

**UMP-13-04
29-UNIT ATTACHED LIVE/WORK UNITS
643 and 651 W. 17th Street and 1677 Superior Avenue**

DEVELOPMENT CONCEPT

The 1.52-acre site is zoned MG (Multiple-Family Residential) and has a General Plan land use designation of Light Industrial. The proposal includes 29 attached townhouse style live/work units.

The proposed 1.52-acre site contains two parcels that wrap around the southwesterly corner parcel of 17th Street and Superior Avenue intersection. The site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial.

Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 29 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 manufacturing and warehouse uses and the potential build out under current zoning.

The average daily trips for the light industrial building assuming a 0.30 FAR for the 1.52 acre site translates to 138 trips (average daily rate for light industrial is 6.97 trips). The overall average daily trips with the proposed project will increase (approximately 250% increase) compared to the maximum allowable build out for a commercial/light industrial building pursuant to the General Plan land use designation. A traffic report is required to be submitted with the planning application.

Preliminary Trip Generation Analysis

Land use	Units	AM	PM	Daily
Proposed Live/Work	38	45	58	539
Existing Zoning (MG)	19,864 SQ.FT. 0.30 FAR	18	19	138

Parking and Access

Code requires three parking spaces for each live/work unit. The proposed two bedroom live/work units feature a two-car garage and one open parking space. Each unit is provided with a two-car garage and one open parking space consistent with the parking requirements of 19 West Urban Plan for live/work units up to 2,000 square feet in area.

To comply with the parking standards, the applicant is proposing 58 garage spaces and 29 open parking spaces including two disabled stalls. The project site is accessed with a two way drive on 17th Street and on Superior Avenue.

The Transportation Division will require a preliminary analysis of the immediate intersection and the access points to determine if there may be any traffic impacts and conditions of approval. Any comments received from the City Council and the community will need to be addressed if the application is submitted for processing.

DEVIATION FROM DEVELOPMENT STANDARDS

The Mesa West Bluffs Urban Plan allows development flexibility in exchange for quality projects that meet the Urban Plan vision. In this case, the applicant is proposing 29 live/work units for ownership consistent with the vision of the urban plans. The final development plan requires approval by the Planning Commission.

Three plan types are proposed:

- Storefronts / Live/work Units. The Plan A and B (total of 21 units) are designed with a store front and work space on the ground floor, which is accessible via a common paseo.
- Residential Units/Home Offices. Plan C (8 units) is designed similar to traditional residences, with an entry and garage facing the common drive and a private patio at the rear. This design is conducive to home offices and not to service or retail types of businesses. Plan C, as proposed, has the potential to become 100% residential use.

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 live/work units as a new type of urban housing in Costa Mesa. 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. The project is adjacent to Argotech site where a 50-foot setback is required. The majority of the units with the exception of two units would meet the minimum setback requirement. As envisioned by the urban plans, a live/work development would be compatible with the commercial and light industrial surrounding uses with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. The project will need to 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 two units).

ISSUES TO BE HIGHLIGHTED

Although the proposed live/work project will be desirable at this location, the following potential deviations will be required with the proposal.

1. The proposal is adjacent to an industrial development on the west. The proposed site plan refers to an approximately 11' 7" setback for the three-story live/work units to the west, where a 50-foot building buffer abutting the Argotech site is required. As proposed, two of the units at the southwest corner of the lot will significantly encroach into this setback. This deviation is subject to approval of the Planning Commission.
2. The trip generation from the project site will need to be further studied. With a preliminary analysis, the trip generation for the site will increase more than 250% with the proposed change

of use from light industrial uses to live/work units. A complete traffic study will be required to assess the increased traffic and appropriate conditions of approval.

3. 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 staff, two of the buildings are very close to the required fire truck turn radius. Additional review of the finalized site plan will be required.
4. The proposed interface with the adjacent vacant parcel on the east may restrict the type of development in proximity to the live/work units. The proposed site plan includes a five-foot separation from the vacant commercial parcel to the east (former gas station). A five foot wide landscape buffer is proposed along this common property line; this may not be sufficient given the potential of a commercial development (with associated land use compatibility impacts) in the future.
5. Eight of units include workspaces with no storefront; thereby resembling traditional townhomes and not live/work units. The Plan C floor plans include a rear yard and have a traditional residential layout. This can potentially lead to these units to be 100% residential and not live/work units as envisioned in the urban plans. Although there is potential for some units to serve and function as conventional residences, this proposal would still qualify as a “mixed-use development” as defined by the Urban Plan.