



DATE: June 19, 2018

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Rowhouse Development at 410 to 414 Sierra Vista Avenue**

RECOMMENDATION

1. Adopt a Resolution Approving a Planned Unit Development Permit and a Development Review Permit to Construct a 14-Unit Rowhouse Project and a Heritage Tree Removal Permit to Remove Three Heritage Trees at 410 to 414 Sierra Vista Avenue, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution Approving a Vesting Tentative Map to Create 14 Lots and Two Common Lots on a 0.84-Acre Lot at 410 to 414 Sierra Vista Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Project Site

The approximately 0.84-acre project site is located on the west side of Sierra Vista Avenue, between San Luis Avenue and San Ramon Avenue, in the R3-2.2 (Multiple-Family Residential) District. Surrounding uses include:

one- and two-story multiple-family residential developments to the east; two-story multiple-family residential developments to the west and north; and a recently completed three-story rowhouse development to the south on San Luis Avenue.



Location Map

The project site consists of two parcels that would be combined for the construction of the project and are currently developed with 11 units which would be demolished and consist of one- and two-story apartment buildings and a one-story single-family home.

Proximity to Services

The Monta Loma/Farley/Rock neighborhood offers a wide range of amenities for residents. It has several schools and parks, including Monta Loma Elementary School and Park, Theuerkauf Elementary School and Park approximately one-half mile to the west and to the east respectively, and Crittenden Middle School and Whisman Sports Center (a school district park less than one-fourth mile away). It is also in close proximity to recreation and jobs in the North Bayshore Area. North Rengstorff and Montecito Avenues have a Class III bike path, and North Rengstorff Avenue is considered a transit corridor, connecting to U.S. Highway 101, Central Expressway, and Highway 82 (El Camino Real), and public transit is available.

The nearest full-service grocery store is located at North Rengstorff Avenue and Middlefield Road, and a small shopping center is located at the corner of North Rengstorff Avenue and Central Expressway – both are approximately one-half mile to the southwest and northwest, respectively, which provide a supermarket, retail stores and services, restaurants, and a gas station. Fire Station No. 3 is on the corner of Montecito and Rengstorff Avenues.

Previous Public Meetings and Hearings

Development Review Committee

The project was reviewed by the Development Review Committee (DRC) several times. The original project design included a modern architectural style. Given the neighborhood context, staff and the DRC worked with the applicant to revise the



View from Sierra Vista Avenue

architectural style to a more traditional style. The current proposal reflects revisions showing traditional elements such as gable and shed roofs, porches and balconies, and wood-type siding and shingles with stone veneer bases. Units are differentiated through massing, varied roof forms, projections and offsets, porch elements, and exterior materials and

colors. On March 30, 2018, the DRC recommended approval of the revised project proposal reflected in the attached plans (see Attachment 3 – Project Plans).

Administrative Zoning /Subdivision Committee Public Hearing

The project was reviewed by the Zoning Administrator and Subdivision Committee on May 23, 2018, where it was recommended for approval. Two people spoke at the meeting concerning the loss of older, one-story units which are better for accommodating the disabled and elderly, and replacing it with more expensive, multi-story units. A second person asked questions about the tree removal and project in general. No letters from the public were received regarding the project.

ANALYSIS

Project Description

The applicant, William Maston Architect and Associates, proposes to redevelop the site with 14 three-story rowhouse units in four buildings. The proposed site design includes a two-way driveway along the north and west property lines (to the rear), with pedestrian paths along the entry drive and the north property line leading to the center courtyard common open-space area. One four-unit building faces the street, and the other three buildings face the interior common area. The units range in size from 2,100 to 2,400 square feet, with 9 four-bedroom units and 5 three-bedroom units, each with 3.5 bathrooms. The units have two-car garages (including one tandem unit).



Site Plan

General Plan Designation

The site's General Plan designation is Medium-Density Residential (13 to 25 du/acre), and it is located in the Monta Loma/Farley/Rock neighborhood. This area contains primarily residential land uses, with some commercial and public facilities uses.

The proposed project is consistent with the General Plan’s vision for the area, including a residential project at 17 units per acre, and complies with the following General Plan Policies:

- *LUD 6.1: Neighborhood character.* Ensure that new development in or near residential neighborhoods is compatible with neighborhood character.
- *LUD 6.3: Street presence.* Encourage building facades and frontages that create a presence at the street and along interior pedestrian paseos and pathways.
- *LUD 9.1: Height and setback transitions.* Ensure that new development includes sensitive height and setback transitions to adjacent structures and surrounding neighborhoods.
- *LUD 10.1: Sustainable design and materials.* Encourage high-quality and sustainable design and materials.

Zoning Designation

The site’s zoning designation is R3-2.2 (Multiple-Family Residential). The R3 Zoning District allows rowhouse developments consistent with the Rowhouse Guidelines. The project complies with the Rowhouse Guidelines and no exceptions are requested. The following table shows the project’s compliance with the Rowhouse Guidelines Development Standards:

Standard	Requirement or Maximum Allowed	Proposed
Maximum Units	Per R3-2.2 Zoning: 14 maximum	14
Floor Area Ratio	0.90 maximum	0.9
Front Setback	15’ minimum	15’ 15’ second story 17’9” third story
Side Setbacks	10’ minimum for the 1 st & 2 nd story, 15’ minimum for the 3 rd story	first story south side 10’ first story north side 23’ second story, south side 10’ second story, north side 27’3” third story, south side 15’ third story, north side 29’1”
Rear setbacks	15’ minimum, for the 1 st two stories , 15’ minimum for the 3 rd story	26’
Building Coverage	35% maximum	34%

Standard	Requirement or Maximum Allowed	Proposed
Height	45' maximum 36' maximum to wall plate	42' 31'8"
Open Area	35% minimum 100 sq. ft. minimum per unit private open space	38% 139 sq. ft. to 327 sq. ft. per unit (230 sq. ft. average)
Private Storage	100 sq. ft./unit minimum	164 sq. ft./unit
Parking	2 covered spaces per unit + 0.3 guest space minimum	2 car garages + 4 guest spaces

Parking

The project proposes the required two spaces for each unit and four guest parking spaces, plus one accessible van space. Bicycle parking will be provided in private garages, and four bike racks are located in the common area.

Open Space and Trees

The project contains approximately 12,845 square feet of common open space, including a 3,000 square foot common open-space courtyard area in between the center and rear buildings, which meets the minimum 35 percent open-space requirement. A landscaped pedestrian path along the northern property line leads to the common area courtyard in the center of the site. The common area includes site amenities such as benches, tables, and a grill.

A tree survey was completed for the project site by Keilty Arborist Services and reviewed by the City arborist. The tree survey identified, measured, mapped, and rated the trees for preservation, which took into consideration the trees' age, health, structural condition, and proximity to the proposed structures and site development. Three Heritage trees are proposed to be removed as part of the project. The proposed tree removal is necessary for the buildout of the project with the maximum number of units permitted under the zoning as the existing trees are located in the proposed project's building or necessary site improvement footprints. Additionally, two of the three Heritage trees proposed for removal have been topped, leading to high risk of branch failure, and all three have poor form.

The tree canopy after 10 years' growth is estimated to exceed the existing canopy coverage. The following table shows the existing and estimated future tree canopy coverage for the site:

Tree Canopy Coverage

	Canopy Coverage
Existing	22%
Retained + New After 5 Years	2%
Retained + New After 10 Years	30%

Tenant Relocation

The existing eleven apartments on-site are covered under the Community Stabilization and Fair Rent Act (CSFRA). The project has begun implementing the provisions required under the City's Tenant Relocation Assistance Ordinance (TRAO). Thus far, the following action has taken place per the TRAO requirements:

Application for a development permit with the City of Mountain View was submitted on April 5, 2017. The project has begun implementing the provisions required under the City's TRAO and CSFRA. Thus far, the following action has taken place:

- A Notice of Intent went out to tenants on October 2, 2017 via first-class and certified mail to 11 total households.
- No on-site community meeting was held; the property has 11 units and a small number of affected tenants.
- All 11 tenant households received an application and information detailing the City's TRAO, eligibility requirements, and benefits from the relocation agent.
- To date, one household has applied for a TRAO payment, and been determined eligible. Payment is in process.
- The developer anticipates sending 120-Day Notices to vacate in October 2018. They have been made aware of the ability under the CSFRA for a tenant, meeting certain criteria, to ask for a one-year notice.
- Associated Right of Way Services, Inc., the relocation agency, has requested copies of Notice(s) to Vacate, when issued by the developer.

If the proposed project is approved, The Denardi Group estimates that demolition of the existing apartment buildings would begin in late 2018/early 2019.

Tentative Map

The proposed Vesting Tentative Map is for 14 residential units. Staff finds that the project is consistent with the requirements of the Subdivision Map Act and the General Plan with incorporation of the draft Conditions of Approval (see Attachment 2).

ENVIRONMENTAL REVIEW

The project qualifies as categorically exempt under the California Environmental Quality Act (CEQA), Section 15332 (“In-Fill Development Projects”) because it is characterized as an infill development which is consistent with the applicable General Plan and zoning designation; is on a project site that is less than five acres; contains no value as habitat for endangered, rare, or threatened species; would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can adequately be served by all required utilities and public services.

FISCAL IMPACT

The subject site has a current total assessed value of approximately \$990,000 (Fiscal Year 2017-18), and the City’s current share of the property tax is \$1,585. If the site were developed with 14 residential units with an average sales price of approximately \$1.6 million, the City would receive approximately \$34,000 in additional property tax per year.

The project is subject to the City’s Below-Market-Rate (BMR) Ordinance, which requires 10 percent affordable units. The City Council’s standard practice has been to accept in-lieu payment (3 percent of sale price) when units are priced above a threshold set by the BMR Program Administrative Guidelines, which is currently approximately \$727,218. Therefore, the estimated BMR In-Lieu payment to the City for this project is approximately \$29,726 per unit or \$416,158 total.

The project proposes three net new units from what exists on the site today and will be required to pay the Park Land Dedication In-Lieu fees for the net new units in accordance with Chapter 41 (Park Land Dedication or Fees In-Lieu Thereof) of the City Code. This In-Lieu fee payment is currently estimated at \$192,000.

CONCLUSION

The Zoning Administrator recommends approval of the proposed 14 rowhouse units and the Subdivision Committee recommends approval of the Vesting Tentative Map at 410-414 Sierra Vista Avenue. The project supports General Plan policies for neighborhood character and street presence and is consistent with the land use and development direction in the General Plan and is in compliance with the Zoning Code and the Rowhouse Guidelines. The proposal promotes a well-designed development that is compatible with and harmonious with surrounding uses and developments and is consistent with other existing, under construction, and proposed projects in the area. The project adds ownership housing but does displace tenants in rent-controlled units.

The proposed subdivision, together with the provisions for its design and improvements, is consistent with the General Plan Land Use Designation of Medium-Density Residential, the R3-2.2 Zoning District, including all the requirements applicable to the property, and with the Subdivision Map Act.

ALTERNATIVES

1. Approve the project with modified conditions.
2. Refer the project back to the DRC and/or Zoning Administrator for additional consideration.
3. Deny the project and/or deny the map.
4. Provide other direction.

PUBLIC NOTICING

The Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. All property owners and tenants within a 300' radius were notified of this meeting.

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PB/5/CAM
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- Attachments:
1. Resolution for a Planned Unit Development Permit, a Development Review Permit, and a Heritage Tree Removal Permit with Conditions of Approval
 2. Resolution for a Vesting Tentative Map with Conditions of Approval and Tentative Map
 3. Project Plans