

# ATTACHMENT 2

## URBAN MASTER PLAN SCREENING APPLICATION SUMMARY

<b>Location:</b>	960 West 16 <sup>th</sup> Street	<b>Application No:</b>	PSCR-24-0003
<b>Request:</b>	Urban Master Plan Screening review for a proposed 38 unit live/work development, with three unit types, ranging from 1,999 square feet to 2,300 square feet. The project will also include new circulation, landscaping, and on-site parking. Deviations requested include a reduction in the number of guest parking spaces, a reduction in the minimum distance between main buildings, a reduction in the minimum size for the work component of each unit, and to allow for tandem guest parking on driveways in front of garages.		

### SUBJECT PROPERTY:

### SURROUNDING PROPERTY:

<b>Zone:</b>	MG (General Industrial)	<b>North:</b>	MG (Lighthouse – Live/Work Development)
<b>General Plan:</b>	LI (Light Industrial)	<b>South:</b>	City of Newport Beach (Newport Beach Utility Yard)
<b>Lot Dimensions:</b>	Irregularly Shaped Approx. 260 ft X 490 ft	<b>East:</b>	MG (Multiple tenant industrial developments)
<b>Lot Area:</b>	2.3 acres	<b>West:</b>	MG (Lighthouse – Live/Work Development)
<b>Existing Development:</b>	Property is developed with an approximately 50,000 square foot office and warehouse formerly occupied by RVCA, a surface parking lot, and landscaping		

### DEVELOPMENT STANDARDS COMPARISON

Development Standard	Mesa West Bluffs Requirements	Proposed/Provided
<b>Lot Size</b>		
Lot Size	1 Acre	2.3 acres
<b>Density/Intensity</b>		
FAR	1.0	Approx. 0.82
DU/Acre	15-20	Approx 16.5
<b>Building Height</b>		
	4 stories / 60 FT	3 Stories / 44 FT 3 IN
<b>Development Lot Building Setbacks</b>		
Front	15 FT	15 FT
Side (left / right)	0 FT	(5 FT/5 FT)
Rear	0 FT	5 FT
Distance between main buildings	10 FT	6 FT
<b>Parking</b>		
Tenant Parking	71	76
Guest Parking	57	53
Total Parking	128	129
<b>Final Action</b>		
Final Action	Planning Commission will review Master Plan	
<b>CEQA Review</b>		
CEQA Review	TBD	