

UMP-13-08
89-UNIT DETACHED RESIDENTIAL AND LIVE/WORK UNITS
1620 THROUGH 1644 WHITTIER AVENUE

DEVELOPMENT CONCEPT

89-unit detached residential development, consisting of 3 stories and a roof deck. 40 of the units are live/work, 27 units are residential lofts, and 22 units are traditional residential. The site has a General Plan land use designation of Light Industry and a zoning classification of MG (General Industrial). The site is also located within the Mesa West Bluffs Urban Plan.

Traffic Evaluation

The Transportation Division completed a preliminary trip generation analysis to compare the proposed project to existing conditions and General Plan conditions at full build out. The preliminary projections (934 daily trips) indicate that the proposed development would generate more trips compared to the existing development (470 daily trips) and the potential build out (606 daily trips) under the industrial land use designation and current zoning.

Preliminary Trip Generation Analysis

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units	40	47	60	567
Proposed Residential Units	22	16	22	210
Proposed Loft Units	27	12	14	157
Total Proposed Development	89	75	96	934
Existing Uses (MG Zoning)	66,119 SF and One D.U.	61	64	470
General Plan Build Out (MG Zoning)	86,902 SF .35 FAR	80	84	606

Parking and Access

The Mesa West Bluffs Urban Plan requires a total of 276 parking spaces based upon the unit types proposed; approximately 283 parking spaces are proposed. A two-car garage is proposed for each unit; in addition, open guest and customer parking spaces are provided throughout the project. The applicant will work with the City's Fire Prevention staff to ensure that adequate access for emergency vehicles will be provided throughout the proposed development.

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 an 89-unit detached residential development within the urban plan. The final development plan requires approval by the Planning Commission.

Council feedback is needed with regard to the following:

- Deviation from minimum building separation requirements: A minimum ten-foot separation is required between units; the proposed buildings are a minimum of six feet apart.
- Are the proposed 22 traditional residential units consistent with the Mesa West Bluffs Urban Plan, which encourages residential lofts, of which 27 units are proposed, and live/work units, of which 40 units are proposed?

As envisioned by the urban plans, a residential loft or 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 need to incorporate sound walls and exterior wall assemblies that would reduce the interior noise levels. The roof decks and balconies of mixed use and live/work projects are exempt from the exterior noise standards for private open space.

MERITS OF THE URBAN PLAN SCREENING REQUEST

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

1. *Project meets the following objectives of the Mesa West Bluffs Urban Plan:*

- Stimulate improvement in the Mesa West Bluffs Urban Plan area through well-designed and integrated urban residential development that is nontraditional in form and design with flexible open floor plans and which complements the surrounding existing development.
- Meet demand for a new housing type to satisfy a diverse residential population comprised of artists, designers, craftspeople, professionals and small business entrepreneurs.
- Promote new type of urban housing that would be target-marketed to people seeking alternative housing choices in an industrial area. An urban loft would be an alternative to a traditional single family residence, tract house, or small-lot subdivision.
- Encourage the design and development of urban residential structures reflecting the urban character of the surrounding industrial context both in the interior and exterior areas.
- Encourage quality live/work development which promote business activity through work spaces and amenity areas and which are distinct from residential lofts/lifestyle lofts in design and function.

2. *Proposed development is consistent with the objectives of the Zoning Code and Urban Plan.*

The proposed development is consistent with the goals and policies of the Zoning Code and the Mesa West Bluffs Urban Plan as it pertains to density, open space, floor area ratio, perimeter landscaping, on-site parking, and vehicular circulation.

ISSUES TO BE HIGHLIGHTED

Although the proposed project will be desirable at this location, the following potential issues will be required to be analyzed with the proposal.

1. *Per the California Environmental Quality Act (CEQA), a mitigated negative declaration will be required to be prepared for the project.* The mitigated negative declaration will address potential project impacts related to traffic, noise, remediation of soil and/or groundwater, and air quality.