

GPS-16-05 1957 - Newport Blvd. and 390 Ford Road



GENERAL PLAN Screening Request

The project site contains three parcels and 1.43- acre in area. The site is in the General Commercial land use designation developed with a 4,188 square foot two-story office/storage building, 60 storage containers and surface parking. The request is to amend the General Plan to allow a higher FAR for public warehouse use. The site is divided by Ford Road and is currently used for public storage and RV storage.

TRAFFIC EVALUATION

Each of the sites to the north and south of Ford Road include a vehicular access. A preliminary trip generation concluded that the proposed project is expected to result in 230 Average Daily Trips, which is an increase of 203 ADTs compared to the existing development.

General Plan And FAR	Potential Build out	AM Peak Hour Trips	PM Peak Hour Trips	Total Avg. Daily Trips
General Commercial	0.3 FAR 18,687 SF	30	117	1,269
Existing Land Uses	10,840 SF	2	3	27
Proposed Storage Facilities	1.45 and 1.50 FAR 91,950 SF	13	24	230

PROJECT DOES NOT COMPLY WITH GOALS OF THE GENERAL PLAN

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. The proposed project is expected to result in 230 Average Daily Trips, 1,039 ADTs fewer than allowable FAR for commercial development buildout and 203 ADTs more than the existing development. However, the General Plan policies noted below are not supportive of a significant increase to FAR and the proximity of the proposed use to sensitive uses.

- 1) **Land Use Policy LU-6.13** – This policy encourages new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses. The building site is located along a major corridor; however, the proposed use and design is not a mixed use, nor provide pedestrian oriented uses.

2) **Land Use Policy LU-5.10** – The proposed FAR is not consistent with this policy that states building densities/intensities for proposed new development projects shall not exceed the trip budget for applicable land use classifications, as identified in the Land Use Element. Building intensities for proposed new development projects shall not exceed the applicable floor area standards, except for the following conditions:

(a) Limited deviations from the graduated floor-area ratio standards for the commercial and industrial land use designations may be approved through a discretionary review process. No deviation shall exceed a 0.05 increase in the FAR in the moderate traffic category, and no deviation shall be allowed in the very low, low, and high traffic categories. Deviations from the FAR standards shall not cause the daily trip generation for the property to be exceeded when compared to the existing daily trip generation for the site without the proposed project or maximum allowable traffic generation for the Moderate Traffic FAR category, whichever is greater.

The policy also indicates that additional criteria for approving deviations from the FAR standards may be established by policy of the City Council.

3) **Land Use Policy LU-3.1** – The proposed buildings are not consistent with this policy that states development should be protecting existing stabilized residential neighborhoods, including mobile home parks (and manufactured housing parks), from the encroachment of incompatible or potentially disruptive land uses and/or activities. The proposed two-story building is proposed at 6 feet from the northerly property line abutting the mobile home park.

4) **Land Use Policy LU-2.7** – Even though the buildings are not more than two stories, the policy requires that the construction of tall buildings such structures will not adversely impact surrounding developments and deprive existing land uses of adequate light, air, privacy, and solar access. The proposed two-story building is 6 feet from the neighboring mobile home park, which will have a negative impact on the quality of life for the mobile home park residents.