



City of Sunnyvale

Agenda Item

20-0353

Agenda Date: 6/22/2020

REPORT TO PLANNING COMMISSION

SUBJECT

Proposed Project: Related applications on a 0.82-acre site:

REZONE: Introduce an Ordinance to extend the PD Combining District boundary to include the 585 and 595 Columbia Avenue parcels.

SPECIAL DEVELOPMENT PERMIT: To allow demolition of existing residential structures and construction of 18-unit residential subdivision consisting of three-story townhomes with associated site improvements and deviations from minimum rear setback, maximum distance between main buildings and maximum distance to a trash enclosure, and

VESTING TENTATIVE MAP: To create 18 residential lots and one common area lot.

Location: 475 N. Fair Oaks and 585 & 595 Columbia Ave.

File #: 2019-7415

Zoning: R-3/PD and R-3

Applicant / Owner: ADL 11 LLC (applicant) / Henry E Shepherd Trustee and Chung Tai Intl Chan Buddhist Assn (owner)

Environmental Review: Class 32 Categorical Exemption (Infill Development)

Project Planner: Cindy Hom, 408-730-7411, chom@sunnyvale.ca.gov

REPORT IN BRIEF

General Plan: Medium Density Residential

Existing Site Conditions: The project area is occupied by two one-story duplexes, one two-story 11-unit apartment complex with ancillary structures and site landscaping.

Surrounding Land Uses

North: Multi-family and single-family home residences

South: Multi-family residence

East: Multi-family residence

West: Multi-family residence

Issues: Loss of rental housing, neighborhood compatibility

Staff Recommendation: Alternative 1: Planning Commission recommend the City Council make the required Findings to approve the CEQA determination that the project is categorically exempt from further environmental review pursuant to Section 15332 (Class 32, Infill Development) of the California Environmental Quality Act (CEQA) as noted in checklist (Attachment 6), to Rezone 585 and 595 Columbia Avenue to R-3/PD, and Approve the Special Development Permit, Vesting Tentative Map subject to the Findings of Approval in Attachment 4 and Conditions of Approval in Attachment 5.

BACKGROUND

See Attachment 2 for a map of the vicinity and mailing area for notices and Attachment 3 for the Data Table of the project.

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Description of Proposed Project

The project includes a request for a Special Development Permit to demolish fifteen residential units (one 11-unit apartment building and two duplexes) and existing site improvements (including the removal of 17 on-site trees) and to allow construction of 18 new three-story townhomes and associated site improvements including new perimeter landscaping and fencing, hardscape for common driveway and walkways, and a new masonry trash enclosure. The proposal is for three different plan types that range between 1,825 square feet to 1,903 square feet in size. Each unit provides three bedrooms, an open den on the first floor, two-car garages and private roof decks that range between 393 square feet to 418 square feet of usable open space. The proposal also includes a Rezone to extend the Planned Development Combining District, which currently includes the parcel at 475 N. Fair Oaks, to include the parcels at 585 and 595 Columbia Ave., and a Vesting Tentative Map for the creation of 18 residential lots and one common area lot.

Recent State Legislation

The Housing Accountability Act (HAA) (Government Code Section 65589.5) is a California law that prohibits local public agencies from disapproving residential development projects that comply with the City's objective planning and zoning standards. This Bill provides that residential developments "shall" be deemed consistent with local planning and zoning standards if there is "substantial evidence" that would allow a "reasonable person" to conclude that the project is consistent, in compliance, or in conformity with those standards. If an agency violates the HAA, courts are authorized to issue an order compelling the agency to approve the project, and an agency that fails to comply with such an order can be fined a minimum of \$10,000 per housing unit.

An important goal of the HAA is to promote affordable housing; the HAA (as in effect in 2019) also addresses redevelopment projects that replace older, more affordable housing with newer, more expensive housing. On October 9, 2019, the Governor signed Senate Bill (SB) 330, which adds certain requirements designed to protect lower income residents from displacement by redevelopment. SB 330 went into effect on January 1, 2020 and requires projects to replace every demolished dwelling unit at a one to one ratio. Furthermore, housing developments must replace all "protected units," which are defined existing units that were either subject to price controls (such as a BMR or rent-control) or has been rented to a low income household within the last five years.

Although many landlords require proof of income from prospective tenants, this information is not sufficient to determine whether the tenant's household qualifies as low income under applicable criteria. If the City cannot determine how many units were occupied by low income tenants, SB 330 defaults to a Housing and Urban Development (HUD) formula to estimate the percentage of low income households in the community. This number is currently 32% in Sunnyvale. For this project, the four duplex units were previously used as rentals, so two units would be considered protected under SB 330. The Chung Tai International Chanbuddhist Association used the 11-unit apartment building as a monastery for the Association's monks. Because the owner has not rented out these units and the monastery was operated as a communal religious community rather than individual residents living in individual dwelling units, staff determined that the apartment building does not fall within the scope of SB 330, which is intended to prevent gentrification and loss of affordable housing.

Previous Actions on the Site

The subject property consists of multiple residential buildings and accessory structures. The two

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duplex units were built in 1930 and 1940 while the 11-unit apartment building was constructed in 1971. Several building permits have been issued over time for each property and include permits for re-roof, foundation repairs as well as minor modifications to the floor plan and façade. The subject properties are not listed on the City's Heritage Resources Inventory.

EXISTING POLICY

General Plan Goals and Policies: Key goals and policies from the Land Use and Transportation Chapter of the General Plan and Citywide Design Guidelines which pertain to the proposed project are provided in Attachment 4. Below are a few main goals and policies:

- HE-1.1 1 - Encourage diversity in the type, size, price and tenure of residential development in Sunnyvale, including single-family homes, townhomes, apartments, mixed-use housing, transit-oriented development, and live-work housing.
- HE-4.3 - Require new development to build to at least 75 percent of the maximum zoning density, unless an exception is granted by the City Council.
- LT-3: Ensure ownership and rental housing options in terms of style, size and density that are appropriate and contribute positively to the surrounding area.
- LT-7.5 - Consider the impacts of all land use decisions on housing affordability and on the housing needs of special needs groups within Sunnyvale.
- LT-12.3 - Support a variety of land and building ownership forms, including business condominiums, planned developments, and more traditional single-owner developments.

The current General Plan Land Use Designation is Medium Density Residential, and the Zoning is R-3 which allows for a residential density of 18-24 units to the acre. Based on the lot size, a total of 20 units would be allowed. Pursuant to General Plan Policy HE-4.5, redevelopment of the site should provide a minimum of 75% of the maximum density, which would be 15 units (18 are proposed). Lastly, redevelopment of the site to residential townhomes is allowed through the approval of a Special Development Permit.

Applicable Design Guidelines: The City's Design Guidelines provide recommendations for site layout, architecture, and design. These guidelines are referenced in the discussion and analysis below.

ENVIRONMENTAL REVIEW

Under the provisions of California Environmental Quality Act (CEQA) Guidelines Section 15332, Class 32 (In-Fill Development), the project is found to be exempt from further environmental review. The Section 15332 exemption applies to projects that are consistent with applicable General Plan designation and all applicable General Plan policies, as well as with applicable zoning designation and regulations. The project is consistent with the existing R-3 zoning. The Planned Development Combining District will be extended to the entire parcel so that the site will have a single zoning designation after the parcels are merged. The proposed development occurs within city limits on a project site of no more than five acres and is substantially surrounded by existing residential and commercial land uses. The project site has no value as habitat for endangered, rare or threatened species; approval of the project will not result in any significant effects relating to traffic, noise, air

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quality, or water quality. Additionally, the site can be adequately served by all required utilities and public service.

DISCUSSION

Present Site Conditions

The project site is comprised of three lots with multiple residential buildings and accessory structures located on the northwest corner of the intersection at N. Fair Oak Avenue and Columbia Avenue. The project site also includes mature trees such as Norway Maple, Shamel Ash, Stone Pine, Southern Magnolia and Redwoods and also includes various other types of landscaping.

The project site is bounded by N. Fair Oaks Avenue to the east, Columbia Avenue to the south, and residential buildings to the west and north. The proposed townhome development is surrounded by other residential uses and within proximity to Fair Oaks Park as well as employment and commercial corridors along N. Wolfe, N. Fair Oaks and Arques Avenues.

The project site is located within 400-feet from four nearby Santa Clara Valley Transportation Agency (VTA) bus stops. Route 55 provides east-west bound bus service along Maude Avenue and Route 56 provides north-south bound bus service on Fair Oaks Avenue.

Rezoning

The property at 585 and 595 Columbia Avenue are zoned R-3 and must include the Planned Development (PD) Combining District designation to ensure the newly created development site does not have split zoning. Approval of the PD designation would make the property consistent with the zoning of the other property (475 N. Fair Oaks Ave.) included in the project and is consistent with the zoning in the area.

Special Development Permit

Site Layout

The project consists of four new three-story townhome buildings that are 35-feet in height and utilize contemporary architecture. The layout and building orientations are similar to the surrounding buildings and parallel to the abutting streets. The buildings along Columbia Avenue include front doors and porches that face the street, which serves to integrate the project with the existing neighborhood. The rear of the buildings contain the private garages that face an internal driveway and will not be visible from the public street, which allows for a more pleasing streetscape and pedestrian environment. As proposed, the project complements the neighborhood in terms of density, setbacks, and orientation. The project is also consistent with the Citywide Design Guidelines in that the building primary facades and entries face streets and reinforce the street edge.

The project will also include public frontage improvements to comply with the City's streetscape standards. The project will install a new detached 6-foot wide sidewalk with 4-foot wide park-strip and 24-inch box street trees along Columbia Avenue and a 10-foot wide monolithic sidewalk with new 24-inch box street trees on N. Fair Oaks Avenue.

Site Circulation

The Citywide Design Guidelines encourage projects with convenient access for pedestrians, bicycles

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and automobiles. Primary vehicle access to the project site is provided by a 24-foot wide driveway on Columbia Avenue, which allows two-way access to the site. The driveway connects with an internal private drive aisle that leads to the individual private garages and on-site guest parking spaces. Pedestrian circulation consists of private walkways and landscaped paseos that connect to the public sidewalks on Columbia and N. Fair Oaks Avenues.

Architectural Design

The site and architectural plans are provided in Attachment 8. The proposal is for contemporary architecture for all four buildings. Some of the design elements that were used to help create a balanced and quality design include:

- Integration of front porch elements to make entries more identifiable;
- Utilize wall plane changes, recessed windows, projecting decks, balconies and awnings, horizontal wood siding and color blocking on the building façade to help break up the massing and add texture and movement on the buildings; and,
- Use of articulated roof with a substantial roof cornice and standing seam metal roof that is consistent with the contemporary building design features.

Density

Housing types that are typical in the R-3 zoning district include townhouse style developments and podium style residential buildings at a density of 18-24 units to the acre. The applicant proposes a townhome community at a density of 22 units to the acre. The project complies with General Plan Policy HE-4.3, which requires new developments to build to at least 75% of the maximum zoning density (20 units) with 18 units proposed.

Deviation Requests

The project complies with all applicable development standards in the Sunnyvale Municipal Code (SMC) except for the requested deviations to:

- Rear setback;
- Minimum separation between buildings; and,
- Maximum distance between trash enclosure and residential units.

The Project Data Table in Attachment 3 summarizes the project's compliance with SMC development standards.

Deviations to the Code are allowed in conjunction with Planned Development Combining District zoning provided the design aides in meeting City policy and/or provides opportunities for creative development approaches and standards that will achieve superior community design. The following discussion describes how the project meets the deviation criteria:

Setbacks

As proposed, the project meets the required, front and side yard setbacks but is requesting a deviation for a 3-foot rear setback (west property line) where 20-feet is required. The reduced rear setback is only to accommodate a centralized trash enclosure. Individual cart service could not be accommodated for the proposed townhome development because of lot constraints and requirements for trash truck access and circulation. The applicant studied

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alternative locations, but they were either deemed infeasible because it would not meet access and circulation requirements for the trash truck to pick up trash and turn around, or the trash enclosure would abut up the street frontage. Due to the depth of site and two frontages, all alternatives would still result in a deviation. Staff can support the deviation because the townhomes are setback 42-feet from the rear property line. The height and massing of the trash enclosure would be similar to an accessory structure in the rear yard. The trash enclosure is designed to match the style and materials of the townhomes and includes a roof cover to conceal trash. Staff recommends a condition to require the perimeter fence height to be increased to 8-feet to ensure adequate screening (Recommended Condition No. PS-1).

Distance between Buildings

SMC Section 19.48.030 requires a building separation of 26 feet between three-story buildings. The proposed project will require a deviation from this standard because the proposed distance between buildings is 23-feet 8-inches. Deviations from this requirement are not uncommon for townhome projects. The applicant has centralized the mass of the buildings towards the center of the site. Reduced building-to-building setbacks allow more design flexibility on challenging lots and can create opportunities for landscaping within the front setback along the street that help soften views of the new three-story homes. Therefore, staff finds that the requested deviation is reasonable for the site and will not result in significant visual impacts.

Solid Waste and Recycling

The applicant proposes to install a 395-square foot trash enclosure constructed with stucco walls, painted corrugated metal gates, and standing seam roof that would match and complement the residential buildings. Pursuant to SMC Section 19.38.30, trash and recycling facilities need to be located within 150- feet of all residential units. The applicant is requesting a deviation due to site constraints that prohibit locating the trash enclosure in a more centralized location, utilizing individual cart service, and/or providing a secondary trash enclosure. There are eight units that are more than 150-feet from the enclosure. The farthest unit is approximately 243 feet from the trash enclosure and the average distance is 212 feet. Staff can support this deviation because it is an infill development that increases the housing stock and provides home ownership opportunities.

Typically, trash access and circulation is provided on-site. For this project, trash trucks would access the site from the driveway entry on Columbia Avenue and pull into the site for servicing and exit the site by backing up onto Columbia Avenue. In order to accomplish on-site turnaround for the trash truck, the removal of one to two units would be required, which would make the project infeasible to redevelop. Staff is recommending Condition No. PS-3, which requires the trash pick to be coordinated with Specialty Waste Management to ensure safe backing up or other alternative for trash servicing.

Other Development Standards

Lot Coverage

Lot coverage is used to gauge the visual bulk and mass of a project. The project would result in 38% lot coverage, which is within the 40% maximum allowed in the R-3 Zoning District. Therefore, the proposed lot coverage complies with the Code requirements.

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Green Building

For new residential projects, the requirement is to use the GreenPoint Rated Checklist, which includes CALGreen to achieve a minimum of 90 points. The applicant's preliminary GreenPoint Rated checklist indicates 126-targeted points. A certified Green Point Rater is required to provide a letter that states the project achieves the minimum points required at the time of building permit review, and again at the time of final project inspection/occupancy.

Building Height

The maximum building height in the R-3 Zoning District is three stories and 35-feet. The project proposes three-stories and a height of 35-feet measured from top of curb to top of roof structure. There are penthouses that project above 3½-feet above the 35-foot height limit. The applicant is utilizing the Green Building Incentive, which allows 5-feet of additional height.

Parking

The project proposes 18 units consisting of 3-bedrooms. SMC Section 19.46.060 requires 3-bedroom units to include two assigned spaces per unit and 0.5 unassigned spaces. The project complies with the above requirement in that each unit provides the required two covered spaces within an enclosed garage and the required nine guest parking spaces near common areas.

TDM Program

All multi-family development projects consisting of 10 or more residential units shall participate in the Multi-family Residential Transportation Demand Management (TDM) Program. A minimum of 2 points is required from the menu of strategies in the City's TDM program. The project location is less than a half-mile from a major transit stop and 0.20 miles from a shopping center with at least three tenant spaces and achieves 8 points.

Usable Open Space

The R-3 Zoning District requires 400 square feet of usable open space to be provided per unit. Usable open space must be designed to be accessible and usable for outdoor living, recreation or utility use. Up to fifty percent of the required front yard area may be counted toward the useable open space. Private decks and balconies can also count towards usable open space provided they meet the dimensional and size requirements. The project provides approximately 12,502 square feet of usable open space area and provides 428 square feet of usable open space per unit. The usable open space consists of a central common area located between Buildings 1 and 2, which provides community gathering space and includes seating areas, fire pit and ornamental landscaping, portions of the front landscaping and roof decks. The roof decks range between 393 square feet to 418 square feet that provide private gathering space. The applicant will be attaching clear plexi-glass at the roof deck railing locations to help reduce traffic noise from Fair Oaks and comply with the City's Noise Standards.

Landscaping and Tree Preservation:

As demonstrated in the Open Space Exhibit (Sheet A-5.2) and Landscaping Plan (Sheet L0) found in Attachment 8, the project complies with the landscaping standards. As proposed, the project exceeds the minimum landscaped area requirement by providing a total of 9,692 square feet of landscaping (27% of the site) where 20% of the lot area is required and 538 square feet of landscaping per unit where a minimum of 425 square feet is required. The applicant proposes various trees such as Crape Myrtles, Chinese Pistache, Gingko, Sweet bay, and Victorian Box trees as well as other ornamental shrubs and groundcover to provide color and texture.

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Currently there are 18 existing trees on-site that consist of non-native species that are in fair to poor condition and structure. The applicant is proposing to remove 17 trees due to conflicts with improvements and will preserve an existing Silver Dollar Eucalyptus tree located at the northeast corner of the project site. There are 13 trees that are deemed protected and proposed for removal. Trees are deemed “protected” when the circumference of the tree measures more than 38-inches in circumference measured 4½ feet above the grade. Protected trees are required to be replaced and subject to the City’s Tree Replacement Policy. The project proposal includes the installation of 21 new 24-inch box trees and 45 15-gallon trees. Based on the City’s replacement policy, a total of 30 24-inch trees would be required. Staff is recommending a condition that requires a minimum of 30 24-inch box trees or 6 trees to be upsized to 36-inch box trees to comply with the City Tree Replacement standards. (Recommended as Condition No. PS-1) Additionally, the Planning Commission made a suggestion at a study session held last November for incorporating taller, larger trees to complement the height of the buildings.

Water-Efficient Landscaping

The applicant has provided a preliminary water-efficient landscape plan to meet City standards. The applicant has developed a planting palette that uses predominately low water use plants and has used minimal turf areas. A preliminary water budget has also been provided. A condition of approval will require a final landscape plan prior to issuance of building permits.

Stormwater Management

A preliminary Stormwater Management Plan has been submitted to show proposed drainage patterns and conceptual treatment techniques to minimize surface runoff and pollution. Low Impact Development (LID) measures are proposed throughout the site and include bioretention areas that can retain water onsite and allow treated overflow in the storm drain system. The landscaped bioretention areas are located at the corners of the buildings and within the private common areas.

Solar Access and Shadow Analysis

SMC Chapter 19.56 limits shading caused by proposed buildings to a maximum of ten percent of the roof area of nearby properties during the hours of 9 a.m. to 3 p.m. during the solar cycle. The applicant’s shadow study demonstrates that shadows cast by the proposed buildings do not shade more than ten percent of the roof area on existing buildings on nearby properties.

Below Market Rate Housing

The project will comply with the 12.5% below market rate (BMR) requirement by providing the required two BMR units and paying an in-lieu fee for the fractional unit. The two BMR units also satisfies the SB 330 “Protected Unit” requirements.

Tenant Relocation Assistance Program

Although not required by the SMC, the applicant has prepared a Draft Tenant Relocation Assistance Program, which provides monetary assistance to existing tenants, not including the Chanbuddhist Association property (Attachment 10). Staff is recommending Condition PS-4 that requires the Permittee to submit a relocation plan and proposed timeline for implementation in accordance with an uncodified ordinance addressing evictions during the COVID 19 emergency (Ordinance No. 3157-20) and Santa Clara County COVID-19 Order for Community Development Director review and approval.

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Vesting Tentative Map

The Vesting Tentative Map calls for subdivision of the existing lot into 18 parcels. The residential units will be mapped as townhomes and one common area lot for landscaping, site access and parking. A Homeowners Association (HOA) will ensure ongoing maintenance of common areas such as surface parking, private walkways, private utilities, and public utilities.

Easements

The development includes several easements to enable ingress/egress and emergency vehicle access. In addition, public utility easements, including storm drain, sanitary sewer, and utilities, are proposed to accommodate onsite utilities. Per Condition of Approval in Attachment 5, the developer is required to execute a maintenance agreement for perpetual maintenance of certain improvements within these easements.

FISCAL IMPACT

The project is subject to payment of traffic and park in-lieu fees to the City and school impact fees to the Sunnyvale School District and Fremont Union High School District. The project is not expected to generate other normal fees and taxes and is not expected to have a negative fiscal impact to the City.

PUBLIC CONTACT

As of the date of staff report preparation, staff has received no comments from the neighbors.

Notice of Public Hearing

- Published in the Sun newspaper
- Posted on the site
- 1262 notices mailed to property owners and residents within 1,000 feet of the project site
- Notices were sent to interested parties

Staff Report

- Posted on the City's website

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- Posted on the City's official notice bulletin board
- Posted on the City's website

Planning Commission Study Session

A study session was held with the Planning Commission on November 25, 2019. At the study session, Commissioners provided comments related to the landscaping and architecture of the project. There were two members of the public that shared concerns with the potential loss of affordable rental units. The Planning Commissioners were generally in support of the Contemporary-style architecture and building form and suggested the following for the applicant's consideration:

1. Explore ways to reduce and/or avoid deviations;
2. Enhance end units to anchor the building and a more pleasing streetscape;
3. Ensure color-blocking does not appear disjointed;
4. Change out asphalt composition roofing to standing seam metal roof to be more consistent with the architectural style;
5. Provide elements or variation that help the buildings have more architectural interest;
6. Plan for future installation of solar panels on the roof deck;

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7. Ensure height of trees complement height of the buildings and design bio-retention areas so that they are integrated with the landscape design for the site;
8. Alleviate the awkward window orientation for the stairwell penthouse; and,
9. Address impacts of removing low-income affordable units.

In response to input from the Planning Commission and the community, the applicant revised the project by eliminating the front setback deviation along Fair Oaks, enhancing the end units with additional decorative elements with projecting balconies, decks and awnings; adding wood siding on the first and second floor to bring more texture and visual interest to the pedestrian level; and utilizing standing seam metal roofing to be consistent with the Contemporary architecture. The project also incorporates a riverbed design at the bioretention areas along Fair Oaks Avenue frontage and more interesting landscaping to enhance and frame views of the buildings. The applicant will also be providing the two Below Market Rate units and will be providing tenant relocation program to help existing tenants with displacement.

Neighborhood Outreach Meeting

The applicant held a community outreach meeting on January 21, 2020. Property owners and residents within 1,000 feet of the site were notified. The meeting was held in the Neighborhood Room at the Sunnyvale Community Center. Four members of the public attended the meeting. Questions and concerns that were discussed include construction timeframe, bike access, bus impacts, displacement of lower income rental units, parking, bedroom count and unit sizes, and pricing.

ALTERNATIVES

1. Recommend that the City Council make the required Findings to approve the CEQA determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an ordinance (Attachment 7 to the report) to Rezone part of the site to include the Planning Development combining district, and approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and recommended Conditions of Approval in Attachment 5 to the report.
2. Recommend that the City Council make the findings the CEQA determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an ordinance (Attachment 7 to the report) to Rezone part of the site to include the Planning Development combining district, and approve the Rezone, and approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and modified Conditions of Approval.
3. Do not make the required findings and direct staff where changes should be made.
4. Deny the project.

STAFF RECOMMENDATION

Alternative 1: Recommend that the City Council make the required Findings to approve the California Environmental Quality Act (CEQA) determination that the project is categorically exempt from further environmental review pursuant to CEQA Guidelines Section 15332 as noted in Attachment 6 to the report, and Introduce an ordinance to Rezone part of the site to include the Planning Development combining district, and approve the Rezone, and Approve the Special Development Permit and Vesting Tentative Map subject to the findings in Attachment 4 to the report and recommended Conditions of Approval in Attachment 5 to the report.

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The proposed project meets the intent of the Medium Density Residential Zoning District and General Plan Designation by providing residential uses in proximity to public transit and job centers as well as providing homeownership opportunities. The project includes deviations that enable a superior and more functional design that would not be possible if the project were to conform to all required development standards.

As proposed, the buildings complement the surrounding neighborhood by using traditional materials such as horizontal siding and stucco with modern metal elements and building forms. The proposed landscape plans would replace non-native species of plants with more native and water efficient species.

Prepared by: Cindy Hom, Associate Planner

Reviewed by: Shaunn Mendrin, Principal Planner

Reviewed by: Andrew Miner, Assistant Community Development Director

Reviewed by: Trudi Ryan, Director of Community Development

Reviewed by: Teri Silva, Assistant City Manager

Approved by: Kent Steffens, City Manager

ATTACHMENTS

1. Reserved for Report to Council
2. Noticing and Vicinity Map
3. Project Data Table
4. Recommended Findings
5. Recommended Conditions of Approval
6. Class 32 (Infill Development) CEQA Checklist
7. Draft Ordinance
8. Site and Architectural Plans
9. Project Description Letter
10. Tenant Relocation Assistance Program