



GENERAL PLAN SCREENING REQUEST

The project site is 14.25 acres in size and contains three existing, two-story administrative office buildings for Emulex Corporation, 172,176 square feet of total floor area, surrounded by surface parking and landscaped areas, and connected by covered walkways. The request is a General Plan Amendment to change the land use designation of the 14.25 acre Emulex Site from Industrial Park (IP) to Commercial Center (CC).

TRAFFIC EVALUATION

Vehicular access to the site is currently from Susan Street. The proposed development will require the construction of additional drive approaches along Susan Street and South Coast Drive as shown on the conceptual site plan attached to this report (Attachment 6). Based on the uses proposed, it is anticipated that the project will result in an increase in the number of AM peak hour trips (158) and PM peak hour trips (194). A full trip generation analysis has been completed by the applicant’s traffic consultant, Stantec, and is attached to this report for reference (Attachment 4).

General Plan Land Use Designation	Development Description	AM Peak Hour Trips	PM Peak Hour Trips	Total Average Daily Trips
Industrial Park (IP) Existing	General Plan Buildout (Existing and Future Industrial Park).	207	215	1,726
Commercial Center (CC) Proposed	An increase the FAR (Floor Area Ratio) of the site from .40 allowed to .45 is proposed to allow a mix of commercial uses, including a hotel, retail, and restaurant uses on a vacant 3.2 acre portion of the site.	365	409	4,008
Difference Proposed	N/A	158	194	2,282

Source: Stantec Traffic Assessment, June 17, 2016

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 Land Use Objective LU-1A.1: *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 development will contribute to jobs and housing balance within the community. The project will be in close proximity to major commercial and transit corridors and major freeways.
2. *The project satisfies the General Plan Acceptance Screening Criteria since the preliminary trip generation assessment concluded that the project will not result in a significant increase 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 result in an increase in the number of AM peak hour trips (158) and PM peak hour trips (194); however, the increase is not considered significant.