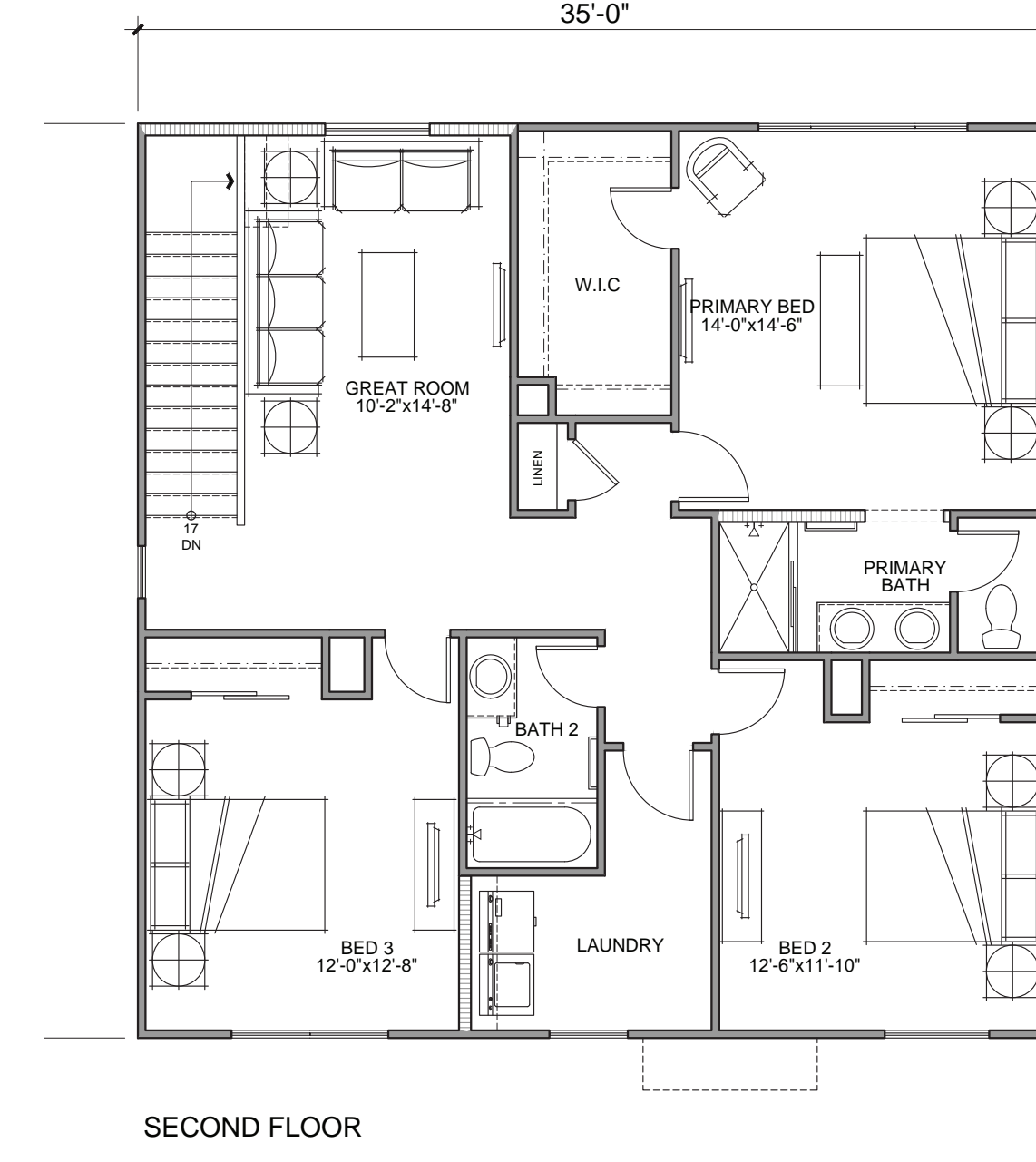
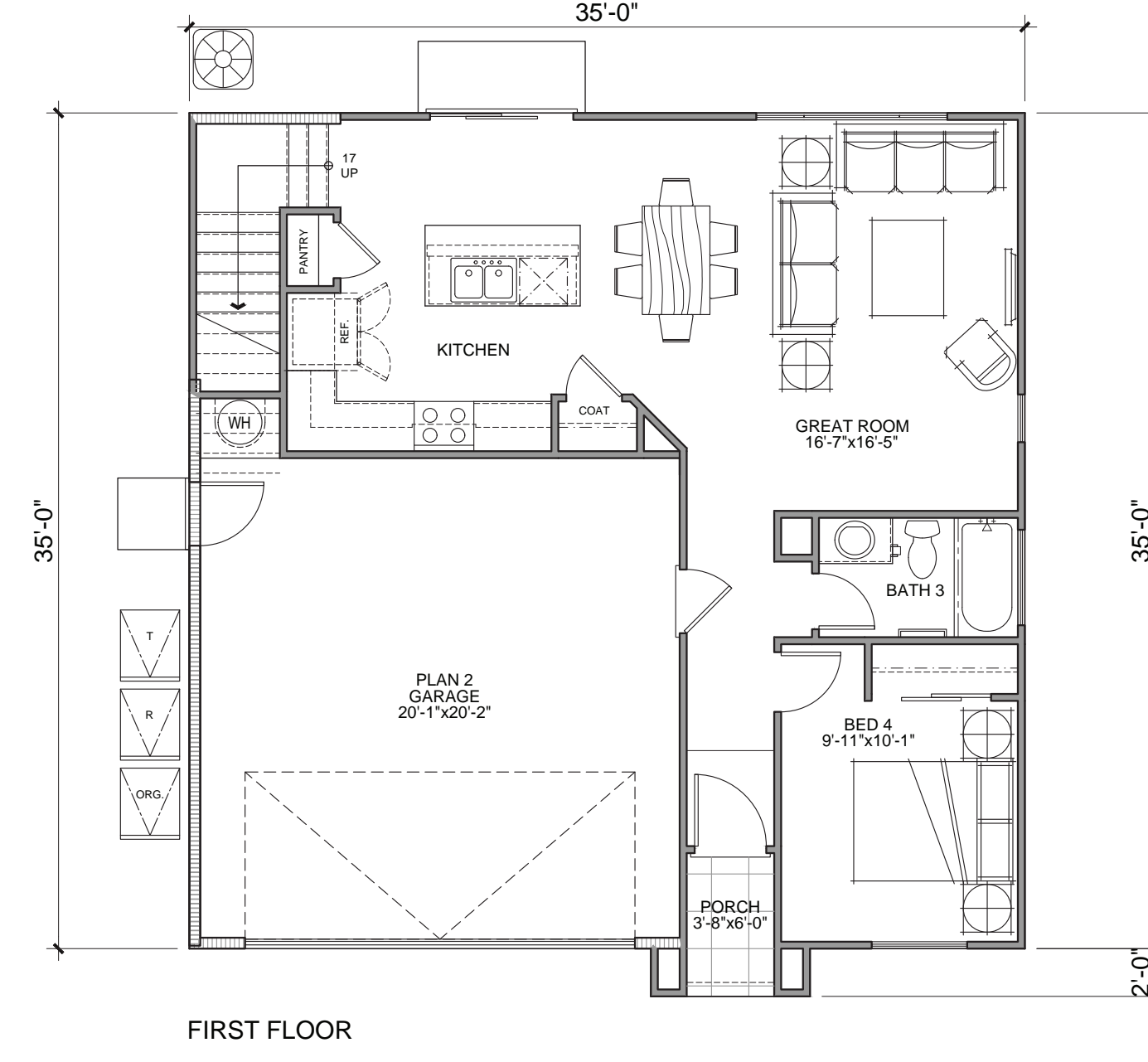


MATERIAL LEGEND

1. FLAT TILE ROOFING
2. STUCCO
3. BOARD AND BATTEN SIDING
4. DECORATIVE SHUTTERS
5. STONE VENEER
6. DECORATIVE TRIM
7. SECTIONAL GARAGE DOOR
8. LIGHT FIXTURE
9. ENTRY DOOR
10. VINYL WINDOW



PLAN D1 (3 BED / 2.5 BATH)	
FIRST FLOOR	591 SQ. FT.
SECOND FLOOR	849 SQ. FT.
THIRD FLOOR	0
FOURTH FLOOR	0
TOTAL NET	1,440 SQ. FT.
DECK	0
GARAGE	404 SQ. FT.



PLAN D2 (4 BED / 3 BATH)	
FIRST FLOOR	759 SQ. FT.
SECOND FLOOR	1133 SQ. FT.
THIRD FLOOR	0
FOURTH FLOOR	0
TOTAL NET	1,891 SQ. FT.
DECK	0
GARAGE	403 SQ. FT.

Detached Homes

3150 Bear Street
Costa Mesa, California

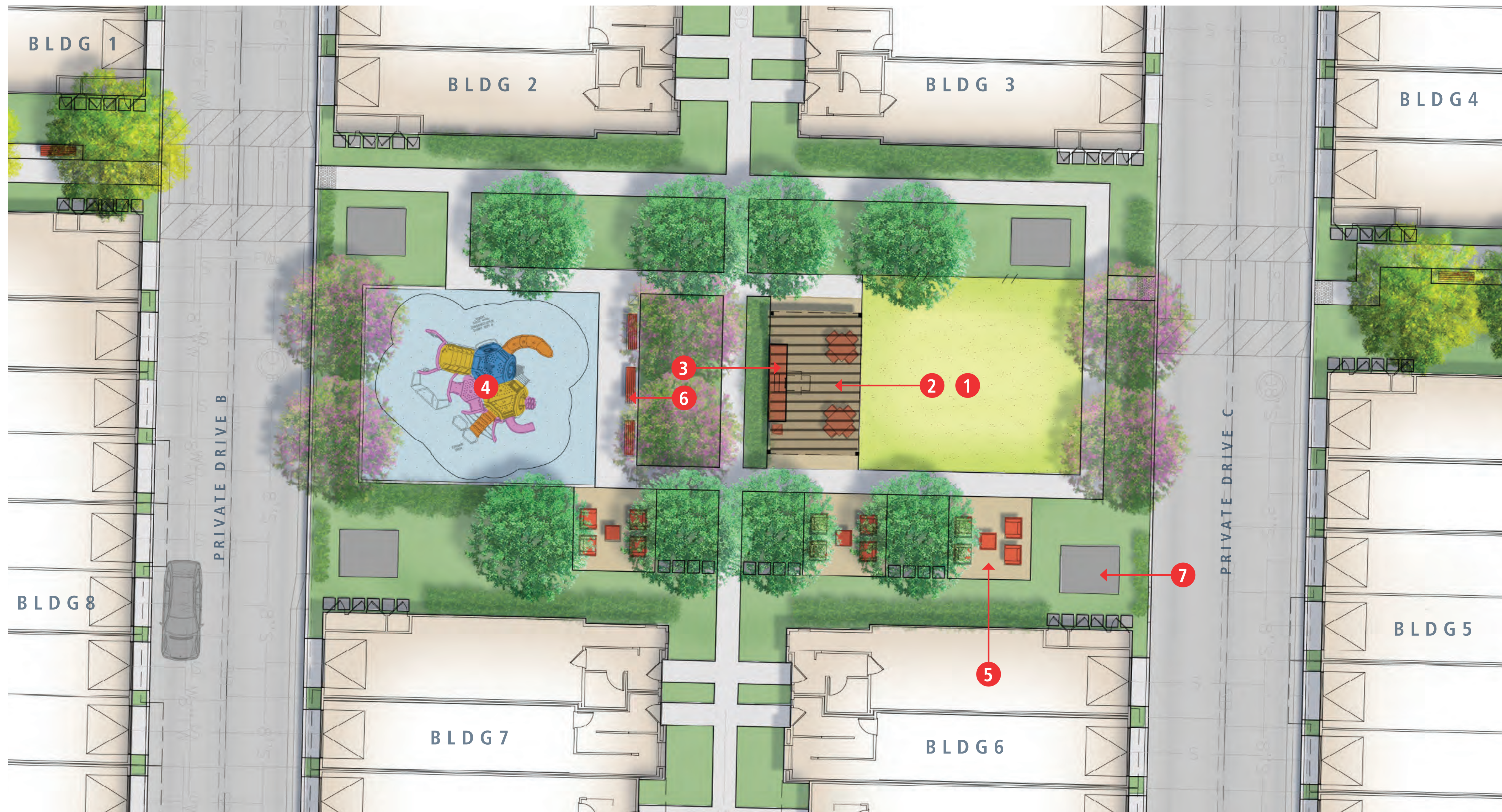
July 2024



Architecture + Planning
888.456.5849
ktgy.com

LEGEND

- 1 Lawn Area
- 2 Overhead Structure
- 3 BBQ and Picnic
- 4 Play Equipment
- 5 Casual Seating
- 6 Bench
- 7 Transformer



Common Recreation Area

3150 Bear Street

Costa Mesa, California

July 2024

