

Attachment No. PC 2

Applicant's Project Description

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Development Application

for the

Proposed Residential Development at
1580 Monrovia Avenue & 875 W. 16th Street

by:

I N T R A C O R P 

Intracorp SoCal-1, LLC

895 Dove St., Suite 400

Newport Beach, CA 92660

Submitted: March 18, 2025

Resubmitted: June 6, 2025

Development Team

Applicant:

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I. Introduction

Intracorp SoCal-1, LLC (“Intracorp”) is the proposed developer of approximately 4.34 acres at the southeast corner of Monrovia Avenue and West 16th Street in the City of Newport Beach (“City”). The site currently has four single-story commercial buildings totaling approximately 64,934 square feet.

Intracorp plans to redevelop the site as a residential community with a total of 89 condominiums (to be individually solid) in attached townhome (51 units), duplex (34 units), and detached (4 units) configurations.

The site’s General Plan Land Use designation is General Industrial (IG) and the Zoning District is Industrial (IG). In 2024, the Newport Beach City Council approved a residential overlay on the site, Housing Opportunity Zoning District 2 (HO-2). The HO-2 overlay allows residential uses at a density of 20-50 dwelling units per acre. Intracorp will follow the newly adopted HO-2 zoning regulations and objective design standards. The City has designated the site as Housing Opportunity Sites 229 and 237. The proposed project does not require a General Plan Amendment or Zone Change.

This project will provide the City with much needed new housing stock in the West Newport Mesa area. The proposed residential community on this site provides an upscale ambience to the West Newport Mesa neighborhood, building upon Intracorp’s previous successful community in the City known as The Isle at Mariner Shores. This plan is a sensible approach that both addresses the housing crisis in our area yet provides a manageable and proportional density solution in-line with neighborhood characteristics and community feel.

II. Site and Surrounding Area

a. Land Use

APNs: 424-141-01 & 424-141-02

Existing General Plan Land Use: General Industrial (IG)

Existing Zoning: Industrial (IG) with Housing Opportunity Zoning District 2 (HO-2) overlay

Existing Land Use: Flex Commercial Building

Existing Building Square Footage: 64,934sf

Existing Lot Size: 4.34 acres (189,600 sf)

Proposed Land Use: 89 condominium units

b. Site Physical Features

The site is flat in nature and currently used as multi-tenant flex commercial buildings with surface parking stalls. The improvements to the subject property consist of four aging single-story buildings totaling approximately 64,934 square feet.

c. Surrounding Uses

To the north, east, south, and west of the site are one-story multi-tenant commercial buildings with fitness, retail, office, and light industrial uses.

d. Public Right-of-Way Improvements

The site fronts both Monrovia Avenue and West 16th Street with five curb cuts into the property. The frontages include curb adjacent sidewalks. The south and east boundaries front commercial buildings.

III. Overview of Proposed New Home Community

The proposed residential development by Intracorp will provide the City with much needed new housing inventory in the West Newport Mesa neighborhood. The new condominium community will feature high quality interior / exterior finishes laid out in an architectural style that adheres to newly adopted design standards and

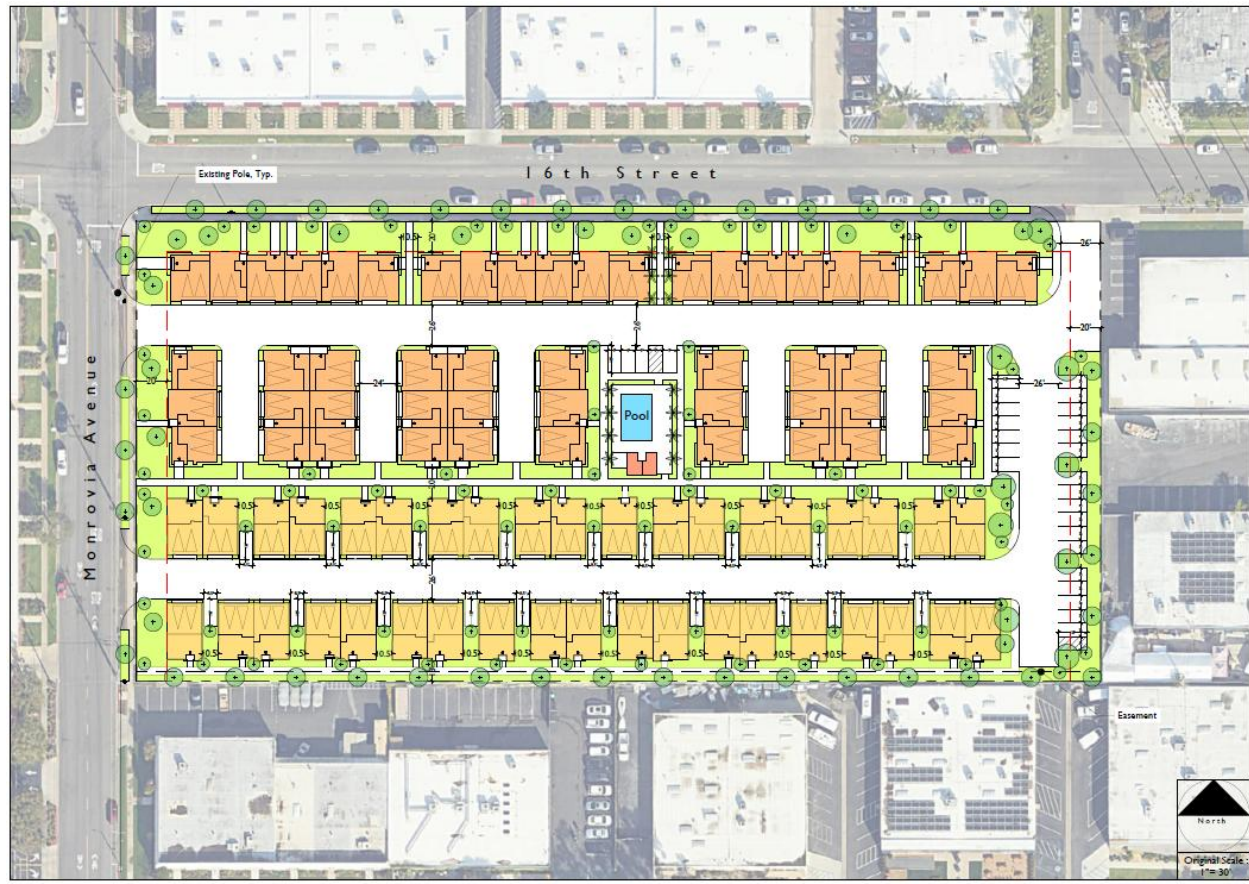
will enhance the existing setting. Residents will benefit from proximity to the beach, PCH, and the future Randall Preserve open space.

As reflected in the accompanying site plan, the community will showcase 89 well-appointed attached townhomes, duplexes, and detached condominiums for sale. Parking will be provided via two-car side-by-side garage attached to each residence. There will also be 29 guest stalls for a total of 207 parking spaces (2.31/unit). The proposed development will be 100% market rate and will not be utilizing the State Density Bonus Law.

The preliminary unit mix incorporates several different floor plans from 2-bedroom to 4-bedroom configurations, ranging from approximately 1,680 to 2,600 square feet. Each residence features a balcony which will provide each homeowner with their own private outdoor space. 38 of the homes (those in duplex and detached configurations) will feature a covered roof deck and bonus room on the fourth level.

The proposed community will feature approximately 178,000 net square feet and a density of approximately 20.5 dwelling units per acre (du/ac). Planned amenities will include a pool and spa with chaise lounge chairs, green space, community room, and BBQ area.

Layout as Proposed:



IV. Conclusion

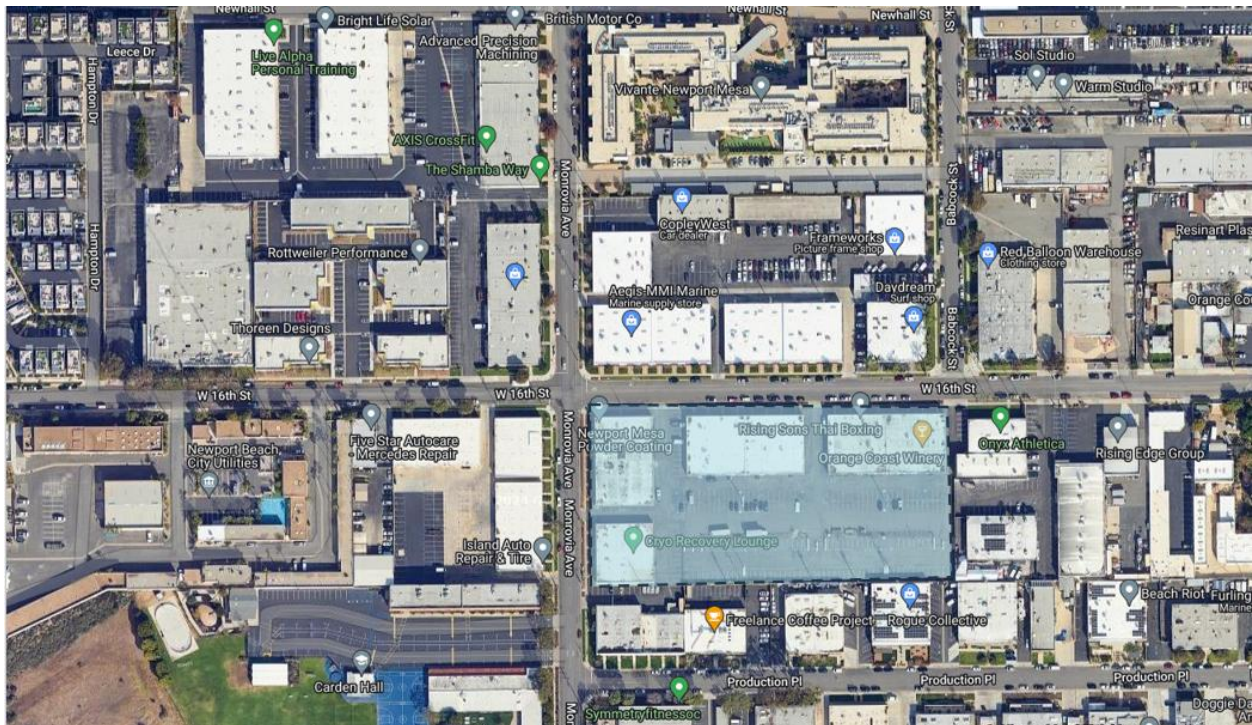
A high-quality residential community at Monrovia Avenue and West 16th Street will provide much needed housing for the Newport Beach community and support for the surrounding businesses and retail uses. Varying floor plan types and price points will appeal to multiple homebuyers seeking to live in the West Newport Mesa community which has several amenities homeowners value.

The building perimeter will be generously landscaped. The tree palette will include a variety of species which will provide a natural canopy and enhance the entry experience.

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.

The proposed development plan addresses local and state level housing shortages in a measured and manageable approach that will be valued by, and enhance, the surrounding community. This application will also serve as a catalyst for providing new housing in the City and will help the City meet the requirements of the State for the 2021-2029 RHNA cycle.

V. Site Map



VI. Documents provided on 3/18/25

- Project Narrative
- Will Serve Letters
 - Charter Communications
 - SoCalGas
 - AT&T
 - SoCal Edison
- Construction Management Plan
- Objective Design Standards
- Architectural Plans
 - Site Plan

- Floor Plans
- Elevations
- Landscape Plan
- Parcel Map
- Owner Affidavit

VII. Documents provided on 6/6/25

- Project Narrative
- Construction Management Plan
- Objective Design Standards
- Architectural Plans
 - Site Plan
 - Floor Plans
 - Elevations
- Landscape Plan
- Vesting Tentative Tract Map
- Civil Entitlement Set
- Preliminary Hydrology
- PWQMP
- Water Demand Report
- Sewer Analysis Report
- Tract Map
- Responses to Comments & Redlines

September 10, 2025

City of Newport Beach
Joselyn Perez
100 Civic Center Drive
Newport Beach, CA 92660

Subject: 1580 Monrovia, Newport Beach (ODS Checklist)

Please note that Intracorp Homes has submitted the Objective Design Standards (ODS) Checklist with the Formal Applications for the 1580 Monrovia, Newport Beach site. The completed checklist demonstrates our compliance with the Objective Design Standards that are applicable to our development type.

This letter provides justification for the items within the ODS Checklist mentioned below.

- **B1. Orientation to primary public street**
 - i. The project has been designed with as many front doors as reasonably possible facing the adjacent public streets of 16th Street and Monrovia. Please note that orientation described in the ODS indicates *"...For larger sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos and recreation amenities."* The project entries that do not face an adjacent public street face an internal paseo to the project. Therefore, 83 of the 89 units abide by this standard (93.3%). There are 6 units on the project (6.7%) that face an internal driveway. This situation occurs on the middle unit (Plan 1) within Building 4 as a back-to-back townhome condition. As mentioned, this occurs only 6 times on the project and is additionally justified due to the 20 du/acre minimum density threshold for this site. Therefore, to reach this density threshold there is a minimal amount of units that have this specific condition.
The access to the front door is appropriately addressed by landscaped planting on both sides of the entry and a front porch that is recessed into the building by over 6'.
- **G3a.iv Ground & Upper Floor Façade Coverage**
 - i. The first floor minimum opening standard is explained in the ODS as 20%. Our first floor window and door openings provide less than 20% openings. Please note that the Coastal Farmhouse architectural theme does not incorporate this much window glazing. Windows have been added to the first floor space to pick up more overall window openings, however the percentage of openings remains below 20% on the triplex. The placement of additional windows would not be practical since it would interfere with the interior enjoyment and usage of the floorplan space. The other building's first floor front elevations exceed 20%.
- **K2a. Private Street Zones (LPZ)**
 - i. The LPZ (Landscape and Paving Zone) refers to 4' minimum zone depicted in the Objective Design Standards. The driveway apron depths along the private streets within the project have a depth of 2'-6" for the paired homes and single-family detached while the townhomes have a 3' depth from the alley. These depths are utilized for "a combination of vines, grasses, shrubs, ground cover and ornamental trees..." as mentioned in the Objective Design Standards.
The shallower planter depths is a function of the depths required for the Open Space Requirements. For instance the depth of the PAOS along 16th and Monrovia in addition to the Common Open Space



criteria being a minimum dimension of 15' x 15'. We exceed the overall square footage requirement for both the PAOS and the Common Open Space, however this has resulted in the landscaping depth off the alleys being less than 4' in depth, yet maximizing the available depth to 2'-6" and 3'-0" as noted. These depths are common, if not generous for a 20 du / acre density community.

To address the intended landscape buffer along the alleys, appropriately placed planting has been called out such as the Sweet Bay Column and Icee Blue Yellow Wood as vertical elements and the Green Carpet Natal Plum and Flax Lily as ground cover and grasses. The combination of these landscape materials will appropriately buffer the buildings and provide a balance of landscaping throughout the project while prioritizing the Perimeter and Common Areas first.

- **L3a. PAOS minimum width**

The Objective Design Standards indicate that the PAOS (Publicly Accessible Open Space) shall have a minimum width of 20'. Please note that the ideal location for the PAOS is along the project frontage on 16th and Monrovia. These areas were selected since they are outward facing to the public and therefore easily accessible. Since the PAOS is located along the project frontage it has a wide 12' walkway lined with trees that will create a consistent canopy over the PAOS. The PAOS is 14' in depth along 16th Street and 15' in depth along Monrovia. These depth dimensions do not include the 10' public right-of-way (4' parkway + 6' sidewalk) The required Net Area for the PAOS is 4,695 SF, we have provided more than double this square footage at 10,224 SF. The PAOS will also be enhanced by the private residence courtyards that face the PAOS and allow for a relaxing social atmosphere to the community. (This is demonstrated on the TTM, pg 1 and Landscape Sheet L-7)

- **P1a First Floor Opening & Transparency Standards**

- i. The first floor minimum opening standard is explained in the ODS as 20%, Our first floor window and door openings provide less than 20% openings. Please note that the Coastal Farmhouse architectural theme does not incorporate this much window glazing. Windows have been added to the first floor space to pick up more overall window openings, however the percentage of openings remains below 20% on the triplex. The placement of additional windows would not be practical since it would interfere with the interior enjoyment and usage of the floorplan space. The other building's first floor front elevations exceed 20%.

We therefore submit the enclosed Objective Design Standard Checklist consistent with these findings as reflected in our previously submitted project plans and supporting documents.

Thank you.

Rick Puffer

Executive Vice President – Development

Intracorp Homes

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