PL 21-3149
Tentative Tract Map and Major Site Plan Review for a 46-Unit Mixed Use Development

9465 Las Tunas Drive

July 26, 2022

Planning Commission Meeting

9465 Las Tunas Drive Mixed Use Project



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Proposal

- Four-story mixed-use development
- 5,800 SF ground floor commercial
- 46 condos on upper floors (59,779 SF)
    - 22 units (one-bed)
    - 21 units-(two-bed)
    - 3 units-(three-bed)
- 144 parking spaces-ground floor/mezzanine level
- Common courtyard & private balconies

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Site Plan



Current Use- 22,689 SF Commercial Center



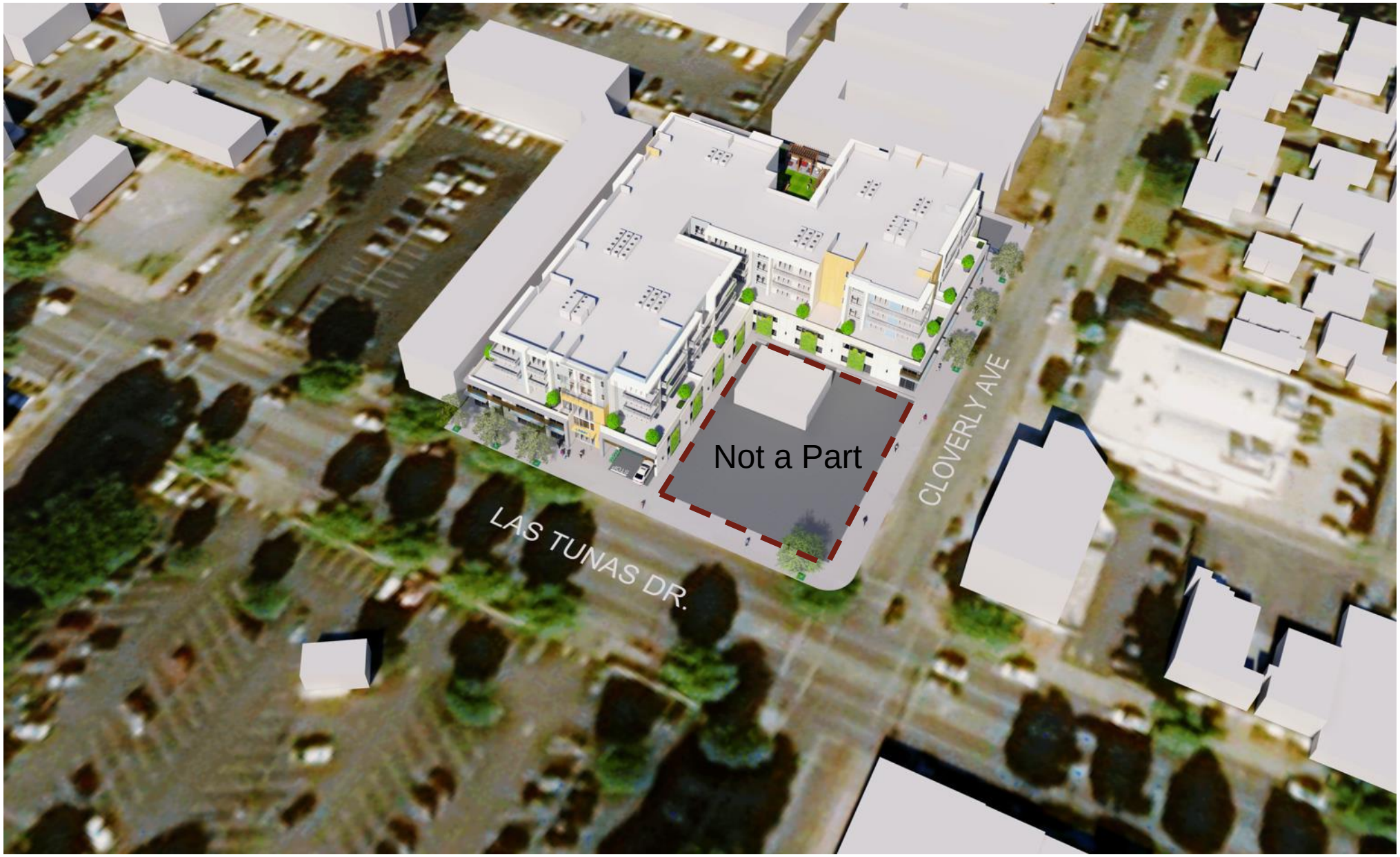
Las Tunas Drive Side

Current Use



Cloverly Avenue Side

Site Plan- Proposed



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Analysis

- General Plan and Zoning Code
- Development Standards
- Design Criteria
- Subdivision Map Act
- Parking
- Traffic and Circulation
- Environment Review

General Plan and Zoning Code

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Mixed Use General Plan Designation

- Mixed-use buildings along streets
- Attractive sidewalks, trees, benches, plazas, public art
- Ground floor uses foster pedestrian interest/customer activity
- Storefronts/dining areas open onto sidewalk
- Parking located in rear/structures

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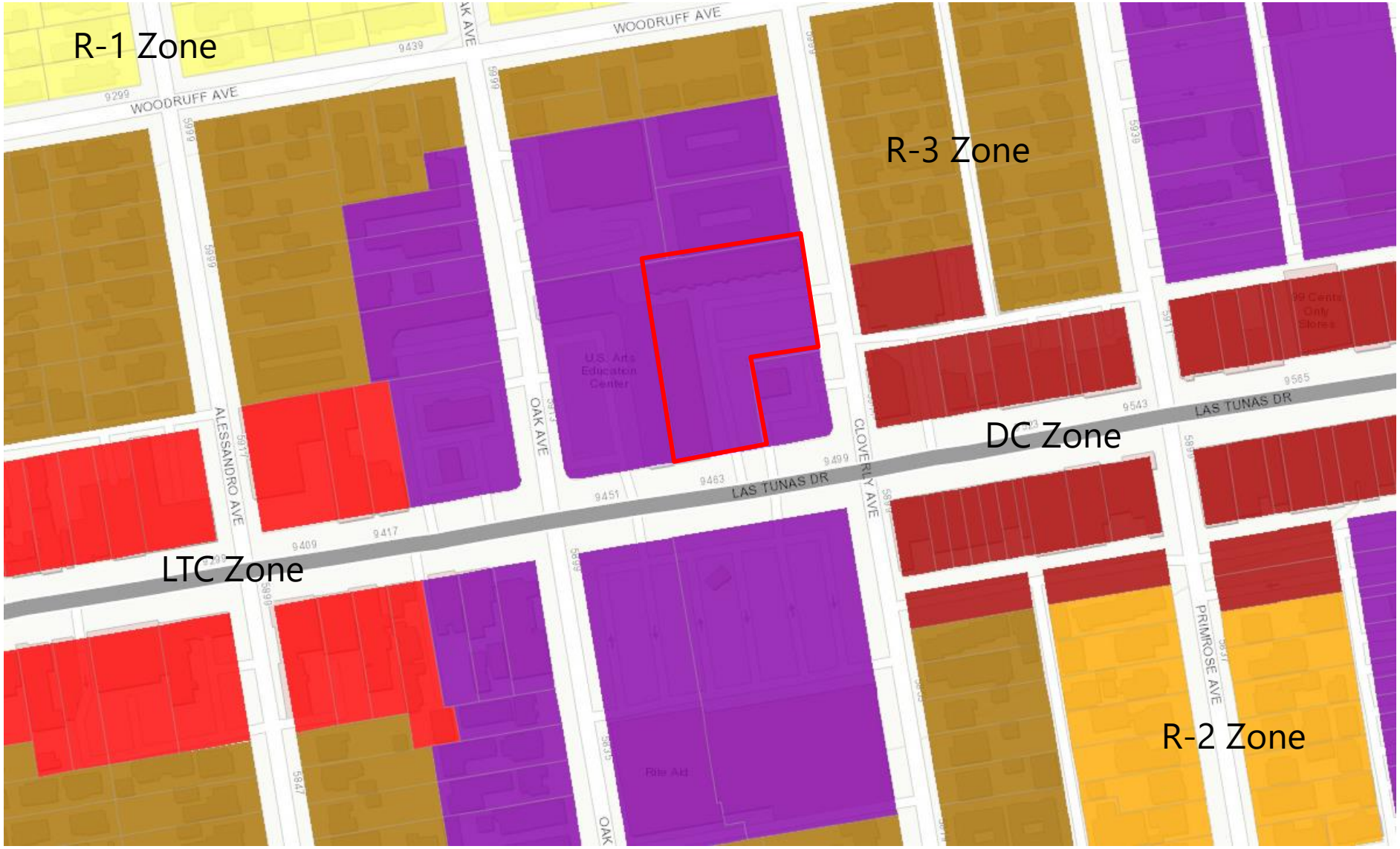
Mixed Use Medium (MU-M) Zone

- Retail, office, restaurants, and residential
- Compact, walkable setting
- Residential Density: 20-40 dwelling units/acre
- Vertical or horizontal design configuration
- Residential units above or behind commercial

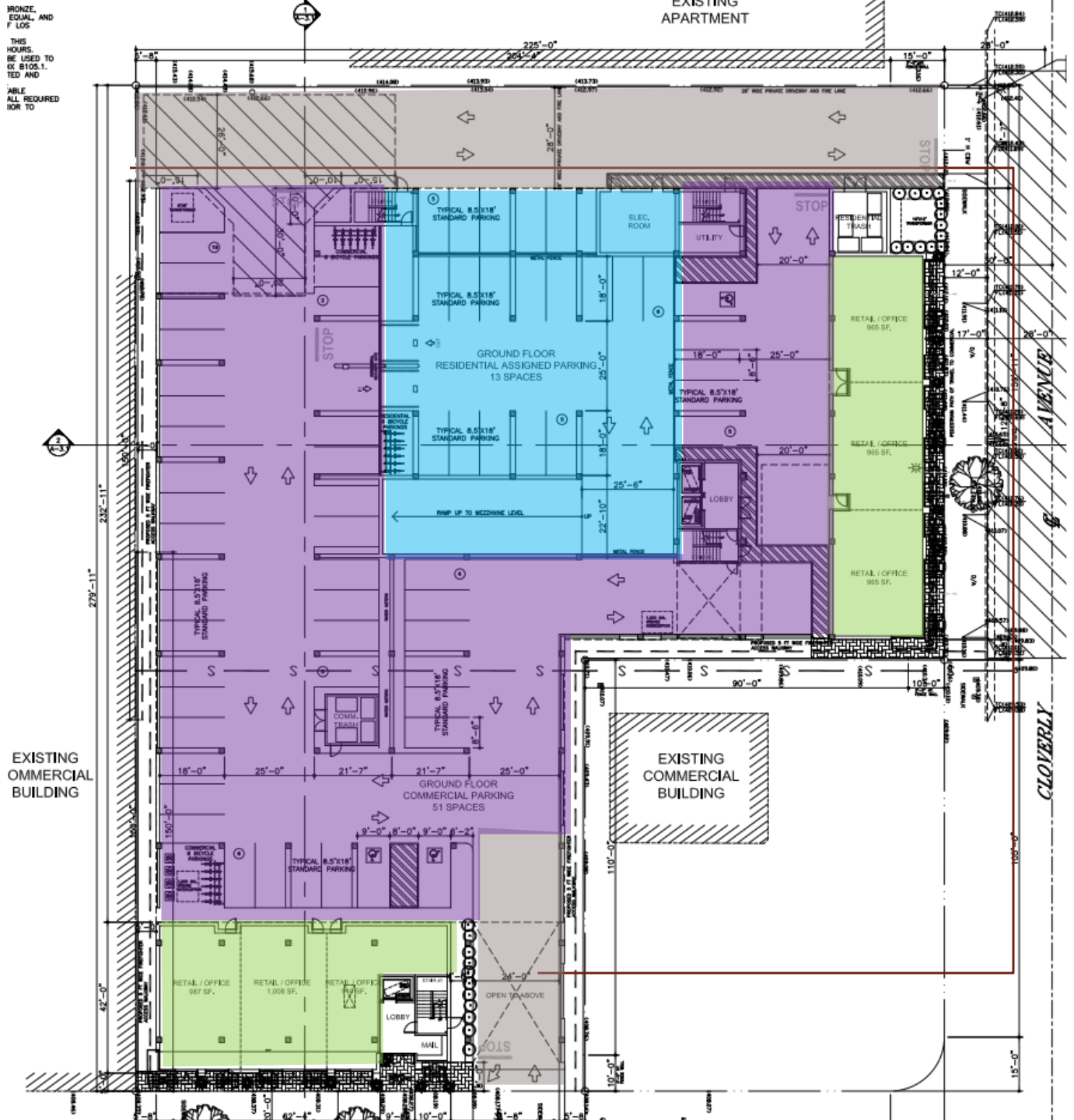
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Zoning

Zoning: Mixed Use Medium (MU-M)



Site Plan



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Development Standards



Development Standard:

	Building Height	Open Space	Density	Floor Area Ratio
Proposed	59 ft	1,250 SF (public) 11,916 SF (Residential)	39 units/acre	1.57
Zoning Standards	60 ft (Max)	500 SF (public) 4,600 SF (Residential)	20-40 units/acre (Min-Max)	1.5 - 2.0 (Min-Max)

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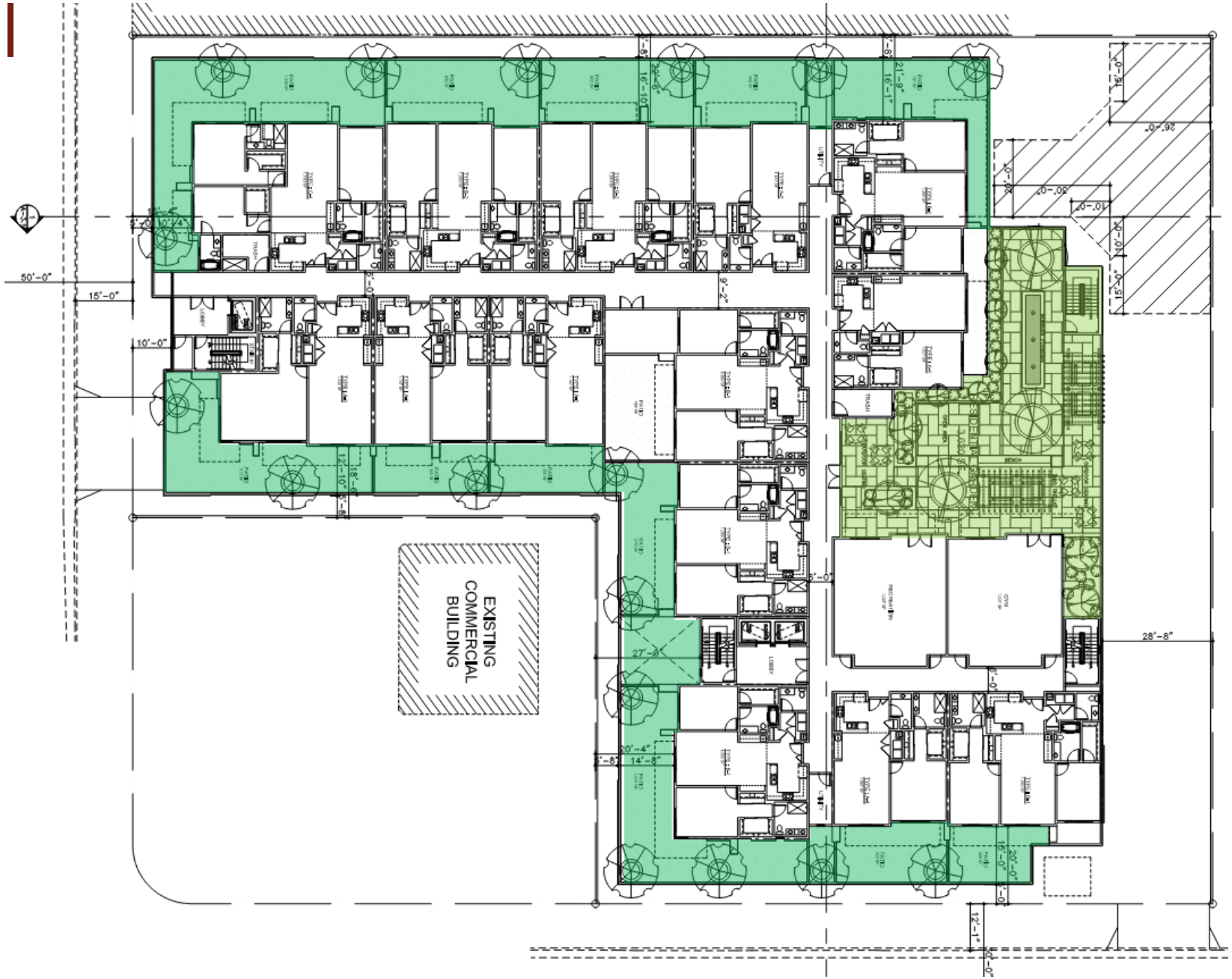
Development Standards

- Meets building articulation and step backs
- 3rd story and higher stepped back 10 feet on all sides
- 28-foot setback in the rear
- Blank wall area not to exceed 30% on ground floor and 50% on residential floors

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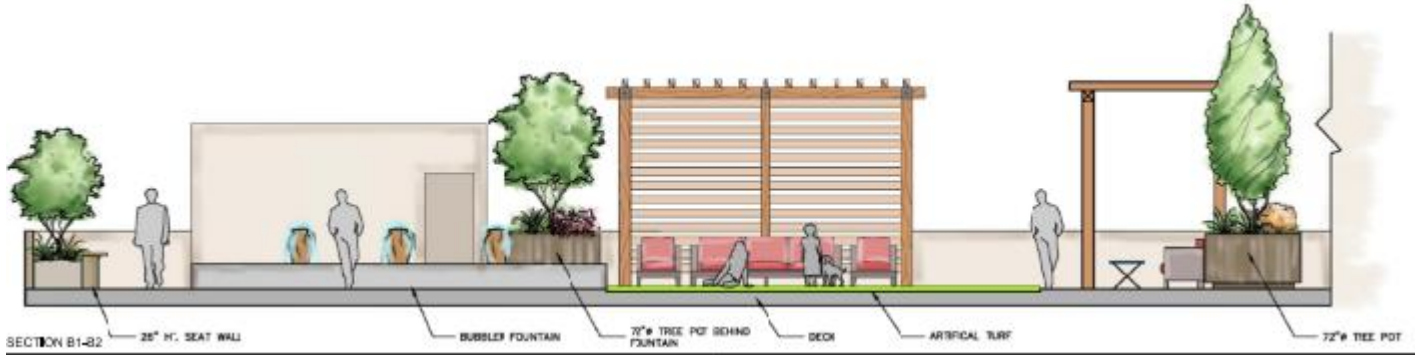
Residential Open Space

2nd Floor



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Residential Open Space




CAROLINA CHERRY


CHITALPA TREE


COAST ROSEMARY


DWARF YELLOW LANTANA


'VICTOR STANLEY, URBAN SQUARE' FIBERGLASS 24" HT. POT


'TOURNESOL SITEWORK DOWNTOWN' FIBERGLASS 42" HT. POT


PINK BOUGAINVILLEA


CALIFORNIA GRAY RUSH


CHASTE TREE


FRUITLESS OLIVE TREE


'HIDCOTE BLUE' ENGLISH LAVENDER


DWARF NEW ZEALAND FLAX

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Design Criteria



Architectural Design

- Modern/contemporary style
- Varying wall planes
- Flat roofs
- Large windows
- Contrasting finish materials
- Stucco, metal, glass, and fiber cement siding

Design Revisions

- Refinements to front lobby area
- Make lobby appear distinct from commercial area
- Integrate ground floor with upper floors
- Commercial storefronts horizontal louvers; contrasting color

Front Elevation- First Submittal



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Front Elevation- Final Version



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Design Revisions

- Floral motif on the metal balcony panels



Final Version

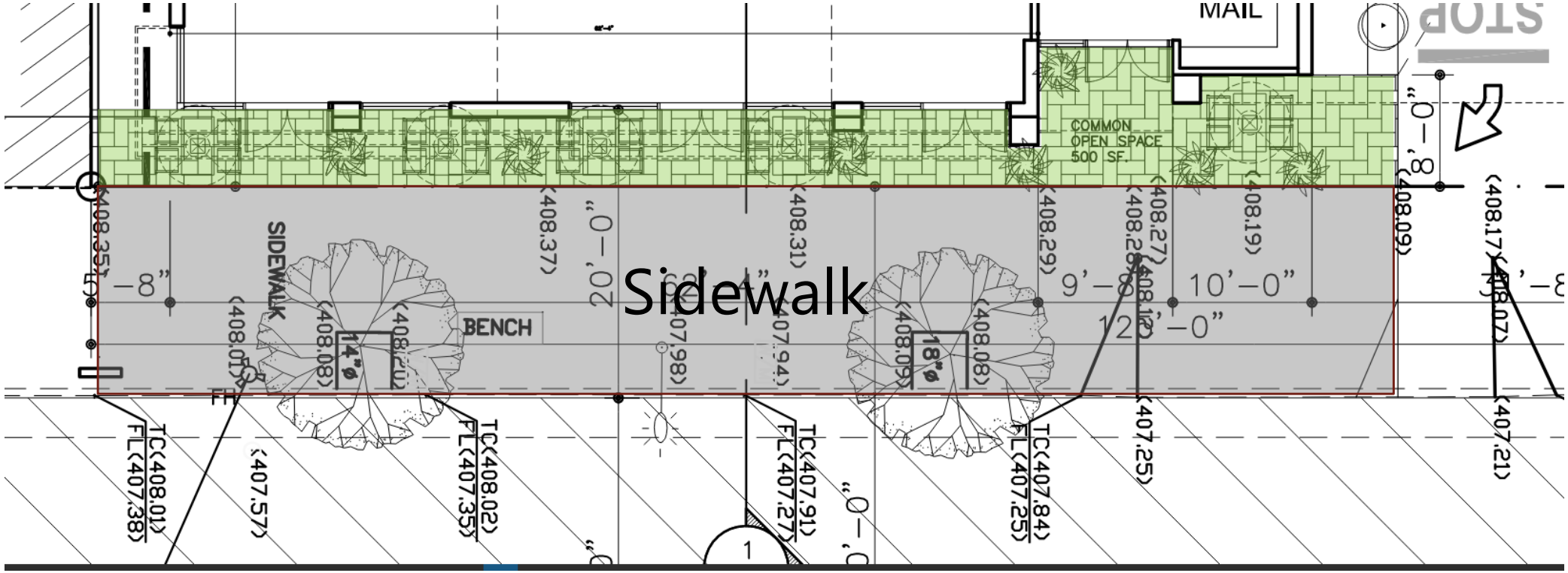


1st Submittal

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Design Revisions

- Landscaping/planters in front of the storefronts.



Elevations- Overview



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Elevations- Cloverly Ave.



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Elevations- Cloverly Ave.



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Elevations- Rear



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Design Conditions of Approval

Condition 5: Add vertical landscaping to upper south-facing elevation behind Cloverleaf Bakery



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Design Conditions of Approval

- **Condition 2:** Provide lighting plan for parking garage
- **Condition 3:** Submit master sign program
- **Condition 4:** Install pedestrian-scale street lighting along Cloverly Avenue
- **Condition 6:** Install landscaping/vines along rear driveway/fire lane

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Design Conditions of Approval

- **Condition 7:** Install landscaping to screen transformers
- **Condition 8:** Specify locations of venting systems for restaurant spaces
- **Condition 28:** Plant new street trees along Cloverly Avenue
- **Condition 35:** Fences and walls compatible with building

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Subdivision Map Act

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Tentative Map

- Complies with subdivision map act findings
- "Will-serve letters" required before the final map approval
- Drainage design, soil quality, and public improvement plans required before final map approval
- **Condition 12**: Utilities extending from power poles to be provided underground

Parking

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Parking

- Parking on ground floor/mezzanine behind commercial
- Parking garage partially visible from behind Cloverleaf Bakery
- Screened with vertically growing vines

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Residential Parking

- Parking Standard: 1.5 spaces per unit; 1 guest space per 10 units
- Required: **74 spaces**
- Provided: **93 spaces**
- Within allowed range (min/max)

Commercial Parking

- Parking Standard: 1 space per 250 SF (retail/office)
  1 space per 100 SF (restaurant)

- Required: **38 spaces**
- Provided: **51 spaces**
- Within allowed range (min/max)

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Traffic and Circulation

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Traffic and Circulation

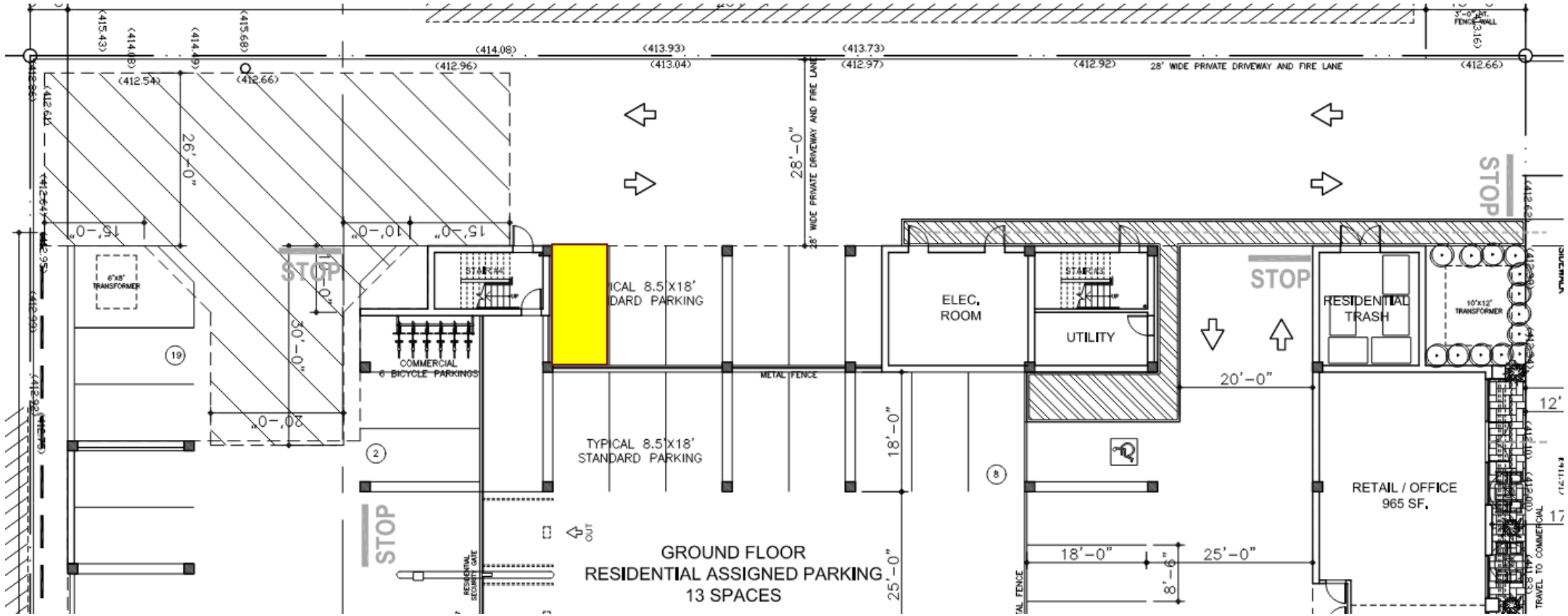
- Driveways on Las Tunas Drive/Cloverly Avenue
- Two-way circulation
- Automated gate for residential parking
- Guest parking spaces shared with commercial parking
- **Condition 11**: guest parking spaces will not be time-restricted

Traffic and Circulation

- Traffic engineer comments regarding turning radiuses, parking space dimension, and loading areas
- Potential Issue: dead end on drive aisle (mezzanine level); backout in the driveway/fire lane
- **Condition**: applicant will explore removing 3 parking spaces near dead-end and fire lane

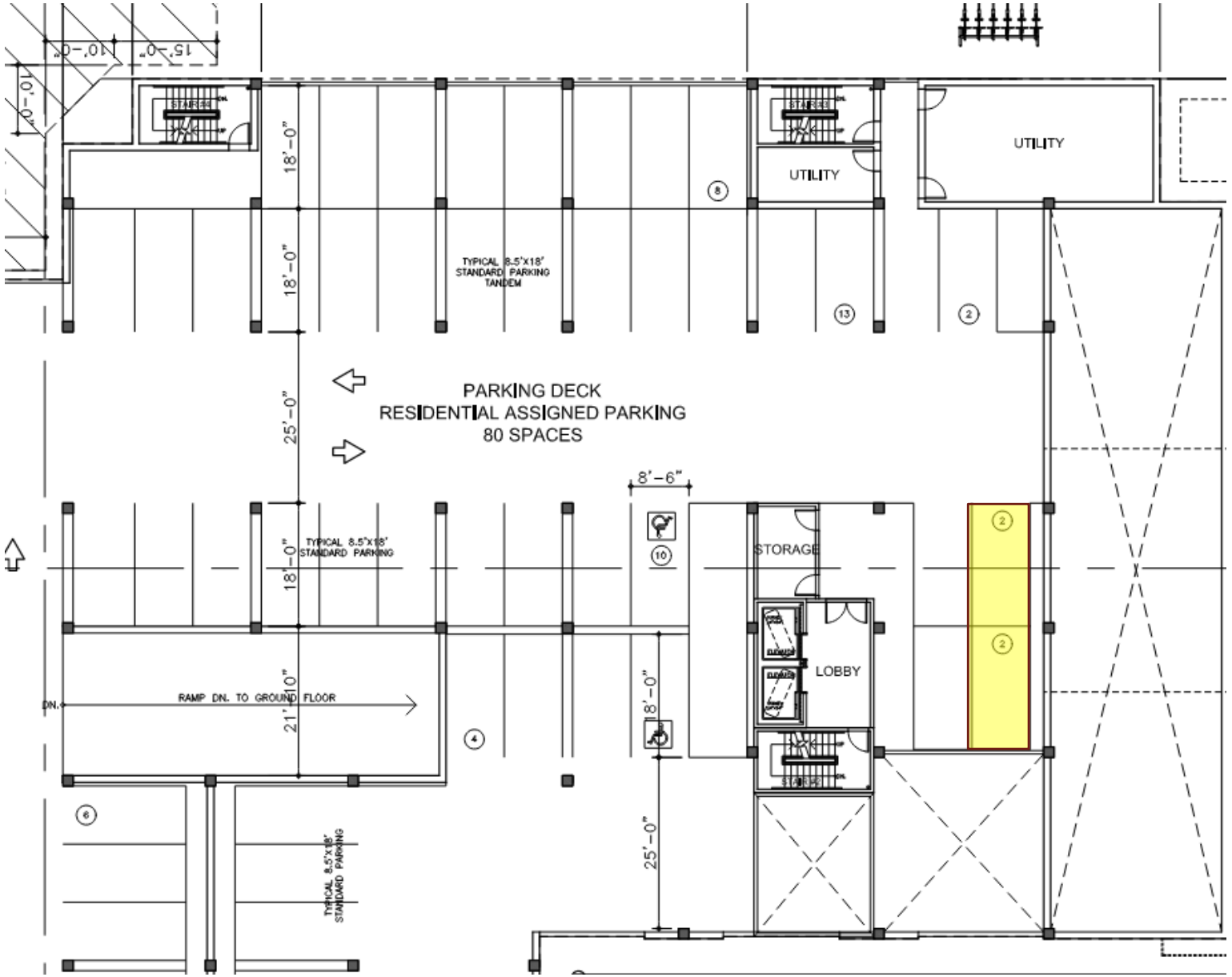
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Traffic and Circulation



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Traffic and Circulation



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Housing Accountability Act (HHA)

- Limits local government ability "to deny, reduce the density for, or render infeasible housing development projects"
- If local agency proposes to disapprove project or limit density, agency must make certain findings

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Environmental Review

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Environmental Review

- Exempt from CEQA pursuant to Section 15332 (In-fill Development Projects)
- No significant effects related to traffic, noise, air quality, or water quality
- Environmental consultant has prepared a technical memorandum

Environmental Review

- Noise: Construction/operational noise and vibration levels would not exceed City/Federal Transit Administration standards
- Less than significant construction/operational noise and vibration impacts

Environmental Review

- Air Quality: construction/operational emissions not to exceed:
- South Coast Air Quality Management District (SCAQMD) standards
- California Ambient Air Quality Standards (CAAQS)
- National Ambient Air Quality Standards (NAAQS)

Environmental Review

Water: Construction-related erosion effects addressed through NPDES Construction General Permit

A Stormwater Pollution Prevention Plan (SWPPP) and monitoring plan developed to include erosion-control and sediment-control best management practices (BMPs)

Recommendation

Adopt the attached resolution finding that the project is exempt from CEQA and approving File PL 21-3149 (tentative tract map and major site plan review) subject to the conditions of approval.

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