



DATE: January 21, 2014

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Planned Unit Development and Tentative Map for 111-123 Fairchild Drive**

RECOMMENDATION

1. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit for an 18-Unit Residential Development and a Heritage Tree Removal Permit to Remove Eight Heritage Trees At 111-123 Fairchild Drive, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution Conditionally Approving a Tentative Map to Subdivide a 1.0-Acre Lot into 18 Residential Lots and 2 Common Lots with a Shared Driveway, Guest Parking, and Landscaping at 111-123 Fairchild Drive, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Project Site

The project site is a 1.0-acre lot (see Attachment 3 – Location Map) located at the corner of Evandale Avenue, Tyrella Avenue, and Fairchild Drive. The General Plan Land Use Designation is Medium-Density Residential (13 to 25 units per acre) and the zoning designation is the P(32) Evandale Precise Plan area. The project site contains six residential units and five industrial buildings constructed in the late 1940s. The surrounding land uses include Highway 101 to the north; a two-story, residential development south across Evandale Avenue; one- and two-story residential across Tyrella Avenue to the west; and RV park and former single-story motel to the east.

Evandale Precise Plan

The project is located in the Evandale Precise Plan area, which consists of properties just south of Highway 101 between Moffett Boulevard and Whisman Road. The Evandale Precise Plan allows a maximum density of 20 to 25 units per acre for lots less than 2.5

acres. The project meets the density allowed by the Precise Plan. The Precise Plan encourages residential redevelopment of nonresidential and lower-density residential sites.

ANALYSIS

The applicant, MV Fairchild Investors, LLC, is proposing a three-story, 18-unit attached rowhouse project with a loop alleyway system that provides access to the garages. Approximately 3,600 square feet of common open space is located between Tyrella Avenue and Building 2, exceeding the minimum requirement of 1,800 square feet.

The project site is unusual because it has three street frontages. The project is designed with front doors facing Fairchild Drive and Evandale Avenue, while Tyrella Avenue is framed by the common open space for the project. Staff supports the open space adjacent to Tyrella Avenue because this design integrates the project into the surrounding neighborhood by improving the view shed into the interior of the project and introduces green space into the neighborhood. The drawback to having the open space adjacent to the street is some of the garages are visible from the street.



The applicant is proposing a Spanish style with stucco siding and tile roof. The applicant also proposes wood rafters, wood shutters, foam window trim, wood front doors, wood garage doors, and wrought iron pot shelf frame. The neighborhood is a mix of architectural styles, one- and two-story building heights, and unit types (single-family and multi-family units).



The applicant proposes tandem parking for 4 of the 18 units. The Rowhouse Standards and Guidelines allow up to 50 percent of the required (nonguest) to have tandem parking. The project meets the guidelines because 33 percent of the residential parking will be tandem.

Exceptions

The project was reviewed for conformance with the Rowhouse Standards and Guidelines (adopted by the City Council in 2004) and the Municipal Code. The project meets the City's fundamental standards and guidelines, particularly related to front doors facing public streets and centrally located common open space. The applicant is seeking two minor exceptions from the Rowhouse Standards and one exception from the Municipal Code.

First, the applicant proposes a side-yard setback of 12' to 14' rather than the required 15' for three stories along the west property line for the end units of Buildings 1 and 3. The length of the west property line is 310' while the encroachment is a total of 80' (40' for two units). Staff supports the encroachment because the encroachment would occur only along about one-quarter of the west property line.

Second, the applicant is proposing six of the units with 86 square feet of private open space in lieu of the required 100 square feet. Staff supports the exception because the proposed common open space is almost twice as much as required by the Rowhouse Guidelines.

Finally, the applicant is proposing an exception to the depth of the garages. The City's Municipal Code (parking section) requires a minimum inside dimension depth of 20' for covered parking spaces. Thus, a tandem space garage with two spaces would need

to provide a depth of 40'. However, the applicant proposes a garage depth of 38' instead of the required 40' for the tandem garages. Staff believes the 38' garage depth is sufficient to accommodate two vehicles and supports the exception. As an alternative, the applicant could extend the garage an additional 2', but the applicant would need to reduce the size of the units in order to meet the FAR requirements for the project site.

Trees

The project site has eight Heritage trees. The applicant is proposing to remove all the Heritage trees because the project arborist has determined the trees are not healthy enough to survive the construction or move to another part of the site. As part of the project, the applicant will be planting 55 replacement trees. Based on the arborist report and the number of replacement trees, staff supports the Heritage Tree Removal Permit.

Existing Canopy	28%
Postconstruction Canopy	2%
5 Years after Construction	17%
10 Years after Construction	34%
Full Maturity	39%

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.

In the short term, the project will result in a significant reduction of the canopy coverage, but within 10 years, the canopy will exceed its current state and eventually grow to cover about 39 percent of the site.

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 be displacing six 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 requires the following relocation assistance for eligible tenants:

1. A written notice to all tenants 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 Development Review Committee (DRC) reviewed the project at two meetings: February 20, 2013 and July 11, 2013. The DRC requested at their February 20 meeting that the applicant improve the individuality of the units and provide better materials for the buildings. The applicant revised the plans accordingly, which the DRC reviewed at their July 11, 2013 meeting and recommended approval.

Subdivision Committee

On December 18, 2013, 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 18, 2013, the Zoning Administrator held a Public Hearing on the project and recommended approval. No one from the public spoke at the meeting.

Environmental Review

An Initial Study and Draft Mitigated Negative Declaration were prepared for the project (see Attachment 6—Initial Study and Draft Negative Declaration). The Initial Study identified impacts to air quality, biology, cultural resources, hazards and

hazardous materials, and noise. Mitigations have been identified to reduce the impacts to less than significant. The mitigation measures have been incorporated into the conditions of approval for the project. A Mitigation Monitoring Plan has been created to ensure compliance with conditions of project approval during project implementation (see Attachment 7 – Mitigation Monitoring Plan).

FISCAL IMPACT

The subject site has a total assessed value of \$1,602,989 and contributed \$20,390 in property taxes to the County of Santa Clara in the 2012-13 tax years. The City's share is approximately \$2,564 per year. If the site were developed with 18 residential units with an average sales price of approximately \$800,000, the estimated valuation would be approximately \$14,400,000 from which the City would receive approximately \$20,475 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 \$432,000.

The estimated Park Land Dedication In-Lieu Fee will be approximately \$421,200 in accordance with Chapter 41 of the City Code to be paid prior to the issuance of building permits.

CONCLUSION

The Zoning Administrator found that the project was consistent with the General Plan, the Evandale Precise Plan, and the Rowhouse Guidelines and would result in a well-designed residential project. The Zoning Administrator recommended approval of the Planned Unit Development Permit and Heritage Tree Removal Permit. The project meets the objective of the Precise Plan by replacing lower-density residential buildings and nonresidential buildings with 18 residential units.

ALTERNATIVES

1. Approve the project with modified conditions, such as increasing the depth of the garages to meet the 40' standard.
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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SP-PG/7/CAM
804-01-21-14CR-E

- Attachments:
1. Resolution for Planned Unit Development 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
 6. Initial Study and Draft Negative Declaration
 7. Mitigation Monitoring Plan