

# Del Rio Live-Work 2751 Del Rio Place



LOOKING SOUTHWEST FROM INTERSECTION OF PENA DRIVE AND 5TH STREET

City Council, August 26, 2014

# Entitlements

- GP land use amendment from “Business Park” to Neighborhood Mixed Use”, Rezone to PD, FPD, DR, Tmap.
- 16 live-work units.
- Mix of commercial and residential uses permitted in the same unit.
- Each unit on a separate ownership parcel.
- HOA for maintenance of common areas.

# Project Vicinity



# Site Plan



# Parking

Residential 2 spaces per unit = 32

Commercial 1 space/400 sf of  
commercial space (7,840sf) = 18

Total spaces required 50 / 51  
provided

*Resident parking is restricted to garages to reduce on-street parking impacts on Del Rio Place and to retain common lot parking spaces for commercial/business uses.*

# Density

16 units on 1.02 acres = 15.69 du/acre

## Other projects with similar density:

- Moore Village Apartments 57 units / 4.08 acres  
= 13.97 du/acre
- Dos Pinos Housing Coop. 60 units / 4.14 acres  
= 14.49/du acre
- Oasis 24 units on 1.56 acres  
= 15.38 du/acre
- Mace/Cowell Townhouses 25 units on 1.52 acre  
= 16.45 du/acre

# Street Elevation



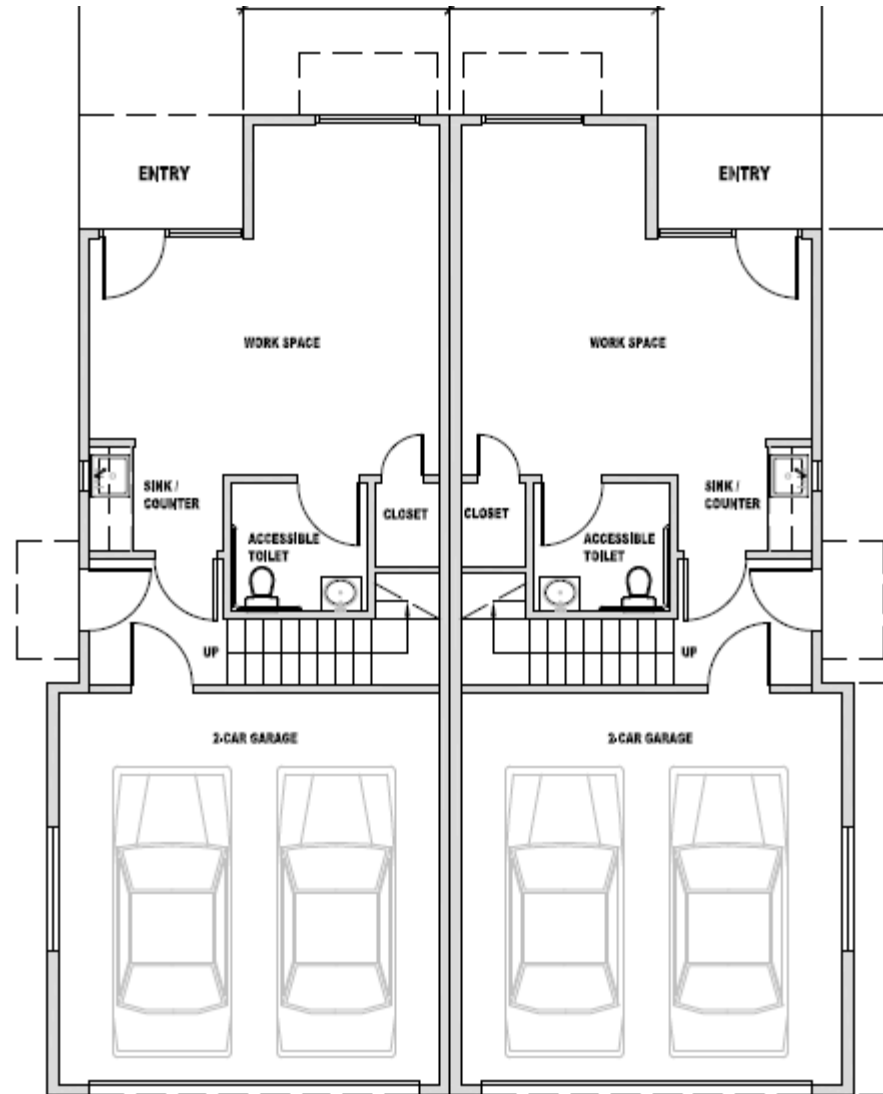
# Uses

- Residential (2 bedrooms, 2 bathrooms)
- Commercial (office, personal services, small scale retail, etc.)

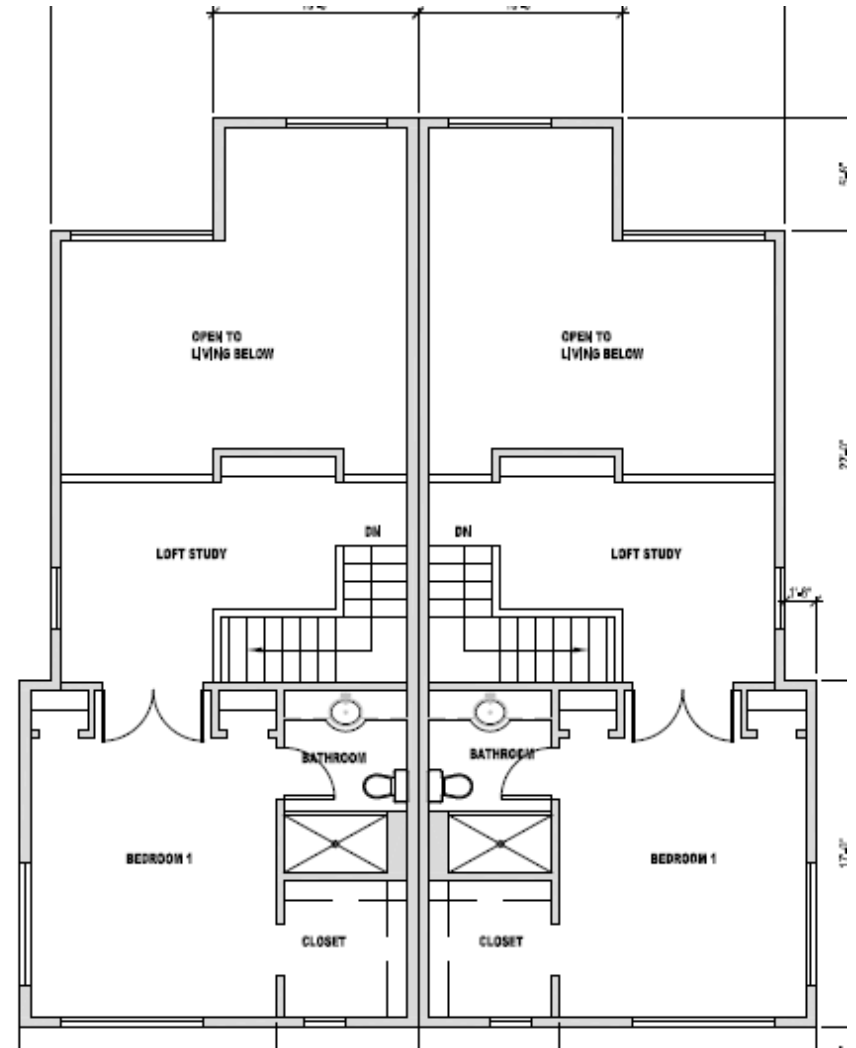
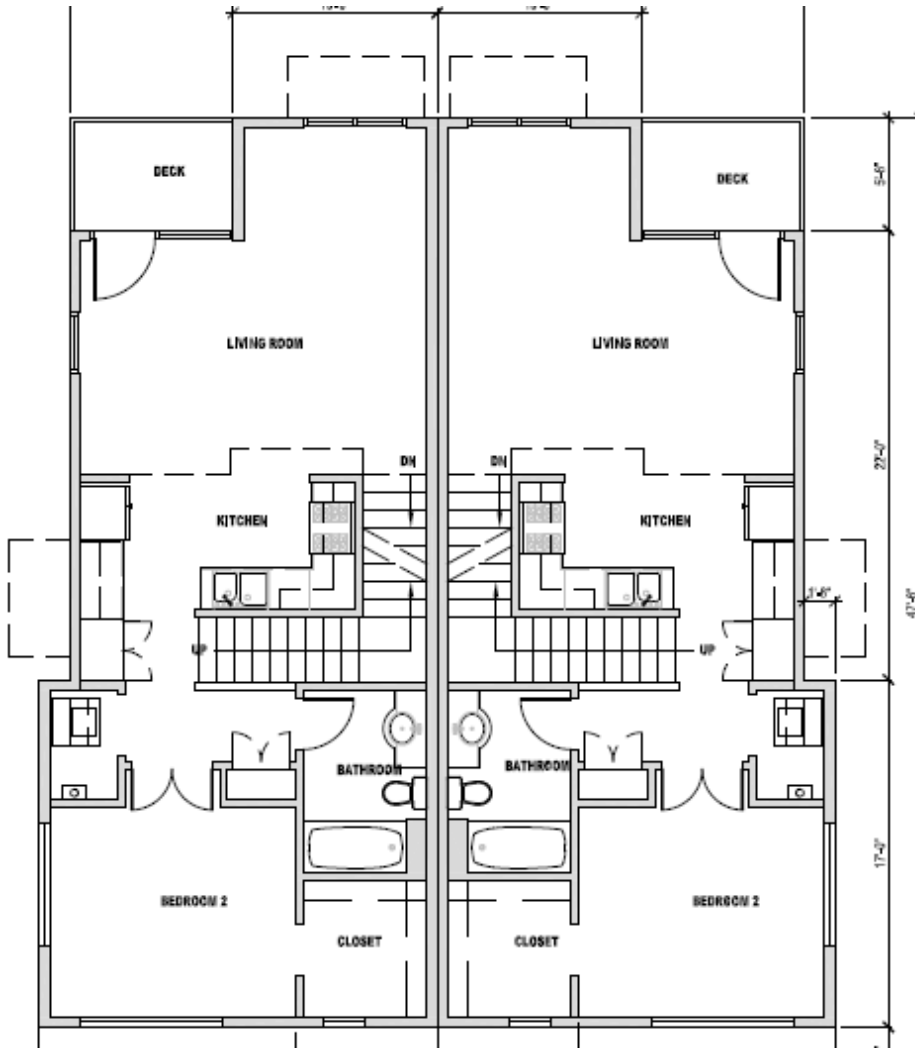
Units are designed to facilitate, and zoning encourages, utilization of the ground floor for business purposes\*



# Ground Floor Plan



# 2<sup>nd</sup> Floor / 3<sup>rd</sup> Floor Plan



# Key Features

- ✓ First integrated live-work project in the city.
- ✓ Consistent with the City's General Plan policies to allow for live-work uses by right where compatible with surrounding neighborhood.
- ✓ Consistent with smart-growth principles to bring a mix of uses near each other to create active, vital neighborhoods.

## Key Features (continued)

- ✓ Provides a small-scale live-work development that conserves energy, reduces carbon footprint, creates flexible work environments.
- ✓ Enables owner to live and work within the same building, thereby reducing daily vehicle trips.
- ✓ Contributes to a variety of places in the city where people can live and work and have opportunity for ownership.

# Conclusion

Approve the requested entitlements with the following provisions:

- A mix of uses in a each unit.
- Ground floor may be rented for commercial use, but not for residential use.
- Ground floor is prohibited for use as a separate living unit, bedroom, or for sleeping purposes.
- Resident parking restricted to garages to limit impacts on Del Rio Place.
- Conversion of the garage prohibited to ensure adequate parking is retained on site.