

**UMP-21-007
60-UNIT MIXED-USE DEVELOPMENT
695 WEST 19TH STREET**

Location: 695 West 19th St. Permit No.: UMP-21-007

Request: Master Plan to construct a 60-unit affordable senior housing project on the site with the City of Costa Mesa Senior Center

SUBJECT PROPERTY:

Zone: C1
 General Plan: General Commercial
 Lot Dimensions: 247 FT by 470 FT
 Lot Area: 116,090 SF
 Existing Development: 20,127 SF two-story building currently used as the City of Costa Mesa Senior Center with improved landscaping and 145 parking spaces provided in a surface lot

SURROUNDING PROPERTY:

North: R3 – Multiple-Family Residential District
 South: R2-HD – Multiple-Family Residential District, High Density
 East: R2-HD – Multiple-Family Residential District, High Density
 West: C1 – Local Business District

19 WEST MIXED-USE DEVELOPMENT STANDARD COMPARISON

DEVELOPMENT STANDARD	CODE REQUIREMENT	PROPOSED/PROVIDED
Minimum lot size:	1 acre	2.66 acres
Floor Area Ratio (FAR):	1.0 (116,090 SF)	0.94 (108,491 SF)
Maximum Lot Coverage:	90% (104,481 SF)	44.1% (51,128 SF)
Density:	NA ¹	22 units per acre
Minimum Open Space:		
Development Lot ¹	30% (34,761 SF)	26% (29,786 SF) ²
Residential	200 SF per unit	200 SF per unit
Building Height – Residential Component:	4 stories / 60 FT	4 stories / 57 FT 6 IN
Setbacks		
Front (Pomona Avenue)	15 FT	285+ FT
Side – Left (Plumer Street)	5 FT	66 FT 6 IN
Side – Right (West 19 th Street)	5 FT	0 FT ¹
Rear	0 FT	10 FT
Parking (Urban Master Plan Requirements)		
Residential Tenant Parking	1.5 spaces/unit = 90	145 ¹
Residential Guest Parking	0.5 spaces/unit = 30	
Senior Center Parking	147 ³	
TOTAL	267	
Parking (State Density Bonus Law Requirements)		
Residential	0 spaces/unit	145
Senior Center Parking	N/A	
¹ Pursuant to General Plan Table LU-15, mixed-use projects that include a residential component are allowed a maximum FAR so density is not applicable. ² Development standard deviations allowed through State Density Bonus Law concessions. ³ Parking requirements for the Senior Center was established in Conditional Use Permit PA-90-60.		

DEVELOPMENT CONCEPT

The proposed horizontal mixed-use development is located on an existing 2.66-acre lot on the northwest corner of West 19th Street and Pomona Avenue. The site is zoned Local Business District (C1) and has a General Plan land use designation of General Commercial.

The project proposes 60 low-income age restricted (55+) apartment units (with one onsite manager's unit). The proposed building would be four-story (approximately 57 feet) in height and include parking at the ground level under the new building. Each apartment unit would be one bedroom and one bathroom with sizes ranging between 566 and 614 square feet and would include access to a private patio or deck. In addition, the proposed onsite tenant amenities would include a pet spa, fitness room, library/computer room, and community room. Parking would be provided in the existing surface parking lot as well as at the ground level under the new proposed residential building.

The proposed project also includes a tentative parcel map to subdivide the existing 2.66-acre City-owned property into two separate parcels – both to be owned by the City. The separate parcel for the senior housing building is proposed in order to allow the applicant, Jamboree Housing Corporation (JHC), and their limited liability partner the ability to receive tax credits through the Low-Income Housing Tax Credit (LIHTC) program.

Image 1 – Vicinity Map

