



CITY COUNCIL AGENDA REPORT

MEETING DATE: OCTOBER 17, 2016

ITEM NUMBER: **PH-2**

SUBJECT: SECOND AMENDMENT TO THE SOBACA URBAN PLAN (SP-05-06 A2) TO ALLOW INDIVIDUAL RESIDENTIAL DEVELOPMENT AT MAXIMUM DENSITY OF 40 DU/ACRE AND AN OVERALL DEVELOPMENT CAPACITY OF 450 UNITS

DATE: OCTOBER 5, 2016

FROM: PLANNING DIVISION/ DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MINOO ASHABI, PRINCIPAL PLANNER

**FOR FURTHER INFORMATION
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RECOMMENDATION

As recommended by the Planning Commission, approve SoBECA Urban Plan Amendment (SP-05-06 A2) to allow residential development at maximum density of 40 du/acre and an overall development capacity of 450 units within the urban plan area by adoption of resolution.

BACKGROUND

Adopted in 2006, the SoBECA Urban Plan establishes provisions for mixed-use and live/work development in the 39-acre SoBECA plan area. This area is primarily characterized by light industrial, office, and general commercial uses and is bounded by Baker Street (north), Bristol Street (east), and SR-73 (west).

On April 5, 2016, the City Council approved the first amendment to SoBECA that: added a provision allowing development of lots of less than one acre; increased the front setback to 15 feet; removed all reference to tandem parking; increased open space to 30% and allowed 10% of open space to be provided as roof decks; and required architectural articulation and stepped elevations from two-story to three-story along street frontage to avoid shear walls along front setbacks.

On June 21, 2016, the City Council adopted 2015-2035 General Plan that set forth development capacity and maximum density within SoBECA Urban Plan as follows:

- (1) Amend SoBECA Urban Plan to allow residential use in addition to mixed use development;
- (2) Allow maximum 40 du/acre density for individual residential developments; and,
- (3) Allow maximum development capacity of 450 dwelling units for the SoBECA Urban Plan overlay area.

The staff report for the first amendment of SoBECA Urban Plan is available at this link: <http://www.costamesaca.gov/ftp/council/agenda/2016/2016-04-05/PH-1-Attach-1.pdf>

On September 26, 2016, the Planning Commission recommended approval of the amendment with a 5-0 vote. Two public comments were received requesting inclusion of affordable housing provisions in the new development standards. The letters are included as Attachment 4.

ANALYSIS

Objectives of the Proposed Urban Plan Amendment

The Urban Plans have been in place for almost ten years. During this time, the City processed about 20 development projects which have entitlements are selling, under construction, or pending plancheck. Over two dozen urban plan screening requests have also been considered by City Council. However, no new development has occurred in SoBECA under the Urban Plan standards (one mixed use application in process). The proposed change to allow residential development was approved by 2015-2035 General Plan. The General Plan also sets forth maximum density and development capacity which needs to be reflected in the SoBECA Urban Plan. No change to the mixed use and Live/Work development standards are proposed.

The following development standards are proposed to be added to the SoBECA Urban Plan pertaining to residential development:

RESIDENTIAL DEVELOPMENT STANDARDS

Density	40 du/acre maximum for residential projects developed on a legal parcel *
Building Height	Maximum Four stories – 60 feet
Distance between Buildings	Minimum 10 feet Minimum 6 feet between accessory structures and main building
Open Space	40 percent of total development lot area Minimum 100 SF per unit in form of patio or balcony. Residential open space may be any combination of private and common open space. Common open space may be satisfied by common roof garden, common recreational/leisure areas, recreational facilities featuring swimming pools, decks, and court game facilities.
Setbacks for Main Buildings and Accessory Buildings All setbacks from streets to development lots are measured from the ultimate property line shown on the Master Plan of Highways. Increased side and rear setbacks may be required pursuant to Uniform Building Code requirements.	
Front Setback - Abutting public street	Build-to-line of 15 feet along all public streets
Side Setback – Interior	0-feet setback on interior property line if structures is non-habitable. 10-foot setback: if structure is habitable
Abutting a public street	10 feet

Abutting a public alley	5 feet
Abutting commercial and industrial zone	5 feet
Rear Setback Abutting a public street	10 feet
Abutting commercial and industrial	5 feet
All other property lines	5 feet
Parking	Residential parking requirements shall be applied pursuant to Title 13, Chapter VI, Off-Street Parking Requirements of the Zoning Code.
Garage	Garages are required to be used for vehicle storage.
Notice	In conjunction with the sale of any unit, adequate notice shall be given of the existing surrounding industrial land uses, including operational characteristics such as hours of operation, delivery schedules, outdoor activities, noise, and odor generation.
Noise	<ol style="list-style-type: none"> 1. Residential interior noise levels must be met for interior residential living spaces. However, residential exterior noise levels are not applicable to balconies, roof-top decks/terraces or in common open space areas 2. Noise study required with project application to document onsite noise levels from surrounding land uses.
Window Placement	Window placement should take into account surrounding land uses. Clerestory windows should be used in areas where there are privacy or view concerns.
Building Materials	A variety of building materials shall be incorporated into the design of the exterior elevations.
Mechanical Ventilation	All units shall be mechanically ventilated.
Onsite Private Recreational Facilities	Provision of onsite private recreational facilities that are designed for the anticipated demographic profile of the residential development.
Architectural Design Guidelines	<ol style="list-style-type: none"> 1. Architectural elevations with emphasis on front elevations and street-facing elevations: <ol style="list-style-type: none"> a) 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. b) Building elevations should incorporate enhanced detailing, which may include articulations, projections, and use of varied building materials. c) Architectural projections are encouraged to provide visual focus and emphasize some aspect of design such as an entryway or major window. d) Long, unbroken building facades should be avoided, and variety should be accomplished through variation in building heights and forms.

	<p>2. Distinct architectural treatment and varying surface materials/finishes among the different units of a proposed multi-story development should be provided.</p> <p>Significant deviations from the originally-approved color palette and materials for the project should not be approved unless a master plan amendment is processed and approved by the Planning Commission.</p>
Other Criteria	<p>Site planning should consider orientation of living areas including patios and decks away from abutting commercial/industrial area; units should be oriented towards an internal courtyard, amenities, and/or recreational area.</p>

*Note: There shall be a maximum development capacity of **450 units** for the entire Urban Plan Area. These units include individual residential projects as well as residential projects combined with mixed use development.

ENVIRONMENTAL REVIEW

The proposed amendments to the Urban Plans have been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA guidelines, and the City's environmental procedures, and have been found to be exempt pursuant to Section 15061 (b)(3) (General Rule) of the CEQA Guidelines. It can be seen with certainty that there is no possibility that the passage of these Urban Plan Amendments will have a significant effect on the environment.

In addition, the proposed maximum densities and development capacities were analyzed with the General Plan EIR No. 2015111053 certified on June 21, 2016.

GENERAL PLAN CONFORMANCE

The proposed Urban Plan Amendment conforms to the following General Plan Land Use Goal, Objective, and Policy:

- Objective LU-2A: Promote land use patterns and development that contribute to community and neighborhood identity.
- Objective LU-6A: Ensure the long term productivity and viability of the community's economic base.
- Objective LU-4A: Encourage new development and redevelopment to improve and maintain the quality of the environment.
- Objective LU-5A: Ensure availability of adequate community facilities and provision of the highest level of public services possible, taking into consideration budgetary constraints and effects on the surrounding area.
- Objective LU-6A: Ensure the long-term productivity and viability of the community's economic base.

Justifications for Approval of GP and SP Amendments

The amended page of SoBECA Urban Plan is included in Exhibit “1” of the resolution.

The Planning Commission recommends approval of the amendment for the following reasons:

- *The SoBECA Urban Plan Amendment (SP-05-06 A2) is a follow-up of the density and development capacity adopted by 2015-2035 General Plan.*

With the 2015-2035 General Plan, maximum development potentials were analyzed for the SoBECA urban plan area and because of synergy between the mixed use development; higher density residential development was approved at a maximum density of 40 du/acre. Since SoBECA includes unique commercial and mixed use developments that are the identifying factors for the urban plan, the overall capacity was established at 450 units so that a portion of the parcels (approximately 28% of the land area) could revert to residential development.

- *The Proposed Standards are consistent with the Zoning Code and Urban Plan.*

The proposed Residential Development Standards are consistent with the Mesa West Bluffs Urban Plan standards (i.e., setbacks, open spaces, noise, architectural standards) with exception of density requirements. The parking requirement is consistent with the Zoning Code parking standards for multiple family development.

- *The amendment does not involve any changes to allowable traffic generation beyond the established trip budgets by 2015-2035 General Plan for the SoBECA Urban Plan.*

The maximum development capacity was included in the adopted EIR and traffic analysis for the 2015-2035 General Plan and no significant impacts were concluded.

LEGAL REVIEW

The City Attorney’s office has approved the attached resolution as to form.

CONCLUSION

The Urban Plan amendments have been drafted based on the 2015-2035 General Plan adopted on June 21, 2016. If approved, the amendment will be effective immediately.

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Attachments:

1. [Map Exhibit of Urban Plan Area](#)
2. [Draft Resolution \(Exhibit 1: SP-05-06 A1: SoBECA Urban Plan\)](#)
3. [Planning Commission Resolution](#)
4. [Public Comments](#)
5. [General Plan excerpts](#)