



CITY COUNCIL AGENDA REPORT

MEETING DATE: SEPTEMBER 3, 2019

ITEM NUMBER: PH-3

SUBJECT: CITY COUNCIL REVIEW OF THE PLANNING COMMISSION'S APPROVAL OF PLANNING APPLICATION 19-12, A MASTER PLAN FOR A MIXED-USE PROJECT (THE PLANT) AT 765-767 BAKER STREET AND 2972 CENTURY PLACE

DATE: AUGUST 22, 2019

FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT

PRESENTATION BY: MEL LEE, SENIOR PLANNER

**FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP 714.754.5611
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RECOMMENDATION:

Uphold, reverse, or modify the Planning Commission's decision to approve Planning Application 19-12, which consists of the following:

Planning Application 19-12 is a request for a Master Plan for a mixed-use development (The Plant) at 765 - 767 Baker Street and 2972 Century Place. The project consists of the proposed renovation of three existing commercial buildings (containing the former Car Mart and Plant Stand) totaling 19,100 square feet, for retail and restaurant uses surrounding a central courtyard area. In addition, new buildings are proposed consisting of two greenhouse structures at 540-square-foot and 700-square-foot which will contain food stall uses, and a four-story mixed use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure containing 170 parking spaces. Additionally, 39 on-site open parking spaces and 34 open parking spaces accessible from Century Place are proposed, for a total of 243 proposed parking spaces.

APPLICANT/AUTHORIZED AGENT

The applicant/authorized agent is Chris Bennett, representing The Lab Holdings LLC, the property owner.

PLANNING APPLICATION SUMMARY

Location: 765-767 Baker Street and
2972 Century Place **Application:** Planning Application 19-12

Request: Master Plan for a Mixed Use Project

SUBJECT PROPERTY:

SURROUNDING PROPERTY:

<p>Zone: <u>C2 (765-767 Baker) & MG (2972 Century)</u></p> <p>General Plan: <u>GC (765-767 Baker) & LI (2972 Century)</u></p> <p>Lot Dimensions: <u>Irregular</u></p> <p>Lot Area: <u>94,887 SF (2.1 Acres)</u></p> <p>Existing Development: <u>Former auto sales and nursery (Car Mart and Plant Stand)</u></p>	<p>North:</p> <p>South:</p> <p>East:</p> <p>West:</p>	<p><u>(Across Baker St): R3, Residential Uses</u></p> <p><u>MG, Industrial Uses</u></p> <p><u>C2 and MG, Commercial and Industrial Uses (Across Century PL): C2 and MG, Commercial and Industrial Uses</u></p>
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DEVELOPMENT STANDARD COMPARISON – SoBECA Urban Plan

<u>Development Standard</u>	<u>Required/Allowed</u>	<u>Proposed/Provided</u>
Lot Width	120 FT	235 FT
Lot Area ¹	12,000 SF	94,887 SF (212 Acres)
Floor Area Ratio (FAR):		
Maximum FAR	94,887 SF (1.0)	89,610 SF (.94)
Building Height:	2 Stories/ 40 FT (Non-Residential Component) 4 Stories/60 FT (Residential Component)	1 Story/ 32 FT (Non-Residential Component) 4 Stories/60 FT (Residential Component)
Open Space (Development Lot)	30% Minimum (29,132 SF)	31.5% (30,580 SF)
Open Space (Residential Component)	200 SF/Unit (Does Not Apply to Live/Work Units)	200 SF/Unit
Building Separation	10 FT	25 FT
Maximum Lot Coverage	87,396 SF (90%)	79,183 SF (82%)
Setbacks		
Front (Baker Street)	15 FT	20.5 FT
Side (left/right)	10 FT/0 FT	13 FT/5 FT
Rear	0 FT	5 FT
Parking		
Standard	235 Spaces	237 Spaces
Handicap Accessible	6 Spaces	6 Spaces
Total	220 spaces 241 Spaces (including Lot 1)	222 spaces 243 Spaces (including Lot 1)
Parking Structure Screening	Yes	Yes
CEQA Status	Exempt Under Section 15332 (Class 32)	
Final Action	City Council (Review)	
NA = Not Applicable or No Requirement		

¹ Excludes Lot 1, which is not a part of the proposed development (see staff report discussion).

BACKGROUND

Project Site/Environs

The project site is located on the southeast corner of Baker Street and Century Place. The property contains 10,299 square feet of building area consisting of several one-story buildings. Prior uses include an auto sales use (Car Mart), and a former nursery (the Plant Stand). A 5,370-square-foot office building (Solo Creative Office) is also located on the site, but is not a part of this project. According to City records, the buildings were constructed in the late 1950's. The project site is comprised of four lots; two fronting on Baker Street, which contains the Solo Creative Office Building (identified on the plans as Lot 1, which is not a part of the proposed development), and the former Car Mart uses (Lot 2); and two fronting on Century Place (Lots 3 and 4), which comprise the former Plant Stand use.

The property is split into two separate zoning designations. The portion of the site containing the Solo office building and the former Car Mart (765-767 Baker Street) is zoned C2 and has a General Plan Land Use designation of General Commercial; the Plant Stand portion of the property (2972 Century Place) is zoned MG (General Industrial) and has a General Plan Land Use Designation of General Industrial. The property is bounded by commercial and industrial uses to the west (across Century Place) and east, industrial uses to the south, and multiple family residences to the north (across Baker Street). The property is located within the South Bristol Entertainment & Cultural Arts (SoBECA) Urban Plan area, which is described below.

South Bristol Entertainment & Cultural Arts (SoBECA) Urban Plan

On April 4, 2006, the City Council adopted the SoBECA Urban Plan. The objectives of the SoBECA Urban Plan include the following:

- Identify development regulations to realize the vision of the Urban Plan. These regulations address building design and site development standards, as well as public streetscapes and urban design improvements and amenities.
- Regulate land uses recognizing the development potential of the plan area and need to sensitively integrate new development with the surrounding areas, and therefore, promote both resident and business community confidence in the long term.
- Encourage mixed-use development that combines residential and nonresidential uses, including office, retail, business services, personal services, light industrial uses, public spaces and uses, and other community amenities to revitalize the area without exceeding the development capacity of the General Plan transportation system.
- Develop a full array of land use types and structures, including reuse of existing structures, to create an active city life and enhance business vitality.
- Ensure compatibility of mixed-use developments with existing and future allowable development in abutting zoning districts.
- Target a diverse residential population comprised of artists, designers, craftspeople, professionals and small-business entrepreneurs, to maintain business and living space under common ownership.

Existing projects located within the SoBECA Urban Plan area include The Lab and The Camp, which are owned by the owner of the subject property.

Proposed Project

The Plant is a mixed-use project which the property owner, Lab Holdings, first envisioned when the SoBECA Urban Plan was originally developed and adopted. The project is the first to propose artist living in conjunction with commercial and food uses to the area. The former Car Mart buildings closest to Baker Street (identified on the plans as Buildings A, B, and G), excluding the Solo office building, labeled as “not in current scope” on the project plans, will be repurposed to be used as retail, sit-down restaurant, and smaller “food stall” type uses. Proposed renovations include incorporating skylights and landscape enhancements within the existing buildings to provide an “urban garden” atmosphere to the development. The emphasis is to provide landscape gardens inside and outside of the existing buildings as well as to establish a new “landscape plaza” in the center of the development. Two new greenhouse buildings (identified on the plans as Buildings E and F) which are 540 square feet and 700 square feet, respectively, and are proposed to contain the food stall uses, are also proposed in this area.

The proposed new building at the rear of the property (identified on the plans as Building H) will consist of a four-story mixed-use building with 48 residential units, 14 live/work units, and 2,570 square feet of workshop/maker office space above a two-level parking structure containing 170 parking spaces. The residential units will surround open-to-the-sky landscape courtyards on top of the parking structure. In the future, the applicant has indicated that a pedestrian link to The Camp and The Lab developments, as well as to the microbreweries and other uses on Randolph Avenue, will be provided, although not as a part of this project.

Urban Plan Screening Request

Proposed developments in the Urban Plan area are required to be first screened by the City Council prior to the submittal of a formal development application with the City. The purpose of the screening process is to allow the City Council to review a project at a preliminary stage, before an actual Master Plan application is submitted, and to determine whether a project meets the intent of the SoBECA Urban Plan.

On November 15, 2016, the City Council considered an Urban Plan Screening request (UMP-16-01) for the project. The City Council expressed support for the project. The primary feedback provided by the Council and public speakers was a request to ensure the proposed project provides adequate parking for all of the proposed and existing uses within the project, including the existing 5,370-square-foot Solo office building that is labeled on the plans as “not in current scope”.

The City Council also expressed interest in exploring long-term parking solutions within the SoBECA Urban Plan area, including possibly establishing a parking district in the area, building a public parking structure in the area, and/or providing additional on-street parking on Randolph Street.

In 2018, City staff retained the IBI Group to prepare a comprehensive parking analysis for the SoBECA area and the analysis is now ongoing. These issues are currently being evaluated by the IBI Group independent of this project.

The November 15, 2016 City Council staff report, meeting minutes and video can be found on the City website at the below links:

The staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/council/agenda/2016/2016-11-15/NB-2.pdf>

The meeting minutes can be found here:

<https://www.costamesaca.gov/home/showdocument?id=24515>

The meeting video can be found here:

http://costamesa.granicus.com/MediaPlayer.php?view_id=10&clip_id=2928

Planning Commission Action (Original Planning Application 17-28)

The applicant filed an application for the original Master Plan on July 14, 2017 (Planning Application 17-28). Planning Commission considered the project at its December 11, 2017 meeting.

After receiving comments from the public, the Commission continued the item off-calendar in order to allow the applicant time to work with staff to address the parking concerns associated with the proposed project.

The December 11, 2017 Planning Commission meeting staff report, meeting minutes, and video can be found at the below links:

The staff report can be found here:

<https://www.costamesaca.gov/ftp/planningcommission/agenda/2017/2017-12-11/PH-3.pdf>

The meeting minutes can be found here:

<https://www.costamesaca.gov/Modules/ShowDocument.aspx?documentid=28945>

The meeting video can be found here:

http://costamesa.granicus.com/MediaPlayer.php?view_id=10&clip_id=3105

Revised Project

Following the December 11, 2017 Planning Commission meeting, the developer revised the project design. The developer made the following modifications:

- The on-street parking spaces on Century Place were originally proposed to be partially located on the subject property and partially within the public street right-of-way. The revised plan placed 32 parking spaces entirely on the subject property, meaning all of the spaces will be under the control of the developer.
- The developer provided dedicated outdoor dining areas associated with the restaurant and food stall uses for purposes of calculating the number of parking spaces required for these uses.
- Retail tenant spaces previously identified as either being for retail or food stall uses were clearly identified as retail for purposes of calculating the number of parking spaces required for the project.
- The overall number of parking spaces was increased for the project.

The applicant presented the revised project at the March 5, 2018 Planning Commission meeting. The Planning Commission approved the project by a 5-0 vote.

The March 5, 2108 Planning Commission meeting staff report, meeting minutes and video can be found on the City website at the below links:

The staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2018/2018-03-05/PH-4.pdf>

The meeting minutes can be found here:

<http://www.costamesaca.gov/home/showdocument?id=30258>

The meeting video can be found here:

http://costamesa.granicus.com/MediaPlayer.php?view_id=10&clip_id=3153

Request for review by City Council

On March 9, 2018, a request for City Council review of the project was filed by former Councilmember Rigeimer. The City Council hearing was a de novo hearing in which the City Council considered the project in its entirety.

April 3, 2018 City Council Meeting

On April 3, 2018, the City Council considered the proposed project after it was called up for review. Councilmembers expressed the following concerns related to the proposed project:

Issue: Open Space

Then Mayor Genis requested clarification as to whether the project complies with the minimum 30 percent open space requirement per the development standards in the SoBECA Urban Plan. Staff confirmed that the project provides 31.5 percent open space, which exceeds the minimum amount (30 percent) required by the Urban Plan.

Issue: Proposed Storage Space for the Live/Work Units

Then Mayor Genis requested clarification regarding the use of the proposed shared studio storage space within the parking structure for the live/work units, as well as whether the space was included in parking calculations. The applicant removed this area and replaced it with additional parking spaces.

Issue: Information Presented on Project Plans

Then Mayor Genis requested clarification regarding the information shown on the submitted plans with regard to dimensions, setbacks, light, air and ventilation, etc. The applicant revised the plans to provide additional dimensions and details.

Issue: Parking Methodology for the Project

Former Councilmember Righeimer requested additional detail as to how the parking was calculated for the project, specifically, with regard to restrooms, patios, open courtyards and seating areas, etc. This issue is described in detail in the following sections of this report.

The City Council continued the item. The April 3, 2018 City Council staff report, meeting minutes and video can be found at the below links:

The staff report can be found here:

<http://www.costamesaca.gov/ftp/council/agenda/2018/2018-04-03/PH-1.pdf>

The meeting minutes can be found here:

<http://www.costamesaca.gov/home/showdocument?id=31022>

The meeting video can be found here:

http://costamesa.granicus.com/MediaPlayer.php?view_id=10&clip_id=3182

July 3, 2018 City Council Meeting

After the April 3, 2018 meeting, the applicant revised the project with regard to the mix of uses to address the parking and other issues raised by the City Council. The revised project was considered by the Council at its July 3, 2018 meeting. The revisions included increasing the number of live/work units and decreasing the proposed building areas for the restaurant, retail and office uses. The applicant also increased the side and rear building setbacks for Building H from 0 feet to 5 feet to provide a landscape planter on these sides, and eliminated the vehicle pickup/drop off area at the northwest corner of the site. The parking layout was also modified. The revisions are summarized below:

	Original Project April 3, 2018	Revised Project July 3, 2018
Number of Residential Units	48	48
Number of Live/Work Units	6	14
SF Restaurants and Food Stalls (Including Patios)	8,000 SF	5,315 SF
SF Retail	10,000 SF	5,320 SF
Workshop/Maker Office Space	5,500 SF	2,570 SF
Surface Parking Spaces	30	39
Parking Spaces on Century Place	32 (net 24) ²	34 (net 26)
Parking Spaces in Structure	180	170
Total Parking Spaces Provided	242	243

The City Council discussed the parking issues for the project and possible solutions, including requiring the applicant to agree to pay a parking impact fee and/or participate in any future SoBECA parking district plans (currently being developed). The applicant indicated concern with participating in such a plan or program. Ultimately, the City

² Net number of spaces excludes the 8 existing on-street parking spaces being removed to accommodate the new on-site parking spaces.

Council remained concerned that common open space areas would function as seating areas for the proposed food uses and as a result determined that the project was under parked for its actual demand. The City Council voted to deny the project on a 3-2 vote (Councilmembers Stephens and Foley voting no).

The July 3, 2018 City Council staff report, meeting minutes, and video can be found on the City website at the below link:

The staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/council/agenda/2018/2018-07-03/PH-1.pdf>

The meeting minutes can be found here:

<https://www.costamesaca.gov/home/showdocument?id=31883>

The meeting video can be found here:

http://costamesa.granicus.com/MediaPlayer.php?view_id=10&clip_id=3232

Project Re-Submittal (Planning Application 19-12)

On March 20, 2019, the applicant submitted a new application for a Master Plan for the development project (Planning Application 19-12). No changes have been made to the project design, layout, or mix of uses since it was denied by the City Council in July 2018; however, on June 4, 2019 the City Council provided direction to staff as to how parking requirements for common open space areas in projects of this type should be applied.

Parking Methodology

Zoning Code Section 13-89 (Non-Residential Parking Standards) establishes parking ratios based on gross floor area, which is defined as follows:

Gross Floor Area. The area of all floors within the walls of a structure except elevator and other vertical shafts (including stairwells) and elevator equipment areas. (Zoning Code Section 13-6, Definitions).

Prior to the July 2018 City Council action regarding this project, past practice had applied an interpretation of this Code section whereby certain areas within the building that are not dedicated to a parking demand generating use (for example, restrooms, corridors, etc.) have not been included as square footage for parking calculation purposes. In addition, the Code is silent on parking requirements for common areas outside of a building.

City Council Parking Policy Discussion (June 4, 2019)

On June 4, 2019, City Council provided the following direction for determining parking ratios for common use areas:

- 1) Code-required parking ratios shall not be applied to outdoor use areas other than patios where food is offered when they are proposed in conjunction with food uses and when seating is provided. Staff should not apply parking ratios to paved areas, walkways, or lawn areas (unless seating is provided).

- 2) Staff should implement the past Code interpretations applied to the OC Mix and the Triangle and not apply parking ratios to common indoor areas like corridors, restrooms, mechanical rooms and other similar areas that do not generate a demand for additional parking.³
- 3) Staff should apply the lesser of the parking requirement of 10 to 12 spaces per 1,000 square feet of gross floor area for restaurant uses either based on: a) the square footage of the individual restaurants, or b) the aggregate square footage of multiple smaller restaurants when those uses are in close proximity or otherwise function similar to a single use.

The June 4, 2019 City Council staff report and video can be found on the City website at the below links (the meeting minutes are not yet available):

The staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/council/agenda/2019/2019-06-04/NB-1.pdf>

The meeting video can be found here:

<https://www.youtube.com/watch?v=mylqd2J0GVI&feature=youtu.be>

July 8, 2019 Planning Commission Meeting

On July 8, 2019, The Planning Commission considered the revised project based on the City Council direction for parking as noted above. Parking impacts were discussed, in particular, the removal of the eight existing on-street parking spaces along Century Place, which would be replaced with 34 parking spaces (accessed from Century Place but located on the project site).

During their deliberations, the Commission added a condition of approval (COA 22), requiring that the parking spaces along Century Place be open to the general public at all times, with a maximum of 26 of the 34 spaces being time restricted, and the remaining eight spaces being unrestricted.

The project was approved by the Commission on a 6-1 vote (Commissioner Zich voting no).

The July 8, 2019 Planning Commission staff report and video can be found on the City website at the below links (the meeting minutes are not yet available):

The staff report can be found here:

<http://ftp.costamesaca.gov/costamesaca/planningcommission/agenda/2019/2019-07-08/PH-5.pdf>

The meeting video can be found here:

http://costamesa.granicus.com/MediaPlayer.php?view_id=10&clip_id=3422

³ The City Council also determined that parking requirements should not be applied to storage rooms that are separate from the uses within the same building.

Request for City Council Review of Planning Application 19-12

On July 15, 2019, Councilmember Genis filed a request for the City Council to review the Planning Commission decision. The request for review was based on concerns with the side yard setback provided for the development (0 feet allowed; 5 feet proposed) and Code Requirement No. 42 requiring the recordation of a lot line adjustment to consolidate the lots prior to issuance of building permits for the project.

Side Setback

The setback for Building H, which contains the parking structure and the residential units above, is five feet, which exceeds the Code requirement (Code allows a 0-foot side and rear setback). The purpose of the 5-foot setback, which is also carried over to the rear property line, is to provide a landscape planter that will buffer the proposed building from the abutting properties, which contain industrial uses. Per the Urban Plan, the developer is required to provide a “Notice to Residents” informing them of the abutting industrial uses and the potential for noise and odor impacts from those uses. Some of the units facing these properties will have decks and openable doors/windows, but will also be equipped with air conditioning should the residents desire the doors and windows to be closed. The residential units will also be required to comply with the City’s interior noise standard of 45 dBA CNEL (Community Noise Equivalent Level) for residential uses.

Lot Line Adjustment

The project site is comprised of four lots; two fronting on Baker Street, which contains the Solo Creative Office Building (which is not a part of the proposed development), and the former Car Mart uses; and two fronting on Century Place, which comprise the former Plant Stand use. Because the new Building H would be built over the lot line separating the two Plant Stand parcels and because this is a single project for purposes of determining compliance with the Zoning Code and Urban Plan for items such as Floor Area Ratio (FAR), Code Requirement No. 42 was included to require the consolidation of the three lots that primarily makeup the project site (Lots 2, 3 and 4) into a single lot.⁴ The Lot Line Adjustment would be reviewed by City staff and processed separately but prior to issuance of building permits for Building H.

The future lot line adjustment would not change the layout of the project site in terms of buildings, parking spaces, or open space. Additionally, the lot line adjustment would not affect compliance with Zoning Code requirements including the maximum allowable Floor Area Ratio for the proposed project or the existing Solo building lot.

Staff has modified Code Requirement 42 to clarify that the applicant will be required to record a deed restriction specifying that Lots 1 and 2 cannot be sold separately until either the existing building straddling the lot is demolished or the location of the lot line

⁴ The zoning code, as well as the building code, allows a new building to be built up to a property line under certain circumstances, but not across it. This does not apply to existing buildings built across property lines as is the case with the building straddling the property line between Lots 1 and 2, which occurred in the late 1950’s.

is otherwise resolved. Also, staff modified Code Requirement No. 32 to clarify that the applicant is required to record a reciprocal access agreement between Lot 1 and the development site to allow for access from Baker Street to the project site.

ADDITIONAL ANALYSIS OF THE OVERALL PROJECT

Parking requirements for the project, based on prior City Council direction, is outlined below.

THE PLANT FLOOR AREA/UNIT AND PARKING CALCULATIONS

Existing Solo Office Building On the Same Legal Lot (No Proposed Change)		
Use	SQ. FT.	Req. Parking
Office	5,370	(4 spaces/1,000 SF) 21 Spaces

Outdoor Common Area		
Use	SQ. FT.	Req. Parking
Common Area	5,799	0

Buildings A and B		
Use	SQ. FT.	Req. Parking
Restaurant	2,350	(10 spaces/1,000 SF) 24 Spaces
Retail	3,180	(4 spaces/1,000 SF) 13 Spaces
Patios	650	(10 spaces/1,000 SF) 7 Spaces
Total Common Areas Within the Building	1,568 (North/South Corridor) 1,760 (East/West Corridor)	0
Restrooms	296	0
Mechanical Room	134	0
Total	10,753	44 Spaces

Building E		
Use	SQ. FT.	Req. Parking
Food Stall	700	(10 spaces/1,000 SF) 7 Spaces
Patio	200	(10 spaces/1,000 SF) 2 Spaces
Total	900	9 Spaces

Building F		
Use	SQ. FT.	Req. Parking
Food Stall	540	(10 spaces/1,000 SF) 5 Spaces
Patio	875	(10 spaces/1,000 SF) 9 Spaces
Total	1,415	14 Spaces

Building G		
Use	SQ. FT.	Req. Parking
Retail	2,050	(4 spaces/1,000 SF) 8 Spaces
Workshop/Maker Office	2,570	(4 spaces/1,000 SF) 10 Spaces
Total Common Areas Within the Building	1,200 (North/South Corridor) 2,440 (East/West Corridor)	0
Restrooms	350	0
Mechanical Room	210	0
Total	5,420	18 Spaces

Building H		
Use	SQ. FT.	Req. Parking
Total Common Areas Within the Building	2,160	0
Live/Work Units (Up to 1,000 SF)	0	(3 units x 1 space/unit) 3 Spaces
Live/Work Units (Up to 2,000 SF)	0	(11 units x 1.5 spaces/unit) 17 Spaces
Studio Units	0	(5 units x 1 space/unit) 5 Spaces
1 Bedroom Units	0	(30 units x 1.5 spaces/unit) 45 Spaces
2 Bedroom Units	0	(13 units x 2.0 spaces/unit) 26 Spaces
Guest Parking (All Units)	0	62 units x 0.5 spaces/unit 31 Spaces
Total	NA	127 Spaces
Total Demand		
233 Spaces + 8 Spaces Along Century Place proposed to be Removed		
241 Spaces Required (243 Spaces Provided)		

To address future onsite parking management, the following Condition of Approval COA No. 5) was incorporated:

- Prior to issuance of the first certificate of occupancy, a parking management plan shall be submitted for review and approval by the Directors of Development Services and Public Services. The parking management plan shall denote the following:
 - Method of allocation of assigned parking, as applicable.
 - Location of customer, resident, and guest parking, including appropriate signage.
 - Location of security gates, if any, and how gates will be operated.
 - Proof of a contract with a towing service to enforce the parking regulations if parking problems arise.

Traffic and Parking Analysis

In June 2018, Linscott, Law and Greenspan Engineers (LLG) evaluated the parking and trip generation for the project. With regard to traffic, the project site currently has a traffic generation of 574 daily trips, with 41 trips in the AM peak hour and 54 trips in the PM peak hour. The trip generation forecast for the proposed project (as revised) is 1,139 daily trips, with 84 trips in the AM peak hour and 79 trips in the PM peak hour. In other words, the proposed project results in an increase of 565 additional daily trips, including 43 additional AM peak trips and 25 additional PM peak trips.

The traffic study determined that the proposed project will not significantly impact any of the key intersections that were included in the study:

1. Bear Street at Baker Street (Signalized);
2. Century Place at Baker Street (Unsignalized);
3. Randolph Avenue at Baker Street (Unsignalized); and
4. Bristol Street at Baker Street (Signalized).

The study also determined that the resulting increase in vehicle trips triggers the payment of traffic impact fees, the requirement for which is included in the draft Resolution.

LLG also evaluated the parking generation for the project based on a straight parking code analysis based on the proposed uses, and under the shared parking methodology as permitted under the Code. Their analysis concluded there would be a surplus of 55 spaces during the weekday peak demand and 57 spaces during the weekend peak demand, versus the two space surplus based on staff's analysis and City Council direction.

Noise Analysis

The Urban Plan requires the residential components of mixed-use development projects to be compatible with surrounding commercial and industrial uses. The residential component of the project is required to comply with the City's interior noise standard of 45 dBA CNEL (Community Noise Equivalent Level) for residential uses. To this end, a noise study was prepared by US Sound and Vibration Institute for the project. The study recommends that double-paned windows be installed for residential units that are exposed to the traffic noise on Baker Street in order to meet the Code requirement for interior noise (COA No. 18).

Exterior Building Treatments

For the existing buildings proposed to be refurbished, exterior building treatments would consist of new exterior plaster and greenhouse type glazing. The new buildings to be constructed would consist of exterior cement plaster finishes, wood paneling, and fiber cement panels. The parking structure would be screened by metal mesh green screens that would be planted with vines.

GENERAL PLAN AND ZONING CODE CONFORMANCE

Conformance with the City of Costa Mesa General Plan

The Costa Mesa General Plan establishes the long-range planning and policy direction that guides change and preserves the qualities that define the community. The 2015-2035 General Plan sets forth the vision for Costa Mesa for the next two decades. This vision focuses on protecting and enhancing Costa Mesa's diverse residential neighborhoods, accommodating an array of businesses that both serve local needs and attract regional and international spending, and providing cultural, educational, social, and recreational amenities that contribute to the quality of life in the community. Over the long term, General Plan implementation will ensure that development decisions and improvements to public and private infrastructure are consistent with the goals, objectives, and policies contained in this Plan.

The following analysis evaluates the proposed project's consistency with specific policies and objectives of the 2015-2035 General Plan.

Policy LU-1.1: *Provide for the development of a mix and balance of housing opportunities, commercial goods and services, and employment opportunities in consideration of the needs of the business and residential segments of the community.*

Consistency: The mixed-use project would provide a variety of uses, including retail, restaurant, live/work units and residential units on a portion of a site formally dedicated for industrial uses. The project would create a varied land use in the project area and provide additional housing opportunities.

Objective LU-6A: *Ensure the long-term productivity and viability of the community's economic base.*

Consistency: The project would revitalize a currently underused parcel of land, thus encouraging the long-term productivity and viability of the community's economic base.

Policy LU-6.1: *Encourage a mix of land uses that maintain and improve the City's long-term fiscal health.*

Consistency: The use would provide a mix of land uses (commercial and residential) which contributes to a broader tax base in the City and encourages long term fiscal health. The project would also be located on a site containing existing buildings that would be specifically modified to accommodate the proposed use, as well as incorporate new construction.

Policy LU-6.13: *Encourage new development along major corridors that are pedestrian oriented and includes a mixture of retail/service, residential, and office uses.*

Consistency: The project involves new development along a major corridor in the City's SoBECA area and proposes a mix of commercial and residential uses. The proposed project provides a mix of different land uses.

Policy LU-6.15: *Promote unique and specialized commercial and industrial districts within the City which allow for incubation of new or growing businesses and industries.*

Consistency: The use would be located within an Urban Plan Overlay District that encourages unique and specialized commercial uses. Due to its nature as a mixed-use development, i.e., combining residential, live/work, workshop maker/office, and retail and food uses, the project, if approved, would promote a specialized commercial use that would allow for incubation of new or growing businesses and industries.

Conformance with the Zoning Code

The City Council enacted development standards in April 2006 that apply to Mixed-Use Overlay Zoning Districts, including the SoBECA Urban Plan (CMMC Section 13-83.54). The proposed project, as conditioned, is consistent with the requirements of the Overlay District and therefore complies with the City's Zoning Code with regard to the SoBECA Urban Plan. No code deviations are being requested for this project.

Conformance with the SoBECA Urban Plan

As noted earlier, the base zoning for the property is C2 (General Commercial) and MG (General Industrial). Under the SoBECA Urban Plan, mixed-use projects can activate the provisions of the Urban Plan with the approval of a Master Plan. Accordingly, the applicant has submitted the requisite Master Plan application. The Urban Plan provisions prescribe the intensity of development, and the project must be consistent with these standards.

Intensity in mixed use projects is regulated by Floor Area Ratio (FAR). A maximum FAR of 1.0 is allowed within the Urban Plan. Because the project is within the maximum allowable FAR, as well as the building height, open space and maximum allowable lot coverage as previously described in the project summary section, the proposed project is consistent with the Urban Plan.

JUSTIFICATIONS FOR APPROVAL

Pursuant to Title 13, Section 13-83.53(c), Master Plan Findings for Mixed-Use Overlay Districts of the Municipal Code, the City Council shall find that the evidence presented in the administrative record substantially meets specified findings. Staff recommends approval of the proposed project, based on the following assessment of facts and findings which are also reflected in the draft Resolution.

Master Plan Overlay District Findings

- *The project is consistent with the General Plan, meets the purpose and intent of the Mixed-Use Overlay District, and the stated policies of the Urban Plan as applicable.* As noted earlier in this report, the project, as conditioned, meets the purpose and intent of the mixed-use overlay district, and the stated policies of the General Plan and the Urban Plan. The project would allow for the redevelopment of existing buildings that currently have minimal landscaping and streetscape appeal. The proposed project would enhance the visual appearance of the property from the

public streets and provide the type and mix of land uses that were envisioned in the Urban Plan.

- The project includes adequate resident-serving amenities in the common open space areas and/or private open space areas in areas including, but not limited to, patios, balconies, roof terraces, walkways, and landscaped areas. The project meets the required open space for the residential component of the project, and the proposed plans indicate sufficient resident-serving amenities such as plazas and active and passive recreation areas as required in the Urban Plan.
- The project is consistent with the compatibility standards for residential development in that it provides adequate protection for residents from excessive noise, odors, vibration, light and glare, and toxic emanations. As discussed earlier in this report, the project, as conditioned, would ensure future residents will have adequate protection from noise and other nuisances. In addition, a “Notice to Residents” disclosing that the project is located in an area surrounded by commercial and industrial uses and could be subject to existing and potential minor annoyances or inconveniences associated with industrial and commercial uses such as hours of operation, delivery schedules, outdoor uses, noise and odor generation, and the potential for toxic emanations typical of an urban environment, will be required (COA No. 15).
- The proposed residences have adequate separation and screening from adjacent commercial/industrial uses through site planning considerations, structural features, landscaping, and perimeter walls. As discussed earlier, the project, as proposed, complies with all applicable requirements of the Urban Plan with regard to the residential portion of the project. The proposed project provides a greater building separation than the Urban Plan requires, and would have perimeter screen walls separating the subject property from the surrounding uses where appropriate.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15332 for In-Fill Development Projects. The project is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

FISCAL REVIEW:

The adoption of this Resolution will not have any fiscal impact on the City’s budget.

LEGAL REVIEW:

The report and draft Resolution has been reviewed and approved as to form by the City Attorney’s Office.

PUBLIC NOTICE:

Pursuant to Title 13, Section 13-29(d), of the Costa Mesa Municipal Code, three types of public notification have been completed no less than 10 days prior to the date of the public hearing:

1. Mailed notice. A public notice was mailed to all property owners and occupants within a 500-foot radius of the project site. The required notice radius is measured from the external boundaries of the property. (See attached Notification Radius Map.)
2. On-site posting. A public notice was posted on each street frontage of the project site.
3. Newspaper publication. A public notice was published once in the Daily Pilot newspaper.

At the time of publication of this report, no written public comments have been received. Any public comment(s) received after the date of this report but prior to the City Council hearing will be forwarded to the City Council under separate cover.

ALTERNATIVES:

The City Council may take any of the following actions on this review:

1. Uphold the Planning Commission's approval of the project. The City Council may uphold the Planning Commission's decision and approve the project, subject to conditions of approval. A draft Resolution for approval is attached to this report.
2. Approve the project with modifications. The City Council may suggest specific changes that are necessary to alleviate concerns raised at the public hearing regarding the proposed project. If any requested changes are substantial, the item should be continued to a future meeting to allow for a redesign or additional analysis. In the event of significant modifications to the proposal, staff will return with a revised resolution incorporating new findings and/or conditions.
3. Deny the project. If the City Council believes that there are insufficient facts to support the findings for approval, the Council must deny the application, provide facts in support of denial, and direct staff to modify the Resolution to reflect the findings for denial. If the project were to be denied, the applicant could not submit substantially the same type of application for six months.

CONCLUSION:

The Planning Commission approved the request, subject to the conditions of approval as listed in the draft Resolution. The City Council may uphold the Planning Commission's decision, approve with modifications, or deny the project as a whole.

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Director of Economic and Development Services

Kelly A. Telford, CPA
Finance Director

Kimberly Hall Barlow
City Attorney

- Attachments:
1. [Vicinity, Zoning, and Radius Maps](#)
 2. [Site Photos](#)
 3. [Request For Review](#)
 4. [Applicant's Project Description](#)
 5. [Conceptual Plan](#)
 6. [Draft City Council Resolution](#)
 7. [Planning Commission Staff Report and Exhibits](#)
 8. [Supplemental Memo](#)

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