UMP-14-03
176-UNIT RESIDENTIAL AND LIVE/WORK DEVELOPMENT
671 W. 17TH STREET

DEVELOPMENT CONCEPT

The 9-acre site is zoned MG (General Industrial) and has a General Plan land use designation of Light Industrial. The proposal includes a total of 176 units in three different products types:

1. 89 units of three-story attached live/work lofts,
2. 46 units of three-story attached residential lofts, and
3. 41 units of three-story detached live/work units.

The main access to the site is provided on 17th Street; a secondary access is located on Pomona Avenue closer to the detached residential units, and a third access is provided on Superior Avenue (see Conceptual Plan, Attachment 7 of the staff report),which includes access to the majority of open parking spaces on the site. The site is currently developed with multiple buildings of various uses including office, indoor and outdoor assemblies, and manufacturing and testing facilities. The overall square footage of the existing buildings is estimated at 153,172 square feet including storage spaces that will need to be verified for the final traffic study of the project.

Parking

Each of the proposed live/work units (maximum 2,000 SF in living area) and residential loft units (with maximum two-bedrooms) require three parking spaces. The proposed units each include a two-car garage. There are 154 open stalls throughout the site that collectively with the garages provide a total of 506 spaces (a total of 528 parking spaces are required) at an average rate of 2.875 spaces per unit. The site plan includes dedication and use of a portion of Pomona Avenue right-of-way for on-street angled parking. These spaces are included in the overall parking calculations and are part of the 506 spaces being provided for the project. These spaces are accessible to patrons and residents of live/work units facing Pomona Avenue.

Open Space and Amenities

The development proposal includes a 0.5-acre linear open space at the entrance from 17th Street that connects to the parking area on the southeast portion of the site. Amenities include a community garden, two tot lots and passive open space and paseos. The project will be subject to parkland dedication or payment of in lieu fees of $13,829 per unit for attached and 13,572 per unit for detached products. Given the number of units proposed and the increase in population of approximately 460 persons, the required parkland dedication for the site is approximately 2.6 acres.

Traffic Evaluation

The applicant submitted a draft trip generation report to compare the proposed 176-unit project to existing conditions and General Plan conditions (full build out). Comparing the project's traffic generation against the General Plan's trip budget/allocation for the site indicates that the proposed project would result in an increase of 610 daily trips, 20 AM peak hour trips, and 31 PM peak hour trips (Attachment 6). A comprehensive traffic analysis with intersection capacity studies will be required for the formal application that will be reviewed in further detail. In addition, staff will need to confirm the assumed square footages for the existing buildings prior to preparation of a final traffic study.

Project Description	Daily 2-Way	AM Peak Hour Enter	AM Peak Hour Exit	AM Peak Hour Total	PM Peak Hour Enter	PM Peak Hour Exit	PM Peak Hour Total
Trip Generation Factors [1]:							
• ITE 210: Single-Family Detached Housing (TE/DU)	9.52	0.19	0.56	0.75	0.63	0.37	1.00
• ITE 230: Residential Condo/Townhouse (TE/DU)	5.81	0.07	0.37	0.44	0.35	0.17	0.52
• ITE 710: General Office Building (TE/1,000 SF)	11.03	1.37	0.19	1.56	0.25	1.24	1.49
• ITE 110: General Light Industrial (TE/1,000 SF)	6.97	0.81	0.11	0.92	0.12	0.85	0.97
Proposed Project (331,611 SF):							
• Detached Live-Work (41 DU)	390	8	23	31	26	15	41
• Attached Live-Work (89 DU)	517	6	33	39	31	15	46
• Attached Lofts (46 DU)	267	3	17	20	16	8	24
• Office Portion of Live-Work Units (39,640 SF)	437	54	8	62	10	49	59
10% Mixed-Use Trip Reduction Applied to Office:	(44)	(5)	(1)	(6)	(1)	(5)	(6)
Total Project Trip Generation:	**1,567**	**66**	**80**	**146**	**82**	**82**	**164**
General Plan Designation for 9.01-acre Project Site:							
• Light Industrial at 0.35 FAR (137,367 SF)	957	111	15	126	16	117	133
General Plan Trip Allocation/Budget:	**957**	**111**	**15**	**126**	**16**	**117**	**133**
Proposed Project Minus General Plan:	**610**	**(45)**	**65**	**20**	**66**	**(35)**	**31**

Product Types

All units are three-stories with a roof deck. With the exception of one 7-unit building along 17th Street, most units are attached in multiple rows of 4, 5 and 6 units. Live/work units are subject to maximum Floor Area Ratio of 1.0 and residential development on Industrial Zoned lots is subject to maximum 13 du/acre (applicable to the loft units). The proposal includes a mix of residential and live/work development with 26 percent of the units proposed as residential lofts.

The three different products are proposed at the following densities and Floor Area Ratios:

Product	Number of Units	Average Square Footage	Density du/acre	Floor Area Ratio
A1- Live/work	89	1,756 to 1,999	25.54	1.10
B1- Lofts	46	1,750 & 1,999	12.96	0.56
C1- Detached Live/work	41	1,841 & 1,894	21.20	0.90
Total	176		19.53	0.84

Based on the noted calculations, the live/work product as a whole and residential portion meet the maximum allowable density and intensity per Mesa West Bluffs Urban Plan. Given that the majority of units are live/work and the overall average FAR for the site is 0.84, the overall site is below the intensity requirements. This is the second site within this urban plan with a live/work and residential mix; the other site at 1620 Whittier Avenue used a similar type of product mix for the 89 units proposed. Each of the development areas will need to meet the maximum lot coverage (90% for live/work and 60% for residential).

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. The applicant is proposing 176 live/work and loft units for ownership consistent with the vision of the urban plans. The final development plan requires approval by the Planning Commission and would require compliance with the development standards. The project meets most development standards; however the following deviations would be applicable to the project; deviations from these standards would be subject to approval of the Planning Commission.

- Parking deviation (528 required, 505 provided including 23 on-street parking spaces on Pomona Avenue)
- Building to building setback is required to be 10 feet for the detached units, the proposed detached live/work units are separated by 6 feet.

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. The residential lofts would be required to meet the exterior noise standards for their private open space, including the roof top decks.

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 a 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. *Project location is appropriate for the proposed land use.* The proposed location allows for storefront visibility for live/work units along 17th Street and Pomona Avenue. The urban plans envisioned that a live/work development would be compatible with the commercial surrounding uses, with the use of adequate sound walls and construction assemblies to achieve the allowable interior noise standards. The residential units may need to incorporate noise mitigation measure for exterior noise 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 and live/work development standards of the Mesa West Bluffs Urban Plans. The proposed development generally meets the setback requirements and development standards and the Zoning Code and the Mesa West Bluffs Urban Plan as it pertains to density, open space, floor area ratio, 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), an Initial Study will be prepared to determine the appropriate environmental analysis for the project*. At a minimum a mitigated negative declaration will need to be prepared to address potential project impacts related to traffic, noise, parkland, remediation of soil and/or groundwater, and air quality.
2. *The proposed improvements along 17th Street and Pomona Avenue will need to be further studied with respect to location of ultimate property lines, public easement requirements (public sidewalk), perimeter landscaping and on-street parking.* The specifics of the requirements will be reviewed during the planning application process.
3. *Pedestrian walkways at the perimeter of the site abutting private property will need to be further studies.* The proposal includes narrow walkways to units along the perimeter of the site abutting other commercial and live/work development. These areas will need to be further refined in terms of landscaping, perimeter walls, and interface with adjacent properties.

17TH STREET
POMONA AVENUE
SUPERIOR AVENUE
COMMUNITY GARDENS