

# WESTVIEW HOUSING

Applications: Environmental Review No. 2020-48,  
General Plan Amendment No. 2020-07, and  
Amendment Application No. 2020-05

Addresses: 2530 and 2534 Westminster Avenue

# PROJECT DETAILS

- 85 residential units
  - 23 one-bedrooms (27%): 489 to 523 SF
  - 4 two-bedrooms (5%): 756 SF
  - 34 three-bedroom (40%): 933 to 1,101 SF
  - 24 four-bedroom (28%): 1,178 to 1,187 SF
- 58 extremely low-income units
- 26 permanent supportive housing units
- 1 manager's unit
- 136 parking spaces (1.6 spaces per unit), including 42 tandem stalls
- Community room, meeting room, laundry rooms, ancillary service provider offices, publically accessible playground, picnic area, and private balconies/patios



# STAFF RECOMMENDATION

1. Approve and adopt Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, Environmental Review No. 2020-48.
2. Adopt a resolution approving General Plan Amendment No. 2020-07.
3. Adopt an ordinance approving Amendment Application No. 2020-05 to establish Specific Development No. 97.

# PROJECT LOCATION & ZONING

- General Plan: General Commercial (GC)
- Zoning: General Commercial (C2)
- North and East: Commercial
- South and West: Single-family residential/Commercial



# SITE PHOTOS



Looking south from Westminster Ave.



Looking east from Huron Dr.



# BACKGROUND

- July 2, 2019: Request for Proposals issued to solicit development of affordable housing projects
  - 4 proposals were received and rated by a review panel
  - Community Development Partners was the top rated proposal
- April 7, 2020: The City Council approved \$3,904,341 of affordable housing funds for the subject project
- Committed to a 100 % affordable project
  - 75 % extremely low-income households (30% of AMI)
  - 25 % permanent supportive housing units

## BACKGROUND AND OUTREACH

- July 20, 2020: Virtual Sunshine Meeting to overview the project
- November 12, 2020: The Public Works Agency held a virtual meeting to overview the Traffic Impact Analysis and future capital improvements
- December 3, 2020: The applicant held a virtual meeting to provide a status update of the project
- December 14, 2020: The Planning Commission recommended City Council approval (5:0)
- January 12, 2021: The applicant went door-to-door to meet with the residents immediately adjacent to the site (16<sup>th</sup> St. and Huron Dr.)

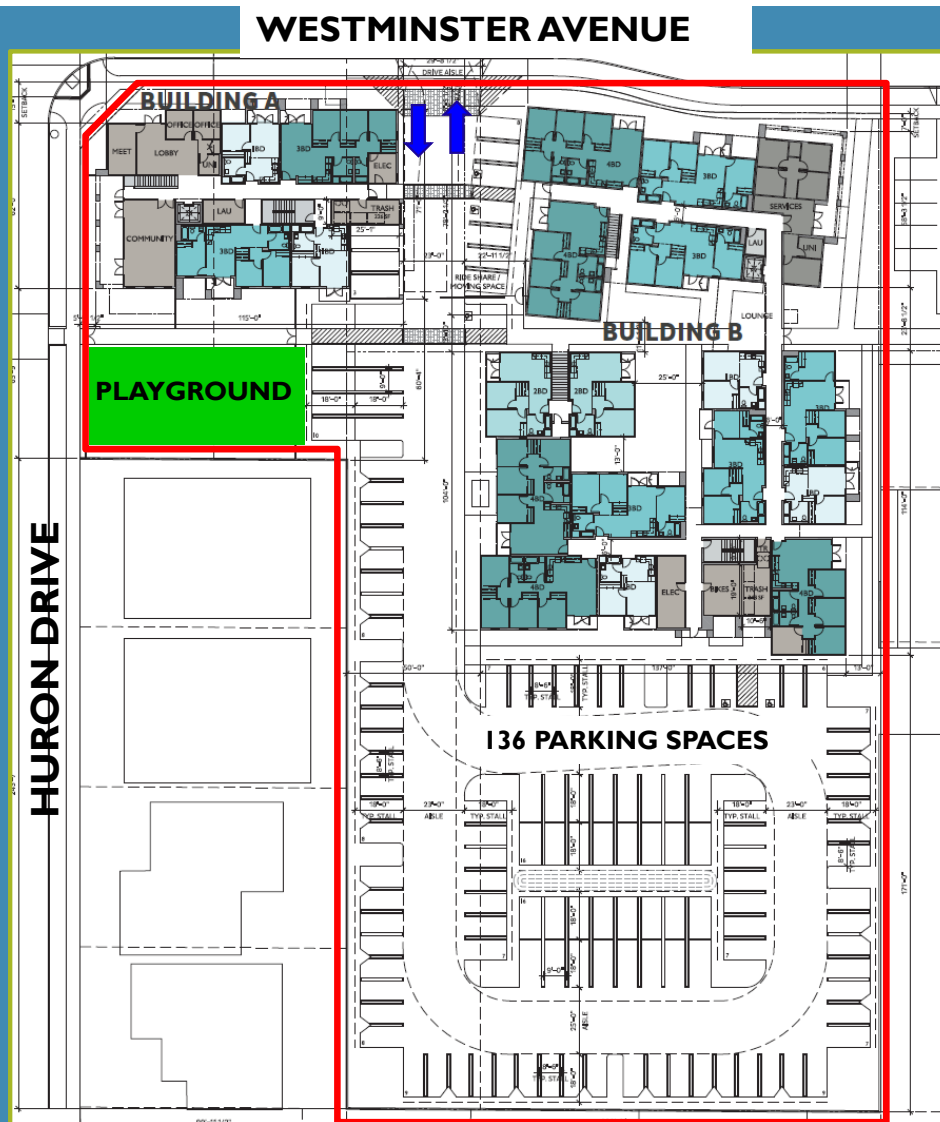
# BACKGROUND AND OUTREACH

- Comments received at the Planning Commission meeting:
  - Refine Westminster Ave. design and elevations
    - Elevations have been revised
  - Parking
    - Parking Management Plan
  - Traffic
    - Traffic Impact Analysis prepared
    - Warrant analysis conducted for a stop sign at 16<sup>th</sup> St. and Huron Dr.
  - Incorporate Green Elements
    - CalGreen compliant and includes solar panels, bike parking, electric vehicle parking, low flow and energy efficient fixtures



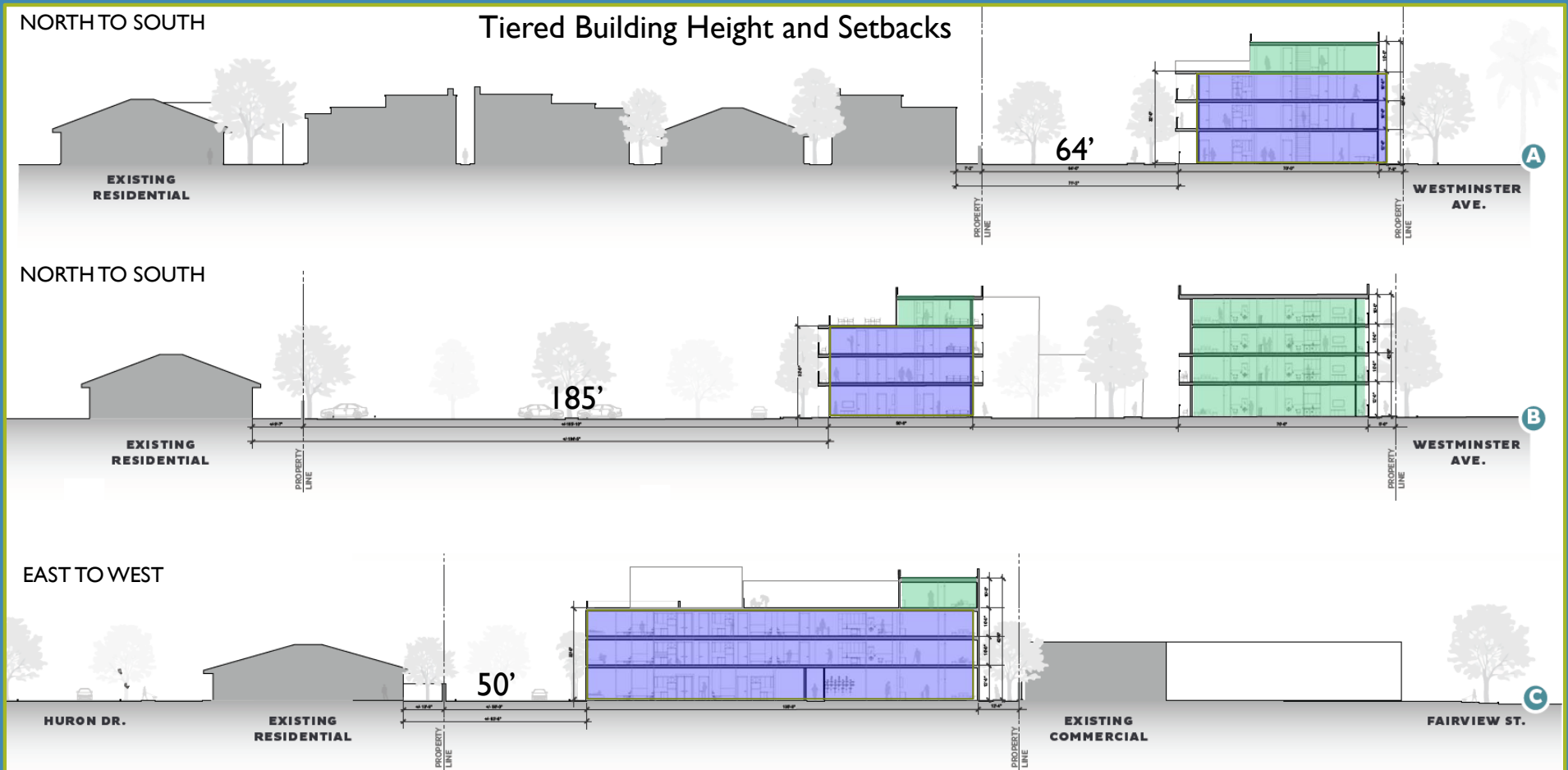
# SITE PLAN

1/19/2021



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# HEIGHTS



# RENDERING FROM WESTMINSTER AVENUE



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# RENDERING FROM HURON DRIVE



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# PARKING

Standard	Rate	Demand	Project	Difference
State Law	0.5/unit	44 spaces	136 spaces	+92 spaces
The Orchard	0.4/bedroom	91 spaces	136 spaces	+45 space
LADOT Parking Study	0.85/family unit 0.29/supportive housing	57 spaces	136 spaces	+79 spaces

- Parking Management Plan
  - On-site Property Manager
  - Sticker/Placards
  - 1 space per 1 and 2 bedroom unit
  - 1.5 spaces per 3 bedroom unit
  - 2 spaces per 4 bedroom unit (tandem stalls)
  - 5 guest spaces (including 1 EV space and 2 ADA spaces)
  - 3 staff spaces
  - 1 move-in/ride share space
- Permit-only parking along Huron Dr. from project site south to 16<sup>th</sup> St.

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# ENVIRONMENTAL REVIEW NO. 2020-48 - CEQA

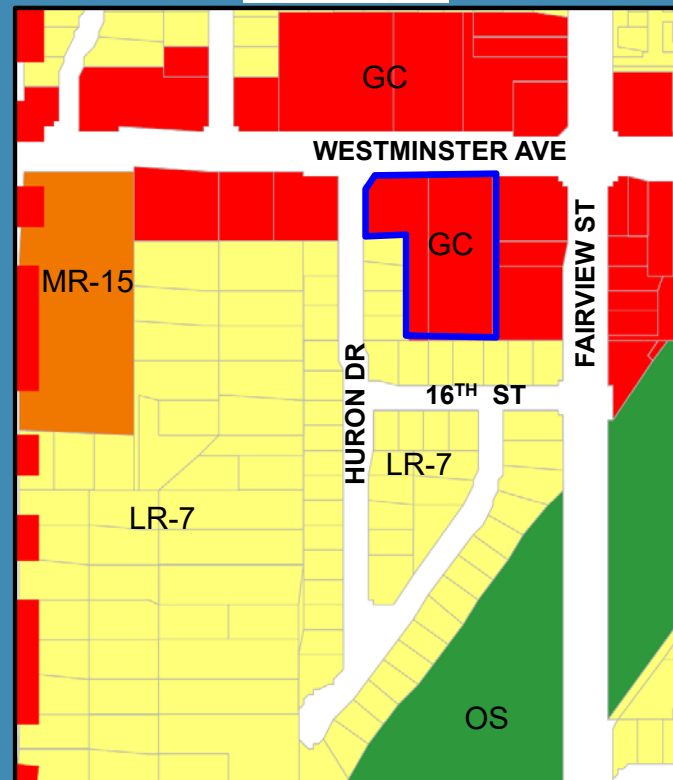
- Mitigated Negative Declaration
- Technical Studies: Air Quality, GHG and Energy, Cultural Resource Assessment, Geotechnical and Infiltration Study, Phase I Environmental Site Assessment, Traffic Impact Analysis, Preliminary WQMP, Noise and Vibration Study
- Mitigation Monitoring and Reporting Program with mitigation measures for:
  - Biological resources
  - Cultural resources
  - Geology and soils
  - Noise
  - Tribal cultural resources
- Traffic:
  - 462 daily trips (31 a.m. and 37 p.m. peak trips)
  - 83 additional trips per day on Huron Dr.
  - Fair share contribution for improvements at:
    - Westminster Ave. and Fairview St.
    - Mar Les Dr. and Westminster Ave.
    - 16th St. and Fairview St.
- Noise:
  - Exterior building materials to reduce interior noise levels below 45 dBA
  - Sound attenuation on private balconies/patios
  - 8-foot high CMU wall between the playground and single-family residences
  - Traffic generated by the project would increase traffic noise by less than 0.5 CNEL



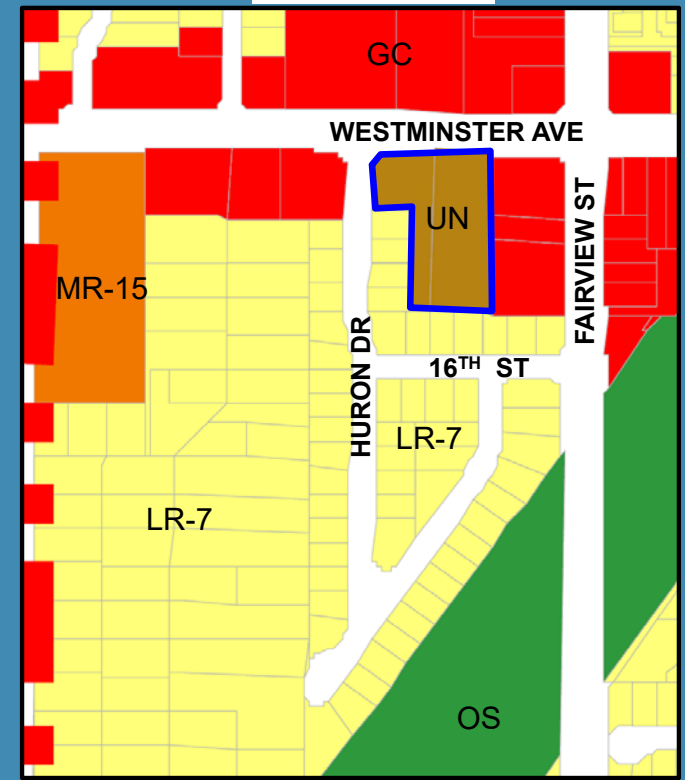
# GENERAL PLAN AMENDMENT

Proposed amendment to  
Urban Neighborhood

EXISTING



PROPOSED



- MR-15 (Medium Density Residential)
- UN (Urban Neighborhood)
- GC (General Commercial)
- O (Open Space)

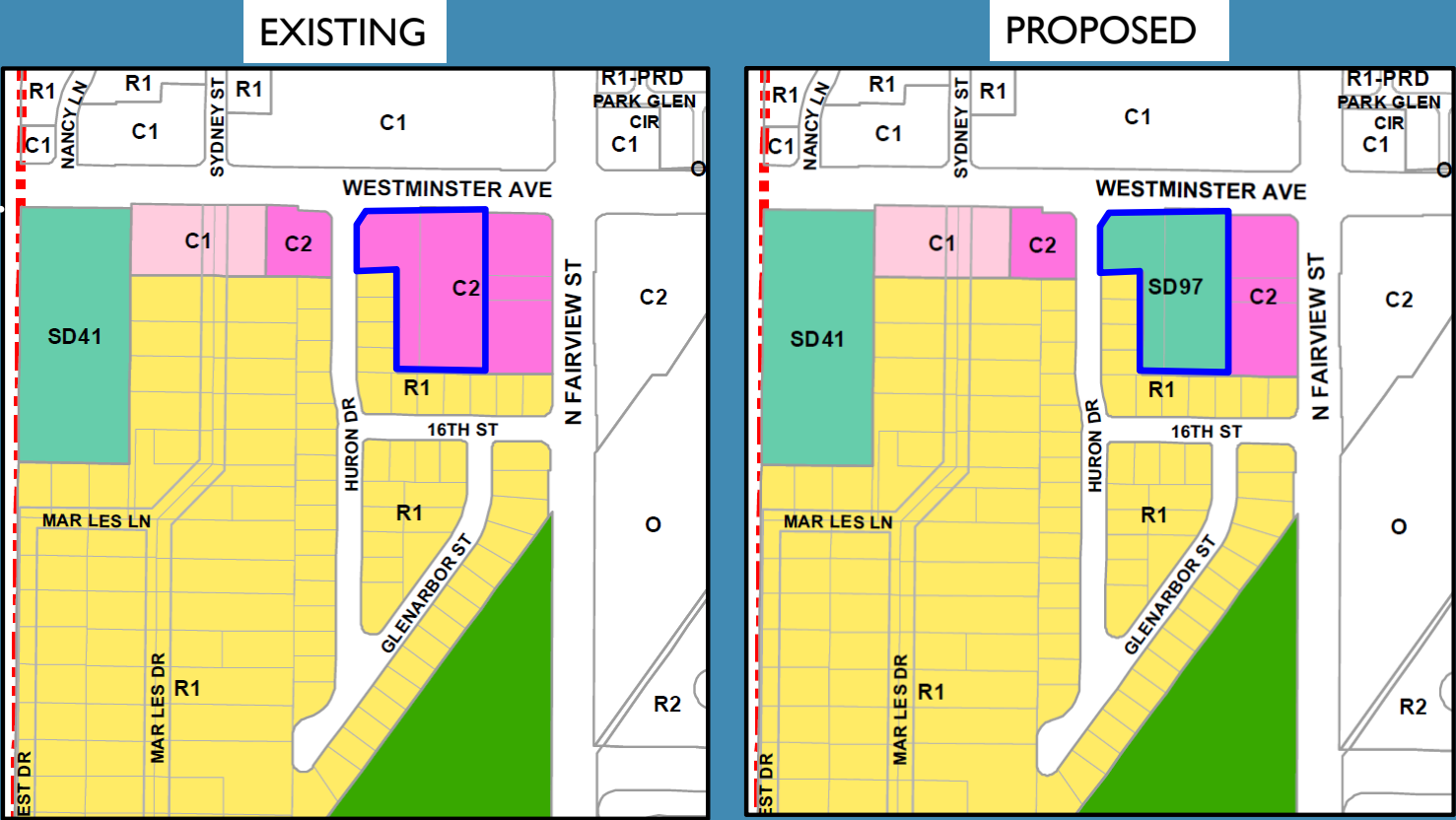
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# AMENDMENT APPLICATION - SPECIFIC DEVELOPMENT NO. 97

Proposed amendment to  
Specific Development No.  
97

Project specific  
development standards  
within Specific  
Development Plan

C1	COMMUNITY COMMERCIAL
C2	GENERAL COMMERCIAL
SD	SPECIFIC DEVELOPMENT
O	OPEN SPACE LAND



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