



DATE: May 15, 2018

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Condominium Development at 982 Bonita Avenue**

RECOMMENDATION

1. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit and a Development Review Permit to Construct Eight Condominium units, and a Heritage Tree Removal Permit to Remove Three Heritage Trees at 982 Bonita Avenue, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution Conditionally Approving a Tentative Map for Eight Residential Condominium Units at 982 Bonita Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Project Site

The approximately one-half-acre project site is located on the west side of Bonita Avenue, between West El Camino Real and Hans Avenue, in the R-3-1.5 (Multiple Family Residential) District. Surrounding uses include one- and two-story, single- and multi-family residential developments. There are four existing apartment units on the site to be demolished.



Location Map

Proximity to Services

The Springer/Cuesta/Phyllis neighborhood offers a wide range of amenities for residents. Benjamin Bubb School and downtown Mountain View are approximately one-quarter mile away; Graham Middle School, Cuesta Park, and Grant Road Shopping Center are approximately one-half mile away; and El Camino Hospital is less than one mile away. Grant Road Shopping Center offers a major supermarket and all types of retail services, restaurants, and a gas station, as does the El Camino Real corridor. Downtown Mountain View offers restaurants, commercial services, retail shops, Eagle Park, the Library, the Center for the Performing Arts, and the Transit Center (approximately one mile to the north).

Public Meetings and Hearings

Development Review Committee

The project was reviewed by the Development Review Committee (DRC) on January 4, 2018, when they recommended approval of the project.

Zoning Administrator/Subdivision Committee

The project was reviewed by the Zoning Administrator and Subdivision Committee on April 25, 2018, where it was recommended for approval. No one spoke at the meeting regarding the project and 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 eight condominium ownership units in two- and three-story buildings over an underground parking garage. The proposed site layout consists of 2 two-story units facing Bonita Avenue and 6 three-story units in the center and rear of the site.



Conceptual Site Plan

The three-story units are located as the center and rear of the site to minimize the mass as viewed from the street or adjacent residences. An underground podium parking garage includes both resident and guest parking, bicycle and private storage units, a trash and recycling storage area, and an elevator. The units range in size from approximately 1,500 square feet to 2,300 square feet and include three- and four-bedroom units (see Attachment 3 – Project Plans).



Streetview

The project's site design was modified from the original design to save a large, 44" cedar tree near the southeast corner of the site. The garage entry was initially located along this side of the property and was moved to the opposite side (northeast side) of the property and the underground garage was reconfigured to preserve the tree.

The architectural style of the development is traditional with Craftsman elements, such as trellised porches with wood columns; gable and shed roof forms; a mixture of shingle and horizontal exterior siding; and stone veneer bases. Units are differentiated through massing, varied roof forms, projections and offsets, porch elements, and exterior materials and colors.

General Plan Designation

The site's General Plan designation is Medium-Density Residential (13 to 25 du/acre), and it is located in the Central Neighborhoods Planning Area. This area is comprised of a mix of different land uses, including single-family and multiple-family residential, industrial, office, public facilities, and parks.

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 R3-1.5 (Multiple-Family Residential). The R3 Zoning District allows condominium developments with the approval of a Planned Unit Development (PUD). The following table shows the project’s compliance with the R3 Zoning development standards:

Standard	Requirement	Proposed
Maximum Units	8 maximum	8
Floor Area Ratio	1.05 maximum	0.68
Front Setback	15’ minimum, and not less than the adjacent wall plate height	15’ 21’9” second story 32’ third story
Side Setbacks	15’ minimum, but not less than the adjacent wall plate height	15’ 21’9” second story 32’ third story
Rear setbacks	15’ minimum, and not less than the adjacent wall plate height	18’6”
Building Coverage	35% maximum	35%
Pavement Coverage	20% maximum	8%
Height	45’ maximum 36’ to wall plate maximum	27’ to 38’ 20’ to 32’
Open Area	35% minimum 40 s.f. per unit private open space minimum	55% 534 s.f. per unit

Standard	Requirement	Proposed
Private Storage	80 s.f./unit minimum	117 s.f. per unit
Parking	2 covered spaces per unit + 0.3 guest space minimum	2 car garages + 2 guest spaces

Parking

The project proposes the required two-spaces for each unit and two guest parking spaces, plus one accessible van space is located in the parking garage. At least nine bicycle parking spaces are provided in a secure storage room, and three bike racks are located along the pedestrian path leading to the common area.

Open Space and Trees

The project contains approximately 12,000 square feet of common open space, including a 23'x80' common open space courtyard area in the between the center and rear buildings, which meets the minimum 35 percent open space requirement. Each unit also has a private landscaped yard. A landscaped pedestrian path leads to the common area courtyard along the southern property line and a second sidewalk leads the rear of the property along on the driveway along the northern property line.

Three Heritage trees are proposed to be removed and the site was redesigned in order to preserve a 44" diameter Cedar Heritage tree. A tree survey was completed for the project site by Urban Tree Management, Inc., 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. The typical replacement ratio for the removal of Heritage trees is 2:1 and the applicant is proposing 16 24" box replacement trees, which represents a replacement ratio of approximately 5:1.

The proposed tree removal is necessary for the buildout of the project with the maximum number of units permitted under the zoning designation. Originally, six trees were proposed to be removed, including the cedar tree. This was reduced to three by flipping the site design; it resulted in preserving the Heritage cedar tree, a Heritage street tree (instead, a non-Heritage street tree will be removed) and also a black acacia Heritage tree along the perimeter, although the tree is a considered a poor species. The existing trees are located in the proposed project's building or underground garage

footprints. Some 15-gallon size trees will be planted in planters above the podium garage. The tree canopy after 10 years growth is estimated to exceed the existing canopy.

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

Tree Canopy Coverage

	Canopy Coverage
Existing	25%
Retained + New After 5 Years	23%
Retained + New After 10 Years	34%

Tenant Relocation

The existing four 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 has taken place per the TRAO requirements:

Application for a development permit with the City of Mountain View: May 5, 2017

The project has begun implementing the provisions required under the City’s TRAO and CSFRA. Thus far, the following has taken place:

- A Notice of Intent went out to tenants on December 28, 2017 via first-class and certified mail.
- No on-site community meeting was held; the property has four units (one is vacant) and a small number of affected tenants.
- All tenants received information detailing the City’s TRAO and eligibility for a relocation payment.
- To date, no households have applied for a TRAO payment.
- AR/WS has requested copies of Notice(s) to Vacate, when issued by the developer.

- The developer anticipates sending 120-Day Notices 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.

If the proposed project is approved, the developer estimates that demolition of the existing apartment buildings would begin in April 2019.

Tentative Map

The proposed Tentative Map is for eight residential 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 for 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 in-fill 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 \$4,080,000 (Fiscal Year 2017-18) and the current taxes paid to the City are \$6,500. If the site were developed with eight residential units with an average sales price of approximately \$1.8 million, the City would receive approximately \$16,500 in additional property taxes 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. This threshold is currently approximately \$727,218. Therefore, the estimated BMR In-Lieu payment to the City for this project is approximately \$54,000 per unit or \$432,000 total.

The project proposes four net new units from what exists on the site today, and so will be required to pay additional Park Land Dedication In-Lieu fees, in accordance with

Chapter 41 (Park Land Dedication or Fees In Lieu Thereof) of the City Code, estimated at \$120,000.

CONCLUSION

The Zoning Administrator recommends approval of the proposed eight condominium units and the Subdivision Committee recommends approval of the Tentative Map at 982 Bonita 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. 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 R3-1.5 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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815-05-15-18CR-E

- 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 Tentative Map with Conditions of Approval and Tentative Map
 3. Project Plans