



CITY COUNCIL AGENDA REPORT

MEETING DATE: NOVEMBER 15, 2016

ITEM NUMBER: **NB-1**

SUBJECT: GENERAL PLAN SCREENING GPS-16-05 FOR PROPOSED SELF-STORAGE FACILITY AT 390 FORD ROAD AND 1957 NEWPORT BLVD. WITH A 1.50 FAR INCLUDING BASEMENT FLOOR AREA

DATE: NOVEMBER 3, 2016

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

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RECOMMENDATION

Accept or deny General Plan amendment request for processing to increase the allowable Floor Area Ratio (FAR) for three parcels located within the "General Commercial" General Plan land use designation from 0.75 for very low trip generator use to 1.50 FAR.

REQUEST

The applicant is proposing to construct a self-storage facility on three parcels on the north and side side of Ford Road on the west side of Newport Blvd. The proposal includes two two-story buildings with full basements. The land use designation for these parcels is General Commercial and the applicant is proposing the following:

- An increase to the allowable FAR for a very-low traffic category from 0.75 FAR to 1.50 FAR for two story above ground structures with basements.

BACKGROUND

The project site includes three parcels on the north and south side of Ford Road. The parcels are currently occupied by a public storage and a RV storage and supply facility (Orange Coast Trailer Supply and Mini Storage and RV). The site is bounded by Sandpiper Motel and Rolling Homes Mobile Home Park to the north and the Travel Lodge to the south.

On October 24, 1994, the Planning Commission approved the current structure which includes a one-story 4,188 SF structure at the corner (manager's office) and use of 60 shipping containers as public storage on the 1957 Newport Blvd. site (Attachment 7). The approved development is as follows:

- Total building square footage including 60 shipping containers – 10,840 SF (0.23 FAR)

On December 4, 2007, the City Council denied a General Plan Screening request (GPS-07-04) for development of the site with a two-story above ground self-storage building (including a basement) with a 1.31 FAR (40,188 SF). Refer to Attachment 6 for details. The denial was based on the extent of deviation from the FAR standard (75% deviation) and the incompatibility of the proposed intensity with the surrounding uses.

Project Site and Proposal

The proposed project site contains three parcels (APNs: 419-212-05, 419-211-05, and 419-212-04) for a total of 62,289 square feet (1.43-acre). The proposal includes two two-story buildings (with basements) on two separate sites with the following development intensities:

Address	Site Area	Building Area	Proposed FAR
390 Ford Road	32,238 SF	23,850 SF 23,100 SF (basement) Total: 46,950 SF	1.46 <i>FAR w/o basement: 0.74</i>
1957 Newport Blvd.	30,051 SF	22,200 SF 22,800 SF (basement) Total: 45,000 SF	1.50 <i>FAR w/o basement: 0.74</i>

The buildings will be used as a public storage facility designed with front elevations that appear similar to office buildings with large storefronts on the ground level and upper level windows. Access to the buildings will be provided from the entries facing west. Each building has a loading area in front and surface parking for the patrons. The building at the south side of Ford Road will include the office and check-in area for customers and the building to the north includes only storage units. No security fences or gate is proposed.

Proposed Development

Both sites currently take access from Ford Road that will remain the same with the proposed development. The proposed project will be subject to the following parking requirement:

- Two (2) covered parking spaces adjacent to the manager's quarters, if applicable.
- One (1) parking space for every two hundred (200) storage cubicles or fraction thereof shall be located adjacent to the project office. A minimum of two (2) such spaces shall be provided.

A total of 36 parking spaces are proposed on both sites including two ADA stall on the southerly site. Both sites have spaces for trash enclosures that are independently accessible by the customers. The buildings will need to meet the required setback of 20 feet along Newport Blvd. The building on the south is currently 20 feet from the right-of-way on Newport Blvd and 14 feet from Ford Road.

The following summarizes the trip generation of the proposed project in comparison with the current General Plan FAR:

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

ANALYSIS

General Plan Amendment Screening Criteria

City Council Policy 500-2 sets forth the criteria to evaluate General Plan amendment requests. Council takes action on whether or not a proposal should be accepted for processing by using these criteria as guidance. The Policy establishes a procedure for processing privately initiated General Plan amendments (Attachment 2). The policy also acknowledges these criteria are only guidelines and City Council may accept an application which does not meet the criteria if it finds there are overriding reasons to do so.

A project summary sheet is attached for the screening request. This summary sheet provides the following information:

- General Plan Land Use Map and Aerial Photograph
- Potential Project Description, Land Use and Traffic Evaluation
- Justification for approval or rejection of application for further processing

Additionally, acceptance of a proposal for screening is not a commitment to approve the General Plan amendment. This action represents that Council would like to consider the request for processing, and subsequently explore alternatives prior to making a final decision on amending the General Plan.

The following includes a list of items that need additional considerations:

- Proposed Use – The proposed public warehouse facility will not create the mixed use and pedestrian oriented uses envisioned in the General Plan on major corridors. The proposed use is passive in nature and will not contribute to vibrancy of the area.
- Building Design – Although the building has been designed to appear as an office building additional architectural enhancement at the corners is needed, especially the southerly corner since the proposed landscape area is less than 20 feet and the building's corner is closest to the intersection of Newport Blvd. and Ford Road.

- Proposed FAR – The proposed 1.50 FAR is a 100% increase to the allowable 0.75 FAR. The project site is irregular with long and narrow dimensions; however, the proposed buildings are maximizing the development capacity on the site without consideration of the neighboring properties.

ALTERNATIVES

In addition to providing general feedback on the proposed project, City Council would need to take action on the General Plan amendment screening request.

1. Accept processing of the General Plan Amendment request. This will require amending the General Plan to allow a higher FAR for this site than allowed by the General Plan land use designation.
2. Deny General Plan Amendment request from further processing. If the application is denied, the property owner could redevelop the site at the allowable intensities allowed by the General Plan.

FISCAL REVIEW

Fiscal review is not required for this item. However, staff provided a preliminary fiscal analysis comparing the allowable commercial uses in comparison with the proposed land use.

CONCLUSION

Staff believes the proposed development is an improvement to the current status of the site; however, the proposed FAR is far exceeding the allowable very low FAR for the site. In addition, the proposed mass and scale of the buildings need to be modified to better fit the neighboring properties. Wider setbacks along the north and Newport Blvd. will improve this condition, which could result in a smaller footprint of the buildings and lower FAR.

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Attachments: [1. Summary Sheet](#)
[2. Council policy 500-2](#)
[3. Vicinity Map](#)
[4. General Plan Map](#)
[5. Zoning Map](#)
[6. GPS Staff Report and Minutes](#)
[7. Resolution of Approval – Storage Containers](#)
[8. Submitted plans](#)

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