

**UMP-13-009**  
**33-UNIT ATTACHED LIVE/WORK UNITS**  
**765 W. 16<sup>th</sup> Street**

***DEVELOPMENT CONCEPT***

The 1.7-acre site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial. The proposal includes 25 attached townhouse style live/work units and eight attached lofts facing 16<sup>th</sup> Street. The units will be similar to a project currently under review for 2025 and 2027 Placentia Avenue by the same developer.

The proposed 1.7-acre site contains one parcel on the south side of 16<sup>th</sup> Street abutting a mobile home park on the south. The site is currently developed with two one-story structures and is mostly used for offices and light industrial uses (tool manufacturing).

**Traffic Evaluation**

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 33 unit project to existing conditions and General Plan conditions (full build out). The preliminary projections (468 daily trips) indicate that the proposed development would generate more trips compared to the existing light manufacturing use. The overall average daily trips with the proposed project will be higher (approximately 200% increase) compared to the existing use and the potential General Plan build out 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 feasible mitigation measures.

Preliminary Trip Generation Analysis

Land use	Density/Intensity	AM	PM	Daily
Proposed Live/Work Units – blended office/retail	33	39	50	468
Existing Uses (MG Zoning)	29,500 SF	27	28	206
General Plan Build Out (MG Zoning)	25,918 SF .35 FAR	24	25	181

**Parking**

The 33-Unit Development includes 25 Townhome Style units and eight Lofts facing 16<sup>th</sup> Street.

The proposed two bedroom live/work townhouse style units and lofts require a two-car garage and one open parking space. The proposed eight loft 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 62 garage spaces and 37 open parking spaces. The project will require 66 enclosed or covered parking spaces and 33 open parking spaces. The applicant is not proposing a vehicular gate; however, to provide for future planning of a vehicular gate, twelve of the open parking spaces are located at the front to accommodate visitor parking.

## **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 proposing 25 condominium units and eight 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. Twenty five of the units include 119 square foot work spaces.
- 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 33 open parking spaces, two of which are required to be in compliance with the ADA standards. As proposed there is no landscape setback for the parking area along 16<sup>th</sup> Street and for compliance with ADA requirements, a few parking stalls would need to be redesigned.
- Live/work units are required to provide on-site amenities; while an open space area is shown on the site plan, additional on-site amenities such as picnic or gathering outdoor areas 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 includes urban housing in the form of lofts and live/work units. All units include a ground floor office or work space that is attractive to professionals who operate from home and the live/work units are attractive to small business owners with minimal customer traffic, artist and designers, etc.
2. *Project location is appropriate for the proposed land use.* There is an existing structure abutting the property line to the west including multiples tenants (antique warehouse, boat upholstery and general office uses). The project is designed with an approximately 50-foot buffer to this use to the west; however one of the units at the southwest corner of the site is only 12 feet from the parking lot. The urban plans envisioned that 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 interior noise to acceptable levels.
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, 19<sup>th</sup> 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; however, additional deviations may be requested once the architectural plans are completed related to minimum work space and site amenities that will be required by 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 identified the following potential issues with the proposal.

1. The proposal is adjacent to a light industrial use on the west. The proposed site plan refers to an approximately 12-foot setback from the adjacent parking lot. Even though, this meets the minimum setback, this interface will need to be enhanced with substantial landscaping to buffer the live/work units from adjacent industrial use.
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 200% with the proposed change of use from light industrial manufacturing to live/work units. A complete traffic study will be required to assess the increased traffic and needed mitigation measures. 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. The site plan will need to be revised to provide ADA stalls and additional landscape setback along 16<sup>th</sup> Street.
4. Twenty five of the units include small 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 unit's design and appearance should be consistent with a live/work product and not a residential unit with home office. Twenty five of the units include works spaces that are approximately 120 square feet, which will be subject to approval of a deviation 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, the final site plan would require additional review to meet all the minimum access and radius requirements.