



July, 2,2024

Chris Yeager  
 Associate Planner  
 Development Services Department  
 77 Fair Drive, Costa Mesa, CA 92626  
 (714) 754-4883

**RE: 3150 Bear Street (APN 141-521-48) - General Plan Amendment Screening application**

Dear Mr. Yeager,

MLC Holdings, a wholly owned subsidiary of Meritage Homes, is pleased to submit a General Plan Amendment Screening application for the property located at 3150 Bear Street. Meritage Homes has entered into a contract with The Koshbin Companies, the current property owner, for an option to purchase the property and submits this application with their consent as indicate in the Authorization Letter furnished under separate cover. The proposed amendment will allow for the redevelopment of the 6.11-acre property with 146 for-sale residential homes for at density of 23.9 dwelling units per acre (du/ac). The site is within walking distance to Shiffer Park, South Coast Plaza, Metro Point, and an abundance of other shopping, dining, entertainment, and recreational opportunities, making this site an ideal location for infill residential development.

The site is currently designated in the General Plan as "General Commercial" and is zoned "Administrative and Professional (AP)." As such, the project proposes to amend the General Plan designation to "High Density Residential" and rezone the property to "Multiple-Family Residential (R-3)," which both permit a density of up to 20 du/ac. The project will also include 5% Very-Low" deed restricted affordable homes (8 homes), allowing a 20% density increase through the State's Density Bonus Law. The proposed project consists of two types of new for-sale homes, detached and attached, as described herein.

The 20 two-story, for-sale detached homes line the southern and eastern edges of the property to buffer adjacent single-family neighborhoods with a complementary housing type. These detached homes will range from approximately 1440-1891 square feet and 3-4 bedrooms. Each home includes a 2-car garage in a side-by side configuration. Existing walls along these property lines will be protected in place. The mature Ficus trees that existing along the southern boundary will also be preserved, if possible, or replaced with similar screen trees to preserve existing neighbor privacy. New landscape screening will be planted along the easterly property line to protect privacy for neighbors along this edge as well.

The 126 attached homes will consist of stacked flat homes within eight separate building. Buildings are three stories with a fourth story pop-up to reduce massing while providing the ability to offer a range of floor plans that include 2-4 bedrooms and approximately 1065-2218 square feet. These homes include a two-car tandem garage for each home on the first level with direct access to each home; two single-level floor plan options (2-3 bedrooms) on the second floor, and two two-story floor plan options (2-4 bedrooms) on the upper floors. Attached homes will also include 5% "Very-Low" deed restricted affordable homes (8 homes) within this community. The affordable component of the community

allows for increased density; reduced parking; and concessions and waivers for reduced private open space (55-85 square foot upper story decks) to achieve the proposed residential density.

Open space amenities include a tot lot, barbecues, seating, and open lawn areas for residents to relax, socialize, and play. The existing Emergency Vehicle Access Gate that connects to Olympic Avenue will remain to prevent any new vehicular traffic from spilling into the adjacent neighborhood while still providing adequate access for Fire and other emergency services. This access point will be redesigned with a new pedestrian gate on a timer to accommodate pedestrian access during park hours, allowing existing neighbors a more direct walking path to Schiffer Park. This new pedestrian connection will be accompanied by a new signalized crosswalk at the new community's Bear Street entrance. This signal will bring the added community benefit of improved traffic flows along Bear Street.

Meritage Homes believes that the housing proposed by this new community delivers the type of housing that is desperately needed in the region and throughout the state. We are very excited for the opportunity to bring this proposal to the City of Costa Mesa and look forward to your comments.

Sincerely,

A handwritten signature in cursive script that reads "Johanna Crooker". The signature is written in black ink and is positioned above the printed name.

Johanna Crooker  
Director of Forward Planning - Entitlements  
MLC Holdings, Inc.