



GENERAL PLAN SCREENING REQUEST

The project site is a 4.05- acre parcel in the General Commercial land use designation developed with a two-story 236-unit motel building and surface parking. The request is to amend the General Plan to allow a high density residential development (59 du/ acre). The site is a rectangular shaped property bounded by the Cost Mesa Golf Course on the north, commercial uses to the south and medium density residential uses to the west and commercial uses across Harbor Boulevard to the east.

TRAFFIC EVALUATION

Two vehicular access points are proposed from Harbor Boulevard, a main entrance to the parking structure for guests and future residents and a secondary resident access on the south end of the property. A preliminary trip generation concluded that the proposed project is expected to result in 1,569 Average Daily Trips, 694 ADTs fewer than commercial development build out and 984 ADTs more than office development build out.

The ITE trip rates for Motels were applied to the existing 236-room motel (assuming all rooms are occupied). Comparing the existing trips against the project’s trip generation potential indicates that the project would result in a reduction of 581 daily trips and 30 AM peak hour trips, and an increase of 9 PM peak hour trips. The trip increment during the PM peak hour is insignificant. On that basis, the preliminary study concluded that proposed project is not expected to significantly impact any intersections or roadways in the area.

General Plan Land Use Designation	Development Description	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg Daily Trips
Scenario 1 General Plan maximum build out (Commercial)	<i>General Plan Allowance:</i> General Plan allows Max. 0.30 FAR – 53,002 SF retail use	51	196	2,263
Scenario 2 General Plan maximum build out (Office)	53,002 SF office use	83	79	585
Scenario 2 Existing Development	236-room motel	151	137	2,150
Scenario 3 Proposed project 59 du/acre	236-unit apartment project	121	146	1,569
Difference between GP build out and Proposed Project		(38)	(50)	(113)

A full traffic study will be prepared for the project and the impacts to adjacent roadways will be further analyzed as part of the development application and environmental assessment.

PROJECT COMPLIES WITH GOALS OF THE GENERAL PLAN

Staff believes that the proposed project is 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 project site is a 1970s two-story motel building in the C1 Commercial zoning. The proposed residential development is located on a parcel that is bounded by the Golf Course and medium density residential uses on the west; commercial uses to the south are separated by a wide driveways accessing the parking. The proposed project will replace the motel with residential development in an area that is not impacting low density residential uses and is in close proximity to transit corridors. In addition, proximity to the golf course and pedestrian/ bike trail makes this a desirable location for residential development.
2. General Plan Land Use Objective LU-1A1. Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segment of the community. The proposed residential development will contribute to jobs and housing balance within the community. The housing will be in close proximity to Harbor Boulevard commercial and transit corridor and major freeways.
3. General Plan Housing Objective HOU-3.2. Provide opportunities for the development of well planned and designed projects which, through vertical or horizontal integration, provide for the development of compatible residential, commercial, industrial, institutional, or public uses within a single project or neighborhood. The proposed project provides on-site amenities for the residents in an integrated structure. The residential units will be provided within three-story structures with private and common open space and recreation areas on a site in close proximity to employment opportunities and service uses.
4. General Plan Land Use LU-1C.2. Limit building height to four stories above grade south of the 405-Freeway, except for special purpose housing such as elderly, affordable, or student housing. The proposed building meets this criteria in that the buildings are three stories above a podium garage for an overall height of 55 feet and four stories above grade.
5. The project satisfies the General Plan Acceptance Screening Criteria since the preliminary trip generation assessment concluded that the project is not expected to significantly impact any roadways in the area. In comparison with existing development and General Plan build out the project will reduce average daily vehicle trips. There is a potential for an incremental increase in PM peak hour that will be further studied with the development application. The traffic study will also include analysis of the proposed two access points to the site and queuing associated with the resident gates.