



DATE: December 10, 2019

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: Residential Project at 231 Hope Street

RECOMMENDATION

1. Adopt a Resolution Conditionally Approving a Planned Community Permit, a Provisional Use Permit, and a Development Review Permit to Construct a Nine-Unit Residential Development Project and a Heritage Tree Removal Permit to Remove Two Heritage Trees at 231 Hope Street, 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 Condominium Purposes for Nine Residential Condominium Units on a 0.25-Acre Lot at 231 Hope Street, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Site Location and Characteristics

The 0.25-acre project site is located in downtown on the east side of Hope Street between West Dana Street and Villa Street. The neighborhood contains a diverse mix of housing and commercial uses. Surrounding uses include the U.S. Post Office to the north; a multi-family residential condominium to the east; and a City-owned public parking lot across Hope Street to the west and to the south.



Location Map

The site is currently vacant. Previously, it was developed with a two-story apartment building with three units, a detached garage and shed, and a paved parking lot, which were demolished in August 2017.

Proximity to Schools and Services

The project site is located within close proximity to parks, schools, and shopping. Pioneer Park and Eagle Park are located within 0.5 mile from the project site. The project site is located within the Mountain View Whisman School District, and students living in the new units would attend Edith Landels Elementary, Graham Middle, and Mountain View High schools. There is a variety of shopping and restaurant establishments in the downtown within walking distance to the site, and the Downtown Transit Center is one block north of the site.

Previous Entitlements

This project was previously approved by City Council on June 16, 2016, and a one-year permit extension was granted in 2018. Due to issues with construction drawings and change in property ownership, the applicant was unable to complete the building permit process, resulting in the expiration of their original planning permit.

The site design remains relatively unchanged from the previous approval and successfully meets the design intent of the Downtown Design Guidelines and General Plan policy directions. However, minor building modifications to the building massing and public sidewalk along Hope Street have been made to address the City's vision for downtown and building construction feasibility.

Administrative Zoning/Subdivision Committee Public Hearing

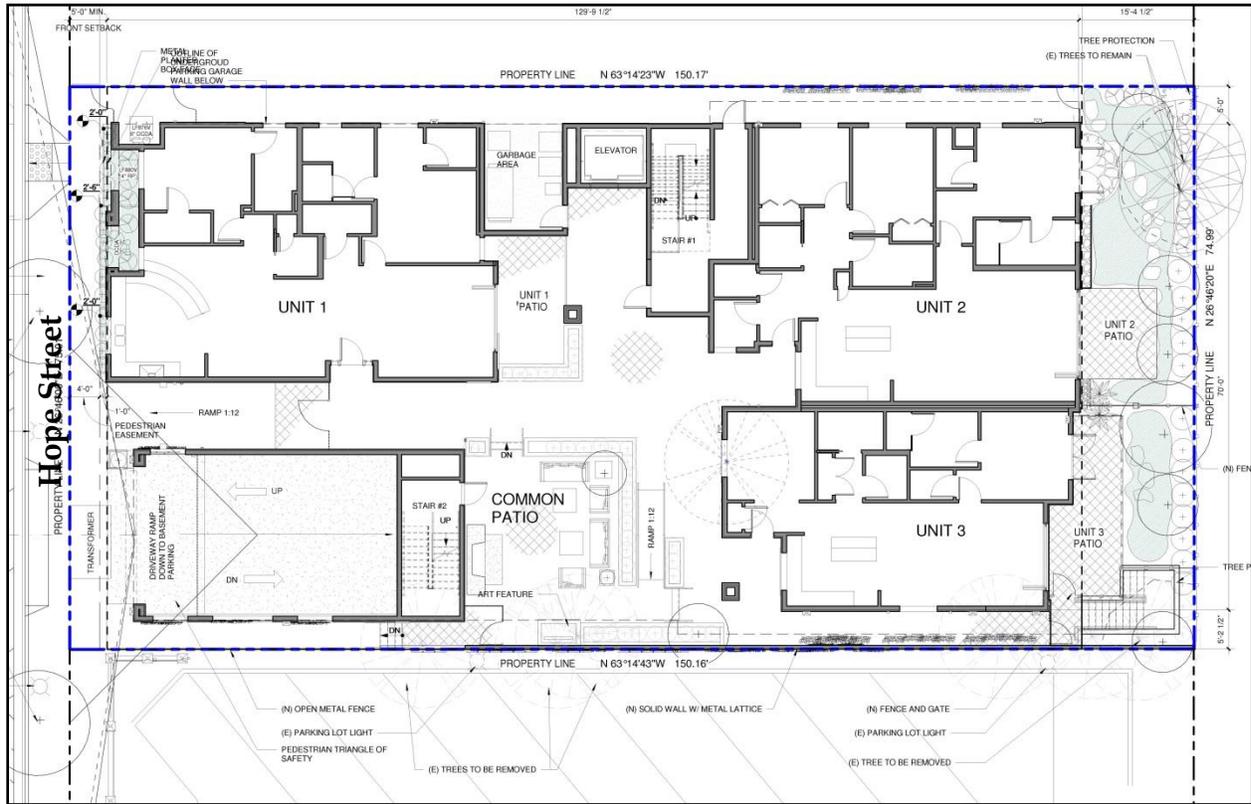
The project was reviewed by the Zoning Administrator and Subdivision Committee on November 13, 2019, where it was recommended for approval. No one from the public spoke at the meeting, and no letters were received regarding the project.

ANALYSIS

Project Description

The proposed project includes a four-story condominium building with nine ownership units. Each unit includes two to three bedrooms ranging in size from approximately 1,135 square feet to 2,166 square feet. The building is designed around a centrally located courtyard, which allows sunlight into the courtyard and the majority of the

units throughout the day. The main pedestrian and vehicular entrances are from Hope Street, and a secondary pedestrian entrance is through the side yard along the southern property line.



Site Plan

The proposed project has a contemporary architectural style. High-quality exterior building materials are proposed, including earth-toned stucco, stone, and metal accents; awnings; and balcony railings. The contemporary architectural style and mix of materials reflect both the project's location and use some modern elements along with traditional aspects to maintain a softened, residential aesthetic. There is a combination of open spaces proposed in the form of enclosed porches, a central courtyard, and at-grade open porches.

The front building elevation relates to the neighborhood context by maintaining a residential feel with properly scaled windows and doors set in a stucco wall finish. Windows, balconies, and trim work at the windows and cornice line add detail and scale. Similar design elements are proposed throughout the building. Special emphasis has been provided on the proposed building articulation to provide appropriate development massing and coherent facade treatment in the downtown.



Street View

General Plan

The General Plan designation of the project site is Downtown Mixed-Use, which is intended to include an “active mix and concentration of uses and public spaces in a main-street setting, including restaurants, offices, government services, housing, entertainment, and neighborhood-servicing commercial uses.” The proposed multi-family residential project is consistent with the General Plan’s vision for the area and complies with the following General Plan Policies:

LUD 7.1: *Downtown.* Promote downtown as a daytime and nighttime center for social, entertainment, cultural, business, and government activity.

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, 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 9.1: *Height and setback transitions.* Ensure that new development includes sensitive height and setback transitions to adjacent structures and surrounding neighborhoods.

LUD 9.2: *Compatible transit-oriented development.* Encourage transit-oriented development that is compatible with surrounding uses and accessible to transit stations.

Downtown Precise Plan

The project site is located in Area G of the Downtown Precise Plan. The project complies with the standards and design guidelines of the Downtown Precise Plan, including floor area ratio, height, open space, building setbacks, and parking (see Table 1).

Table 1: Downtown Precise Plan Area G Development Standards

	Requirement	Proposed
Maximum Units	9	9
Floor Area Ratio	1.85%	1.48%
Front Setback	5'	5'
Rear Setback	15'	15'
Side Setbacks	0'	1'
Maximum Building Coverage	35%	35%
Maximum Height	4 stories	4 stories
Minimum Open Area	30%	52.9%
Minimum Parking	20 2 spaces/unit + 0.2 space/unit for guest parking	18 2 spaces/unit + In-Lieu Fee for guest parking

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 20 parking spaces, including two guest parking spaces. The applicant is proposing to provide 18 parking spaces in the underground parking garage (two per unit) and pay the Parking In-Lieu Fee for the two guest parking spaces. 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 guest parking spaces because the project is within one-quarter mile of a major public transit station as well as City parking lots, and the guest

parking demand is generally during the off-peak hours. The proposed project will also result in a net loss of two on-street parking spaces, and the applicant is required to pay a Parking In-Lieu Fee to compensate for the loss of these two on-street parking spaces.

Trees and Landscaping

A tree survey was conducted by Urban Tree Management, Inc., which evaluated the size, species, and condition of each tree on the site. There are five existing Heritage trees on the site. The applicant is requesting to remove two Heritage trees, including one black acacia tree (Tree No. 4) and one ash tree (Tree No. 5). The trees are categorized as being in poor condition and/or having poor structure and are recommended for removal due to their overall health, structure, and proximity to the excavation of the site for the underground parking garage. The required replacement ratio for the Heritage trees proposed to be removed is 2:1, resulting in a total of four new 24" box replacement trees. The applicant is also proposing to plant two new street trees along the Hope Street frontage to match the existing street trees in the public right-of-way.

The conceptual landscape plan identifies a landscaping strip around the periphery of the project site. A 15' landscape buffer is provided at the rear, adjacent to the condominium complex along the rear property line. Rear landscaping includes various existing retained and new 24" box trees along with a variety of shrubs and ground cover. The project includes a nicely designed central courtyard with two 24" box trees along with shrubs in landscape planters, seating, and a fireplace.

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

Tree Canopy Coverage

	Canopy Coverage
Existing Trees	15%
Retained + New After 5 Years	9%
Retained + New After 10 Years	15%

Green Building Features

The project must meet the mandatory measures of the California Green Building Standards Code and achieve a score of at least 110 GreenPoint Rated points. A GreenPoint rating of 135 points is proposed for the project. Some green features of the project will include: green building design to ensure water and energy conservation;

diversion of 65 percent of construction and demolition waste; smart stormwater street design; water-efficient landscaping and minimization of turf areas; electric vehicle charging connections in the parking lot; ENERGY STAR rated appliances; and preplumbing for solar water heating and future photovoltaic installations.

Tenant Relocation

The project does not involve any tenant relocation. Prior to demolition in 2017, the original three units on-site were vacant since 2014.

Tentative Map

The project proposes a tentative map for condominium purposes for nine 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 Vesting 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 \$7.075 million, and the City’s share of property taxes is approximately \$9,200 per year. If the site were developed, the City would receive approximately \$13,600 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. A BMR In-Lieu Fee of 3 percent of the gross sales price of each unit will be paid to the City upon the close of escrow of each unit as the required BMR In-Lieu Fee results in a fractional unit. Based on an expected average sale price of approximately \$1.95 million for each unit, this would result in a total payment of \$526,500 to the City.

The estimated Park Land Dedication In-Lieu Fee will be approximately \$972,000 (or \$108,000 per unit) in accordance with Chapter 41 of the City Code, to be paid prior to the issuance of building permits. Because the project is less than 50 units, park land dedication cannot be required.

CONCLUSION

The proposed nine-unit, multi-family project is consistent with the Subdivision Map Act, General Plan, Zoning Ordinance, and Downtown Precise Plan. Staff recommends that the City Council adopt the attached resolutions, including the conditions of approval for approval of the Planned Community Permit, Provisional Use Permit, Heritage Tree Removal Permit, and Tentative Subdivision Map.

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.

ALTERNATIVES

1. Approve the project with modified conditions.
2. Refer the project back to the Development Review Committee and/or Zoning Administrator for additional consideration.
3. Deny the project and/or deny the map.

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, as was the Old Mountain View Neighborhood Association.

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- Attachments:
1. Resolution for Planned Community Permit, Provisional Use Permit, and Heritage Tree Removal Permit with Recommended Conditions of Approval
 2. Resolution for Tentative Map with Recommended Conditions of Approval