

REQUESTS FOR WILL-SERVE LETTERS

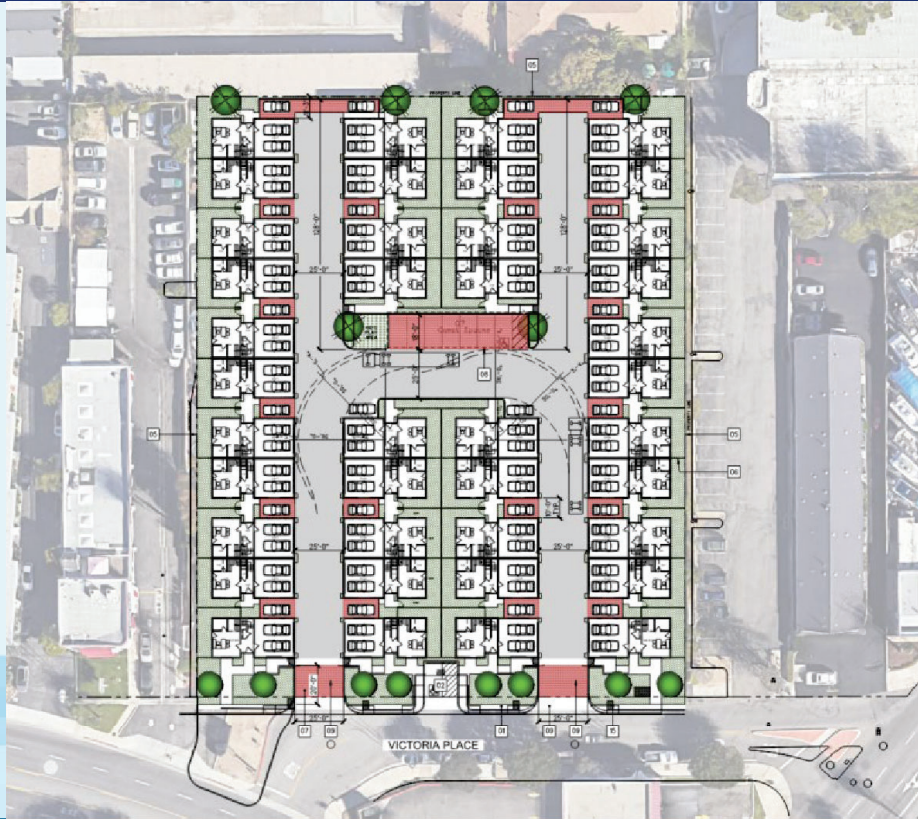
December 11, 2024



220 – 236 Victoria Street



220 – 236 Victoria Street



960 W. 16th Street



960 W. 16th Street



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3150 Bear Street



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3150 Bear Street

Costa Mesa, California

January 4, 2023

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3150 Bear Street



Four-Story Stacked Flats

- ± 1100-2700 SF
- 1-4 bedroom homes
- 1-car and 2-car tandem garages
- Private open space in the form of deck

Project Frontage

- New curb, gutter, sidewalk and landscaping to improve pedestrian experience
- To be further coordinated with City staff

Shiffer Park (TRR)

Three-Story Townhomes

- ± 1,200 - 1,800 SF
- 2, 3, and 4-bedrooms homes
- 2-car garage in a side-by-side or tandem configuration
- Private open space in the form of a porch and/or deck

Project Entry

- Maintain existing access on Bear Street
- Entry enhanced with accent trees and project signage
- Install new lighted crosswalk to promote pedestrian connectivity to Shiffer Park

Existing Single Family Homes (R1)

Existing Commercial (C1)

Existing Single Family Homes (PRD-LD)

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.

Existing Utilities

- Maintain OCSAN easement and access to existing 33-inch sewer main and protect main in private road (coordinating with OCSAN)
- Install new Costa Mesa sanitation sewer in private streets and alleys (coordinating with CMSD)
- Reroute existing Mesa Water line within loop road (coordinating with Mesa Water District)

EVA

- Maintain existing emergency vehicle access
- Meets Costa Mesa Fire Dept Turning Radii requirements

Neighborhood Interface

- Protect existing wall in place
- Install screening hedge as permitted by SCE
- Use private street and parking to provide additional setback

Existing Single Family Homes (R1)

Private Drive

- 25-foot Private Street provides vehicular access to all homes
- 5-foot sidewalk on one side to promote pedestrian activity
- Head in parking distributed throughout the site
- Landscaping on both sides to provide shade and an improved streetscape

3150 Bear Street



West Cameron, West Covina



Stratus, Pomona



Seville at Vincent Place, West Covina



Cielo, San Marcos

Recommendation

Receive the Presentation.

Questions?

