



DATE: March 3, 2015

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Planned Unit Development and Tentative Map for 333 North Rengstorff Avenue**

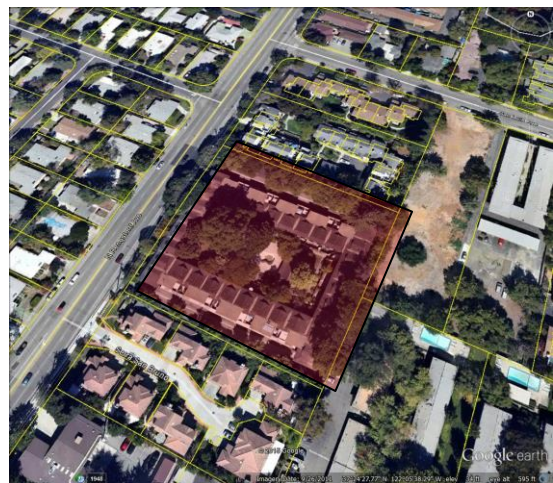
RECOMMENDATION

1. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit and Development Review Permit for a 29-Unit Residential Development and a Heritage Tree Removal Permit to Remove 38 Heritage Trees at 333 North Rengstorff Avenue, to be read in title only, further reading waived (Attachment 1 to the Council report), including a determination that this project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15332 and 15304 (“Infill Development” and “Minor Alterations to Land”) of the CEQA Guidelines.
2. Adopt a Resolution Conditionally Approving a Tentative Map to Subdivide a 1.72-Acre Lot into 29 Residential Lots and 1 Common Lot with Shared Driveways, Guest Parking, Pedestrian Walkways, and Landscaping at 333 North Rengstorff Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Project Site

The project site is 1.72 acres (see Attachment 3 – Location Map) and located on the east side of North Rengstorff Avenue between Montecito Avenue and San Luis Avenue. There is currently a two-story, 32-unit apartment complex on the property that appears to have been constructed in the mid-1960s. The site is level with stable soils, several Heritage trees, and no apparent cultural, historic, or scenic resources. Surrounding properties are also located in the R3-2.2 (Multi-Family) Zoning



District. There is a three-story multi-family complex to the north, a two-story residential development to the south, and single-story, single-family homes zoned R-1 (Single-Family) across the street on the west side of North Rengstorff Avenue.

Proximity to Services

The area offers a wide range of benefits for residents. The site is within 0.3 miles of Monta Loma Elementary School and 0.7 miles of Crittenden Middle School. It is near Sierra Vista Park and the Permanente Creek overpass crossing U.S. 101, which leads to jobs and recreation in the North Bayshore Area. There is also a variety of shopping destinations, including the “Monta Loma Plaza” neighborhood center, and larger regional shopping centers like “Rengstorff Center” and the “Charleston Plaza.”

ANALYSIS

The applicant is proposing to construct 29 three-story rowhomes, which requires the demolition of the existing apartment complex and the removal of 38 Heritage trees on the 1.72-acre site (see Attachment 4 – Plan Set).



The General Plan Land Use Designation for the site is Medium-Density Residential (13 to 25 dwelling units per acre (13-25 DU/AC)), and the zoning is R3-2.2 (Multiple-Family). The project was reviewed for conformance with the Rowhouse Standards and Guidelines (adopted by the City Council in 2004), the Municipal Code, and for consistency with the General Plan.

The project is consistent with the General Plan goals and policies related to:

1. Preserving the character of neighborhoods and integrating buildings into the community (Goals LUD-6 and LUD-9):
 - The applicant proposes 37'8" tall, three-story rowhouses which are designed to be compatible with the surrounding residential uses.
 - Pedestrian-scaled design with covered porches, and units fronting on the public street.
2. Pedestrian-oriented circulation network (Goals LUD-8, MOB-1, and MOB-3):
 - The project will provide new curbs and gutters as well as street trees to shade the sidewalks. This will improve pedestrian, bicycle, and vehicular circulation in the neighborhood.
3. Providing sustainable development (Goal LUD-10):
 - Build It GreenPoint rating of 107.
4. Preserving the urban forest and providing sustainable landscaping (Goal POS-12):
 - Preserving two Heritage trees.
 - Planting approximately 88 new trees to increase the tree canopy.
 - The project includes drought-tolerant landscaping that complies with the City's "Water Conservation in Landscaping" regulations.

The project meets the City's fundamental standards and guidelines:

- Residential density of 17 units per acre;
- Well-designed residential neighborhood, including pedestrian connections and paseos, and architectural design with units that face streets and central paseos, which was largely supported by the Development Review Committee (DRC) (see DRC discussion below); and
- Sensitive interface to the lower-density neighborhood across Rengstorff Avenue.

However, the applicant is seeking one exception from the Rowhouse Development Standards.

Exception

The applicant is requesting the following exception:

1. Front setback for the arbor over the central pedestrian walkway. The Rowhouse Development Standards require a 15' front yard setback. The proposed buildings meet the setback, but the applicant would like to have an arbor (over the central walkway) project 5' forward, with a 10' setback. Based on comments from the DRC and technical input from staff, the Zoning Administrator recommends support of the reduced setback for the entry arbor.



Eight of the proposed rowhomes will face North Rengstorff Avenue; the remaining 21 interior units will face the common open space or other pedestrian-oriented spaces within the development.

Two driveways are proposed for North Rengstorff Avenue to allow cars to enter and exit the project site. Pedestrians will have the option to use the sidewalks that parallel the vehicle driveways or to use the 20' wide walkway proposed for the center of the site—providing direct pedestrian access from Rengstorff Avenue to the centrally located common open space. The common open space is approximately 7,985 square feet, including a recreational amenity area and passive open space for use by the residents and guests.

The project driveways are proposed to be constructed with pervious pavers. Nine required guest parking spaces are also included in the design. Each unit is designed to include more than the required 100 square feet of private open space.

The Spanish-style homes will have cement plaster walls (stucco) painted in alternating colors with slate at the base. In addition, the applicant is proposing to include wood front doors, wood French doors, wood corbels, wood fascia, wood trim, and wood-clad windows. The roof will be a mission barrel tile roof.

Trees

The applicant is proposing to remove 38 of the 40 Heritage trees from the site. Most of the Heritage trees proposed for removal are located within areas where grading, site improvements, and construction will occur. There are a total of 90 trees being removed. Forty-seven (47) of these trees are considered poor in overall condition and 40 of them are considered very poor in overall condition. In addition, the arborist report (Ray Morneau) concludes that many of the trees are stressed and/or structurally damaged due to irregular watering during years of drought and improper pruning techniques. The applicant will preserve and protect two redwood trees (Tree Nos. 15 and 16) located in the northeastern corner of the project site. The applicant will plant a total of 88 new trees, 63 of which will be 24" box size. Based on the arborist report, comments from the City arborist, and the proposed replacement trees, staff supports the Heritage Tree Removal Permit.

In response to the Council goal to increase tree canopy coverage (Attachment 5—Tree Canopy Exhibit), staff requested that the applicant prepare an exhibit showing the existing tree canopy, tree canopy immediately after construction, and the tree canopy 5 years and 10 years after project completion. The adjacent table lists the tree canopy percentage over the life of the project.

Existing Canopy	38.8%
Postconstruction Canopy	2.3%
5 Years After Construction	7.2%
10 Years After Construction	22.0%
Full Maturity	47.1%

At time of initial planting, the tree canopy coverage will be significantly lower, but within 10 years, the canopy coverage will be close to its current state. At full maturity, the canopy coverage will be 47.1 percent, which is greater than what it is today (approximately 38.8 percent) (see Attachment 5 – Tree Canopy Exhibit).

Tenant Relocation

The Tenant Relocation Ordinance requires tenant relocation assistance for eligible tenants when four or more units are being displaced. Since the project will eliminate 32 existing residential units, a third-party agency must be retained to determine which households have incomes that do not exceed 50 percent of the County median household income. Prior to demolition, the applicant must provide verification that all required assistance has been provided.

The Tenant Relocation Ordinance was recently updated and became effective on July 24, 2014. Since the applicant filed the application for the project prior to this date (in July 2013), the proposed project is subject to the prior Tenant Relocation Ordinance, which requires the following relocation assistance for eligible tenants:

1. The landlord shall provide a written notice of termination to all tenants that are subject to displacement at least 90 days prior to the date a tenant must vacate the unit;
2. A full refund of a tenant's security deposit, except for funds that may be necessary to repair tenant's damage to property, in units that will be reoccupied prior to undergoing renovation or demolition;
3. A 60-day subscription to a rental agency;
4. The cash equivalent of two (2) months' rent, based on the monthly rent for that unit, shall be paid to the eligible household renting a unit; and
5. Special-circumstances households will be paid an additional Two Thousand Dollars (\$2,000) per rental unit, and this figure will be adjusted annually for inflation based on the Consumer Price Index for the San Francisco Bay Area.

Public Meetings and Comments

Development Review Committee

The DRC reviewed the project on June 4, 2014. The DRC requested that the applicant consider using slate at the bottom of the units. Staff requested the applicant be consistent about showing French doors leading to the front patio in elevations and floor plans. The applicant requested getting an exception for the front setback for the proposed arbor from the required 15' to 10' that sits over the 20' wide pedestrian entryway off North Rengstorff Avenue. Staff and DRC members agreed that visually it made more sense to have the arbor closer to the entrance, providing more street presence. The DRC recommended approval at this meeting.

Subdivision Committee

On December 10, 2014, the City's Subdivision Committee reviewed the proposed tentative map and recommended approval with attached standard Conditions of Approval (see Attachment 2—Resolution for Tentative Map with Recommended Conditions of Approval).

Administrative Zoning Hearing

On December 10, 2014, the Zoning Administrator held a public hearing on the project and recommended approval with additional project conditions related to traffic circulation, perimeter landscaping, and site furniture and lighting. The applicant addressed most of these issues in the revised plan set, and the remaining items have been included in the Findings Report with Conditions of Approval (see Attachment 1—Resolution for Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit with Recommended Conditions of Approval). Three members of the public spoke. Two of them were concerned about the height of the proposed rowhouse project and the third speaker supported the project, noting it would be an improvement to the neighborhood.

Environmental Review

The proposed project is categorically exempt from CEQA pursuant to Sections 15332 and 15304 ("Infill Development" and "Minor Alterations to Land") of the CEQA Guidelines which exempts infill projects and projects involving minor alterations to land that meet certain criteria.

- The project is consistent with the applicable General Plan designation and policies and consistent with all zoning regulations and designations, and the proposed

development and site is within City limits on a project site of no more than five acres and is substantially surrounded by urban uses.

- Approval of this project would not result in any significant effect relating to traffic, noise, air quality, or water quality, and this site can be adequately served by all of the required utilities and public services.
- This project involves grading on land with a slope of less than 10 percent, minor trenching and backfilling where the surface is restored, and new landscaping, including the replacement of existing conventional landscaping with water-efficient landscaping in some parts.

FISCAL IMPACT

The subject site has a total assessed value of \$7,202,416 (Fiscal Year 2014-15), and the City's share is approximately \$11,524 per year. If the site were a development with 29 residential units with an average sales price of approximately \$1 million, the estimated valuation would be approximately \$29 million from which the City would receive approximately \$46,400 per year.

The project is subject to the City's Below-Market-Rate (BMR) Ordinance. Payment of the required BMR In-Lieu fees would result in an estimated BMR payment to the City of \$870,000.

No Park Land Dedication In-Lieu Fee is required because there is a net decrease in the number of units on the site.

CONCLUSION

The Zoning Administrator found that the project was consistent with the General Plan, the R3 Zoning District, and the Rowhouse Standards and Guidelines and would result in a residential project that is compatible with the existing neighborhood. Therefore, staff is recommending approval of the environmental determination, the Planned Unit Development Permit, Development Review Permit, and Tree Removal Permit.

ALTERNATIVES

1. Approve the project with modified conditions.
2. Refer the project back to the DRC and/or Zoning Administrator.

3. Deny the project applications, finding that the site is not physically suitable for the type of development.

PUBLIC NOTICING

Noticing of this public hearing included an agenda posting and individual notices mailed to all property owners within 300' of the subject property. In addition, the meeting agenda is advertised on Channel 26, and the agenda and Council report are posted on the City's website at www.mountainview.gov.

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EC-GB/3/CAM
809-03-03-15CR-E

- Attachments:
1. Resolution for Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit with Recommended Conditions of Approval
 2. Resolution for Tentative Map with Recommended Conditions of Approval
 3. Location Map
 4. Plan Set
 5. Tree Canopy Exhibit