

UMP-13-05
20-UNIT ATTACHED LIVE/WORK UNITS
1695 Superior Avenue

DEVELOPMENT CONCEPT

The 1.03-acre site is proposed to be developed with 20 attached townhouse style live/work units. The site is located at the southwesterly corner parcel of 17th Street and Superior Avenue intersection (Attachment 2). The site has a General Plan land use designation of Neighborhood Commercial and a zoning classification of C1 (Local Commercial) (Attachment 3).

Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 20-unit project to existing conditions and General Plan conditions (full build out).

The average daily trips for the vacant parcel assuming a development of a service station on the 1.03-acre site translates to 1,349 trips (average daily rate is 168 trips per fueling island). The overall average daily trips with the proposed project compared to a service station would be substantially less, approximately 20 percent of the projected average daily trips.

Preliminary Trip Generation Analysis

| Land use | Units | AM | PM | Daily |
|----------------------|---------------------------------------|-----------|-----------|--------------|
| Proposed Live/Work | 20 38,820 SQ.FT. | 14 | 23 | 263 |
| Existing Zoning (C1) | Service Station (Eight Fuel Pumps) | 98 | 111 | 1,349 |

Parking and Access

The subject 20-unit proposal works in conjunction with the 29-unit project that was previously considered by the City Council. The overall site plan has been modified so that the vehicular access and parking on both sites work together. 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 consistent with the parking requirements of 19 West Urban Plan for live/work units up to 2,000 square feet in area. Four of the open parking spaces would be compact-sized spaces; inclusion of any compact parking stalls would be subject to review and approval by the Planning Commission as part of the Urban Master Plan review. The project site would be accessed from the adjacent L-shaped properties that surround the corner lot and have driveways on 17th Street and on Superior Avenue.

Given the location of the proposed project, the Transportation Division will require a traffic study to be submitted with the application 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 20 live/work units for ownership consistent with the vision of the urban plans. The final development plan requires approval by the Planning Commission.

The buildings are designed so that the units face 17th Street, Superior Avenue, and a common courtyard with the other 22-unit project. The two proposed floor plans are designed with ground floor work space and garages with side by side parking spaces. The floor plans differ primarily in the configuration of the second floor decks and a slightly larger building area in Plan B.

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. 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 commercial and light industrial surrounding uses with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. 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.

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 trip generation from the project site will need to be further studied. With a preliminary analysis, the trip generation for the site would decrease with the proposed change of use from a former service station use to live/work units. A complete traffic study will be required to assess any increased traffic related to the overall project.
2. A final review of adequate fire access will be conducted during the development application process. Additional review of the finalized site plan by Fire Prevention staff will be required to ensure that adequate access for emergency apparatus is provided.