



DATE: November 12, 2014

CATEGORY: Public Hearing

DEPT.: Community Development

TITLE: 858 Sierra Vista Avenue

RECOMMENDATION

1. Adopt a Resolution Conditionally Approving a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to Construct a Four-Unit Residential Development and Remove Two Heritage Trees at 858 Sierra Vista Avenue, including a determination that the project is categorically exempt from the California Environmental Quality Act, to be read in title only, further reading waived (Attachment 1 to the Council report).
2. Adopt a Resolution Conditionally Approving a Tentative Parcel Map to Subdivide an Existing Lot Totaling 0.52 Acre Into Four Residential Lots and One Lot for a Common Driveway at 858 Sierra Vista Avenue, to be read in title only, further reading waived (Attachment 2 to the Council report).

BACKGROUND

The 25,654 square foot (0.52-acre) project site is located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) Zoning District (see Figure 1: Project Location). There is one single-family house (built in 1953) and two Heritage trees on the property (see Attachment 3— Location Map). The surrounding development is regulated by the same zoning district and includes two-story, small-lot, single-family homes to the north and to the south; single- and two-story apartment buildings to the west; a single-story duplex to the south; and Sierra Vista Park and single-story, single-family homes to the east. The applicant also constructed four small-lot, single-family homes on the adjacent property (888 Sierra Vista Avenue) to the north in 2006.



Figure 1: Project Location

ANALYSIS

The applicant, Paul Ryan and Jagpal, LLC, is proposing to redevelop the site with four small-lot, single-family, two-story homes, as well as a common driveway entrance and a pedestrian walkway to provide access through the site (see Attachment 4—Project Plans).

Site Plan

The site is designed to orient each residential unit to face another on either side of a centrally located, double-loaded private driveway. A sidewalk is included on the north side of the driveway, connecting the development to the public right-of-way. Staff believes that the inclusion of the centrally located driveway improves the streetscape by reducing the number of vehicle curb cuts.



Figure 2: Project View from Sierra Vista Avenue

Each home has three bedrooms and a den with approximately 2,187 square feet of living area. The front two units each include a single-car garage (approximately 290 square feet), and the rear units each include a two-car garage (approximately 405 square feet). The second story of the two front units is set back from the first-floor wall plane along Sierra Vista Avenue, which helps reduce the appearance of bulk.

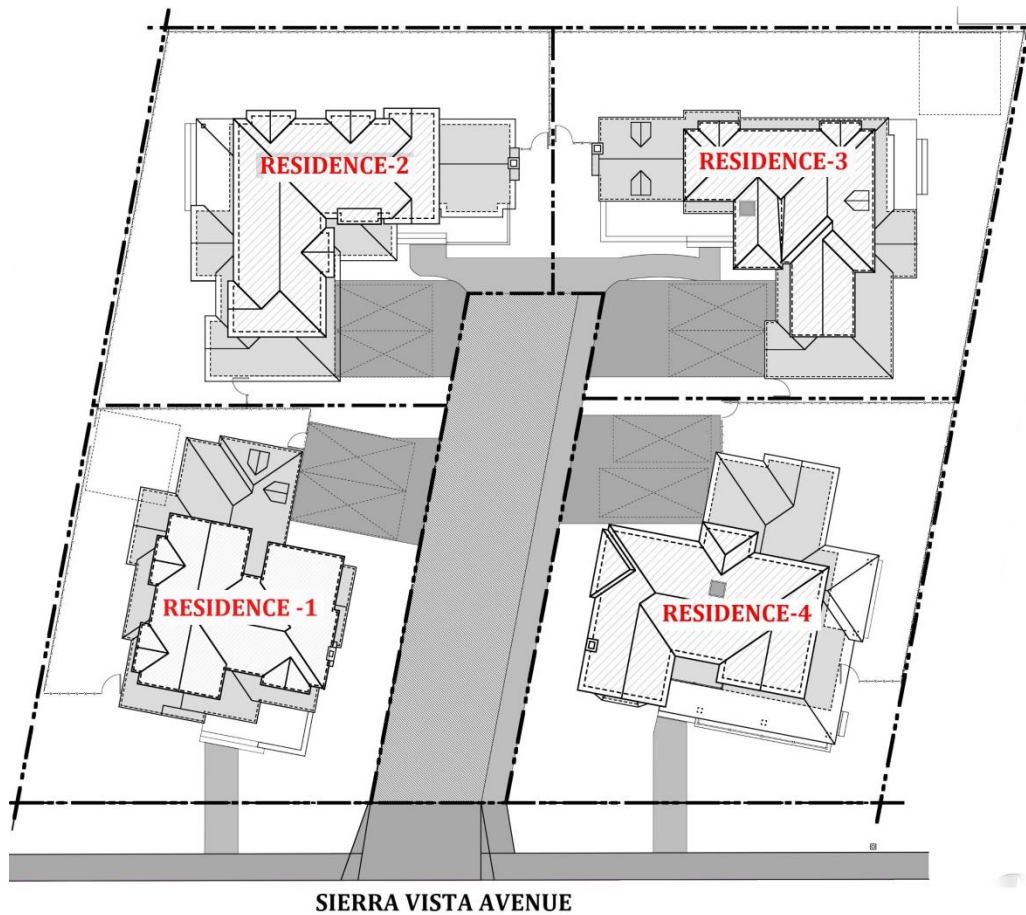


Figure 3: Site Plan

Architecture

The exterior materials proposed for the project include horizontal wood siding, stucco, and stone veneer. These materials provide a distinct yet cohesive aesthetic within the project. Residences #1 through 3 are designed to be contemporary Tudor with stucco finishes, composition roof, and uncovered porches. The use of Tudor, Colonial, and French eclectic window styles, wood brackets and detailing under the gables, wood corbels and pop-outs, entryway and door design, roof pitch, and stone or brick veneer treatments vary between these units. Residence #4 appears characteristically different

as a contemporary Colonial with yellow clapboard siding, gable roof, and a classically inspired entry porch. All four homes have also been designed with prominent front porches of varying designs with wood columns, wrought iron railings, and stone veneer which emphasize the entry feature of each home (see Figure 4: Proposed Architectural Design).

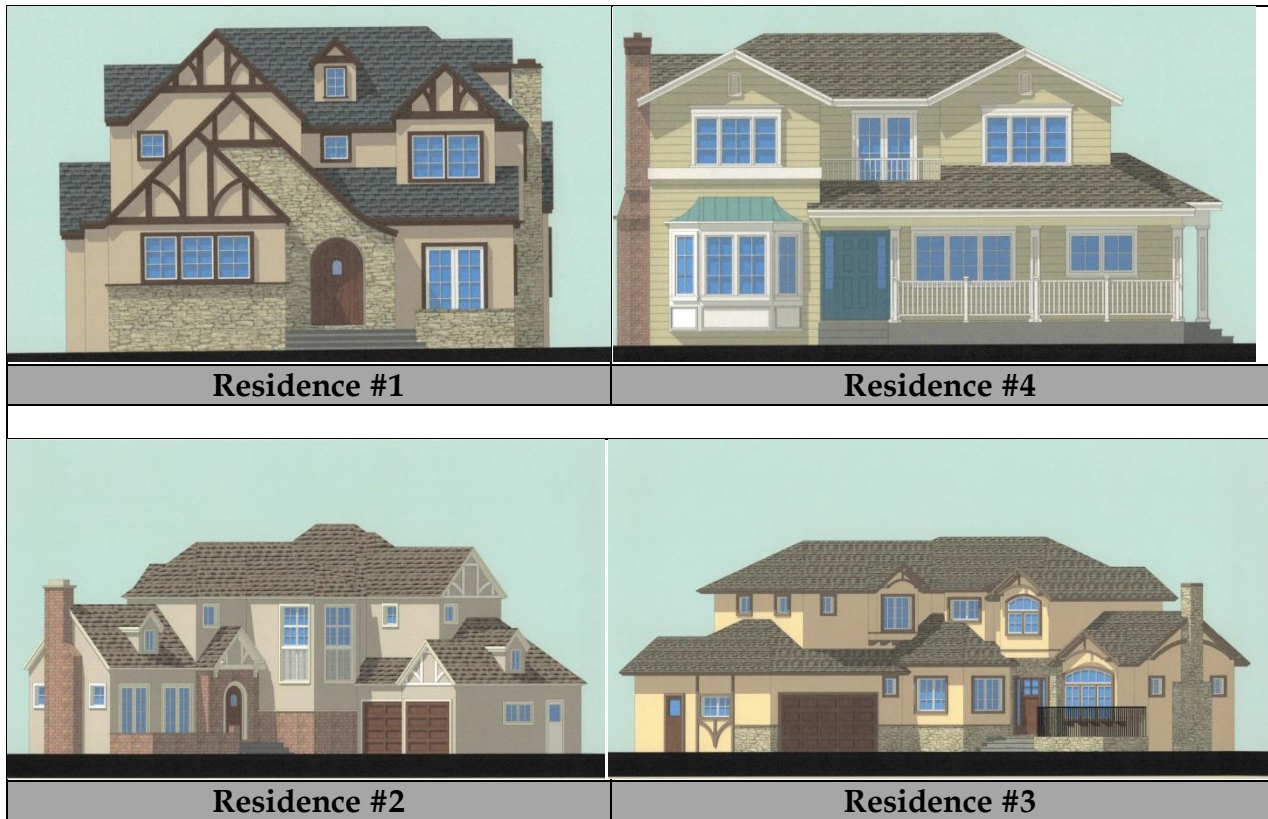


Figure 4: Proposed Architectural Design

Heritage Trees, Tree Canopy and Landscape

There are two existing Heritage trees on the site; both are American elms (*Ulmus americana*) located along the front property line. Both the Heritage trees are proposed for removal due to their poor condition and structural defects (see Attachment 5—Arborist Report). The City arborist also reviewed and concurs with the request to remove the Heritage trees, and the Zoning Administrator recommends removal. The plans show replacing the Heritage trees at a 2:1 ratio.

The applicant prepared 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. The existing tree canopy coverage on the site is 26.3 percent. The proposed tree

canopy coverage after 10 years is 46 percent of lot area, which is nearly twice the existing tree canopy coverage (see Figure 5: Proposed Tree Canopy Coverage).

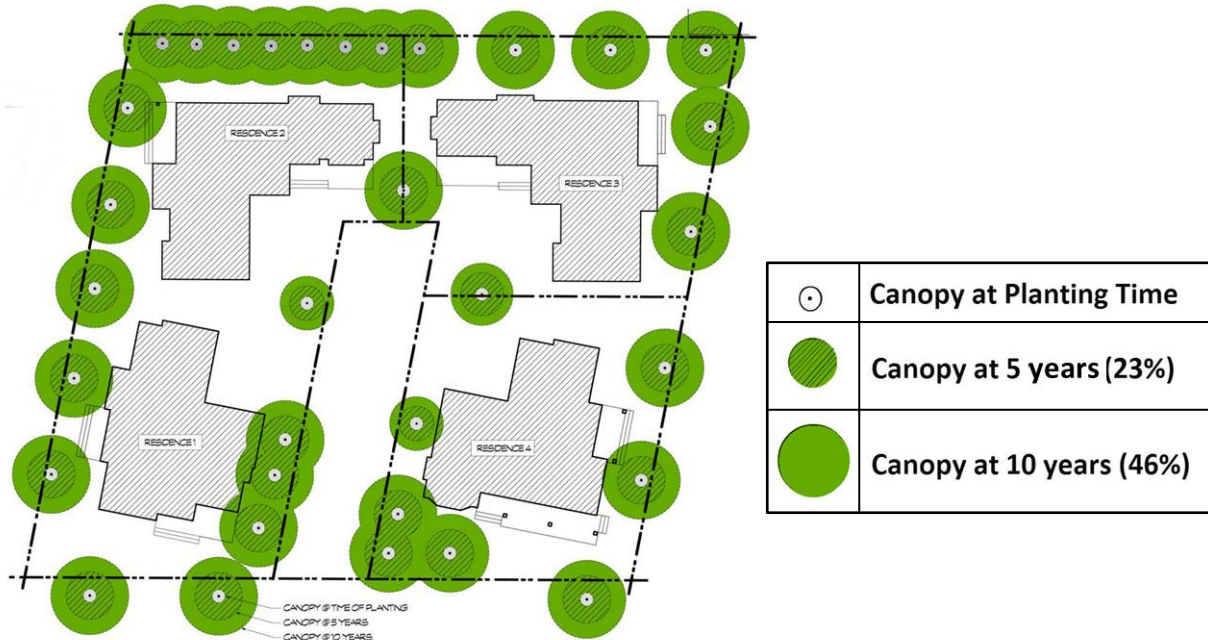


Figure 5: Proposed Tree Canopy Coverage

To achieve the proposed tree canopy coverage, the project incorporates 24" box western redbud, Kashmir cypress, and Brisbane box throughout the project.

Zoning

The site is zoned R3-2 (Multiple-Family Residential), which would allow a maximum of five small-lot, single-family units (10 dwelling units per acre). The proposed project complies with the density allowed per the Mountain View Zoning Ordinance in that the project is proposing four units (7.7 dwelling units per acre).

Small-Lot, Single-Family Development Standards and Guidelines

The project generally complies with the City's Small-Lot, Single-Family Development Standards and Guidelines, including density, floor area ratio, height, landscaping, site coverage, open space, and parking. However, the applicant is seeking two exceptions from the Small-Lot, Single-Family Development Standards and Guidelines.

Exception Request 1 – Guest Parking

Small-Lot, Single-Family Development Standards and Guidelines require two parking spaces per unit (one of which must be covered) and 0.5 space per unit for guest parking. The project exceeds these requirements by providing two rear units with four parking spaces per unit, including two covered spaces in a two-car garage and two uncovered spaces in the driveway apron. The front units have three parking spaces per unit, including one covered space in a single-car garage and two uncovered spaces in the driveway apron. In lieu of providing two common guest parking spaces, each unit has an additional parking space on the driveway apron. All the parking spaces meet the standard City dimensional criteria. The Zoning Administrator reviewed and recommends support of the alternative approach to providing guest parking within the project.

Exception Request 2 – Side Yard Setback

Small-Lot, Single-Family Development Standards and Guidelines require an average 15' setback and a minimum 12' setback for the single-story portion of the house. The applicant is requesting exceptions to the side setbacks for the two street-facing units: 11' first-floor side yard setback and 13'8" second-story side yard setback for Residence #1 along the common driveway, and 10' first-floor and second-story side setback for Residence #4 along the pedestrian walkway (see Figure 6: Reduced Setback Request). The Planned Unit Development Permit allows for flexibility in setbacks to protect the character of the residential district. The Zoning Administrator recommends approval of the reduced setbacks because the reductions would allow the site to accommodate a pedestrian sidewalk along the private driveway, and provide a narrower driveway opening along Sierra Vista Avenue, allowing the project to match the predominant development pattern on the street.

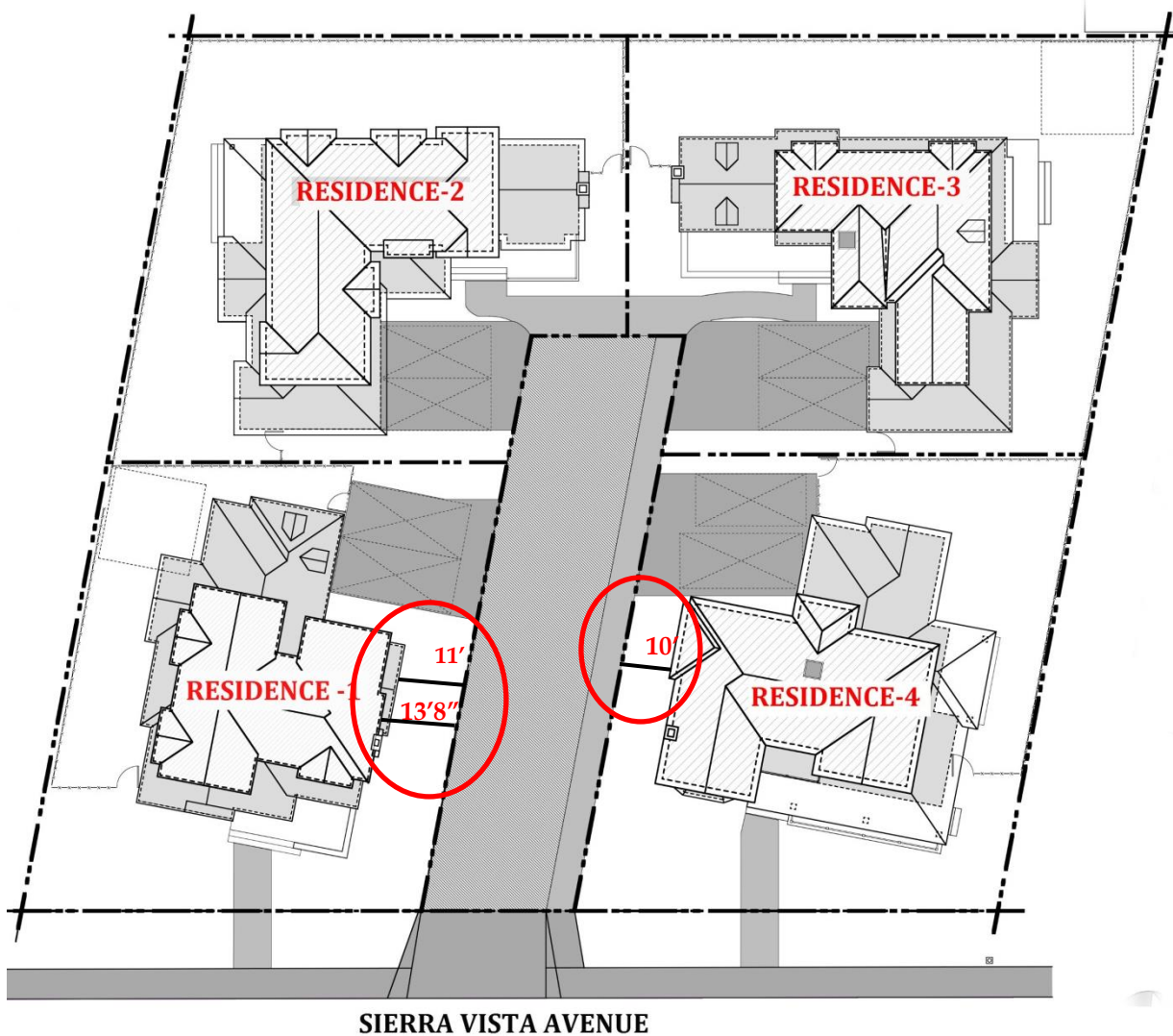


Figure 6: Site Plan showing reduced side setbacks

Below-Market-Rate Ordinance

The City's Below-Market-Rate (BMR) Ordinance requires that new projects containing three or more ownership units comply with the BMR requirements. The applicant is required to either provide 10 percent of the units on the project site to be affordable to low- or moderate-income households (one unit) or pay an equivalent in-lieu fee. The applicant has requested to pay the in-lieu fee, which is estimated at approximately \$156,000.

Environmental Review

Upon review of the application, staff recommends the use of the following categorical exemptions from the California Environmental Quality Act Guidelines: Section 15303, 15301, and Section 15304.

PUBLIC MEETING AND COMMENTS

The development project went through various levels of project review and public hearings since the formal application submittal.

Development Review Committee

The Development Review Committee (DRC) reviewed the project at two meetings: September 25, 2013 and February 12, 2014. At the September 25 meeting, the DRC made several recommendations to help break up/step down the massing relative to existing residential development in the vicinity of the project, and to enhance landscaping on the site. In addition, the DRC recommended that at least the two units proposed at the rear of the site should have a two-car garage to better address the lack of guest parking.

In response to the DRC's recommendations, several architectural and site design changes were made to the plans. On February 12, 2014, the DRC reviewed the project again and made additional suggestions, including use of wainscot high stone/brick wrap around units 1 through 3, increased landscaping between the driveway and side of the units, making the private driveways more perpendicular to the common driveway, and additional minor architectural modifications. The DRC recommended approval of the plan, finding that the architectural design of the development, including materials and architectural elements, are high quality and distinctive and that the overall design is compatible with the surrounding neighborhood.

Subdivision Committee

On September 24, 2014, the Subdivision Committee recommended approval of the Vesting Tentative Subdivision Map with the attached conditions of approval (see Attachment 2—Vesting Tentative Map Conditions of Approval). In reviewing the project, the Committee found the project to be consistent with the requirements of the Subdivision Map Act and General Plan. The project, as proposed, has no vehicular or pedestrian conflicts, is of good-quality design, and meets all standards for street design and site configuration.

Administrative Zoning Hearing

On September 24, 2014, the Zoning Administrator held a public hearing on the project. No members of the public spoke on the item. The Zoning Administrator recommended approval of the project to the City Council subject to the noted conditions (see Attachment 1 – Development Project Conditions of Approval).

FISCAL IMPACT

The project site currently has a total assessed value of \$2,012,200, and the City receives approximately \$3,219 in annual property taxes. Based on an average sales price of \$1,300,000 per unit, the project is expected to generate \$5,100 in annual property taxes to the City.

The project is subject to the City's BMR Ordinance. A BMR In-Lieu Fee of 3 percent of the sales price of each unit will be paid to the City upon the close of escrow of each unit. Based on an expected average sale price of approximately \$1,300,000 for each of the four units, this would result in a total payment of \$156,000 to the City.

The estimated Park Land Dedication In-Lieu Fee will be approximately \$58,581 in accordance with Chapter 41 of the City Code and is collected prior to the issuance of building permits.

CONCLUSION

The proposed four-unit, small-lot, single-family project is consistent with the Subdivision Map Act, General Plan, Zoning Ordinance, and intent of the Small-Lot, Single-Family Development Standards and Guidelines. Additionally, the project is categorically exempt from the California Environmental Quality Act. The Zoning Administrator recommends that the City Council adopt the attached resolutions, including recommended Conditions of Approval, to approve the Planned Unit Development Permit, Development Review Permit, Heritage Tree Removal Permit, and Tentative Subdivision Map.

ALTERNATIVES

1. Modify the proposed conditions of approval to approve the Planned Unit Development Permit, Development Review Permit, Heritage Tree Removal Permit, and Tentative Map applications.

2. Refer the project back to the DRC or Zoning Administrator for consideration of specific land use or design-related issues.
3. Refer the Tentative Map back to the Subdivision Committee for consideration of specific subdivision-related issues.
4. Deny the Planned Unit Development, Development Review Permit, Heritage Tree Removal Permit, and Tentative Map applications, finding the site is not suitable for the proposed 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.

Prepared by:

Diana Pancholi
Assistant Planner

Gerry Beaudin
Zoning Administrator

Approved by:

Randal Tsuda
Community Development Director

Daniel H. Rich
City Manager

DP-GB/3/CAM
807-11-12-14CR-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. Project Plans
 5. Arborist Report
 6. General Plan Consistency Table