

ATTACHMENT 1

URBAN MASTER PLAN SCREENING APPLICATION SUMMARY

Location:	1626 Placentia Avenue	Application No:	PSCR-25-0001
Request:	Urban Master Plan Screening review for a proposed 34 unit live/work and residential loft development, with three unit types, ranging from 1,432 square feet to 1,667 square feet. The project will also include new circulation, landscaping, and on-site parking.		

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

Zone:	MG (General Industrial)	North:	MG (Gym and Industrial Uses)
General Plan:	LI (Light Industrial)	South:	Industrial Uses)
Lot Dimensions:	165 ft X 368 ft	East:	MG (Multi-Tenant Industrial Park)
Lot Area:	1.4 acres	West:	MG (Various Industrial Uses)
Existing Development:	The project site is currently developed with an approximate 13,100 square-foot warehouse and a second 3,450 square foot warehouse and is currently occupied by industrial and office uses.		

DEVELOPMENT STANDARDS COMPARISON

Development Standard	Mesa West Bluffs Requirements	Proposed/Provided	Compliance?
Lot Size			
Lot Size	1 Acre	1.4 acres	Yes
Density/Intensity			
Live/Work FAR	1.0*	1.29	YES - Pending Traffic
Residential Loft DU/ac	13	13	Yes
Building Height			
	4 stories / 60 FT	3 Stories / 37 FT 11 IN	Yes
Development Lot Building Setbacks			
Front	15 FT	15 FT	Yes
Side (left / right)	10 FT	(21 FT/21 FT)	Yes
Rear	0 FT	49 FT	Yes
Distance between main buildings	10 FT	9.5 FT	No -Waiver
Open Space			
Open Space	40%	35%	No – Waiver
RL Open Space	200 SF / unit	200 SF/ unit	Yes
Density Bonus Parking Requirement			
Total Parking	67	80	Yes
Final Action	Planning Commission will review Master Plan		
CEQA Review	TBD		
*The overall density/intensity is depended on many factors and not solely on the maximum allowable FAR. The FAR and vehicle trip generation work in concert to ensure that the proposed development does not exceed the capacity of the General Plan circulation system.			