



DATE: May 8, 2018

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: **Rowhouse Development at 257 to 279 Calderon Avenue**

RECOMMENDATION

1. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit and a Development Review Permit to Construct a 16-Unit Rowhouse Development and a Heritage Tree Removal Permit to Remove Six Heritage Trees at 257 to 279 Calderon Avenue, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution Conditionally Approving a Vesting Tentative Map to Create Four Lots and Two Common Lots for Condominium Purposes at 257 to 279 Calderon Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

Project Site

The 0.91-acre project site is located on the northeast corner of Calderon Avenue and West Dana Street and is surrounded on all sides by residential land uses. The site is currently developed with 9 one- and two-story apartment units on one parcel built in the 1950s, and on the second parcel 3 two-story condominium units built in the 1980s.



Location Map

Proximity to Services

The Central Neighborhoods neighborhood offers a wide range of amenities for residents. Edith Landels Elementary School is located across West Dana Street to the southeast, and Graham Middle School is approximately one mile to the northwest. Downtown Mountain View with restaurants, commercial services, retail shops, a park, Library, Center for the Performing Arts, and the Transit Center, is approximately one mile to the west. The site is also near the Stevens Creek Trail, which leads to jobs and recreation in the North Bayshore Area.

A small shopping center is located at the corner of Calderon Avenue and Church Street approximately one-quarter mile to the south and the Grant Plaza Shopping Center is approximately one mile to the southeast, which provides a supermarket, restaurants, commercial services, and a gas station along El Camino Real.

Public Meetings and Hearings

Community Meeting

The applicant, SummerHill Homes, LLC, held one community meeting, on January 25, 2018. Approximately six people attended the meeting. Attendees of the meeting asked questions about the project, but no issues were raised concerning the project.

Development Review Committee

The project was reviewed by the Development Review Committee (DRC) on February 21, 2018, when they recommended approval of the project.

Zoning Administrator/Subdivision Committee

The project was reviewed by the Zoning Administrator and Subdivision Committee on April 25, 2018, where it was recommended for approval. No one spoke at the meeting regarding the project and no letters from the public have been received.

ANALYSIS

Project Description

The project proposes to redevelop the site with 16 ownership rowhome units in 4 three-story buildings (three to six units each), private driveway, guest parking spaces, and a centralized common open space area. The unit mix consists of 11 three-bedroom units and 5 four-bedroom units, which range in size from approximately 2,000 to 2,300 square feet (see Attachment 3 – Project Plans).



Site Plan

The proposed site layout consists of units facing West Dana Street, Calderon Avenue, and the central common space area. The site's driveway access is from Calderon Avenue and is designed as a two-way, internal loop street. Internal sidewalks along the driveway and two paseos connect to the units, common open space area, and provide a pedestrian route to the rear of the site, where the garages and guest parking is located.



Street View

The architectural style of the development is traditional with Craftsman elements, such as porches with columns and balconies; a mixture of wood shingles, horizontal siding, and stucco; wood railings; corbels; trellises; and gable, hip, and shed roof forms. Units are differentiated through massing, varied roof forms, projections and offsets, porch elements, and exterior materials and colors.

General Plan Designation

The site's General Plan designation is Medium-Density Residential (13 to 25 du/acre), and it is located in the Central Neighborhoods Planning Area. This area is composed of

a mix of different land uses, including single-family and multiple-family residential, industrial, office, public facilities, parks and downtown Mountain View.

In general, the proposed project is consistent with the General Plan’s vision for the area, including a residential project at 17 units per acre, and complies with the following General Plan Policies:

- **LUD 6.1: Neighborhood character.** Ensure that new development in or near residential neighborhoods is compatible with neighborhood character.
- **LUD 6.3: Street presence.** Encourage building facades and frontages that create a presence at the street and along interior pedestrian paseos and pathways.
- **LUD 9.1: Height and setback transitions.** Ensure that new development includes sensitive height and setback transitions to adjacent structures and surrounding neighborhoods.
- **LUD 10.1: Sustainable design and materials.** Encourage high-quality and sustainable design and materials.

Zoning Designation

The site’s zoning designation is R3-2 (Multiple-Family Residential). The R3 Zoning District allows rowhouse developments consistent with the Rowhouse Guidelines. The project complies with all of the Rowhouse Guidelines and no exceptions are requested. The following table shows the project’s compliance with the Rowhouse Guidelines Development Standards:

Standard	Requirement	Proposed
Maximum Units	17 maximum	16
Floor Area Ratio	0.9 maximum	0.9
Front Setback	15’ minimum	15’
Side Setbacks	10’ for first- and second-floor minimum 15’ for 3rd floor minimum	15’ 16’3.5”
Rear setbacks	10’ first- and second-floor minimum 15’ for third-floor minimum	34’11”
Building Coverage	35% maximum	34.62%

Standard	Requirement	Proposed
Height	45' maximum 36' to wall plate maximum	38'10.5" to 41'8" 30'4.5"
Open Area	35% minimum 100 s.f. per unit private minimum 100 s.f. per unit common minimum	35% 166 s.f. per unit (avg.) private 290 s.f. per unit common
Private Storage	164 c.f./unit minimum	164 cu ft. per unit
Parking	2 covered spaces per unit + 0.3 guest space minimum	2 car garages + 6 guest spaces

Parking

The project proposes two-car garages for each unit and six unenclosed guest parking spaces plus one accessible space are located at the rear of the site along the driveway. Bicycle parking spaces are provided in each garage, plus four bike racks in the common area.

Open Space and Trees

The project contains approximately 14,138 square feet of common open space, including a 27'x72' common open space are in the middle of the site along Calderon Avenue, which meets the minimum 35 percent open space requirement. The landscaped common open space includes amenities for residents, including seating and dining areas, in addition to flexible landscaped areas.

A tree survey was completed for the project site by HortScience, 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 proposes to retain a large, healthy oak tree in the common open space area and remove six Heritage trees. The typical replacement ratio for the removal of Heritage trees is 2:1 and the applicant is proposing 56 24" box and 1 36" box replacement trees, which represents a replacement ratio of approximately 9:1. Additionally, the planting plan includes 67 15-gallon trees for a total of 123 new on-site trees. The five existing street trees will be replaced as requested by the City Arborist as they are in poor condition and so are unlikely to survive construction impacts, close to the end of their life, not a good species for the site.

The proposed tree removal is necessary to achieve the site planning design requirements of the Rowhouse Guidelines. These organizing principles include maximizing the number of units facing the public street, centralized common open space, and a connected internal development circulation network with a loop circulation wherever possible rather than dead-end cul-de-sacs. The existing trees were planted in the landscape areas surrounding the existing buildings proposed to be demolished and are located in the proposed project’s building footprints, loop circulation street, and guest parking spaces.

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

Tree Canopy Coverage

	Canopy Coverage
Existing Trees	26.86%
Retained + New After 5 Years	19%
Retained + New After 10 Years	32.5%

Tenant Relocation

The existing 12 units on-site are covered under the Community Stabilization and Fair Rent Act (CSFRA). The project has begun implementing the provisions required under the City’s Tenant Relocation Assistance Ordinance (TRAO). Thus far, the following has taken place per the TRAO requirements:

- Notice of Intent went out to all twelve (12) households on October 11, 2017 via first-class and certified mail.
- An on-site community meeting was held on December 14, 2017.
- All tenants received an application and information detailing the City’s Tenant Relocation Ordinance (TRAO), eligibility requirements, and benefits. These were hand-delivered or mailed.
- To date, three (3) households have applied for a TRAO payment. Two (2) households have been determined eligible and one (1) household did not meet the income qualifications.

Status of Two Eligible Households, as of April 23, 2018:

- One vacated the unit on January 2, 2018 and received the full TRAO payment.
- One received 50 percent of the TRAO payment and is still in occupancy.

If the proposed project is approved, SummerHill estimates demolition of the existing apartment buildings in mid-2019.

Tentative Subdivision Map

The proposed Tentative Map for the project includes four lots for condominium purposes and two common lots for private streets and open space. 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 in-fill 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 current total assessed value of approximately \$1.4 (Fiscal Year 2017-18) and the current taxes paid to the City are \$2,200. If the site were developed with 16 residential units with an average sales price of approximately \$1.6 million, the City would receive approximately \$39,000 in additional property taxes per year.

The project is subject to the City’s Below-Market-Rate (BMR) Ordinance, which requires 10 percent affordable units. The City Council’s standard practice has been to accept in-lieu payment (3 percent of sale price) when units are priced above a threshold set by the BMR Program Administrative Guidelines. This threshold is currently approximately \$727,218. Therefore, the estimated BMR In-Lieu payment to the City for this project is approximately \$48,000 per unit or \$768,000 total.

The project proposes four net new units from what exists on the site today, and so will be required to pay additional Park Land Dedication In-Lieu fees, in accordance with Chapter 41 (Park Land Dedication or Fees In Lieu Thereof) of the City Code, estimated at \$192,000.

CONCLUSION

The Zoning Administrator recommends approval of the proposed 16 rowhouses and the Subdivision Committee recommends approval of the Vesting Tentative Map at 257 to 279 Calderon Avenue. The project supports General Plan policies for neighborhood character and street presence and is consistent with the land use and development direction in the General Plan and is in compliance with the Zoning Code and the Rowhouse Guidelines. The proposal promotes a well-designed development that is compatible with surrounding uses and developments and is consistent with other existing, under construction, and proposed projects in the area. The project adds ownership housing but does displace tenants in rent-controlled units.

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.

ALTERNATIVES

1. Approve the project with modified conditions.
2. Refer the project back to the DRC 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 300' radius were notified of this meeting.

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815-05-08-18CR-E

- Attachments:
1. Resolution for a Planned Unit Development Permit, a Development Review Permit, and a Heritage Tree Removal Permit with Conditions of Approval
 2. Resolution for a Vesting Tentative Map with Conditions of Approval and Vesting Tentative Map
 3. Project Plans