

Development Pre-Application

**Applicant's Project Description**

for the

Proposed Residential Development at

960 W 16<sup>th</sup> Street

by:

I N T R A C O R P 

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## Development Team

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## **I. Introduction & Project Description**

Intracorp SoCal-1, LLC (“Intracorp”) is the proposed developer of approximately 2.35 acres at 960 W 16<sup>th</sup> Street, Costa Mesa. The property is located at the northwest corner of Quail Street and Spruce Avenue. The site currently has a two story commercial building totaling approximately 56,000 square feet. This commercial building is currently vacant.

Intracorp plans to redevelop the site with for-sale single family detached homes. Our site plan proposes 3-story homes with rooftop decks. The floorplans range from approximately 1,999 SF to 2,300 SF and feature Live/Work space at the first floor. Each home is planned to be a 3-bedroom residence. These homes will provide Westside Costa Mesa with new housing opportunities in an area that has been a desirable location for new homeowners based on similar 3-story detached homes.

The property is zoned General Industrial with a residential overlay in the West Mesa Bluffs Urban Plan. This Urban Plan allows for a density of up to 20 units an acre. The proposed site plan is within this density threshold at 16.17 du/acre.

### **a. Site Physical Features**

The site is relatively flat with an approximate 3’ grade difference to the adjacent commercial neighbor on the East side of our property where a future retaining wall will be built. Our subject site is similar in over pad elevation to the adjacent residential project (Lighthouse) on the West and North property edges.

## **II. Conclusion**

A high-quality residential community at 960 West 16<sup>th</sup> Street will provide much needed housing for the Costa Mesa community and support for the surrounding businesses. The floor plan types will appeal to multiple homebuyers seeking to live in the Westside Costa Mesa community.

Intracorp believes this residential concept conforms to the vision of the City and provides a balanced approach to housing that fits within the scale of surrounding land uses.