

UMP-21-005
9-UNIT ATTACHED LIVE/WORK UNITS
1540 SUPERIOR AVENUE

Location: 1540 Superior Avenue Permit No.: UMP-21-005

Request: Urban Master Plan Screening Request for a nine-unit live/work development.

SUBJECT PROPERTY:

Zone: MG
 General Plan: Lite Industrial
 Lot Dimensions: 120 FT by 160 FT
 Lot Area: 19,149 SF
 Existing Development: Industrial building previously occupied by Share our Shelves (SOS)

SURROUNDING PROPERTY:

North: All surrounding properties
 South: are zoned MG
 East: and contain
 West: industrial uses.

DEVELOPMENT STANDARD COMPARISON

<u>Development Standard</u>	<u>Code Requirement</u>	<u>Proposed/Provided</u>
Floor Area Ratio	1.0	0.94
Density:	15-20 DU*	20.5 DU
Maximum Lot Coverage	90%	68%
Minimum Open Space	30%	32%
Setbacks:		
Front (Superior Avenue)	15'	15'
Left Side	0'	10'
Right Side (Industrial Way)	10'	10'
Rear	0'	37' to Building Approx. 3' to parking stalls
Building Height:	4 stories/60 FT	4 story/60 FT**
Parking Totals:		
Tenant	13.5	16
Guest	13.5	14***
TOTAL:	27	30
Final Action: Planning Commission		

* Live work development may be constructed up to 1.0 FAR and exceed 20 live/work units per acre, provided that the proposed project is consistent with the General Plan Circulation System.

**Final elevations showing height have not been provided. The height will be reviewed through the Master Plan project.

***The project proposes 13 vehicle guest parking spaces and a bicycle rack which can be credited as one parking space resulting in 14 total parking spaces.

DEVELOPMENT CONCEPT

The proposed 0.44-acre site is located on the northeast corner at the intersection of Superior Avenue and Industrial Way. The site is zoned General Industrial (MG) and has a General Plan land use designation of Light Industrial. Currently, the property at 1540 Superior Avenue is a single-tenant, one-story light industrial facility which is vacant and was most recently occupied by Share our Shelves (a local non-profit organization).

The project proposes nine 1,992-square-foot units featuring a ground floor workspace and restroom with access to communal walkways. The Urban Plan provides that the units are required to include a minimum 250-square-foot workspace. Residential space is located above the workspaces and includes a second floor living area with a kitchen, living space, half bathroom, and outdoor balcony. The third floor is proposed to include three bedrooms, and two full bathrooms. The fourth floor is proposed to include an enclosed staircase and an open rooftop deck. The overall height of the development cannot exceed the maximum height as allowed in the Urban Plan of 60 feet and shall not include more than 4 floors. Pursuant to the Urban Plan, intensity and live/work development is measured by total floor area ratio (FAR), and not exclusively the number of dwelling units. The FAR for the project is 0.94 and is therefore consistent with the specified Urban Plan maximum FAR of 1.0. Pursuant to the conceptual exterior elevations, the development is proposed to be a modern design which includes basic rectangular shapes and simple lines. The total proposed 30 on-site parking spaces exceeds the 27 parking spaces required by the Urban Plan.

In order to facilitate the project, the applicant is proposing to subdivide the lot into a common interest development (condominium map for ownership units) pursuant to the requirements of the California Subdivision Map Act.

EXISTING LAND USE CONTEXT

The proposed development abuts the current location of Share our Shelves (a local nonprofit) to the north and an automotive service to the east. Additional industrial uses are located across Superior Avenue and Industrial Way. The proposed development site is approximately 150 feet northwest of an existing live/work development with 60 units (Level 1) at the corner of Industrial Way and Old Newport Boulevard.

TRAFFIC EVALUATION

The City's Transportation Division completed a preliminary trip generation analysis to compare the proposed nine-unit project to existing conditions. The preliminary projections (128 daily trips) indicate that the proposed development would generate more trips compared to the existing light industrial use. The average daily trips for the 4,360 square foot light industrial building translates to 21 daily trips. A transportation impact study is required for all development projects that generate 50 or more vehicle trips that end during

a peak hour. As shown in the table below, the proposed project does not meet the criteria since peak am and pm hours are less than 50, and therefore a transportation impact study is not required. However, the project will be subject to traffic impact fees due to the increased intensity on the site.

Preliminary Trip Generation Analysis

Land use	Units	AM (Peak hour)	PM (Peak hour)	Daily Trips
Proposed Live/Work	9	11	14	128
Existing Uses (MG Zoning)	4,360 SF	4	3	21

Parking and Circulation

The Urban Plan indicates that live/work units up to 2,000 square feet are required to provide 1.5 tenant parking spaces per unit and 1.5 guest parking spaces. As proposed, the project would require 13.5 tenant and 13.5 guest parking spaces. The project proposes two-car garages for seven units, one-car garages and an open parking space for two units, an 11-car parking lot for guest spaces at the rear of the development, and a bicycle rack which is credited as one parking space. The total number of tenant parking spaces exceeds the Urban Plan requirement by three parking spaces. The required number of guest parking spaces has been provided.

The proposed site plan indicates a pedestrian walkway at the north of the property providing access to the five northern units and the four southern units would be accessible to the sidewalk along Industrial Way. The existing sidewalk along Superior Avenue is not proposed to be modified but will be enhanced with new landscaping.

The proposed project is located within a half-mile from bus stops for the 47 Line (Fullerton-Balboa) and the 55 line (Santa Ana – Newport Beach).

Design

The exterior elevations are proposed to have modern materials and finishes. Four of the nine units will feature workspaces that are oriented toward Industrial Way. The five other live/work units are proposed to have workspaces oriented toward the pedestrian pathway located at the northern portion of the project. The proposed conceptual renderings show modern elements. The modest articulation and delineation between floors are created with second floor balconies, multi-story flat awnings, and façade massing's of different

colors, thicknesses, and materials. The modern design is consistent with the majority of previous developments within the urban plan.

In consideration of pedestrian scale and building orientation, staff believes there is an opportunity to orient units to face the front of the development on Superior Avenue. As proposed, two units would be adjacent to the street frontage on Superior Avenue but would not be oriented toward the street. The current plan includes new landscaping along Superior Avenue.

URBAN PLAN SCREENING CRITERIA

1. Does the project meet the City Council's expectations for projects in the Urban Plan areas?

The screening process is an opportunity to determine whether the project concept meets the City Council's expectations for new projects in the Urban Plan areas before the applicant submits a formal Master Plan application. A live/work project at this site is made possible by utilizing the standards set forth in the 19 West Urban Plan. The Urban Plan allows for the development of live/work units pursuant to the Mesa West Bluffs Urban Plan development standards. Development deviations from the Urban Plan standards are allowed when approved through a Master Plan in exchange for high quality projects that meet the objectives of the Urban Plan. In comparison to the plan objectives, the project would not exceed the General Plan Circulation Element's development capacity, would attract residents and merchants into live/work units, stimulate development within the Urban Plan, and provides live/work units that are compatible with the industrial neighborhood. The project would also provide a unique live/work homeownership opportunity in the City.

Although the conceptual live/work units generally comply with the Urban Plan and Municipal Code Development Standards, staff believes that the development design concept requires further consideration in regards to the Live/Work Urban Plan's Architectural Design Guidelines. The Guidelines encourage emphasis on front elevations and street facing elevations to accomplish "high quality projects" with the following specific considerations:

1. Building Elevations should feature stepping forms both horizontally and vertically to soften and provide appropriate transitions among second-story, three-story and four-story elevations;
2. Building Elevations should incorporate enhanced detailing, which may include articulation, projections and use of varied building materials;
3. Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as entryway and major windows;
4. Long, unbroken building facades should be avoided, and a variety should be accomplished through variations in building heights and forms; and

5. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.

If the Council concurs and prior to Planning Commission consideration, staff will work with the applicant to improve the live/work design by considering further design options consistent with aforementioned suggested design elements.

2. *Does the City Council have comments regarding any requested deviations?*

The proposed Master Plan would include a deviation request from the Urban Plan's live work standards including the minimum lot size (required is 1.0-acre; proposed is 0.44). Pursuant to the Live/Work and Residential Development Standards of the Urban Plan, developments proposed with lots less than one acre may be allowed as a deviation provided that all other development standards are met. Because the minimum lot size deviation has been requested, no additional deviations are permitted or requested.

In exchange for the City considering the deviation to the minimum lot size, staff is recommending that City Council encourage the applicant to work further with staff to modify the project to further incorporate the Urban Design Suggestions that encourage "high quality projects", including, but not limited to, additional on-site and off-site project amenities (as indicated in the below Table 1) and additional front facing units where appropriate.

REQUESTED DEVIATIONS FROM DEVELOPMENT STANDARDS

The Urban Plans provide incentives for Live/Work units by allowing deviations from development standards, subject to the approval of the Planning Commission. The Urban Plan allows for development flexibility in exchange for quality projects that meet the Urban Plan vision. Council feedback is requested with regard to the following deviation.

Minimum Lot Size

A deviation has been proposed to allow for the project on a lot that is less than the minimum required one-acre lot size. The Urban Plan allows for this deviation provided that all other development standards are met. The minimum lot requirement of one-acre has been challenging to meet for developers since very few existing industrial properties in the City exceed one-acre in size.

Because the minimum lot size deviation has been requested, no additional deviations are permitted per the Urban Plan. In exchange for any deviation, the Urban Plan specifies that a project must provide quality environments and substantial amenities which may include the amenities from the table below.

Table 1	
On-Site Amenities	Off-site Amenities
<ul style="list-style-type: none"> • Pedestrian-oriented plazas, courtyards and atriums • Common meeting rooms/business assistance facilities • Shared garages instead of carports for greater security • Compliance with Energy Star programs • LEED Certification • Green technology features • Useable common open space with amenities • Community garden and meeting areas • Landscape materials that exceed minimum zoning requirements • California native landscaping • Upgraded windows and doors for noise reduction and energy conservation • Other amenities that enhance the project or neighborhood 	<ul style="list-style-type: none"> • Undergrounding of utilities in public right-of-way • Streetscape improvements like planting materials and street furnishings • Decorative crosswalks • Light standards with a cohesive design theme • Monument signage for community identity • Landscaped medians and planters • Repair/replacement of public sidewalks

MERITS OF THE PROPOSED PROJECT

Following is a summary of the merits of the proposed live/work project at this location:

1. Project meets objectives of the 19 West Urban Plan. The project promotes a new type of urban housing including live/work units. If approved and constructed, these units would add to the City's existing housing stock. All units include a ground floor office or work space that can be attractive for small home occupations for professionals who operate from home and the live/work units can be attractive to small business owners with minimal customer traffic such as artists and designers, etc.
2. Project location would be appropriate for the proposed land use. As envisioned by the Urban Plan, a live/work development would be compatible with the surrounding light industrial uses with the provision of adequate sound walls and construction assemblies to achieve the allowable interior noise standards in that the project is proposed with sound walls and specialized exterior wall assemblies. Mixed use and live/work projects are exempt from the exterior noise standards required by the Zoning Code for private open space in residential zones; however, the Urban Plan requires that a noise study and a Phase 1 Environmental Assessment be performed. Those studies would be submitted as part of the future application.

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 19 West Urban Plan. The proposed development generally meets the development standards and setback requirements (with the exception of the minimum lot size). As previously indicated, the minimum lot size deviation may be granted as long as the remaining development standards are met.

POTENTIAL ISSUES

In exchange for the City considering an exception to minimum lot size, staff is recommending that City Council encourage the applicant to work further with staff to modify the project to further incorporate the applicable Design Guidelines and consider greater use of specified on/off site amenities.