CITY COUNCIL AGENDA REPORT

MEETING DATE: JUNE 4, 2013 **ITEM NUMBER:**

SUBJECT: **URBAN MASTER PLAN SCREENING REQUEST (UMP-13-03) FOR A 38-UNIT LIVE/WORK DEVELOPMENT LOCATED AT 2023, 2025 AND 2027 PLACENTIA AVENUE**

DATE: **MAY 21, 2013**

FROM: **PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

PRESENTATION BY: **MINOO ASHABI, PRINCIPAL PLANNER**

FOR FURTHER INFORMATION CONTACT: **MINOO ASHABI, AIA (714) 754-5610**
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RECOMMENDATION

Provide feedback on the proposed 38-unit live/work project within the Mesa West Bluffs Urban Plan.

BACKGROUND

The property is located within the Mesa West Bluffs Urban Plan (2023, 2025, and 2027 Placentia Avenue). On April 4, 2006, City Council adopted the Urban Plan to allow incentives for the development of ownership housing and mixed-use development projects. The intent of the urban plan is to provide development/economic incentives for private property owners to reinvest and redevelop their properties.

Urban Plan Summary Sheet

Please see the summary sheet for more information (Attachment 1).

The proposed 1.88-acre site contains two parcels on the west side of Placentia Avenue abutting residential tracts to the west. The site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial. The site is currently developed with a few small structures and is mostly used for outdoor storage of boats, RVs and other motor vehicles. The property shares a common drive and access from Placentia Avenue with the property to the south (2013 Placentia Avenue).

EVALUATION OF DEVELOPMENT CONCEPT

This urban plan screening process will address the following issues:

1) *Does the project meet Council's expectations for projects in the Urban Plan areas?* The screening process is an opportunity to determine if the conceptual project meets Council's expectations for new projects in the urban plan areas. Council will be providing initial feedback to the applicants.

2) *Does Council have any comments on any requested deviations?* The screening process will highlight any requested deviations from the urban plans to Council's attention.

The screening process allows the applicant to consider Councils' initial comments and to refine the development concept based on their feedback. A project summary sheet is attached (Attachment 1) for reference.

CONCLUSION

The screening process enables Council to address the central question about the proposed development: Does the project concept meet Council's expectations for new development in the Mesa West Bluffs Urban Plan area?

Council's general comments do not set precedent for approval/denial nor constitute final action on the development project. In addition, the applicant may expect the Planning Commission to have other comments/concerns on a proposed development concept that may not have been necessarily raised by City Council. The screening process allows the applicant to consider Council's initial comments and to refine the development concept based on their feedback.

MINOO ASHABI, AIA
Principal Planner

Claire Flynn

CLAIRE FLYNN, AICP
Acting Development Services Director

Attachments:
1. Urban Plan Screening Summary Sheet
2. Location Map
3. Zoning Map
4. Request Letter and Conceptual Plans

cc: Chief Executive Officer
Assistant Chief Executive Officer
Public Services Director
City Attorney
Transportation Services Manager
City Engineer
City Clerk (9)

Staff (7)
File (2

Kim Prijatel
City Ventures
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UMP-13-03
38-UNIT ATTACHED LIVE/WORK UNITS
2023, 2025 AND 2027 PLACENTIA AVENUE

DEVELOPMENT CONCEPT

The 1.88-acre site is zoned MG (Multiple-Family Residential) and has a General Plan land use designation of Light Industrial. The proposal includes 32 attached townhouse style live/work units and six attached lofts facing Placentia Avenue.

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Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 38 unit project to existing conditions and General Plan conditions (full build out). The preliminary projections (539 daily trips) indicate that the proposed development would generate more trips compared to the existing boat storage and repair use. The average daily trips for the light industrial building assuming a 0.25 FAR for the 1.88 acre site translates to 143 trips (average daily rate for light industrial is 6.97 trips). The overall average daily trips with the proposed project will be much higher (approximately 250% increase) compared to the maximum allowable build out for a commercial/light industrial building pursuant to the General Plan land use designations. The project will be required to submit a traffic analysis to assess the traffic impacts and to determine the mitigation measures.

Preliminary Trip Generation Analysis

Land use	Units	AM	PM	Daily
Proposed Live/Work	38	45	58	539

Parking

32- Live/work Units and 6- Live/work Lofts
The proposed two bedroom live/work townhouse style units and lofts require a two-car garage and one open parking space. The proposed six live/work units are attached and include a workspace on the ground floor and two bedrooms on the upper level. Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of Mesa West Bluffs Urban Plan for live/work units up to 2,000 square feet in area.

To comply with the parking standards, the applicant is proposing 70 garage spaces and 41 open parking spaces. The parking is proposed to be accessed through a joint driveway between this property and the one to the south. The project will require 76 enclosed or covered parking spaces and 38 open parking spaces.

DEVELOPMENT FLEXIBILITY IN URBAN PLANS

The Urban Plans provide incentives for ownership housing by allowing deviations from development standards, subject to the approval of the Planning Commission. The applicant is requesting "development flexibility" from the Urban Plan standards.

DEVIATION FROM DEVELOPMENT STANDARDS

The Urban Plans allow development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is 32 condominium units and six attached live/work units for ownership consistent with the visions of the urban plans. The final development plan requires approval by the Planning Commission and would require compliance with the following development standards. No deviation has been proposed with the preliminary plans. However, since full architectural plans were not submitted the following development standards would be applicable to the project; deviations from these standards would be subject to approval of the Planning Commission.

- Minimum ground floor work space – a minimum 250 square feet of work space is required for all live/work units consistent with the definitions of the Mesa West Bluffs Urban Plan.
- Each unit of live/work space (up to 2,000 Square feet) is required to provide two enclosed parking spaces and one open parking. The project will be required to provide 38 open parking spaces, two of which are required to be in compliance with the ADA standards. As proposed this will be a deviation from the parking standards.
- The live/work units are subject to 1.0 Floor Area Ratio (approximately 20 du/acre), if all units are designed as live/work units with ground floor workspace.
- Live/work units are required to provide on-site amenities; while an open space area is shown on the site plan, additional amenities such as picnic area or tot lot will be required.

Council feedback is needed with regard to the requested deviations as follows:

MERITS OF THE URBAN PLAN SCREENING REQUEST

Following is a summary of the merits of a proposed live/work project at this location:

1. *Project meets objectives of the Mesa West Bluffs Urban Plan.* The project promotes a new type of urban housing including live/work units. All units include a ground floor office or work space that can be attractive for small home occupations for professionals who operate from home and the live/work units can be attractive to small business owners with minimal customer traffic, artist and designers, etc.

2. *Project location would be appropriate for the proposed land use.* As envisioned by the urban plans, a live/work development would be compatible with the light industrial surrounding uses with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. The project will incorporate sound walls, and exterior wall assemblies that would reduce the interior noise levels. Mixed use and live/work projects are exempt from the exterior noise standards for private open space.

3. *Proposed Development is consistent with the objectives of the Zoning Code and Urban Plan.* The proposed live/work development is consistent with the goals and policies of the General Plan, 19th West Urban Plan and live/work development standards of the Mesa West Bluffs Urban Plan. The proposed development generally meets the setback requirements and development standards (with the exception of the 20-feet setback along the residential boundary); however, additional deviations may be requested once the architectural plans are completed related to minimum work space and site amenities that will be considered with the project's master plan.

POTENTIAL ISSUES

Even though, the proposed live/work project will be desirable at this location, since a detailed site plan, architectural plans and project description have not been submitted, staff has included the following potential issues with the proposal.

1. *The proposal is adjacent to a low-density single family residential neighborhood on Federal Avenue.* The proposed site plan refers to an approximately 13-foot setback from the proposed three-story live/work units to the residential property line to the west. The urban plans require a minimum of twenty feet to abutting residential uses. In addition, this interface will need to be enhanced with substantial landscaping to buffer the low-density residential uses. As proposed this will be a deviation subject to approval of the Planning Commission.

2. *The trip generation from the project site will need to be further studies.* With a preliminary analysis, the trip generation for the site will increase more than 250% with the proposed change of use from storage/ light industrial to live/work units. A complete traffic study will be required to assess the increased traffic and needed mitigations. The traffic improvements and mitigation fees will be included as conditions of approval of the project.

3. *The project will need to meet the minimum parking requirements for live/work units.* As proposed a few of the required covered spaces are provided as open parking spaces and the ADA stalls are not provided. This could potentially reduce the number of on-site parking spaces. In addition, the site layout takes advantage of a shard driveway that will need to be in place in perpetuity. Adequate information regarding the easement will need to be provided to ensure access to the site. Any deviation from the parking standards will be subject to approval by the Planning Commission.

4. *Thirty two of the units described as townhouses include a ground floor office space.* To take advantage of the allowed 1.0 Floor Area Ratio for live/work units, all units are required to include a work space (250 square feet in area), large enough to conduct a small office, service or retail space. The live/work units design and appearance should be conducive to a live/work product and not a residential unit with home office. Any deviation from the minimum workspace standards will be subject to approval by the Planning Commission.

5. *A final review of adequate fire access will be conducted during the development application process.* While the preliminary plan has been reviewed by Fire Prevention, since two of the building are very close to the required fire truck turn radius, additional review of the finalized site plan will be required.

City of Costa Mesa

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Overview Map

Legend

Address Medium
Address Points
Freeway
Roads
Collector (cont)
Freeway
Major
Newport BLVD (cont)
Primary
SECONDARY
Hydrology Channels

Map Display

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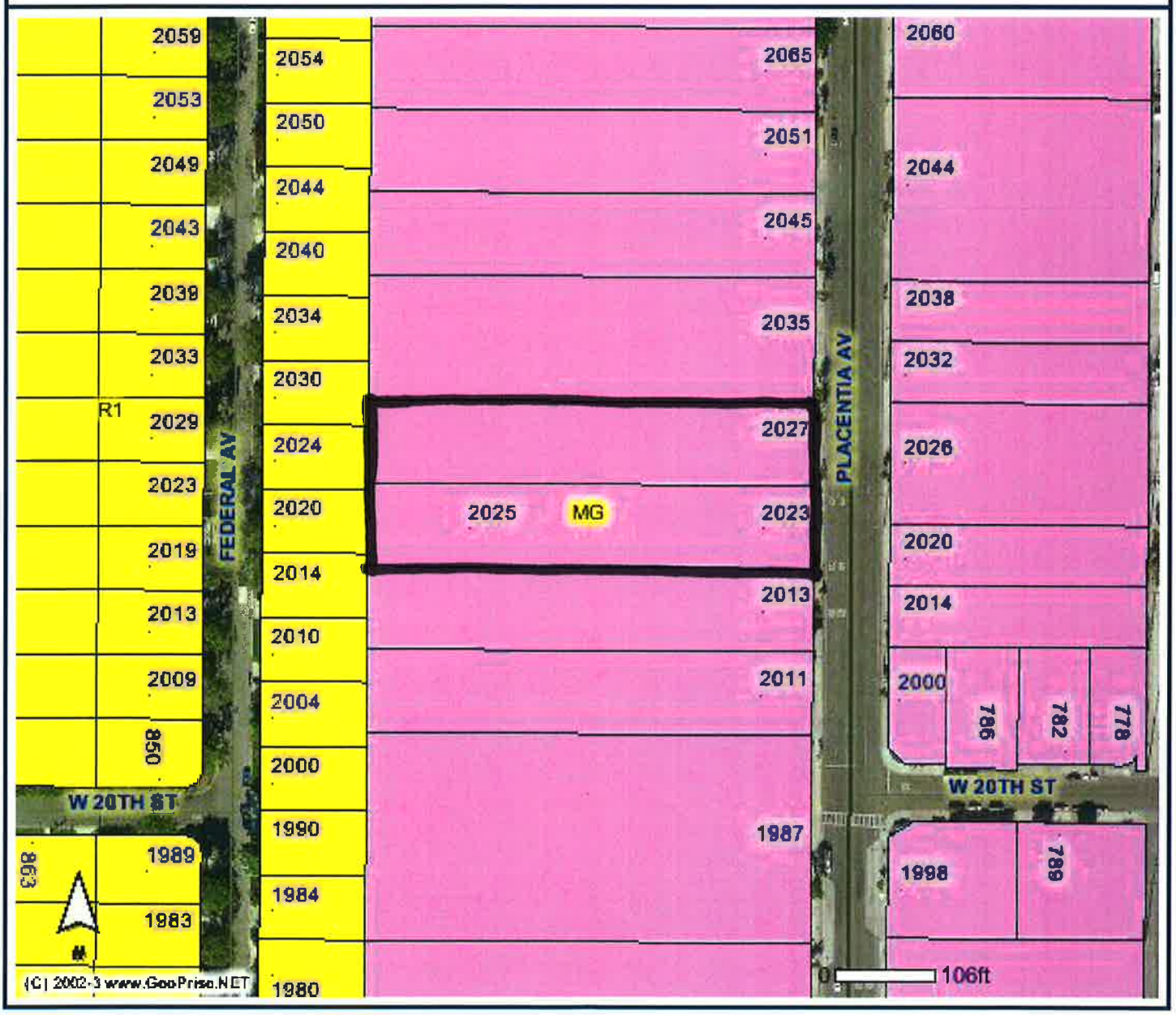
Overview Map

Legend

Address Medium
Address Points
Freeway
Roads
Collector
Freeway
Major (cont)
Newport BLVD
Primary
SECONDARY
Hydrology Channels
Street Names
Street Centerlines
Parcel Lines

Map Display



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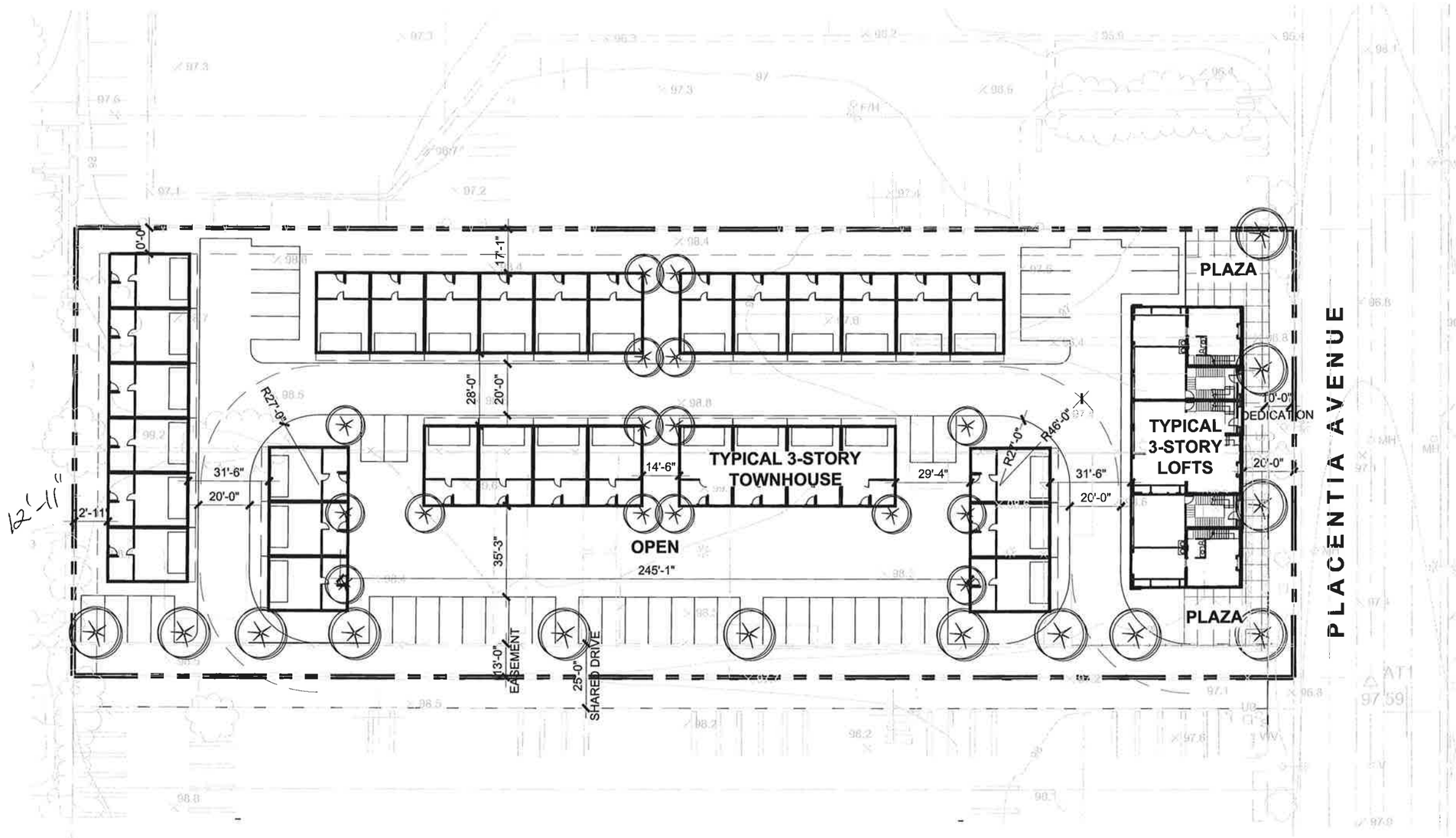
Proposed Mixed-Use Residential Development
2025 & 2027 Placentia Avenue, Costa Mesa

Project Description

City Ventures is proposing a new mixed-use residential development located at 2025 & 2027 Placentia Avenue. The site is made up of two adjacent parcels that are currently used as self-storage on one side and Swift Slip (boat dock manufacturer) on the other. The site is bordered by residential to the west, industrial to the north and south and Placentia Avenue to the east. The proposed project is consistent with the goals of the West Side Urban Overlay Zone, incorporating for-sale live/work units that will transform this underutilized property into a 38-unit mixed-use urban development.

All proposed units are 3-stories in height with attached 2-car side-by-side garages. The live/work lofts will front on Placentia Avenue and will include two bedrooms and a ground floor work space with a commercial frontage. The live/work townhomes will be two bedrooms with a ground floor home office. Each home will have a ground floor patio for private open space and the community will have a central common landscape area. The proposed project will meet or exceed LEED standards incorporating but not limited to energy efficient appliances and lighting fixtures as well as water efficient plumbing and irrigation.

Parking for the proposed development meets the City standard for a 2-bedroom unit including two covered spaces and one uncovered space per unit. The site plan has been reviewed by the Fire Department and the required turning radii have been incorporated.



SITE SUMMARY

Site Area:
1.88 Ac.
Units:
(32) Towhouse Units
1531 sq ft (2bdr+flex/2.5ba)
(6) Loft Units
1415-1560sf (2bdr/2ba)
(38) Total
Density:
20.2 du/ac

Open Space Required :
200sf/unit
38x200SF = 7600sf/unit
Open Space Provided:
8795sf (primary courtyard only)
231sf/unit

PARKING SUMMARY

Required: 3.0 per unit
(1 Covered Spaces per unit)
38x3 = 114 Total Spaces

Provided:
Garage Parking: 73 Spaces
Open Guest: 41 Spaces

0 10 20 40

PLACENTIA & 20TH

CONCEPTUAL SITE PLAN

Costa Mesa, CA
KTGY # 2013-0211 04.24.2013

A1.0

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PLACENTIA & 20TH

PROJECT ENTRY PERSPECTIVE

A2.0

Costa Mesa, CA

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FRONT ELEVATION

TYP. SIDE ELEVATION

-12-

SCALE: 0 4' 8' 16'

PLACENTIA & 20TH

CONCEPTUAL ELEVATION

A2.0

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