



DATE: August 25, 2020

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Gatekeeper for 1020-1040 Terra Bella Avenue**

RECOMMENDATION

Authorize the assignment of staff resources for consideration of a Zoning Map Amendment, General Plan Land Use Map Amendment, and General Plan text amendment to allow redevelopment of an existing personal storage facility site with new personal storage buildings and 105 affordable housing units located at 1020-1040 Terra Bella Avenue.

BACKGROUND

Gatekeeper Process

The Permit Streamlining Act (State law) requires a city to process any development application submitted by a property owner/applicant that complies with City zoning and General Plan regulations. The Permit Streamlining Act does not apply to an application that requires legislative actions such as General Plan, Precise Plan, and/or zoning amendments.

In these cases, the City Code gives the City Council the authority to control the processing of these applications based on available resources and consistency with City policies. This Council authorization is commonly referred to as the "Gatekeeper" process. Council can authorize staff to work on the proposal, defer staff work to a later date, or reject the study of a proposal based on the availability of staff resources and the proposal's alignment with other City policies.

Gatekeeper Timing

In November 2019, Council provided direction to allow the submission of a Gatekeeper application for a joint Public Storage and Alta Housing (formerly Palo Alto Housing) affordable housing and personal storage redevelopment project at 1020-1040 Terra Bella

Avenue. In early 2020, during the mid-year goal-setting discussion, Council decided to defer consideration of all Gatekeepers to fall 2020, but provided direction to continue the submission of this Gatekeeper application due the project's affordable housing component. The timeframe for all Gatekeepers has since been deferred to fall 2021 in light of the ongoing COVID-19 pandemic. This item was originally scheduled to be heard by Council earlier this year, but was deferred due to COVID-19 disruptions in public hearing dates and priority considerations for the City.

ANALYSIS

It should be noted that the Gatekeeper request under consideration has only undergone a cursory review for the purpose of preparing this report. Detailed analysis, including compliance with General Plan goals, policies, site and architectural design, and other City policies, regulations, and guidelines, will only begin in earnest if Council authorizes City resources to review these applications. Authorization of a Gatekeeper request does not presume staff or Council support of the project.

Address: 1020-1040 Terra Bella Avenue

Applicant: Public Storage and Alta Housing

Site and/or Planning Area: Moffett/Whisman

Existing GP Designation: General Industrial

Existing Zoning District: General Industrial (MM)



Proposal

The applicants are seeking Gatekeeper authorization for staff consideration of a rezoning of the entire site to P (Planned Community), a General Plan designation change for the housing site to High-Density Residential (36 to 80 dwelling units per acre), and General Plan text amendment to allow greater industrial intensities under the General Industrial designation. The proposed amendments would support a new development project which includes the redevelopment of the approximately 4.8-acre project site with 105 affordable family units and two new personal storage buildings (see Attachment 1 and Attachment 2).

The project site includes two properties located on the northwest corner of Terra Bella Avenue and San Rafael Avenue. The proposal would rearrange the current property

configuration so that the housing site, which currently fronts primarily on San Rafael Avenue, would be along Terra Bella Avenue, and the storage facility would be behind this adjacent to the freeway. To facilitate this and allow a larger housing site, Public Storage would donate approximately 0.5 acre to Alta Housing, which increases the number of affordable housing units that could be built on the current property owned by Alta Housing from approximately 56 units to 105 units.

With the donation of 0.5 acre, Public Storage would redevelop the remainder of their site with two five-story personal storage buildings and new site improvements and landscaping. This would be done in two phases to allow completion of one of the new buildings for occupancy by existing customers and then demolition of the second phase and construction of the second building. To facilitate the phasing of the project, Public Storage would be seeking approval of a Development Agreement as part of the entitlements in order to lengthen the entitlement period beyond the allowed entitlement length of two years. Alta Housing would develop a seven-story, 105-unit, 100 percent affordable housing community. Alta Housing is also intending to apply for funding through the City's Notice of Funding Availability (NOFA) process if Council authorizes the Gatekeeper.

Review Criteria

- Is the project in a General Plan Change Area? The project is not in a General Plan Change Area. However, the project is in the Terra Bella Vision Plan area, which was reviewed but not ultimately adopted by the Council in 2019. The land uses for the two sites are generally consistent with that of the Terra Bella Vision Plan but are proposing greater intensity (heights and FARs) to facilitate the affordable housing project.
- Does the project provide affordable housing on-site? The project would include a 100 percent affordable housing development with 105 affordable units.
- Is tenant relocation required? The project would not include any residential tenant relocation as there are no residential units on-site.
- Is the project near public transit or commercial services? The project is close to transit and commercial services, including the MVgo shuttle station near the intersection of Terra Bella Avenue and Shoreline Boulevard and the Bailey Park Shopping Center approximately one-half mile south of the site on Shoreline Boulevard. The site is located in the Mountain View Whisman School District and Mountain View Los Altos Union High School District and is currently served by

Theuerkauf Elementary School, Crittenden Middle School, and Mountain View High School.

- Does the project dedicate park land? The project would not include any park land area.

Next Steps

Staff recommends that Council authorize the assignment of staff resources for consideration of a Zoning Map Amendment, General Plan Land Use Map Amendment, and General Plan text amendment to allow redevelopment of this site with new personal storage buildings and 105 affordable housing units located at 1020-1040 Terra Bella Avenue.

ALTERNATIVES

1. Defer consideration of the Gatekeeper to a future date.
2. Do not authorize the Gatekeeper request.

PUBLIC NOTICING

The City Council's agenda is advertised on Channel 26, and the agenda and this report appear on the City's website. All property owners within a 750' radius and other interested stakeholders were notified of this meeting.

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- Attachments:
1. Gatekeeper Request Letter
 2. Project Plans