



616 S. B St.

Five Story Commercial/Residential Mixed-Use
Building
(PA-2022-037)

Planning Commission Public Hearing
December 12, 2023

Somer Smith, AICP, Associate Planner
Community Development Department



616 S. B St., Nazareth Vista

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PROJECT BACKGROUND

Project History

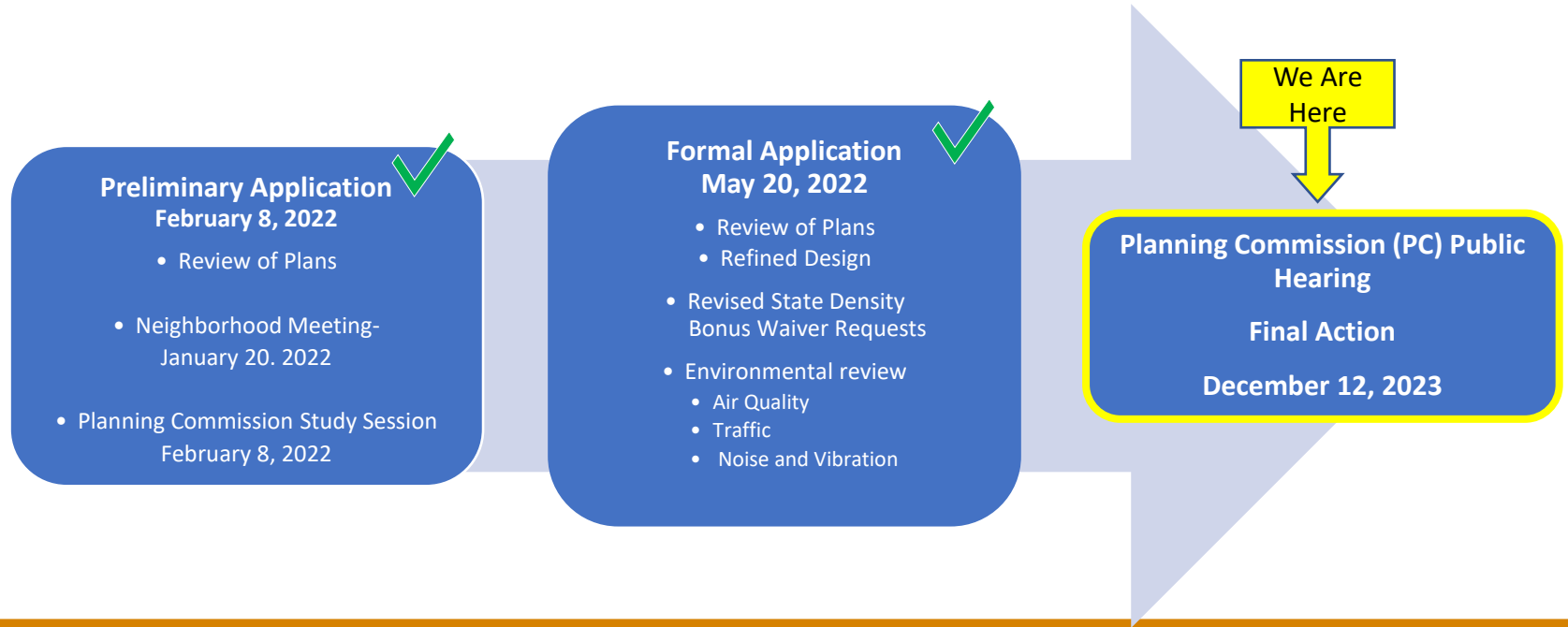
Location

Project Description

Entitlements

Public Input

Project History



PROJECT BACKGROUND

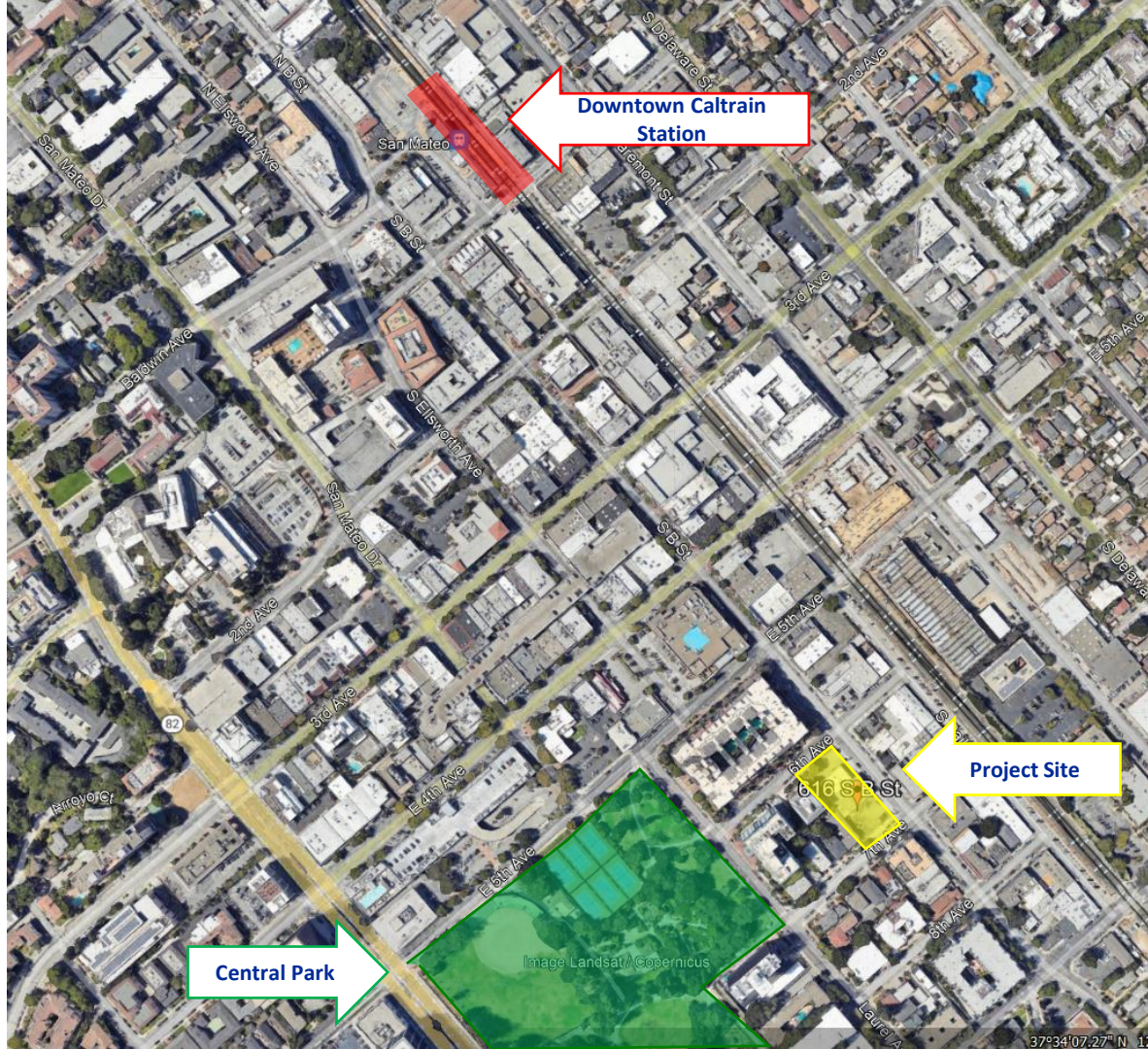
Project History

Location

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Entitlements

Public Input





- **Site Address: 616 S. B St.**
 - Two Parcel
 - 27,921 sq. ft. (0.64 acres)
- **General Plan**
 - Neighborhood Commercial/
High Density Multi-Family
- **Zoning**
 - C1-3/R5
(Neighborhood Commercial/
Residential Overlay – Mixed
Use)
 - 3.0 FAR

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Existing Site: Two Retail Stores



North: Residential, Commercial Service Use



South: Mixed-Use, Residential



East: Retail, Commercial



West: Residential

PROJECT BACKGROUND

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- Total Floor Area: 84,132 sq. ft.
- Five Stories, 54'-6" plate line height
- 9,199 sq. ft. of Commercial Retail Uses
- 48 Residential Units – 15% of base density or 5 Very Low-Income units
 - 35 one-bedroom, 12 two-bedrooms, and one (1) three-bedrooms

PROJECT BACKGROUND

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- 20-foot setback along 6th Ave.
- Access
 - Commercial Parking on 6th Ave.
 - Residential Parking on 7th Ave.
 - Entrance to the commercial spaces on S. B St.
- 72 Parking Stalls
 - 53 Residential, 19 Commercial

PROJECT BACKGROUND

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Public Input

- **Site Plan and Architectural Review (SPAR)**
 - Mixed-use building with commercial and residential uses
- **Site Development Planning Application (SDPA)**
 - Removal of six trees, including two Protected Trees
 - Replacement planting (12 street trees), three trees, and landscape unit in-lieu fees
- **Tentative Parcel Map**
 - Merge two parcels into one.

PROJECT BACKGROUND

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Public Input

- **Public Noticing**

- 1,000 ft. radius
- On-site Placards
- Planning eNewsletter



- **Public Comments (received since February 2022)**

- Support for new housing and flexibility in design
- Tree preservation and concerns of removal
- Downtown development
- Building height concerns
- Parking

CODE AND POLICY REVIEW

State Law

Affordable Housing

General Plan and Zoning Code

Local Plans

Design Review

Environmental Review

CODE AND POLICY REVIEW

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- **Housing Accountability Act (HAA)**
 - Applies to project of at least two-thirds housing
 - Limits a local agency's ability to deny, reduce the density of, or render housing development projects infeasible if objective standards are met.
- **Assembly Bill (AB) 2097**
 - Removes minimum parking requirements for projects within one-half mile from major public transit stop
 - No longer requires payment of in-lieu fee or incentive request

CODE AND POLICY REVIEW

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- **State Density Bonus Law**

| Base Density | Density Bonus | Combined Density |
|--------------------------|-------------------------------|--------------------------|
| 32 Units (50 du/acre) | 16 units (50% Bonus) | 48 Units (75 du/acre) |
| % Affordable | 5 units (15%) Very Low Income | |

- **5 Waiver request**

- Increase the ramp slope from 18% to 20%
- Increase the percentage of compact parking stalls from 30% to 49%
- Increase the FAR from 3.0 to 3.01
- Eliminate the required 20-foot setback along 7th Ave. and the required 15-foot rear setback
- Remove the requirement for on-site loading facilities.
 - On-Street Loading Zone proposed along Project's 6th Ave. frontage.

CODE AND POLICY REVIEW

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- **General Plan Land Use**

- Neighborhood Commercial/ High Density Multi-Family

- **C1-3/R5**

- Neighborhood Commercial/ Residential Overlay – Mixed Use

| | Proposed | Maximum |
|------------------------------|----------|------------|
| Floor Area Ratio | 3.01 | 3.0 * |
| Residential Units | 48 Units | 32 Units * |
| Building Height (plate line) | 54'-6" | 55'-0" |
| | Proposed | Minimum |
| Setbacks | | |
| S. B Street | 0'-0" | 0'-0" |
| 6 th Avenue | 20'-0" | 20'-0" |
| 7 th Avenue | 0'-0" | 20'-0"* |
| Rear | 0'-0" | 15'-0"* |

* Modified Via State Density Bonus Law

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| | Proposed | Minimum |
|-------------------------|---------------|---------------|
| Parking ** | 72 | 0 |
| Onsite Loading Space | 0 | 1* |
| Short Term Bike Parking | 8 | 8 |
| Long Term Bike Parking | 56 | 53 |
| Open Space (At-grade) | 9,600 sq. ft. | 5,760 sq. ft. |

*Modified Via State Density Bonus Law

** Subject to AB 2097 - No Minimum Parking Requirement

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- **Downtown Area Plan**

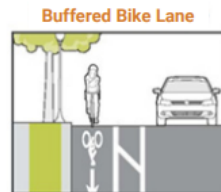
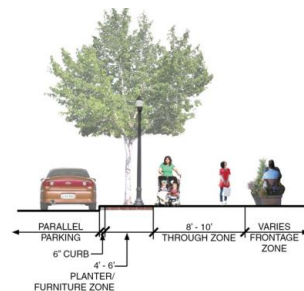
- South Claremont Sub-Area

- **Pedestrian Master Plan**

- Overall Sidewalk Widths (16 ft. min.)
 - 16'-0" along 6th Ave.
 - 12'-0" along S. B St. and 7th Ave.
 - Meets Zoning Code setback requirements though Waivers

- **Bicycle Master Plan**

- S. B St. – Class II Buffered Bicycle Lane (Proposed)



CODE AND POLICY REVIEW

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EXTERIOR PANEL CLADDING & WALL COLORS
(COLOR SWATCHES TO BE
SUBMITTED SEPARATELY)



EXTERIOR PANEL
CLADDING
by shildan or eq.



PROPOSED
PARTIAL GLASS
RAILINGS &
WINDOWS

CODE AND POLICY REVIEW

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Design Revisions

- Rectangular Massing
- Articulation and Corner Element
- Exterior Materials
- Neutral Color Palette

CODE AND POLICY REVIEW

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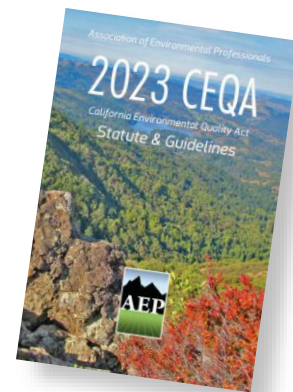
Affordable Housing

Design Review

Environmental Review

California Environmental Quality Act (CEQA)

- Categorically Exempt, pursuant to Section 15332, In-Fill Development Projects
- No unusual or significant effects with implementation of the Conditions of Approval:
 - Nesting Birds and Migratory Raptors
 - Construction Plan for Noise
 - Construction Vibration Plan
 - Emission Reduction Plan



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Transportation Impact Analysis (TIA)

- Vehicle Miles Traveled (VMT): No Impact
 - Meets Screening Criteria for projects in a High-Quality Transit Area (HQTa)
- Level of Service (LOS): No adverse effects

| AM Peak Trips | PM Peak Trips | Net New Average Daily Trips |
|---------------|---------------|--------------------------------|
| + 24 Trips | + 43 Trips | + 474 Trips |

- Does not cause significant impacts in Opening Year and Cumulative conditions for traffic volumes, including projects approved and pending (not yet approved) at the time of analysis.

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Transportation Demand Management (TDM) Plan

- Required based on City/County Association of Governments (C/CAG) policy
- Minimum 25% reduction

Proposed TDM Measures – 25% Trip Reduction

- Street design to encourage bike & pedestrian access
- TDM Coordinator
- Informational packets for all residents and employees
- Bike lockers
- Annual subsidies for Caltrain and SamTrans passes

Additional Public Comments

- Support for project design
- Preserve street parking during construction

CONDITION OF APPROVAL (NEW)

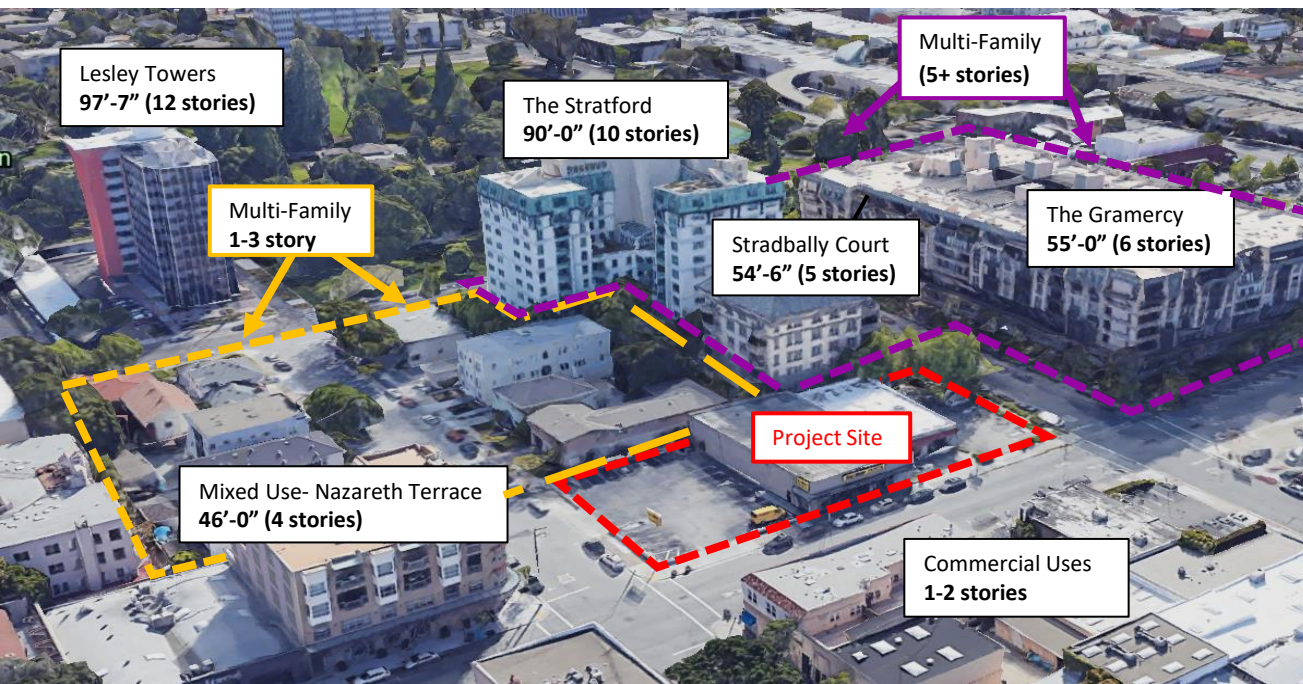
BMR UNITS – The applicant shall identify the Below Market Rate (BMR) units on the floor plans on all building permit plans to demonstrate compliance with the City's BMR (Inclusionary) Program. BMR units shall:

- (A) Have exterior design and appearance compatible with and substantially the same as market rate units within the project, including landscaping;
- (B) Be distributed throughout the development project as approved by the City;
- (C) Have similar access to the unit from the exterior as market rate units;
- (D) Contain proportionately the same number of bedrooms as market rate units;
- (E) Generally be of comparable size to similar market rate units, or they may be up to 10% smaller than market units if they meet the following minimum sizes:
 - Studio Units - 450 square feet
 - One bedroom units - 600 square feet
 - Two bedroom units - 900 square feet
 - Three bedroom units - 1100 square feet
- (F) Have access to all on-site amenities; and
- (G) Interior unit amenities such as floor covering, appliance and other fixtures, shall be specified in the BMR agreement executed prior to issuance of building permit and may differ from market rate units; and,
- (H) Have equal proportion of units with and without balconies as market rate units.

STAFF RECOMMENDATION

Adopt a Resolution to approve the Site Plan and Architectural Review, Site Development Planning Application, and Tentative Parcel Map and find that the project is Categorically Exempt from the California Environmental Quality Act pursuant to Section 15332 (In-Fill Development Projects), based on the Findings for Approval and subject to the Conditions of Approval, as amended.

Questions?



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- **Pre-Application**

- Filed on May 25, 2021
- Neighborhood Meeting – January 20, 2022
- Study Session – February 8, 2022

- **Formal Planning Application**

- Filed on May 20, 2022
- Refined building design
- Revised Density Bonus waiver requests
- Environmental review
 - Technical Studies: Air Quality, Traffic, Noise and Vibration

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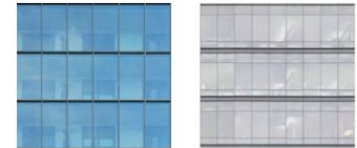
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Design Evolution - 2nd Submittal



Exterior Glazing



Wood Cladding



Metal Cladding