



September 27, 2024

Victor Mendez
Principal Planner
Development Services Department
City of Costa Mesa
77 Fair Drive, 2nd Floor
Costa Mesa, CA 92626

RE: Costa Mesa Senior Center Project – Formal Master Plan Application

Dear Mr. Mendez:

This letter is for the proposed Jamboree Housing Corporation project located at 695 W. 19th Street Costa Mesa CA 92627. We are submitting the project for the Formal Master Plan review with the City of Costa Mesa. The proposed development is located on the site of the City of Costa Mesa's Senior Center at the southeast corner of 19th Street and Pomona Avenue. The development area is a 1.50-acre portion of the Costa Mesa Senior Center parking lot.

The proposed project consists of 70 units over a Type 1 podium garage on the existing Senior Center parking lot. There are 68 one-bedroom/ one-bathroom units and 2 two-bedroom/one bathroom units, one of which is reserved as a manager unit.

This proposed development will offer many amenities such as community room with kitchen, office spaces for both social services and property management, conference room, fitness center, library with desktop computer for residents, pet spa, and an outdoor courtyard. The proposed development has 133 parking stalls.

The one-bedroom units will have income levels that range from 30% to 60% AMI and restricted to seniors. The proposed project will have 34 out of the 69 units restricted as permanent supportive housing for seniors.

Jamboree Housing is a long term owner and operator of our projects. The projects will be managed by a California Tax Credit Allocation Committee (TCAC) experienced and approved Property Management Company with experience specific to the population being served. The Management Company will oversee the maintenance of the property and will remain compliant with the governing regulatory bodies as well as Jamboree's high standards for operations. Jamboree's in-house supportive services division will provide the onsite supportive services to residents. The restrictive covenants will remain with the property for a period of 55 years. A 55-year term is a standard requirement for TCAC, HCD, and other public financing bodies.

Jamboree Housing will create a single purpose entity in the form of a limited partnership. At the time of tax credit admission (close on construction financing) we will admit a 99.99% limited

partner who will be the tax credit investor. It is crucial that this site is owned/leased and operated individually from the remaining uses and ownerships on the larger master site. As such, the site will require a tract map subdivision to create an individual parcel with legal description so that title is clean for the Partnership.

A development can be classified as a horizontal mixed-use project even when a parcel line divides the site into two separate properties due to its integrated design and commonly shared site features such as shared parking, landscaping, storm water treatment, and site access to name a few. While the physical division by a parcel line may separate the properties on paper, the development's layout and planning emphasize a blend of residential, commercial, or recreational elements within the same vicinity. This integration fosters a seamless and interconnected experience for residents and visitors, promoting a sense of community and convenience. Common features like shared amenities, pedestrian pathways, parking and overall landscaping theme can further emphasize the mixed-use nature of the project. In essence, the presence of a parcel line need not detract from the horizontal mixed-use character when the design effectively unifies the two properties in function and experience.

Additionally, in a development where a parcel line divides the site into two properties, an association is often established to manage shared access and stormwater treatment facilities. This association plays a crucial role in ensuring the ongoing functionality and sustainability of the mixed-use project. Shared access roads, parking areas, and pedestrian walkways are maintained and managed collectively to facilitate ease of movement between the two properties, fostering a sense of unity. The establishment of such an association underscores the collaborative and cooperative nature of the development, reinforcing its classification as a horizontal mixed-use project.

Please feel free to reach out with any questions. I can be reached at 310-279-9989 or tkelly@jamboreehousing.com.

Thank you,



Tish Kelly
Senior Vice President, Development