



DATE: December 8, 2020

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Mixed-Use Project at 676 West Dana Street**

RECOMMENDATION

1. Adopt a Resolution of the City Council of the City of Mountain View Approving a Planned Community Permit and Development Review Permit to Construct a Four-Story, Mixed-Use Project with Seven Residential Condominiums, 4,540 Square Feet of Ground-Floor Commercial, and Two Levels of Underground Parking at 676 West Dana Street, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution of the City Council of the City of Mountain View Approving a Tentative Map to Create Nine Condominium Lots and One Common Lot at 676 West Dana Street, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Project Site

The approximately 0.25-acre project site is located in downtown on the northeast corner of West Dana Street and Hope Street and is currently developed with an approximately 5,733 square foot, one-story commercial building. The site is surrounded by a City-owned parking lot to the north, a one-story commercial building to the east, one- to two-story commercial/ office buildings to the



Figure 1: Location Map

west (across Hope Street), and a public utility commercial building (AT&T switch) to the south (across West Dana Street).

Previous Meetings

Development Review Committee

The project was reviewed by the Development Review Committee (DRC) in April 2020 and September 2020. The DRC recommended approval of the project, providing direction for the applicant to continue to work with staff to refine the metalwork, columns, and building facade at the garage ramp and open corridor; refining the color and material of the balcony fascia, corbels, and trellis columns for consistency with the Spanish Revival style; and improving utility detailing to better screen the mechanical equipment. The applicant has begun to address DRC recommendations in the current plans and will continue to work with staff through the building permit process.

Administrative Zoning/Subdivision Committee Public Hearing

The project was reviewed and recommended for conditional approval by the Zoning Administrator and Subdivision Committee on November 10, 2020. There were no speakers at the public hearing.

ANALYSIS

Project Description

The project proposes to redevelop the project site with a new four-story, mixed-use project that includes seven residential units in three floors above 4,540 square feet of ground-floor commercial space and two levels of underground parking (see Attachment 3 – Project Plans). The unit mix includes five two-bedroom units, one three-bedroom unit, and one four-bedroom unit which range in size from approximately 1,327 square feet to 2,027 square feet.



Figure 2: Site Plan

The ground floor includes commercial area designed for a retail and office tenant and the residential lobby. The retail tenant main entrance is located at the corner of West Dana Street and Hope Street, with primary entrances to the office tenant and residential units fronting West Dana Street. Access to the underground parking garage is from Hope Street near the northwest corner of the site.

The proposed project has a Spanish Revival architectural style, including smooth stucco walls, low-pitched roof forms, and ornate tile, decorative metal railings, and wood trellis architectural features. Further detailing is incorporated at the ground floor, such as

limestone at the base, heavy recesses, large expanses of transparent windows, and metal/glass awnings to create a better streetscape environment in the downtown. The proposed architecture is compatible with the more traditional architectural styles in downtown.



Figure 3: View from West Dana Street

General Plan

The site's General Plan Designation is Downtown Mixed-Use and is located in the Central Neighborhood/Downtown Planning Area. This area is composed of a mix of different land uses, including medium-rise office and multi-family residential, commercial retail, single-family residential, public facilities, and parks.

The proposed project is consistent with the General Plan's vision for the area, which includes commercial and residential uses and promotes the following General Plan policies:

- **LUD 3.1: Land use and transportation.** Focus higher land use intensities and densities within one-half mile of public transit service, and along major commute corridors.

- **LUD 3.2: Mix of land uses.** Encourage a mix of land uses, housing types, retail and public amenities, and public neighborhood open spaces accessible to the community
- **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 7.3: Human-scaled building details.** Support new and renovated downtown buildings that include human-scaled details such as transparent windows on the ground floor that face the street, as well as awnings and architectural features to create a comfortable and interesting pedestrian environment.
- **LUD 7.5: Compatible uses and design.** Ensure compatible uses and building design downtown along the boundaries between residential and commercial areas.
- **LUD 9.2: Compatible transit-oriented development.** Encourage transit-oriented development that is compatible with surrounding uses and accessible to transit stations.
- **LUD 9.4: Enhanced pedestrian activity.** Ensure commercial development enhances pedestrian activity through these strategies:
 - Encourage the first level of the building to occupy a majority of the lot's frontage, with exceptions for vehicle and pedestrian access.
 - Allow for the development of plazas and dining areas.
 - Encourage the majority of a building's ground-floor frontage to provide visibility into the building by incorporating windows and doors.
 - Require that ground-floor uses be primarily pedestrian-oriented.
 - Ensure pedestrian safety and access when designing parking areas and drive-through operations.
 - Minimize driveways.

Precise Plan

The site is located in the P-19 (Downtown Precise Plan), Subarea G (Transit Center Block). It is also in the Parking District, which allows the City to accept parking in-lieu fees instead of providing some or all their project-specific required parking. The Precise Plan

regulates residential development in Area G through a sliding density scale, which allows potentially up to 50 dwelling units per acre to be built depending on lot size. The project site with the sliding density scale would allow 29 units per acre, or seven units. The project proposes the maximum number of units permitted on the parcel by the Precise Plan’s sliding density scale.

The project complies with the Downtown Precise Plan and no exceptions are requested. The following table shows the project’s compliance with applicable development standards:

Table 1: Compliance with Downtown Precise Plan, Area G Development Standards

Standard	Requirement	Proposed
Density/Units	29 du/acre or 7 units (maximum with sliding density scale)	7 units
Floor Area Ratio	1.85 FAR (maximum)	1.84 FAR
Front Yard Setback	None for mixed-use projects with upper-floor residential units	2.5’
Side Setback	None	0’
Rear Yard Setback	15’(minimum)	15’
Open Space	30%	67%
Height	4 stories (maximum)	4 stories
Parking	2 spaces per unit + 0.3 space per unit for visitors = 16 spaces and 1 space/333 square feet of office = 7 spaces; and 1 space/300 square feet of retail = 8 spaces	16 resident and visitor spaces 12 parking spaces for commercial uses + 3 parking spaces with payment of an in-lieu fee

The project also complies with more qualitative design standards and guidelines applicable to Area G, including, but not limited to, attention and detailing through use of special storefront detailing, flower boxes, and awnings to reinforce the pedestrian environment; massing and facade treatment with variation in building planes and special corner entrances; well-proportioned and transparent windows that are heavily recessed;

screening that is integrated well within the architecture of the building; and the use of high-quality materials and light colors that are compatible with the more traditional architecture found in Downtown.

Parking

All the proposed parking will be provided in an underground parking garage. Based on the parking requirements in the Downtown Precise Plan, the project requires a total of 31 parking spaces, 16 spaces for residential and guest parking, seven spaces for the office use, and eight for the retail use. The applicant is proposing to provide 28 parking spaces in the underground garage and pay the Parking In-Lieu Fee for three spaces. The project proposes all of the 16 required residential spaces in Sublevel B, while most of the commercial spaces are located on Sublevel A. The project is located in the Downtown Parking District, and staff is supportive of the applicant's request to pay the Parking In-Lieu Fee for the parking spaces because the project is within one-quarter mile of a major transit station and transportation demand management measures are proposed, such as commercial tenants providing transit subsidies to all employees and appointment of a commute coordinator on-site to manage and monitor commute alternative program. The proposed project will also result in a net loss of five on-street parking spaces, and the applicant is required to pay a Parking In-Lieu Fee to compensate for the loss of these on-street parking spaces.

Trees and Landscaping

The project complies with the minimum 30 percent open space standard through proposed setback areas, space along the ground floor, and a central common courtyard area on the second and third floors. The rear setback area is landscaped with low landscaping and tree buffers. Small planters are proposed along the building frontages to emphasize ground floor storefronts and to frame the primary residential entrance fronting West Dana Street. The second-floor common courtyard is accessed via a long arcade that connects the elevator tower and stairs to the common open area. The second-floor central courtyard includes planters, a water feature, seating, and a barbecue area. Each residential unit also provides its own private balcony/balconette. The corner entrance at the southwest corner of the building includes a small plaza area with integral seating and planters with vertical landscaping. A small canopy tree is also proposed near the West Dana Street and Hope Street elevation to provide shading at the entrance.

A tree survey was conducted by Kielty Arborist Services, which evaluated the size, species, and condition of street trees on-site and adjacent site trees. There is one existing non-Heritage tree on-site which would be removed for the project, and no Heritage trees are located on-site. However, there are two street trees and one off-site Heritage tree that

could potentially be impacted by this project, and tree protection measures are required for these trees to ensure they are preserved through the conditions of approval. Nine new on-site trees are proposed to be planted with the project and four new street trees along Hope Street and Dana Street.

The following table shows the existing and estimated future tree canopy coverage for the site:

Table 2: Tree Canopy Coverage

Existing Canopy	7 percent
Retained + New After 5 Years	10 percent
Retained + New After 10 Years	14 percent

Subdivision Map

The project proposes a Tentative Map to create one project parcel and subdivide the lot for seven residential condominium units and two commercial condominium 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 – Resolution Conditionally Approving a Tentative Map).

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 total assessed value of approximately \$2,052,686, and the City’s share of property taxes is approximately \$3,300 per year. If the site were developed, the City would receive approximately \$14,600 per year in additional property tax revenue.

The project is subject to the City’s Below-Market-Rate (BMR) Ordinance, Phase I, as the project was submitted prior to the Phase II effective date. Payment of the required BMR in-lieu fees would result in an estimated BMR payment to the City of approximately

\$315,000 based on the applicant's projected average sales price of \$1.5 million per unit. Since the project's commercial square footage results in a net decrease in commercial square footage on the site, the project would not pay the any BMR In-Lieu Fees for the commercial space.

The project is also subject to the City's Park Land Dedication Ordinance. Based on the net new unit count of seven units, the projected park in-lieu fee requirement for the project is approximately \$399,000.

CONCLUSION

The Zoning Administrator and Subdivision Committee recommended conditional approval of the proposed mixed-use development. The project supports General Plan policies for land use and transportation, mix of uses, street presence, and enhanced pedestrian activity; is consistent with General Plan and zoning-level land use allowances; and complies with applicable development/ design direction from the Downtown Precise Plan. The proposed mixed-use project is designed to provide an attractive and lively storefront environment and is compatible with the surrounding commercial and residential buildings.

Overall, the proposed condominium subdivision—together with proposed improvements, design, and conditions of approval—is consistent with the General Plan Land Use Designation of Downtown Mixed-Use; the Downtown Precise Plan; the City's Subdivision Ordinance; and 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 750' radius were notified of this meeting.

Prepared by:

Krishna Penollar
Associate Planner

Reviewed by:

Stephanie Williams
Planning Manager/Zoning
Administrator

Approved by:

Aarti Shrivastava
Assistant City Manager/
Community Development Director

Kimbra McCarthy
City Manager

KP/2/CAM
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- Attachments:
1. Resolution Conditionally Approving a Planned Community Permit and Development Review Permit with Conditions of Approval
 2. Resolution Conditionally Approving a Tentative Map
 3. Project Plans