

CITY OF MOUNTAIN VIEW
ENVIRONMENTAL PLANNING COMMISSION
RESOLUTION NO.
SERIES 2017

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL CONDITIONALLY APPROVE A PLANNED COMMUNITY PERMIT AND A DEVELOPMENT REVIEW PERMIT TO CONSTRUCT 62 AFFORDABLE UNITS TO REPLACE 12 OF EXISTING AFFORDABLE UNITS AT AN EXISTING AFFORDABLE HOUSING COMMUNITY (SHOREBREEZE APARTMENTS), AND A HERITAGE TREE REMOVAL PERMIT FOR THE REMOVAL OF 22 HERITAGE TREES ON A 5.3-ACRE PROJECT SITE LOCATED AT 460 NORTH SHORELINE BOULEVARD

WHEREAS, an application was received from MidPen Housing, for a Planned Community Permit and Development Review Permit for the construction of 62 affordable units to replace 12 of the existing affordable units and a Heritage Tree Removal Permit for the removal of 22 Heritage trees on a 5.3-acre project site; and

WHEREAS, the Environmental Planning Commission held a public hearing on December 6, 2017 on said applications and recommended approval to the City Council subject to the required findings; and

WHEREAS, an Initial Study/Negative Declaration and technical studies were prepared for the project, and circulated for public review for 20 days consistent with the California Environmental Quality Act (CEQA) Guidelines, and included findings incorporated herein by reference; and

WHEREAS, an Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was prepared for the project and was circulated for public review for 10 days pursuant to the National Environmental Policy Act (NEPA) and included findings incorporated herein by reference;

NOW, THEREFORE, BE IT RESOLVED by the Environmental Planning Commission of the City of Mountain View:

1. That the Environmental Planning Commission hereby recommends the City Council approve the Planned Community Permit pursuant to the following required findings in Section 36.50.55 of the City Code:

a. The proposed use or development is consistent with the provisions of the 460 Shoreline Boulevard Precise Plan, or, if no Precise Plan exists for the subject area, the proposal clearly demonstrates superior site and building design and

compatibility with surrounding uses and development since the project complies with all applicable development standards outlined in the 460 Shoreline Boulevard Precise Plan for this site, including the use, density, and parking, with approval of the requested amendments to allow an increase from 125 units to 170 units, and an increase in density from the 37 dwelling units allowed to 50 units on the 3.37 acres, or 32 units, including the SFPUC property. The three-story massing although higher than the adjacent two-story buildings, includes architectural details to decrease mass, a third-story step-back from the closest adjacent residential development and the height is by 9' less than the maximum allowed;

b. The proposed use or development is consistent with the 460 Shoreline Boulevard Land Use Designation of the General Plan and the R-3 - Multiple-Family Medium-Residential Density Zoning Development Standards as a guideline in terms of density, FAR, setbacks, height, and open space;

c. The proposed uses and development will not be detrimental to the public interest, health, safety, convenience, or welfare because the site plan and architecture are compatible with surrounding uses and development because the project includes private and common open space for recreation and gathering spaces for residents, the driveway and site design support emergency vehicle access, and well-lighted safe pedestrian pathways supports walkable connections within the neighborhood;

d. The proposed project promotes a well-designed development that is harmonious with existing and planned development in the surrounding area because it conforms to the 460 Shoreline Boulevard Precise Plan in terms of density and parking, and the R-3 Zoning Development Standards in terms of scale and character, it incorporates elements of the existing development on the site and features found in nearby residential development such as balconies, private open space and common open space, pedestrian pathways, and attractive landscaping with amenities such as benches, and the project provides sufficient setbacks and attractive wall-plane and roof line variation to break up the mass; and

e. The approval of the Planned Community Permit for the proposed project complies with the California Environmental Quality Act (CEQA) because an Initial Study/Negative Declaration and technical studies were prepared for the project and circulated for public review, and the analysis resulted in a Negative Declaration that there would be no significant environmental impacts as a result of the project.

f. The approval of the Planned Community Permit for the proposed project complies with the National Environmental Policy Act (NEPA) because an Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was

prepared for the project and it was determined that the project would not result in a significant impact on the quality of human environment.

2. That the Environmental Planning Commission hereby recommends the City Council approve the Development Review Permit pursuant to the following required findings in Section 36.44.70 of the City Code:

a. The project complies with the general design considerations as described by the purpose and intent of the Zoning Ordinance, the General Plan, and any City-adopted design guidelines since it complies with the Medium-Density Residential Land Use Designation of the General Plan and the Zoning Code; is well-designed and integrated with the existing neighborhood character since the project complies with all applicable development standards outlined in the 460 Shoreline Boulevard Precise Plan for this site. The three-story massing although higher than the adjacent two-story buildings includes architectural details to decrease mass, a third-story step-back from the closest adjacent residential development and the height is 9' less than the maximum allowed;

b. The architectural design of structures, including colors, materials, and design elements (i.e., awnings, exterior lighting, screening of equipment, signs, etc.), is compatible with surrounding development because it conforms to the R-3 Zoning Development Standards in terms of scale and character, it incorporates elements of the existing development on the site and features found in nearby residential development such as balconies, private open space and common open space, pedestrian pathways, and the project provides sufficient setbacks and attractive wall-plane and roof line variation to break up the mass, materials and colors include a both stucco and brown and neutral color wood-look horizontal exterior siding, wood railings and balconies and metal details to vary the stucco areas, and attractive trellis' as a focal point for entries;

c. The location and configuration of structures, parking, landscaping, and access are appropriately integrated and compatible with surrounding development, including public streets and sidewalks and other public property;

d. The general landscape design ensures visual relief, complements structures, provides an attractive environment, and is consistent with any adopted landscape program for the general area by including a well-designed landscape plan with a variety of replacement tree types and a well-designed, common open space area which includes landscape furniture. The site design preserves 22 existing Heritage trees, and the landscape palette complies with the Water Conservation and Efficiency Regulations;

e. The design and layout of the proposed project will result in well-designed vehicular and pedestrian access, circulation, and parking by providing a two-way circular driveway for access to the eight buildings, garages, and parking, and is adequate for emergency services with most units facing onto a landscaped, common, open space area in the center of the development, and by providing the required number of parking spaces; and

f. The approval of the Development Review Permit for the proposed project is in compliance with the California Environmental Quality Act (CEQA) because an Initial Study/Negative Declaration and technical studies were prepared for the project and circulated for public review, and the analysis resulted in a Negative Declaration that there would no significant environmental impacts as a result of the project.

g. The approval of the Planned Community Permit for the proposed project complies with the National Environmental Policy Act (NEPA) because an Environmental Assessment/Finding of No Significant Impact (EA/FONSI) was prepared for the project and it was determined that the project would not result in a significant impact on the quality of human environment.

3. That the Environmental Planning Commission hereby recommends the City Council approve the Heritage Tree Removal Permit pursuant to the following required findings in Section 32.35 of the City Code:

a. It is appropriate and necessary to remove the trees due to the condition of the trees with respect to age of the trees, proximity to existing or proposed structures and foundation, and interference with utility services and drainage (a bioswale on the southern property line) because, and confirmed by the arborist report prepared by HortScience, Inc., dated April 2017, the trees proposed to be removed are within the building footprints, roadways, parking, emergency road access, or drainage, or would be impacted by grading or utilities.

b. It is appropriate and necessary to remove the trees in order to construct the improvements and/or allow reasonable and conforming use of the property when compared to other similarly situated properties because the buildout of the properties, with a new circular driveway and a new site design, cannot avoid removing trees. Many of the trees are located on the property line. Twenty-five (25) Heritage trees will be preserved and 22 will be removed.

c. It is appropriate and necessary to remove the trees based on the nature and qualities of the trees as Heritage trees, including maturity, aesthetic qualities such as canopy, shape and structure, majestic stature, and visual impact on the neighborhood.

d. It is appropriate and necessary to remove the trees to implement good forestry practices such as, but not limited to, the number of healthy trees a given parcel of land will support, the planned removal of any tree nearing the end of its life cycle, and replacement with young trees to enhance the overall health of the urban forest.

e. Removal of the trees will not adversely affect the topography of the land or create soil erosion through diversion or increase flow of surface waters.

f. Removal of the trees will not adversely affect the remaining number, species, size, and/or location of existing trees on the site or in the general vicinity.

g. Removal of the trees will not adversely affect the shade, noise attenuation, protection from wind damage and air pollution, historic value, or scenic beauty of the area, nor shall the removal adversely affect the general health, safety, prosperity, and general welfare of the City as a whole as replacement trees are required 2:1, with 24" box trees and within 10 years the tree canopy will equal the existing.

h. The approval of the Heritage Tree Removal Permit for the removal of 35 Heritage trees complies with the California Environmental Quality Act (CEQA) because an Initial Study/Negative Declaration and technical studies were prepared for the project and circulated for public review, and the analysis resulted in a Negative Declaration that there would no significant environmental impacts as a result of the project.

4. That the Planned Community Permit, Development Review Permit, and Heritage Tree Removal Permit are recommended for approval subject to the applicant's fulfillment of all of the conditions which are attached hereto in Attachment A and incorporated herein by reference.

PB/7/CDD
815-11-15-17epcr-E

Attachment: A. Conditions of Approval