GPS-14-04 440 Fair Drive

GENERAL PLAN SCREENING REQUEST

The project site is a 1.66- acre parcel in the Neighborhood Commercial land use designation developed with a 20,750 square foot two-story office/ commercial building and surface parking. The request is to amend the General Plan to allow a 28-unit residential development (17 du/ acre). The site is an L-shaped property bounded by the Dodge/ Fiat Dealership on the west and north, a service station on the west and single family residential development on the east across from Carnegie Avenue.

TRAFFIC EVALUATION

One vehicular access is proposed to the site from Carnegie Avenue. A preliminary trip generation concluded that the proposed project is expected to result in 268 Average Daily Trips, 960 ADTs fewer than neighborhood commercial development buildout and 484 ADTs fewer than the existing development. In addition, the AM and PM peak hour trips will be reduced with the proposed project.

General Plan Land Use Designation	Development Description	AM Peak Hr Trips	PM Peak Hr Trips	Total Avg Daily Trips
Existing Use	Existing office and medical building (20,750 SF total – 13,500 SF medical, 600 SF storage and 6,650 SF of retail/office use)	43	74	752
Neighborhood Commercial 0.25 FAR	General Plan Buildout	28	114	1,228
High Density Residential	***28-unit Development*** Two and three story townhomes ranging from 1,786 SF to 1,811 SF	21	28	268

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 1960s two-story office building in the C1 Commercial zoning. The proposed project will replace the dated office/ commercial building with new for-sale residential development in close proximity to transit corridors (Harbor Blvd.). The site and building design are considerate of the low density development to the east with a stepped height increase from two-story to three-story along Carnegie Avenue.

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 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 buildings are provided at two-story and three-story structures with roof decks with a maximum overall height of 44 feet that meets this criteria.

4. *The project satisfies the General Plan Acceptance Screening Criteria since the preliminary trip generation assessment concluded that the project resulted in a reduction of average daily trips and 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 by at least 484 trips and a reduction in number of AM and PM trips are also expected.