

CITY OF MOUNTAIN VIEW**ENVIRONMENTAL PLANNING COMMISSION
STAFF REPORT
DECEMBER 4, 2019****5. PUBLIC HEARINGS**

- 5.1 Public Hearing for Consideration of a General Plan Map Amendment from General Industrial to Medium-Density Residential, Zoning Map Amendment from R3-2sd (Multiple-Family Residential) and MM-40 (General Industrial) to R3-2 (Multiple-Family Residential), Planned Unit Development Permit and Development Review Permit to Construct a Nine-Unit Rowhouse Development, Heritage Tree Removal Permit to Remove Six Heritage Trees; Tentative Map for Nine Residential Condominium Units; and an Initial Study and Mitigated Negative Declaration for the Sierra Vista Rowhouse Project located at 851 and 853 Sierra Vista Avenue**

RECOMMENDATION

That the Environmental Planning Commission (EPC):

1. Recommend that the City Council Approve the Initial Study, Draft Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the Sierra Vista Rowhouse project in accordance with the California Environmental Quality Act (Exhibit 1 to the staff report);
2. Adopt a Resolution Recommending that the City Council Approve a General Plan Map Amendment for the Properties Located at 851 and 853 Sierra Vista Avenue from General Industrial to Medium-Density Residential, to be read in title only, further reading waived (Exhibit 2 to the staff report);
3. Adopt a Resolution Recommending that the City Council Approve a Zoning Map Amendment for the Properties Located at 851 and 853 Sierra Vista Avenue from R3-2sd (Multiple-Family Residential) and MM-40 (General Industrial) Districts to the R3-2 (Multiple-Family Residential) District, to be read in title only, further reading waived (Exhibit 3 to the staff report);
4. Adopt a Resolution Recommending the City Council Conditionally Approve a Planned Unit Development Permit and Development Review Permit to Construct a Nine-Unit Rowhouse Development and Heritage Tree Removal

- Permit to Remove Six Heritage Trees at 851 and 853 Sierra Vista Avenue, to be read in title only, further reading waived (Exhibit 4 to the staff report); and
5. Adopt a Resolution Recommending the City Council Conditionally Approve a Tentative Map for Nine Residential Condominium Units Located at 851 and 853 Sierra Vista Avenue, to be read in title only, further reading waived (Exhibit 5 to the staff report).

PUBLIC NOTIFICATION

The Commission's agenda is advertised on Channel 26, and the agenda and this report appear on the City's Internet website. All property owners and residents within a 750' radius and other interested stakeholders were notified of this meeting. Staff will send a separate notification for the future City Council meeting regarding this item.

BACKGROUND AND ANALYSIS

Project Site

The 0.56-acre project site is located on the northeast corner of Sierra Vista Avenue and Colony Street. Surrounding uses include three-story rowhouse projects to the east and south (across Colony Street), and one- and two-story single-family homes to the north and west (across Sierra Vista Avenue). There is a City park located just to the north of the site, at the southeast corner of Plymouth Street and Sierra Vista Avenue. The project site is currently developed with three single-family homes and a small industrial/warehouse building which would be demolished for the project.



Location Map

Previous Hearings and Meetings

Development Review Committee (DRC)

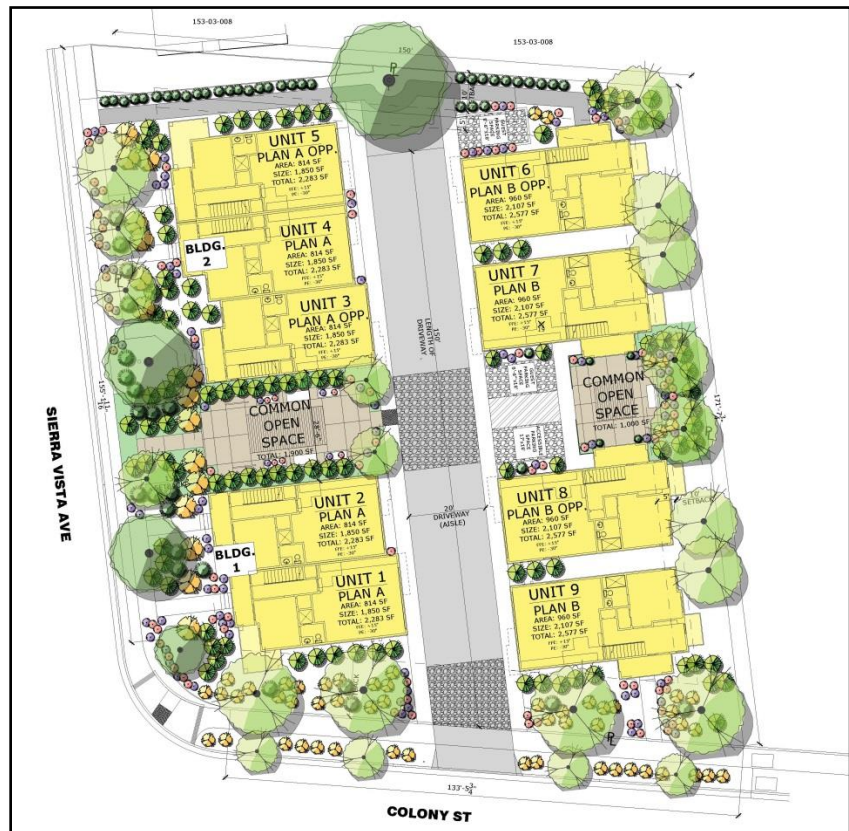
The project was reviewed by the DRC in April 2019 and August 2019. The DRC recommended approval of the project with design conditions. The applicant has begun to address these conditions and will continue to work with staff to refine these elements through the building permit process.

ANALYSIS

Project Description

The project proposes to redevelop the site with nine ownership rowhome units, private driveway, guest parking spaces and two common open space areas. All nine units are four-bedroom units and range in size from 2,283 to 2,577 square feet (see Exhibit 6 – Project Plans).

The proposed site layout consists of units facing Sierra Vista Avenue, Colony Street, and the common space areas. The site's driveway access is from Colony Street and serves the garages of all nine units. Internal side-walks along the driveway and from the public streets connect to the units, common open space areas, and provide a pedestrian route to the internal portions of the site, where the garages and guest parking are located.



Site Plan

The architectural style of the development is traditional with Craftsman elements, such as porches and balconies, composition shingles, railings and porch columns with stone bases, and gable and shed roof forms; architectural details include corbels, and brackets. Units are differentiated through massing, exterior materials, projections and offsets, porch elements, exterior materials, and color, including the rear side and rear elevations for visual interest. The site is laid out with visible front doors and substantial porches facing the street. In addition, front doors and porches also face common open areas. The proposed architecture is compatible with the varied architectural styles in the neighborhood.



View from Colony Street and Sierra Vista Avenue Intersection

The project would demolish the existing three single-family homes and a small industrial/warehouse building on the site. To facilitate the proposed project, a General Plan Amendment and Zoning Map Amendment are proposed, as discussed in more detail later in this report.

Gatekeeper Exemption

The project site is comprised of two properties and three parcels. One of the properties is developed with three single-family homes which has a current General Plan Land Use Designation of Medium-Density Residential (13 to 25 du/acre) and R3-2sd (Multiple-Family Residential—Special Design Overlay) Zoning Designation. The other property is an industrial island with a warehouse use. This property has a current General Plan Land Use Designation of General Industrial and MM-40 (General Industrial) Zoning Designation.

The project is utilizing the Gatekeeper exemption provision under Sections 36.52.15 and 36.52.55—Special Application Requirements. The project site is under

two acres in total size, owned by a single entity, it is within more than one zoning districts, and it is abutting an existing residentially zoned property, and proposed for conversion from an industrial to a residential Zoning Designation. Therefore, the project is exempt from the Gatekeeper authorization process.

General Plan and Zoning Amendment

As discussed above, the two properties that comprise the project site are currently under two separate General Plan and Zoning Designations. The project includes a proposed General Plan Map Amendment to change the southern portion of the project site to Medium-Density Residential (13 to 25 du/acre) and the Zoning Designation of the entire project site to R3-2 (see Exhibits 2 and 3).



General Plan Amendment Map



Zoning Amendment Map

The southern half of the project site is industrial and has a current General Plan Land Use Designation of General Industrial and MM-40 (General Industrial) Zoning Designation. The northern portion of the project site has a current General Plan Land Use Designation of Medium-Density Residential (13 to 25 du/acre) and R3-2sd (Multiple-Family Residential – Special Design Overlay) Zoning Designation.

Over the years, the surrounding area has gone through slow conversion from Industrial to Residential land uses. The subject property is the last industrial piece in this area completely surrounded with multi-family residential developments. Therefore, conversion from industrial to residential Land Use and Zoning Designation will bring consistency with the surrounding uses.

The proposed rowhouse development has a density of 16 dwelling units per acre, which is consistent with the proposed Medium-Density Residential Land Use

Designation, which allows multi-family residential uses at 13 to 25 dwelling units per acre. The proposed General Plan Amendment aligns with City objectives to provide additional housing opportunities.

The R3 Zoning District allows rowhouse developments consistent with the Rowhouse Guidelines. The proposed development complies with all of the Rowhouse Standards, and no exceptions are requested. The following table shows the project's compliance with the Rowhouse Development Standards:

Standard	Requirement	Proposed
Maximum Units	9 units maximum	9 units
Floor Area Ratio	0.90 maximum	0.89
Front Setback	15' minimum	15' minimum on all three stories
Side Setbacks	10' minimum for the first and second story; 15' minimum for the third story	10' minimum on the first story and 15' minimum on second and third stories
Rear Setbacks	15' minimum for the first two stories; 15' minimum for the third story	15' minimum on all three stories
Building Coverage	35% maximum	34%
Height	45' maximum 36' maximum to wall plate	37'5" 30'4"
Open Area	35% minimum 100 square feet minimum per unit private open space	46% 190 square feet per unit (139 square feet average)
Parking	2 covered spaces per unit + 0.3 guest space minimum (21 total required)	2 car garages + 3 guest spaces (21 total spaces)

Parking

The minimum vehicle parking requirement is 2.3 spaces per rowhouse unit (two spaces are to be provided for each unit and the 0.3 space is for guest parking). The 9 units require 18 spaces in garages and 3 guest spaces, for a total of 21 spaces. The project proposes 21 parking spaces, which meets the minimum parking requirement. The bicycle parking requirement is 1 space per unit (which can be located in the garage) and 1 space for every 10 units to be located in an accessible area for guests. Bicycle parking for each unit is provided in the garages, and four bike racks are located in the common areas for guests.

Open Space and Trees

The project contains approximately 14,188 square feet of open space, including two centrally located 2,900 square foot common open-space courtyard areas, which meets the minimum 35 percent open-space requirement. The common area includes site amenities such as benches, special paving, and landscaping.

A tree survey was completed for the project site by Kielty Arborist Services, 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 project site has a total of 20 existing trees, including 9 Heritage trees and 11 non-Heritage trees. The applicant is proposing to remove 6 Heritage trees and 10 non-Heritage trees due to poor health and conflict with the proposed buildings and utilities. As part of the project, the applicant will be planting 21 new trees.

The proposed tree removal is necessary for the buildout of the project based on achieving the required density and meeting the site planning design requirements of the Rowhouse Guidelines. A majority of the trees proposed to be removed are experiencing poor health and structure.

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

Tree Canopy Coverage

Existing Canopy	21%
Retained + New After 5 Years	16%
Retained + New After 10 Years	33%
Full Maturity	57%

This project would not be subject to the City's Community Stabilization and Fair Rent Act (CSFRA) and Tenant Relocation Assistance Ordinance (TRAO) because each of the single-family homes on site is on a separate parcel of land.

Tentative Map

The project proposes a tentative map for condominium purposes for nine residential units and a common lot. 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 Exhibit 5 – Resolution for Tentative Map).

ENVIRONMENTAL REVIEW

An Initial Study was prepared for the proposed project in conformance with the California Environmental Quality Act (CEQA) Guidelines, and the analysis has determined that implementation of the mitigation measures and Conditions of Approval for this project would reduce all significant impacts to a less-than-significant level under CEQA; therefore, the proposed project would not have a significant impact on the environment, and a Mitigated Negative Declaration is recommended.

The public review period for the Initial Study and proposed Mitigated Negative Declaration was from October 30, 2019 to November 19, 2019 (see Attachment 1 – Initial Study/Mitigated Negative Declaration). No comments were received during the public review period.

NEXT STEPS

The EPC recommendation from this public hearing will be forwarded to the City Council for consideration at a public hearing tentatively scheduled in January 2020.

CONCLUSION

The project supports General Plan policies for neighborhood character and street presence, is consistent with the land use and development direction in the General Plan, and is in compliance with the Zoning Ordinance, Rowhouse Guidelines, and Subdivision Map Act. The proposal promotes a well-designed development that is compatible and harmonious with surrounding uses and developments; it is also

consistent with other existing, under-construction, and proposed projects in the area. The proposal promotes a well-designed development that is compatible with and harmonious with surrounding uses and developments and is consistent with other existing and proposed projects in the area. The project adds ownership housing but does displace tenants in units which are not rent-controlled.

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 R3-2 Zoning District, including all the requirements applicable to the property; and with the Subdivision Map Act.

Prepared by:

Diana Pancholi
Senior Planner

Approved by:

Stephanie Williams
Planning Manager/
Zoning Administrator

DP/2/CDD
807-12-04-19SR

- Exhibits:
1. Project Initial Study, Draft mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program
 2. Resolution Recommending that the City Council Approve a General Plan Map Amendment
 3. Resolution Recommending that the City Council Approve a Zoning Map Amendment
 4. Resolution Recommending that the City Council Approve a Planned Unit Development, Development Review Permit, and Heritage Tree Removal Permit
 5. Resolution Recommending that the City Council Approve a Tentative Map
 6. Project Plans