

Modern Mobile Ventures 1, LP
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August 4, 2026 (revised)

Via TESSA and Email

Victor Mendez, Senior Planner
City of Costa Mesa – Economic & Development Services Department
77 Fair Drive, P.O. Box 1200
Costa Mesa, CA 92628-1200

Subject: Updated Development Application and Project Description — 21-Unit For-Sale Single-Family Detached Community

Project Location: 396 East 21st Street, Costa Mesa, CA (APN 426-171-23) **File:** PDBR-25-0001 (Density Bonus Review / Tentative Tract Map No. 19412 / Design Review)

Dear Mr. Mendez:

Modern Mobile Ventures 1, L.P. (the “Applicant”) submits this updated Project Application for a 21-unit housing development (the “Project”) at 396 East 21st Street, on one parcel of ±1.49 gross acres. This letter revises the Applicant’s October 13, 2025 Application Letter to reflect the affordability structure confirmed in the City’s June 26, 2026 letter: the Project is now an all-for-sale community of 20 market-rate units and one (1) very-low-income, deed-restricted, for-sale unit on Lot 8.

The purpose of this letter is to: (i) provide a project description; (ii) confirm the Project is a “housing development project” under the Housing Accountability Act (Gov. Code § 65589.5(h)(2)) and the Housing Crisis Act (SB 330); (iii) confirm the Project vesting rights under our SB 330 application submitted June 17, 2025; (iv) confirm our formal application was deemed complete on February 04, 2026; (v).confirm the project qualifies for a density bonus, waivers and concessions under the State Density Bonus Law (Gov. Code §§ 65915–65918) (“DBL”); (vi) list the discretionary approvals required; and (vii) describe the Project’s eligibility for a Class 32 (Infill) CEQA exemption.

1. Project Description

General Plan and Zoning. The Property is designated Medium Density Residential in the General Plan (up to 12 du/ac) and zoned Residential Medium Density (R2-MD). Small-lot subdivisions are a permitted use in R2-MD (CMMC Table 13-30; Article 2.5).

Existing conditions. The Property is currently vacant, improved only with a perimeter concrete block wall. It was previously a 28-unit mobile home park, which has been closed by the California Department of Housing and Community Development pursuant to State and local requirements; the site has had no tenants since 2019.

Surrounding uses. North: multifamily (R2-MD). South: multifamily across East 21st Street (R2-MD). East: single-family residential (City of Newport Beach). West: Kaiser Elementary School (institutional).

The Project. The Applicant proposes a 21-unit residential small-lot subdivision (Lots 1–21, fee-simple), consisting of **20 market-rate for-sale units and one (1) very-low-income, deed-restricted, for-sale unit on Lot 8**. All units are two-story, detached single-family homes (Type V-B). Common areas (paseo, walkways, landscaping) will be maintained by a homeowners’ or maintenance association.

Plan	Type	Size	Homes
Plan 1	3 BR / 2.5 BA	±1,768 sf	4
Plan 2	3 BR / 2.5 BA	±1,970 sf	7
Plan 3	4 BR / 3.5 BA	±2,182 sf	8
Plan 4	3 BR / 1 BA	±908 sf	2 (Lots 8 & 9)
Total		40,110 sf	21

Construction is proposed in three phases over an approximately 15–18 month schedule.

2. Discretionary Approvals

Pursuant to CMMC § 13-29, Table 13-29(c), the Project requires Planning Commission approval of: (i) a **Tentative Tract Map** (No. 19412); (ii) a **Density Bonus Review**; and (iii) **Design Review**. Justification of the findings for each is provided in Attachment 4. As a housing development project consistent with applicable objective standards, the Project is also entitled to the protections of the Housing Accountability Act and the Permit Streamlining Act.

3. Density Bonus, Waivers, and Concession

The Project provides one very-low-income for-sale unit (Lot 8) — approximately 5.5% of the 18 base units — qualifying for a **20% density bonus** under Gov. Code § 65915(b)(1)(B) and (f)(2) (22 units maximum; 21 proposed). Continued affordability of the Lot 8 unit is secured by a recorded resale restriction and equity-sharing agreement under Gov. Code § 65915(c)(2).

The Project requests **ten (10) waivers** of development standards that would otherwise physically preclude construction at the permitted density, summarized in **Table “A”** of the enclosed State Density Bonus Letter and supported by findings in Attachment 3. The Project is entitled to one concession under § 65915(d); the Applicant is **not requesting a concession at this time** and reserves the right to request one during processing. Parking is provided consistent with the DBL maximums (§ 65915(p)). Detailed eligibility, calculations, and the waiver summary are provided in the enclosed **State Density Bonus Letter** and Attachments 1–4.

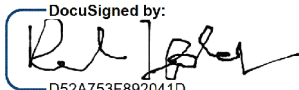
There are no “protected units” subject to the replacement requirements of Gov. Code §§ 66300.5–66300.6 at the site.

4. CEQA — Class 32 Infill Exemption

The Project qualifies for a Class 32 (Infill Development) categorical exemption under CEQA Guidelines § 15332: it is consistent with the General Plan designation and zoning (as augmented by the DBL); it is on a ±1.49-acre infill site within City limits, substantially surrounded by urban uses; the site has no habitat value for endangered, rare, or threatened species; it will not result in significant traffic, noise, air-quality, or water-quality effects; and it can be adequately served by existing utilities and public services. The Applicant requests that the City certify the exemption and schedule the Project for hearing.

We look forward to working with you and welcome your feedback.

Sincerely,

DocuSigned by:

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PETER ZENNARO

General Partner, Modern Mobile Ventures 1, LP

Enclosures:

1. State Density Bonus Letter (Attachment 1), including Table "A" — Density Bonus Waiver Summary *REVISED (9/1/26)*
2. Attachment 2 — Affordability Unit Justification
3. Attachment 3 — Density Bonus Waiver Findings *REVISED (9/1/26)*
4. Attachment 4 — CMMC § 13-29 Findings
5. Response-to-Comments (City letter dated August 04, 2026)
6. Architectural Plans, Civil Plans, Tentative Tract Map No. 19412, Landscape Plan