



1555 W. Middlefield Road

Public Hearing

Presenters: Margaret Netto and Stephanie Williams

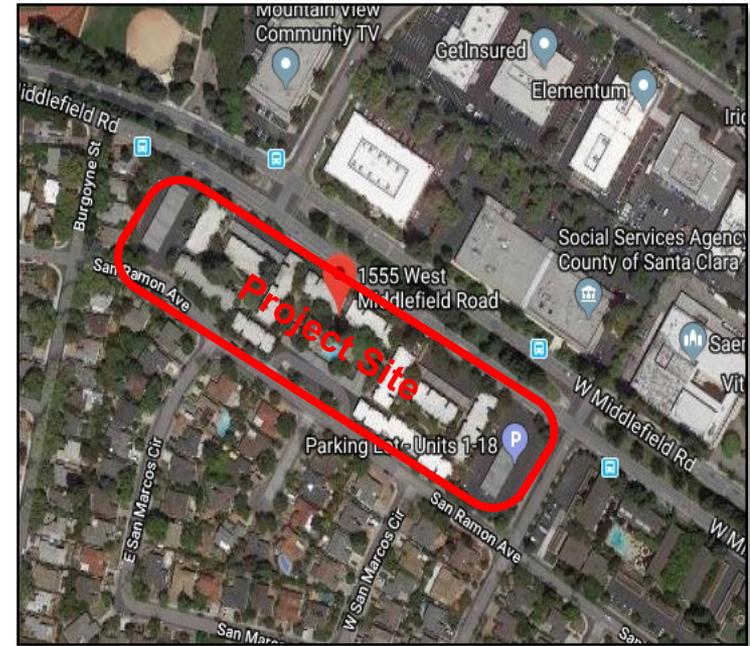
May 19, 2020



- 1 Parcel, 5.4-acres
- 116 existing apartments

Current Designations

- **General Plan:** Medium-Density Residential (13 to 25 du/acre)
- **Zoning:** R3-2 Multiple-Family Residential



Location Map



Proposed Project

- Total Units: 115 ownership rowhouse
- Twenty, 3-story buildings with 2 garage spaces per unit:
 - 270 parking spaces
- Reduction in driveways on Middlefield and San Ramon
- Removal of 55 Heritage trees
- Centrally located community space



Site Plan



View from West Middlefield Road





Project Consistency

- **General Plan:** Medium-Density Residential (13 to 25 du/acre)
- 21 units per acre

- **Zoning:** R3-2 (Multiple-Family Residential)
- allows a maximum of 115 units on this site

- **Rowhouse Guidelines:**
- complies with all of the Rowhouse Standards, no exceptions are requested



- Minor edits to the IS/MND were added to clarify impacts to population and housing
 - CEQA analyzes the physical impacts on the environment resulting from the project not the socioeconomic impacts of the project
 - Significance thresholds can be quantitative and qualitative
 - The focus of the analysis is whether the number of units or population affected is “substantial”, necessitating the construction of replacement housing elsewhere
- Initial Study/Mitigated Negative Declaration was prepared in conformance with CEQA
- Proposed mitigations would reduce impacts to a less than significant level



Tenant Relocation

- Existing units are covered under the City's Community Stabilization and Fair Rent Act (CSFRA) and subject to the Tenant Relocation Assistance Ordinance (TRAO)
- TRAO requirements have been met
- Enhanced TRAO benefits have been provided



Prior Meetings

- Development Review Committee – January 2020
- Neighborhood Meetings – December 2019 and January 2020
- Administrative Zoning/Subdivision Committee Hearing – February 12, 2020



Recommendation

- 1. Approve a Mitigated Negative Declaration for the 1555 West Middlefield Road Residential Project (Attachment 1 to the Council report).
- 2. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit and Development Review Permit to Construct a 115-Unit Rowhouse Development Project and a Heritage Tree Removal Permit to Remove 55 Heritage Trees at 1555 West Middlefield Road, to be read in title only, further reading waived (Attachment 2 to the Council report).
- 3. Adopt a Resolution Conditionally Approving a Vesting Tentative Map for Condominium Purposes for a 115-Unit Residential Project Creating 20 Lots and Seven Common Lots on a 5.44-Acre Lot at 1555 West Middlefield Road, to be read in title only, further reading waived (Attachment 3 to the Council report).