

GPS-13-04- 1239 Victoria Street

DEVELOPMENT CONCEPT

The project site is a 1.63 acre parcel of land with a General Commercial land use designation developed with a 55,000 square foot commercial office building and a surface parking lot. The request is to amend the General Plan Designation from General Commercial to High Density Residential to allow development of the site with a 28-unit residential project.

SITE SURROUNDINGS

The site is bounded by a commercial shopping center which is zoned as C1 (Local Business) and residential properties which are zoned as PDR-MD (Planned Development Residential – Medium Density), and R1 (Single Family Residential) to the east. The properties to the west, which are currently being graded, are zoned R2-MD (Multiple Family Residential – Medium Density). The residential properties immediately to the south are zoned as R1 (Single Family Residential). Vista park (Institutional & Recreational zone) is across Victoria Street to the north.

TRAFFIC EVALUATION

The Transportation Division completed a preliminary trip generation analysis to compare the proposed 28 unit project to existing conditions and General Plan build out. The proposed General Plan Amendment will result in decreasing traffic impacts because the existing office building has a higher trip generation, the preliminary projections (268 daily trips) indicate a net decrease in vehicle trips (decreased trips range from 1,544 to 2,467 trips) from the site is anticipated with development as residential units.

The average daily trips for the existing commercial office building is 3,735 trips (average daily rate for office uses is 14.72 trips). The overall average daily trips with the proposed project will decrease compared to the maximum allowable build out for a commercial building pursuant to the General Plan land use designation. The Transportation Division will require an analysis of both access points to determine if there may be any traffic impacts because of the driveway configuration. A traffic study is required to be submitted with the planning application.

Preliminary Trip Generation Analysis

Land use	Units	AM	PM	Daily
Proposed Residential Units 28 Single-Family Detached	28	21	28	268
Existing Uses (Commercial)	55,000 SQ.FT.	83	344	3,735
Existing Zoning (AP)	0.30 FAR	42	167	1,813

The proposed development complies with the minimum number of parking spaces required. The required parking for the proposed development as a detached residential unit with three bedrooms is a two-car garage and two open parking spaces. The plans indicate 112 parking spaces would be provided. Any comments received from the City Council and the community will need to be addressed if the application is submitted for processing.

PROJECT COMPLIES WITH GOALS OF THE GENERAL PLAN

Staff believes that the proposed project is in compliance with the following goals of the City's General Plan:

1. General Plan Housing Objective HOU-3.1. Encourage the conversion of existing marginal land to residential where feasible and consistent with environmental conditions that are suitable for new residential development. The proposed ownership housing is consistent with the General Plan objective and will provide new residential units in a primarily residential area.
2. Projected increase in vehicle trips is lower than General Plan build out under the General Commercial designation. The General Plan land use designation for the project site is "General Commercial". The proposed project will not generate any additional traffic since existing office use has a higher trip generation than the proposed residential use.
3. The proposal is consistent with General Plan Land Use Objective LU-2A. The proposed project will encourage new development and improve the quality of environment. Residential development would be compatible with existing multiple-family homes to the east and the 17-unit project to the west.

ISSUES TO BE HIGHLIGHTED

Although a residential development may be desirable at this location, the proposed project raises the following concerns.

1. The proposed development may impact surrounding properties. The proposed change to high density residential use would allow three story units. The proposed roof decks are considered an additional story above the third floor. The proposed buildings may have impacts to the residences along the east and south sides of the site.
2. The proposed site plan may have to be modified to provide an adequate street setback and separation from the single-family residential properties. The proposed site may have to be modified to provide adequate front, side and rear setbacks, as well as open space and perimeter landscaping. Similar buffering issues were addressed in the recently approved project to the west (Attachment 9) at 1253 Victoria Street.